

**INLAND PORT SPECIAL PLANNING AUTHORITY
Resolution of the Board
April 13, 2022**

Moved by: Linda McFayden

Seconded by: Marina James

WHEREAS with the permission of the owner, the Province of Manitoba., the applicant, Kari Schulz of WSP Canada Group Ltd, has made an application to re-zone ± 29.5 acres legally described as Lot 43 Plan 68592 WLTO in SW ¼ 34-11-02 EPM in the Rural Municipality of Rosser from “IPR” Inland Port Rural Zone to “I2” Industrial General Zone to allow for the establishment of a container storage area in the northern portion of the lot, and a storage area for construction equipment in the southern portion of the lot.

AND WHEREAS the re-zoning application is generally 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 approval of this application, subject to the following conditions:

1. That a Development Agreement be entered into with the Rural Municipality of Rosser 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:
 - Prohibit all permanent structures and allow for only those units that are temporary and moveable within the Chief Peguis Extension area.
 - Require an appropriate solid fence to be used as a noise barrier is installed by the developer (as approved by the municipality) on the rezoned property along the north boundary and planting of trees to buffer sound.

The development agreement may also include, but not be limited to: lighting pollution not affecting the house or yard site; noise not affecting the habitants during night hours using operational hours; pest control for the house associated with a container operation; prohibition of queuing of trucks offsite of this property as this roadway is not designed to queue container trucking; onsite appropriately sized queuing area identified; drainage study; adequate buffering; construction of aesthetically pleasing and sound attenuating fence/barrier; lot grading; the application of Rosser’s Capital Lot Levy By-law of the development; address the use of the subject land and any existing or proposed structures; operating hours; and establishing a term with renewable options.

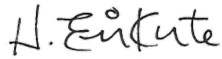
2. Confirmation from Rural Municipality of Rosser that the Traffic Impact Study appropriately addresses concerns raised by this application.
3. Confirmation from Manitoba Infrastructure that drainage onsite will not adversely affect the provincial highway system. The applicant may be required to submit a detailed drainage plan prepared by qualified experts.
4. Confirmation from Manitoba Infrastructure that preliminary traffic projections and, if required, a Traffic Impact Study has been provided and any items identified have been addressed appropriately.
5. Notification to the City of Winnipeg that drainage into the City of Winnipeg resulting from the proposed development does not exceed the pre-development discharge rate.

6. Confirmation from Manitoba Environment, Climate and Parks that any required licences under *The Environment Act* have been obtained.
7. Confirmation that Easement Agreements with Manitoba Hydro, Shaw Communications and Bell MTS have been entered into or are not required.

Carried



Frances Smee, Chair



Holly Ervick-Knote, Planner