



## Inland Port Special Planning Area (CentrePort)

### Developer's Handbook

**CentrePort Canada** lands located within the RM of Rosser have been designated the Inland Port Special Planning Area (IPSPA) under *The Planning Act*, legislation that guides sustainable land use and development in Manitoba. The IPSPA-designated land parcels are subject to a Development Plan and a Zoning Bylaw. They must conform to specified land use and development policies and requirements.

Contact the CentrePort Senior Planner by calling 204-945-2146 or by email at [inlandportspa@gov.mb.ca](mailto:inlandportspa@gov.mb.ca) if you have questions about a specific piece of land. The advice is free and could save you time and money.

## 1 Development Plan

The development plan outlines the long term vision and goals of the IPSPA. There are several designations within the industrial inland port, including:

- service-oriented industrial
- manufacturing and logistics industrial
- rail serviced industrial
- open space

There are also objectives and policies that affect general development matters, including:

- sustainability
- environmental protection
- transportation
- municipal services
- urban design
- landscaping

**Next Step:** Look up your land on the map to determine the designation. You may then refer to the policies for that particular designation.

To be approved, development must be compatible with the land use designation and must generally conform to the policies of the development plan. Changes to the designation of a land parcel would require amending the development plan. Please contact the CentrePort senior planner by calling 204-794-3817 to discuss your proposal if you have any questions or feel a development plan amendment may be required.

## 2 Zoning

The zoning bylaw regulates the use of land and the use and location of buildings and structures within the industrial inland port. There are several zones within the IPSPA including:

- industrial centre (I1)
- industrial general (I2)
- industrial heavy (I3)
- open space

Most IPSPA lands are currently zoned as CentrePort Rural Zone, which is intended to preserve and protect lands for future industrial and commercial uses. In most cases, land will have to be rezoned to an appropriate zone once a development is proposed. The zoning bylaw also contains requirements for:

- parking
- building setbacks
- landscaping
- signage
- roads
- sustainable development measures
- performance standards

**Next Step:** Look up your land on the map to determine the zone. You may then refer to the land uses permitted and the requirements for that particular zone. You may also look at the Use Table to determine which use best fits with your proposal. That will help determine the zoning that would be required before the development could proceed.

### Do I require re-zoning?

The answer is normally yes, because most of the IPSPA was initially zoned CentrePort Rural Zone.

**Next Step:** Request to have your property rezoned by making an application to the CentrePort senior planner.

Your proposal will be subjected to a development review and a public hearing will be held by the IPSPA. The authority will make recommendations to the minister to approve your proposal, either with or without amendments or conditions, or reject the proposal.

### Variance orders

In specific situations where compliance with the zoning bylaw is considered unreasonable or impractical because of conditions unique to a specific parcel of land, a property owner can apply to the CentrePort senior planner for a variance. Typically, a variance applicable to an individual site might provide specific relief from the zoning requirements governing things like minimum yards, parking or building frontage requirements.

**Next Step:** Request a variance by making an application to the CentrePort senior planner. The senior planner will review the application and approve or reject it, with or without conditions.

Should a variance application be rejected by the senior planner, the applicant may appeal the decision to the IPSPA. The appeal will then be the subject of a public hearing held by the authority. The IPSPA decision on the variance is final.

Note: neighbouring property owners are notified of a variance approval and are advised that they may appeal the variance to the IPSPA. An applicant may also appeal conditions on an approval. If there is an appeal on a variance approval, the authority will hold a public hearing and decide if the variance application should proceed, with or without conditions, or be rejected. An IPSPA decision on a variance appeal is final.

### 3 Secure your Subdivision Approval

Subdivision means the division of a parcel of land described on a certificate of title. A subdivision occurs when a single land title is split into two or more parts, property boundaries are rearranged or a lease, mortgage or other instrument is registered to subdivide the parcel.

The owner of land, or a person authorized in writing by the owner, may apply to the approving authority for a subdivision in accordance with regulations. The land proposed for subdivision must be suitable for a purpose that is consistent with the development plan and zoning bylaw.

**Next Step:** Request a subdivision by making an application to the CentrePort senior planner. Download a subdivision application at [http://www.gov.mb.ca/ia/land\\_use\\_dev/pubs/subd\\_appl.pdf](http://www.gov.mb.ca/ia/land_use_dev/pubs/subd_appl.pdf).

Note: It is normal throughout the development process to incur costs other than application or lot fees.

These may include fees for:

- surveying
- legal services
- engineering
- land title registration
- capital lot levies

Such additional costs can be substantial and should be understood by developers.

## 4 Negotiate your Development Agreement

The RM of Rosser is responsible for IPSPA development agreements.

The development agreement is used to define municipal requirements with respect to construction or maintenance of works including:

- sewer and water
- waste removal
- land drainage
- public roads
- connections to existing services

A development agreement may also address requirements respecting uses of land and existing or proposed buildings. The IPSPA may also have requirements that will be reflected in development agreements.

### Capital Lot Levies

The RM of Rosser's *Capital Lot Levy Bylaw No. 5-2016* applies to the IPSPA lands. The requirements of the bylaw will be applied to development during approval of a zoning amendment, variance, permitted use with specific standards or subdivision. Fixed fees include:

- administration fees
- dedication fees
- legal fees
- consulting fees
- engineering fees
- advertising costs

Per acre fees include:

- fire, water and sewer infrastructure
- development studies
- parks and walkways
- transit infrastructure
- municipal roads infrastructure

Developers should be aware of this bylaw and its potential cost implications. The bylaw may be viewed on the RM of Rosser website at

**<http://www.rmofrosser.com/docs/2016By-Law5-2016CapitalLotLevyCentrePortscannedwebsite.pdf>**

**Next Step:** Contact the RM of Rosser at [info@rmofrosser.com](mailto:info@rmofrosser.com) or 204-467-5711 to discuss your development agreement.

## 5 Apply for your Development/Building Permits

This is typically the last step in the development process. Development permits are required for:

- erection, construction or placement of any building or structure
- addition, extension, structural alteration or conversion of any building or structure
- relocation, removal or demolition of any building or structure
- use of vacant land, buildings or structures
- change of use for lands, buildings or structures

**Next Step:** Access to development permit information may be obtained from:

South Interlake Planning District,  
Box 1219, 285 Main Street,  
Stonewall, MB ROC 2Z0  
Phone: 204-467-5587 or email: [info@sipd.ca](mailto:info@sipd.ca).