



**Minister of Municipal and Northern Relations  
Minister of Indigenous Economic Development**

Legislative Building, Winnipeg, Manitoba R3C 0V8 CANADA

---

January 11, 2024

Ryan Fox  
M. Richard & Associates Ltd.  
[ryan@mrichard.ca](mailto:ryan@mrichard.ca)

Dear Ryan Fox:

**Re: Proposal to Rezone Part SE ¼ 28-11-2 EPM, Rural Municipality of Rosser  
Applicant: Ryan Fox (M. Richard & Associates); Registered Owner(s): Eretz  
Farms Ltd.**

I have had the opportunity to review your proposed application to rezone an approximately 67 acre parcel from “IPR” Inland Port Rural zone to “I2” Industrial General zone within the Inland Port Special Planning Area in the Rural Municipality of Rosser. I have also reviewed the Inland Port Special Planning Authority’s Report on the application.

As you are aware, the planning report recommended rejection because the proposal conflicts with provincial Development Plan policies related to roads and transportation. The Development Plan’s transportation map shows extensions to CentrePort Canada Way, Chief Peguis Trail and PTH 6, as well as a major intersection, are planned to be built on some portion of the subject lands. The Development Plan states that exact routing will be determined in a future detailed highway planning and design process.

At the public hearing held on October 18, 2023, representatives from Manitoba Transportation and Infrastructure stated that a planning and design process to determine exact routing for the road projects was anticipated to be completed by the end of 2025.

While the Province of Manitoba continues to support economic development opportunities within the inland port area, such development must occur in an orderly, efficient, and well-planned manner that does not impede on planned future provincially and regionally significant infrastructure projects that also have economic and social impact.

As a significant portion of these lands will be required for important regional highway connections, and final routing/design is not available at this time, I am rejecting your current application pursuant to subsection 16(1)(b) of the Special Planning Areas Regulation.

The proposed development would prohibit the transportation network from being built out as provided for in the Development Plan. Until exact routing for the road projects is determined and it is understood what specific portions of the subject lands will be required, as well as how residual parcels will be accessed, it is premature to develop these lands.

Sincerely,



Honourable Ian Bushie  
Minister

Enclosure

- c. Rural Municipality of Rosser  
South Interlake Planning District  
Michelle Richard  
Sean O'Neil  
Lloyd Johnson  
Tamara Bouknecht

**By-law No. 2-23  
Area Proposed  
to be Rezoned to  
"I2" Industrial General zone**

**28**  
11-02-E

**27**  
11-02-E

**21**  
11-02-E

**22**  
11-02-E

### By-law Map

### Inland Port Special Planning Area Proposed Zoning Amendment

Attached to By-law No. 2-23  
of the Inland Port Special Planning Area  
amending Schedule B, Zoning Map 2 of  
the Inland Port Special Planning Area  
Regulation 48/2016

Date: July 10, 2023

From: "IPR" Inland Port Rural zone  
To: "I2" Industrial General zone

