



MINISTER  
OF MUNICIPAL RELATIONS

Room 317 Legislative Building  
Winnipeg, Manitoba CANADA R3C 0V8

April 6, 2023

Kari Schulz  
WSP  
[Kari.Schulz@wsp.com](mailto:Kari.Schulz@wsp.com)

Dear Kari Schulz:

I have had the opportunity to review your proposed application to rezone an approximately 23.75 acre area 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 Report on the application.

The Province of Manitoba is supportive of economic development opportunities within the inland port area. At the same time, such development must occur in an orderly, efficient and well-planned manner to ensure it does not result in increased costs to taxpayers. As stated in the Inland Port Special Planning Area Development Plan By-Law, "*The logical and orderly phasing of development will generally follow the extension of municipal services. The first phases of development will be within or immediately adjacent to developed areas or within the rail serviced industrial designation where the common use rail facility is being developed. Serviced development should expand from these areas in a contiguous manner to ensure efficient extension of services*".

As you know, the Rural Municipality of Rosser registered its opposition to this zoning and subdivision application because there is no approved plan for servicing for these lands. In consideration of the development plan's phasing and servicing policies and the objection filed by the Rural Municipality of Rosser, I affirm the Inland Port Special Planning Authority's and the Municipality's recommendation against rezoning the subject lands at this time.

I also am encouraging the Rural Municipality of Rosser to update a phasing plan for water and wastewater servicing for the entire set of lands contained within the Inland Port Special Planning Area. I would encourage you to continue discussions with the municipality and department staff regarding future servicing plans and alternative potential sites for development in the Inland Port Special Planning Area.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Smith", written over a white background.

Honourable Andrew Smith  
Minister

c. Rural Municipality of Rosser  
South Interlake Planning District  
CentrePort Canada