

**INLAND PORT SPECIAL PLANNING AUTHORITY**  
**Resolution of the Board**  
**Thursday, January 5, 2023 at 6:00 pm**

Moved by: Kelvin Stewart

Seconded by: Marina James

WHEREAS with the permission of the owners, 10030225 Manitoba Ltd. and Tak Yuen Sung, the applicant, WSP Canada (Kari Schulz) has made an application to subdivide approximately 23.75 acres legally described as Pt. SW ¼ 28-11-2 EPM in the Rural Municipality of Rosser to create four new lots to accommodate industrial development.

AND WHEREAS the subdivision application is deemed by the Inland Port Special Planning Authority not to be in keeping with the policies and requirements of the Inland Port Special Planning Area Regulation 48/2016 (Development Plan and Zoning By-law).

THEREFORE BE IT RESOLVED THAT the Inland Port Special Planning Authority recommends rejection of this application. If the approving authority decides to approve the rezoning application, it should be subject to the following requirements and conditions:

**Requirements:**

- A. That the applicant/owner submits the provincial lot fee of **\$1200.00** (4 new lots at \$300.00 per lot) to the office of the Inland Port Special Planning Area. Please submit a cheque or money order made payable to the Minister of Finance.
- B. The Property Registry requires a **Multi – Lot Plan of Subdivision with Public Roads**, as proposed, prepared by a Manitoba Land Surveyor. Please submit to this office:
  - One original mylar,
  - One mylar copy, and
  - One PDF copy of the final tentatively approved plan showing the total area of each lot, calculated by a surveyor, in either square feet or square metres of the surveyor's final plan with deposit number, tentatively approved by the Examiner of Surveys.

If you have any concerns with this requirement, please contact the District Registrar at The Property Registry.

**Conditions:**

1. That the Applicant be required to complete a water and wastewater study and plan as deemed necessary by the Municipality for the entire area surrounding the approved proposal.
2. That the applicant/owner enter into a development agreement with the Municipality to ensure:
  - a. Consistency with the Inland Port Special Planning Areas Regulation 48/2016 and to cover any other such matters as deemed necessary by Council;
  - b. A requirement that the proposed subdivision lands be serviced by municipal services constructed by the developer;
  - c. That all utilities be installed by the developer;
  - d. An approval of a lot grade plan;
  - e. A drainage study and related mitigation including, but not limited to land drainage, water retention, off-site drainage improvements, and storm water detention system. Any stormwater detention sites shall be a naturalized design and shall be approved by the municipal engineer;


- f. Extension of sewer and water services;
  - g. Off-site roads upgrades;
  - h. A traffic impact study;
  - i. Establishment of proposed landscaping;
  - j. Location of an active transportation corridor;
  - k. Application of the Capital Lot Levy By-law; and
  - l. Any other requirements considered necessary by the Municipality are dealt with.
3. That the Subdivision Application Map be amended to include lands identified in consultation with the Rural Municipality of Rosser to be set aside as public reserve.
  4. Written confirmation from Manitoba Transportation and Infrastructure (Rob Crang, Technical Services Engineer: 1-204-945-8955 or [Rob.Crang@gov.mb.ca](mailto:Rob.Crang@gov.mb.ca)) that sufficient information has been provided to determine if drainage from this site may adversely affect the provincial highway drainage system. If necessary, the applicant may be required to submit a detailed drainage plan prepared by qualified experts. Please note that the cost of this study, and any revisions to the highway drainage system directly associated with this proposed development, will be the responsibility of the developer.
  5. Written confirmation from Manitoba Transportation and Infrastructure (Karen Toews, Manager, Roadside Development: 1-204-794-2733 or [Karen.Toews@gov.mb.ca](mailto:Karen.Toews@gov.mb.ca)) that preliminary traffic projections and, if required, a Traffic Impact Study, have been provided. If required, this study is to be prepared by a qualified engineer and will determine what impact the traffic generated by this development will have on the traffic operations at this location and what, if any, on highway improvements will be required.
  6. Written confirmation from Manitoba Environment, Climate and Parks, Drainage and Water Rights Licencing Branch ([Drainage@gov.mb.ca](mailto:Drainage@gov.mb.ca)) that a Subdivision Development Drainage Plan including design and analysis has been provided and any items identified have been addressed appropriately, or is not required.
  7. Confirmation from the City of Winnipeg that a copy of any traffic studies completed in relation to the proposed development have been provided.
  8. Confirmation Manitoba Hydro and Centra Gas, Bell MTS and Shaw Communications that Easement Agreements have been entered into or are not required.
  9. Written confirmation from Canada Post (Cathy Aiello-Wilks: 1-204-333-7702 or [Cathy.Aiello-Wilks@canadapost.postescanada.ca](mailto:Cathy.Aiello-Wilks@canadapost.postescanada.ca)) that their conditions related to Community Mailboxes have been met.
  10. That the site has been rezoned to "I2" Industrial General zone and Open Space zone.

**Note the following for your information:**

- Landscaping will be required in the Development Agreement and/or at the time of issuance of development permits.
- Subsequent developers of each proposed lot will be required to meet the Sustainable Development Measures at the time of issuance of development permits.
- All water control works (drains, culverts, dykes, dams, etc.) require licensing under *The Water Rights Act*.
- Discharging of wastewater to the City of Winnipeg wastewater system, once capacity is available, will need to comply with the appropriately amended Service Sharing Agreement.

- The applicant is advised that wastewater capacity at the North End Sewage Treatment Plant may not be available for full development of the land. Wastewater treatment capacity will not be reserved for the subject lands.
- The City of Winnipeg has requested that the Designated Officer of the Rural Municipality of RM of Rosser provide written notification to the Director of Water and Waste a minimum of ninety (90) days in advance of the addition of any High Strength Discharger of Wastewater to the RM's wastewater system.
- Any proposed Commercial or Industrial type facility(s) may be subject to Manitoba Regulation 164/88 - *Classes of Development Regulation*, and where applicable, will require the proponent to file (in writing) a proposal for a license under the *Environment Act*. Additional information is available online at the following link:  
[https://www.gov.mb.ca/sd/permits\\_licenses\\_approvals/eal/licence/index.html](https://www.gov.mb.ca/sd/permits_licenses_approvals/eal/licence/index.html).
- If the subdivision will result in the construction of a new water or sewer system, regulatory approval may be required. Additional information is available online at the following link:  
[https://www.gov.mb.ca/sd/waste\\_management/wastewater/wastewater\\_collection/index.html](https://www.gov.mb.ca/sd/waste_management/wastewater/wastewater_collection/index.html)

Carried



Linda McFadyen, Acting Chair



Holly Ervick-Knote, Planner