

Inland Port Special Planning Area (CentrePort)

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Community and Regional Planning
Indigenous and Municipal Relations

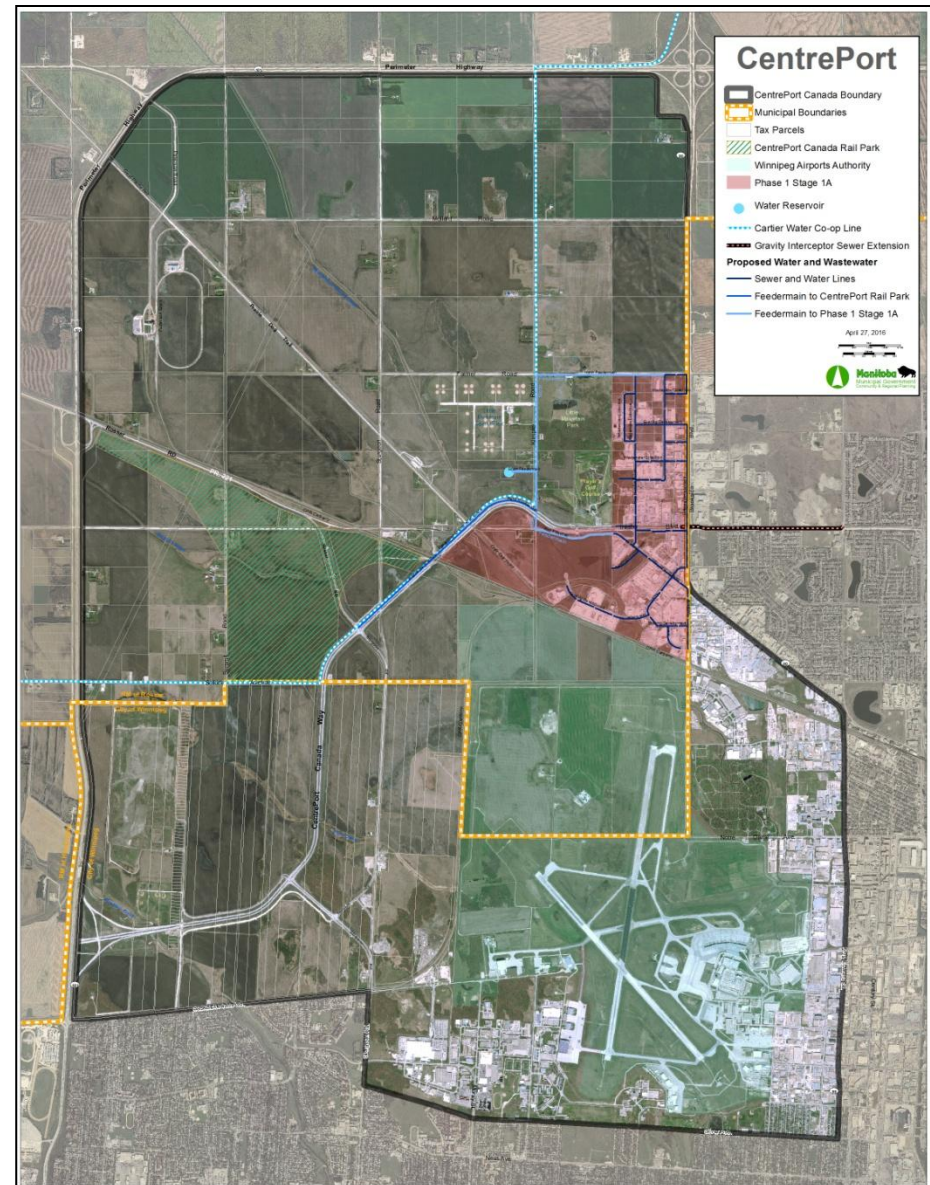
May 2016



CentrePort

CentrePort Canada is North America's largest inland port, offering 20,000 acres of high-quality, affordable industrial land and unique access to tri-modal transportation, including three Class I railways (Canadian National, Canadian Pacific, and BNSF Railway), a 24/7 global air cargo airport and an international trucking hub.

<https://www.youtube.com/watch?v=VI9uyoBnwNA#t=19>

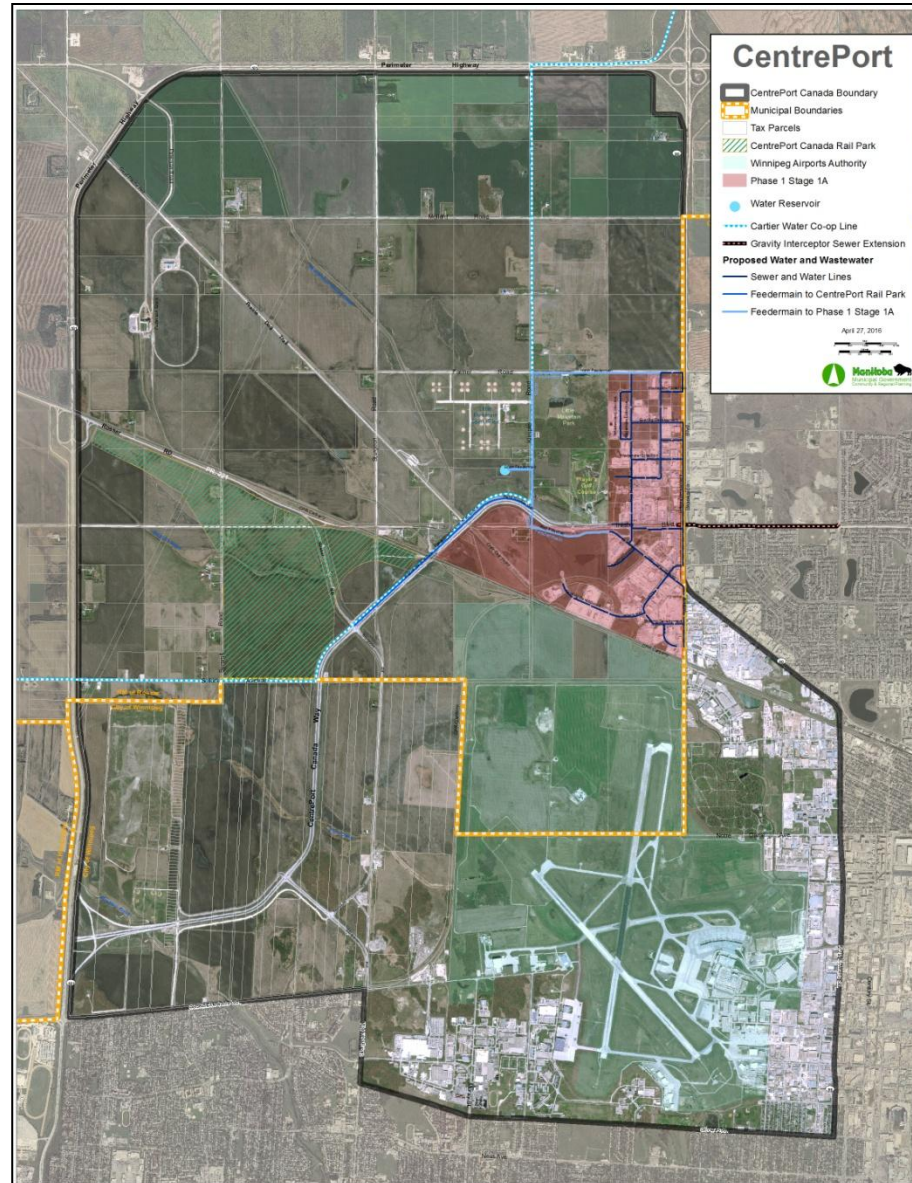


Inland Port Special Planning Area

- The Province committed to “implement new planning tools to streamline industrial development approvals in CentrePort.” (Throne Speech, October 2014)
- The Inland Port Special Planning Area was created for the portion of Rosser within CentrePort by *The Planning Amendment Act (Special Planning Areas)* legislation on March 8, 2016.
- The legislation also enables other special planning areas to be established by regulation.

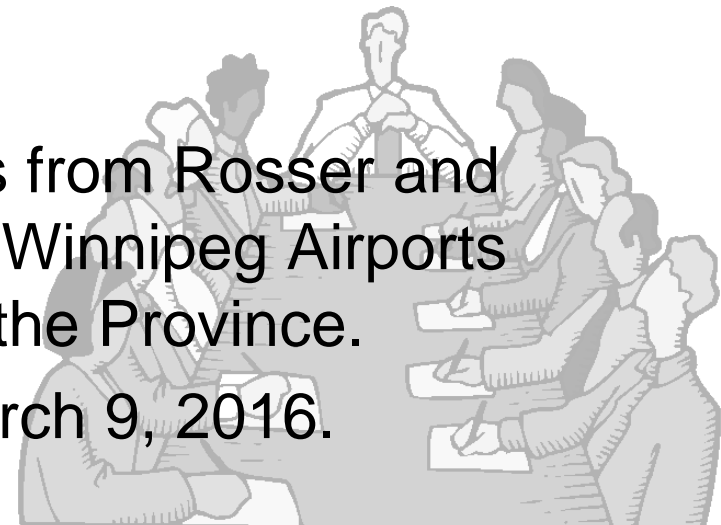
Inland Port Special Planning Area

- The legislation provides that:
 - land use within a special planning area will be controlled by a development plan and a zoning by-law made by regulation; and
 - the process for making, amending, reviewing or repealing the development plan and zoning by-laws for a special planning area will also be established by regulation.
- The legislation also transferred approving authority from Rosser and SIPD to the Minister for the IPSPA.
- Establishing a special planning area does not affect the development permit process or building standards by-laws.



Inland Port Special Planning Authority

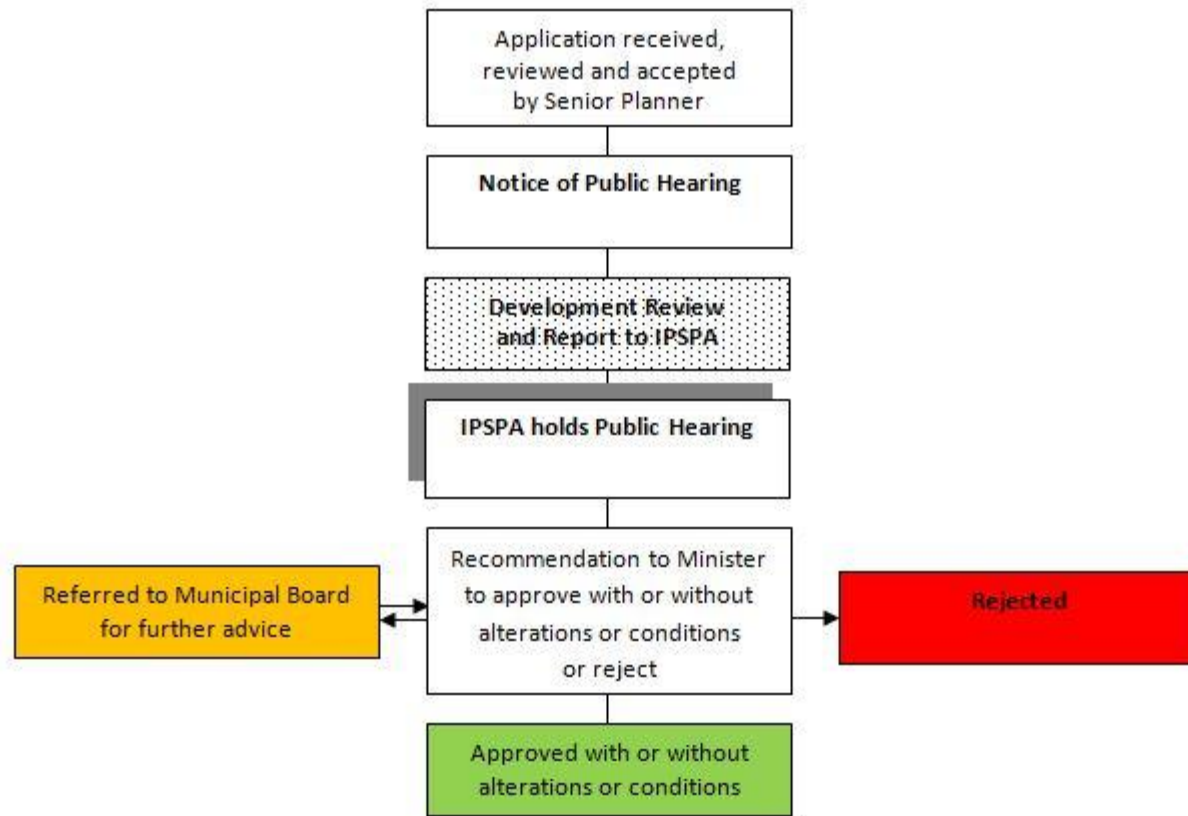
- The Inland Port Special Planning Authority was established by legislation to:
 - Hold public hearings for all planning and subdivision applications and make recommendations to the Minister on their approval; and hear and decide variance appeals.
- The Board consists of two members from Rosser and one each from CentrePort Canada, Winnipeg Airports Authority, the City of Winnipeg and the Province.
 - The Board was appointed on March 9, 2016.



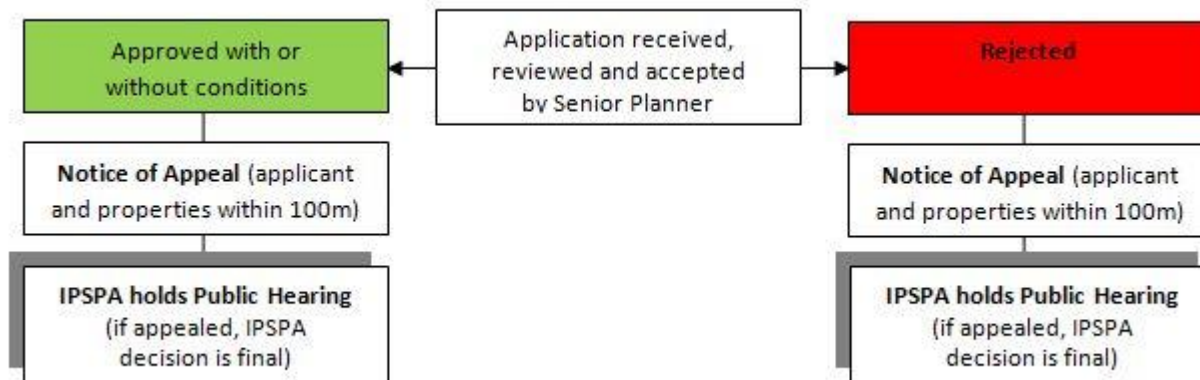
Special Planning Areas Regulation 49/2016

- The required public consultation and approval process for planning applications, variance applications and subdivision applications is outlined in a provincial regulation (49/2016).
- The goal was to mirror *The Planning Act* processes wherever possible, ensure public participation and streamline.

Approval Process (Planning Application)



Approval Process (Variance Application)



Public Registry

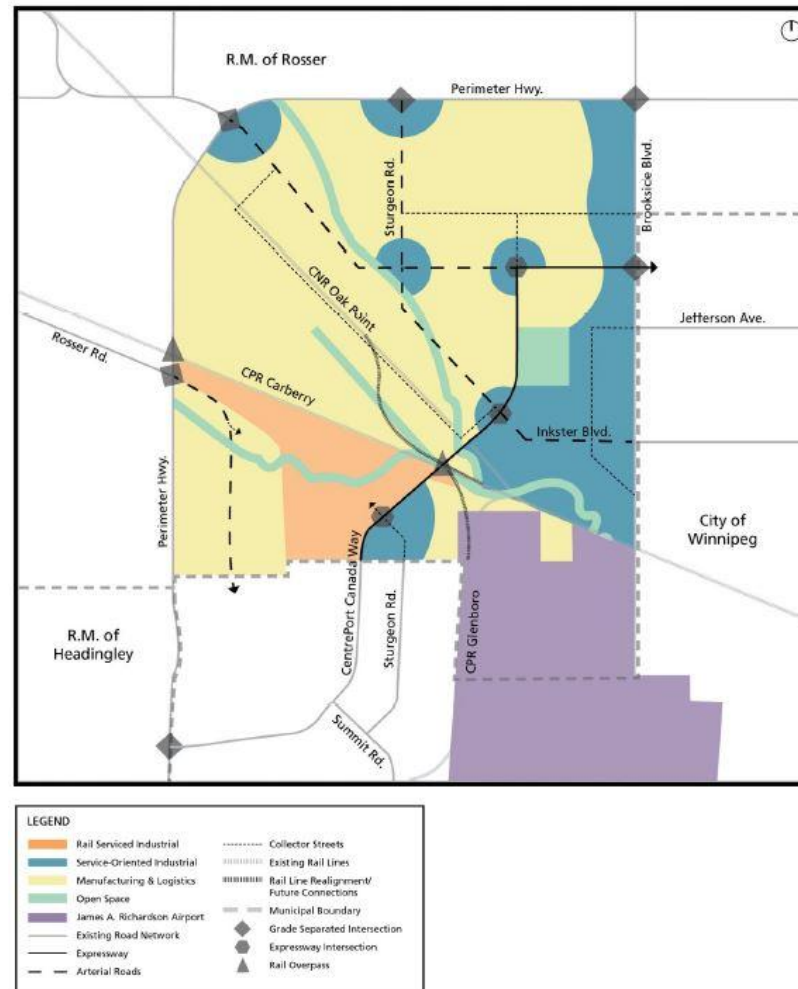


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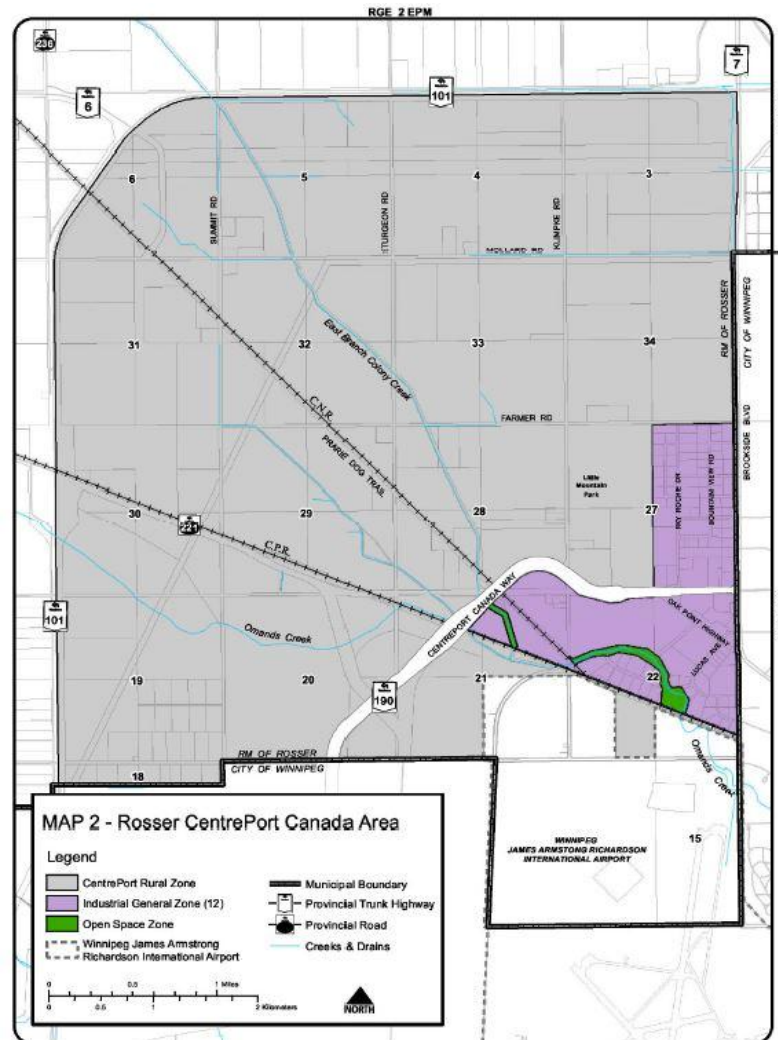
Inland Port Special Planning Area Regulation 48/2016

- The Rosser CentrePort Secondary Plan and Zoning By-law were adopted as the Development Plan and Zoning By-law for the IPSPA and incorporated into a provincial regulation (*48/2016*).
- The policies, land use designations and development standards remain the same as those adopted by Rosser Council.
- Development and building permits continue to be issued locally.

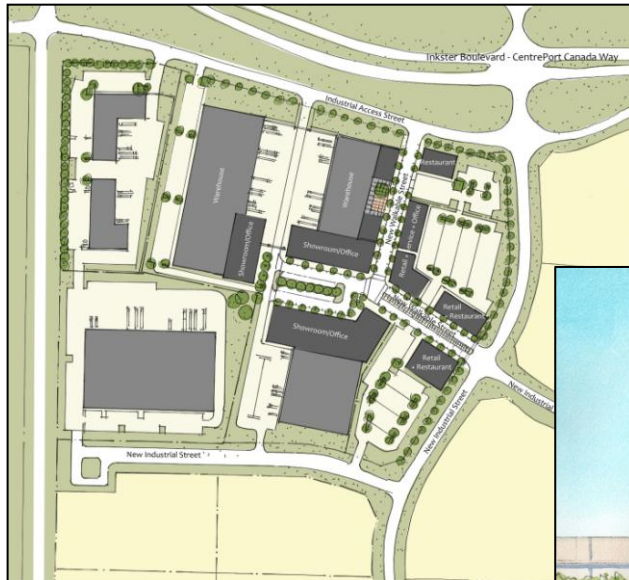
Development Plan



Zoning By-law



Form Based Zoning By-law

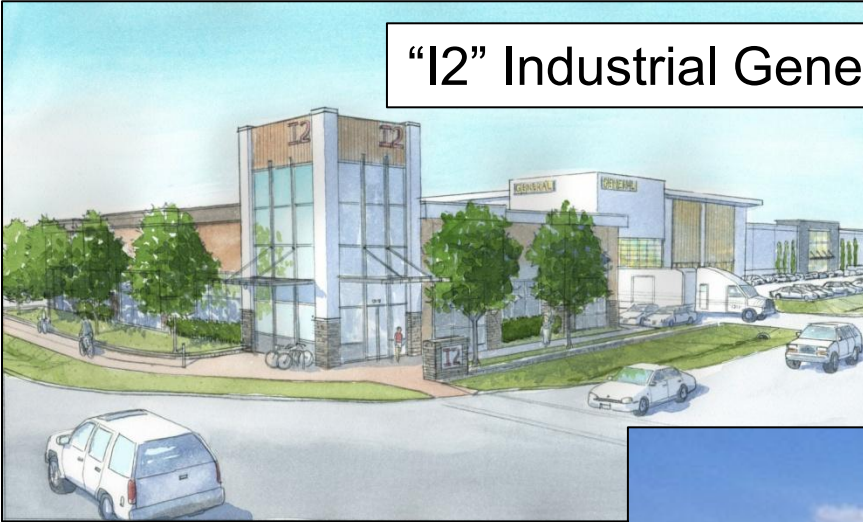


“I1” Industrial Centre Zone



Form Based Zoning By-law

“I2” Industrial General Zone



“I3” Industrial Heavy Zone





Sustainable Development Measures



All development has to meet a minimum of 5 sustainable development points.

Sustainable Development Measures

SUSTAINABLE DEVELOPMENT MEASURES AND DOCUMENTATION REQUIREMENTS		
Sustainable Measure	Points	Required Documentation
Bicycle Amenities Inclusion of two of the following: a) One secure and enclosed bicycle storage space for 10% of planned employee occupancy; b) One employee shower facility plus 1 for every 150 employees; or c) Bicycle parking spaces (racks) at a rate of 1 space per 5000 sq.ft. of gross building area, with no fewer than 4 bicycle spaces per building.	2	Site and building plans locating the measures to be included. 
Energy Efficient Building Proof that: a) New construction is 10% improved over MB Energy code standard currently in place; or b) A major renovation is 5% improved over ANSI/ASHRAE/ES Standard 90.1-2013.	2	Energy model demonstrating that the building(s) will achieve the proposed improvements.
Green Building Eligibility for certification for any green building measure recognized by the Canada Green Building Council, Green Globes or Living Building Challenge.	2	Description of which green building measure is being obtained and how the proposed buildings will meet measures. <i>Note: certification does not have to be obtained.</i>
Rail Use Locate to maximize utilization of a rail or intermodal facility for regional and national accessibility. Use of rail for transportation of over 60% of the site's raw materials and finished product shipments qualifies for 3 points; 95% of the site's raw materials and finished product shipments qualifies for 5 points.	3-5	Logistics plans and quarterly reports submitted for 48 months after facilities start up. 

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