



**MINISTER
OF INDIGENOUS AND MUNICIPAL RELATIONS**

Room 301
Legislative Building
Winnipeg, Manitoba CANADA
R3C 0V8

AUG 02 2016

CentrePort Truck and Trailer Services
c/o Mr. Ian Corbett
Shindico
200-1355 Taylor Avenue
Winnipeg MB R3M 3Y9

Dear Mr. Corbett:

I am pleased to advise you that your application to rezone +/- 10.18 acres of part of the SW ¼ of Section 28-11-2E (8064 Park Royale Way) from Inland Port Rural Zone to "I2" Industrial General Zone to establish a vehicle oriented service, being a repair shop for trucks and trailers is approved with conditions. The conditions are as follows:

1. That the applicant/owner enter into a development agreement with the Municipality to ensure consistency with the Inland Port Special Planning Areas Regulation 48/2016 and to cover any other such matters as deemed necessary by Council. The Development Agreement will include, but not be limited to, approval of a lot grade plan, fulfilment of drainage requirements extension of sewer and water services, road upgrades, a traffic impact study, and our application under the Capital Lot Levy By-law.
2. Confirmation that a permit has been obtained from Manitoba Infrastructure for any new, modified or relocated access to PR 221 and for any proposed construction or placement of structures or objects within the control area adjacent to this highway. If PR 221 is abandoned to the municipality prior to the final approval of the re-zoning, this requirement would be waived.
3. Confirmation from Manitoba Infrastructure that drainage onsite will not adversely affect the provincial highway system.
4. Confirmation from Manitoba Infrastructure that additional information regarding traffic generation by the proposal has been provided and that any concerns have been addressed appropriately.

6. That the developer submits a revised site plan illustrating fencing, a tree line, earth berm or other features where the easterly lot is adjacent to the Open Space designation and how additional landscaping or a site design that helps create an appealing environment for the future Active Transportation facility will be accommodated on site.
7. That the developer submits their proposal to meet the minimum of five Sustainable Development Measures outlined in the Zoning By-law.
8. Confirmation from Manitoba Sustainable Development that setback requirements from the drain have been met and provincial standards for runoff from the site have been addressed.

Once all of the conditions have been met, the Inland Port Special Planning Area Regulation 48/2016 will be updated to reflect your zoning change.

Meagan Boles, Senior Planner will follow up with you to provide more information on the requirements of each condition.

Sincerely,



Honourable Eileen Clarke
Minister

c. David Neufeld
Meagan Boles