



SOUTH INTERLAKE **PLANNING**



2019
Annual Report

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Message from the General Manager

On behalf of the South Interlake Planning District (SIPD), I proudly present our 2019 Annual Report.

This past year was unlike any other in SIPD's 40-year history. The SIPD issued a remarkable 707 permits with a construction value of \$150,867,177. Both totals represent all-time records for the Planning District. As a point of reference, the SIPD's eight-year annual average is 476 total permits issued and \$52,305,377 in total construction value. The flurry of new construction was largely attributed to several significant commercial and industrial projects in the R.M. of Rosser's Inland Port Special Planning Area (CentrePort). In addition, the Towns of Stonewall and Teulon had strong construction levels in 2019.



This past year, the SIPD was directly involved on several important initiatives, including the completion of the SIPD Development Plan review (R.M. of Rockwood component); the completion of the R.M. of Rockwood Zoning By-Law review; the commencement of the R.M. of Rosser Zoning By-Law review, which is ongoing; the completion of the SIPD Fee Structure By-Law review, resulting in an overall reduction to commercial building permit fees; and the establishment of a new partnership with MuniSight to develop SIPD's geographic information system (GIS) mapping and development and permit data management system. These positive initiatives are discussed in greater detail in this year's Annual Report.

In 2019, the SIPD was pleased to hire James Schmidt as the organization's new Senior Building Inspector and Lynn Hutman as the new Receptionist. In their short time with the SIPD, both individuals have contributed positively to the SIPD's operations, helping improve the organization's efficiency and customer service. James did a wonderful job overseeing several significant commercial and industrial projects in CentrePort during the 2019 construction season. Meanwhile, Lynn has helped increase SIPD's capacity to respond to various public inquiries in a helpful and timely manner.

I thank the SIPD Board for the opportunity to serve them in 2019, and I know that the SIPD's team looks forward to continue serving our member municipalities and their citizens in 2020, ensuring that development is responsibly planned and managed throughout the Planning District.

Sincerely,

A handwritten signature in black ink, appearing to be 'Eric Shaw', written over a horizontal line.

Eric Shaw, MCIP, RPP
General Manager

Vision, Mission and Values

Vision

The "vision statement" is a forward-looking statement that paints a broad picture of what the organization wants to achieve. The statement guides the development of organizational values, goals, and objectives. In October 2016, the following vision statement was developed by the South Interlake Planning District (SIPD) Board with the assistance of HMC Management:

“Sufficiently resourced and appropriately governed, South Interlake Planning District provides services and direction for its members and customers at an optimal level.”

Mission

A “mission statement” clarifies the purpose and primary objective of the organization. A mission statement is meant for employees and leaders of the organization. In October 2016, the following mission statement was developed by the SIPD Board with the assistance of HMC Management:

“To facilitate responsible land use planning and development within the South Interlake Planning District.”

Corporate Values

Corporate values shape the culture of an organization. They are the essence of the organization’s identity – the principles, beliefs, or philosophy. Many organizations focus mostly on their technical competencies but often forget that their values define who they are and how they operate. In October, 2016, the following corporate values were developed by the SIPD Board with the assistance of HMC Management:

- 1 Integrity:** Consider our moral and ethical obligations to all of our stakeholders when making decisions and taking action;
- 2 Collaboration:** Genuinely seek and value the input, perspectives and expertise of others, and encourage ideas and appreciate feedback from the outset;
- 3 Accountability:** We will be transparent and accountable to our members and their citizens, providing easy access to information, an outstanding customer service experience, and meaningful opportunities to participate in the planning process;

- ④ **Honesty:** Each of us demonstrates personal integrity, truthfulness and honesty in how we do our job. We inspire public confidence and trust in our organization;
- ⑤ **Equity:** Regulations and decisions will be applied equitably;
- ⑥ **Professionalism:** The SIPD Board and staff are expected to act professionally in all of our dealings with our customers.

Overview of the SIPD

The South Interlake Planning District (SIPD) is a partnership between the Rural Municipalities of Rockwood and Rosser, and the Towns of Stonewall and Teulon. The SIPD provides planning and building development services for the District. Our responsibilities include the adoption, administration and enforcement of the Development Plan for the entire district, the administration and enforcement of our member municipal Zoning By-Laws and Secondary Plans, and the administration of the Manitoba Building Code.

The District has an area of approximately 1,588 square kilometres with a total population of 15,205 (based on 2016 Statistics Canada Census). The Planning District is located immediately northwest of the City of Winnipeg along Provincial Trunk Highways No. 6 and 7, and abuts the municipalities of Headingley, St. Francois Xavier, Woodlands, Armstrong, Gimli, St. Andrews, East St. Paul and the City of Winnipeg. Provincial Trunk Highways No. 67 and 101 (Perimeter Highway) serve as the major east-west transportation routes.

SIPD Board

The South Interlake Planning District (SIPD) Board consists of directors appointed by the elected Council of each member municipality. Each municipality appoints two directors to the Board. In accordance with *The Planning Act*, the SIPD Board is responsible for managing the SIPD operations, including the adoption, administration, and enforcement of the Development Plan By-Law for the entire District, and the administration and enforcement of the Zoning By-Laws, Secondary Plans, and any other applicable by-laws of its member municipalities and the SIPD.

The following municipal representatives comprise the South Interlake Planning District Board:

- | | |
|---|---|
| → Clive Hinds <i>Chair (Town of Stonewall)</i> | → Terry Hartle <i>Director (R.M. of Rockwood)</i> |
| → Wes Taplin <i>Deputy Chair (R.M. of Rockwood)</i> | → Walter Badger <i>Director (Town of Stonewall)</i> |
| → Frances Smee <i>Director (R.M. of Rosser)</i> | → Debbie Kozyra <i>Director (Town of Teulon)</i> |
| → Lee Garfinkel <i>Director (R.M. of Rosser)</i> | → Danny Hutchinson <i>Director (Town of Teulon)</i> |

SIPD Staff

The South Interlake Planning District (SIPD) employs six full-time professional staff to provide planning, building, enforcement, and administrative related services to the District.

→ Eric Shaw, MCIP, RPP
General Manager & Dev. Officer

→ Kristine Sawry
Financial & Administrative Assistant

→ James Schmidt
Senior Building Inspector

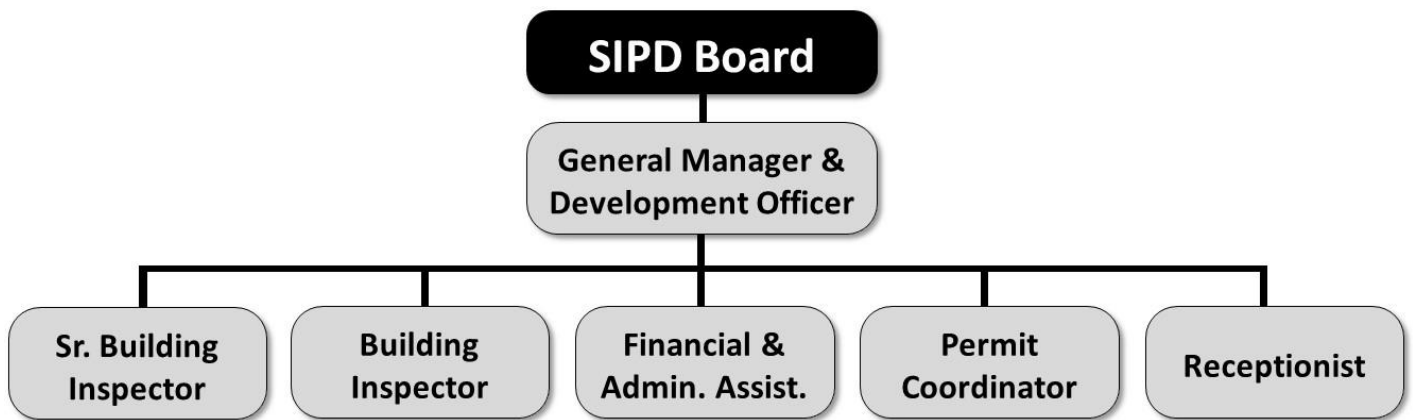
→ Laura Beech
Permit Coordinator

→ Deryl Brook
Building Inspector

→ Lynn Hutman
Receptionist

Figure 1 illustrates the organizational structure of the South Interlake Planning District.

Figure 1: SIPD's Organizational Structure



Changes in 2019

Staffing Changes

In June 2019, James Schmidt joined the South Interlake Planning District (SIPD) as the new Senior Building Inspector. James brings numerous years of building



inspection related experience to the SIPD, having worked as a residential and commercial building inspector for the City of Winnipeg between 2005 and 2019. James is responsible for responding to building related inquiries; ensuring compliance with the Manitoba Building Code; conducting plan reviews and building and site inspections; and communicating extensively with contractors and various design professionals throughout the construction process. James' responsibilities are largely focused on the Inland Port Special Planning Area (CentrePort) within the R.M. of Rosser, where there are numerous commercial and industrial development projects.

In January 2019, Lynn Hutman joined the SIPD in the role of Receptionist. The new Receptionist role provides the SIPD with increased customer service capacity, specifically increasing the SIPD's ability to respond to customer inquiries at the counter, over the telephone, and through email. The Receptionist is also responsible for assisting with the intake of various development applications and permits. Lynn Hutman joins the SIPD with tremendous customer service related experience, having been self-employed in the automotive industry for many years.

Completion of the SIPD Development Plan Review (Rockwood Component)

In 2016, the R.M. of Rockwood Council retained Landmark Planning & Design to review the R.M. of Rockwood component of the SIPD Development Plan. As a result of the review, Landmark Planning & Design, in close collaboration with the R.M. of Rockwood Council and the SIPD Board, prepared draft Development Plan By-Law No. 2-17, which outlines a variety of map and text amendments to the Development Plan. Most of the proposed changes were specific to the R.M. of Rockwood, including the re-



designated of lands north of Stonewall, in Stony Mountain, in Balmoral, and in Gunton. A number of general policy updates were also included in Development Plan By-Law No. 2-17, including those related to: hazard lands and erosion and flooding; transportation; aggregate extraction; sewer, water and waste services; environmental preservation; rural subdivisions, and more.

In the fall of 2018, By-Law No. 2/17 was referred to the Minister of Municipal Relations for review and approval in accordance with Section 47(1) of *The Planning Act*. On April 16, 2019, the SIPD received confirmation from the Minister of Municipal Relations approved the By-law.

Development Plan By-Law No. 2/17 came into full force and effect on April 26, 2019, following Third Reading by the SIPD Board.

R.M. of Rockwood Zoning By-Law Review

While the SIPD Development Plan provides the overall framework to guide and manage future development in the Planning District, a Zoning By-Law is used to implement the objectives and policies of the Development Plan in a particular municipality.



In order to implement the new SIPD Development Plan, Council for the R.M. of Rockwood directed a comprehensive review of Zoning By-Law No. 17-09 (as amended). Zoning By-Law No. 17-09 (as amended) was originally adopted in 2010.

On April 24, 2019, the Zoning By-Law Review Project Team, which included staff from Landmark Planning & Design, the R.M. of Rockwood, and the South Interlake Planning District, hosted a Public Open House in Balmoral. The purpose of the Open House was to collect input on proposed changes to various zoning regulations and mapping in the updated By-Law. Based on the feedback received, and following a detailed technical review of various planning issues, changes were made to the draft Zoning By-Law for Council's review and consideration.

The new Zoning By-Law No. 20-19 identified several areas within Stony Mountain, Balmoral, and Gunton to be rezoned for future residential and commercial development. Draft Zoning By-Law No. 20-19 also included new regulations concerning detached secondary suites, cannabis related development, equestrian development, hobby poultry, and more.

On March 11, 2020, the R.M. of Rockwood Council gave Third and Final Reading to Zoning By-Law No. 20-19. The By-Law is now in full force and effect.

R.M. of Rosser Zoning By-Law Review

In 2019, the R.M. of Rosser Council identified a comprehensive review of Zoning By-law No. 15-14 (as amended) as a priority project during 2019-2020. Council determined that the current By-Law, which was last reviewed in 2015 and subsequently



adopted in 2016, should be developed in close consultation with the community and key stakeholders, and should address new and emerging planning issues in the municipality. Some issues to be examined during the process include: detached secondary suites, temporary additional dwellings, home and farm based commerce, shipping containers, protection of natural lands, obsolete plans of subdivision, and more.

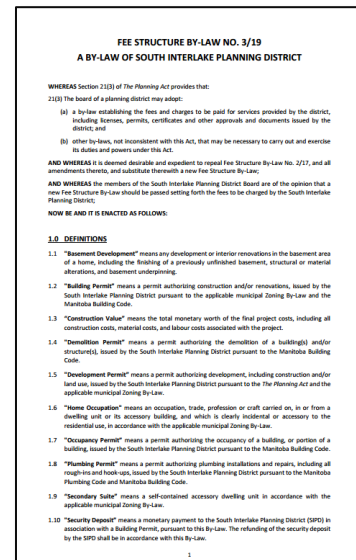
A central objective of the review process is to ensure that the new Zoning By-Law is consistent with the recently updated SIPD Development Plan and the Rural Settlement Centre of Rosser Secondary Plan. Further, the new By-Law will be written and formatted to be clear, concise, and easy to interpret for Council, the community, and administrators.

The review process will involve four phases of work, including issue identification, a technical review, By-Law preparation, and By-Law adoption. The R.M. of Rosser is targeting mid to late 2020 for adoption of the new Zoning By-Law.

SIPD Fee Structure By-Law Review

In 2019, the South Interlake Planning District (SIPD) conducted a detailed review of its Fee Structure By-Law No. 2-17 (as amended). A primary objective of the review was to examine commercial building permit fees, particularly in consideration of the significant commercial development taking place in the R.M. of Rosser's Inland Port Special Planning Area (CentrePort).

In the SIPD's Fee Structure By-Law No. 2-17 (as amended), the cost of commercial building permits was determined by the proposed construction value of a project. While this still remains a common approach to determining permit fees in Manitoba, the SIPD determined that a more methodical approach is to calculate commercial building permit fees based on proposed floor area and by occupancy class (pursuant to the Manitoba Building Code). The SIPD Board determined that this was a preferred approach, and one which is increasingly being adopted by other planning authorities in Manitoba.



Benefits to the floor area / occupancy class approach include:

- The floor area method ensures all applicants are paying fees on a consistent playing field, with the fees directly related to the size of a proposed building and its occupancy class;
- The floor area method eliminates questions regarding the accuracy of project value amounts provided by applicants during the application stage;
- Some occupancy classes are more complex than others, involving more detailed plan reviews and inspections for SIPD Inspectors. The floor area method better reflects the level of work required by the SIPD for a given project and the associated fees, unlike the one-size-fits-all construction value approach.

The new SIPD Fee Structure By-Law No. 3-19 was given Third Reading by the SIPD Board on January 17, 2020.

MuniSight

In February 2019, the South Interlake Planning District (SIPD) retained the services of MuniSight. MuniSight, who is a leading information technology company specializing in municipal operations, software development, Geographic Information Systems (GIS), and asset management, currently service over 100 municipal clients across Canada. MuniSight was retained by the SIPD to develop and implement data management tools and GIS mapping to assist the SIPD with their management of property information and their extensive development approval and permit records. MuniSight's unique innovation and technology will be customized to the SIPD's needs, and is expected to significantly enhance the organization's operational efficiency and accuracy. The implementation of MuniSight's systems is expected to be completed in 2020.



Development Applications

Summary

The General Manager and Development Officer is primarily responsible for managing all development applications received by the South Interlake Planning District (SIPD), with support provided by administrative staff.

For the second consecutive year, the number of development applications applied for in 2019 was 69 applications, which represents a reasonably high volume for the SIPD. In 2017 and 2016, the SIPD received 63 and 59 development applications respectively. In 2019, development applications in the R.M of Rockwood accounted for 64% of the total volume, while applications in the Town of Stonewall accounted for 19% of the total. Applications in the R.M. of Rosser and Town of Teulon accounted for 13% and 4% of the total volume respectively.

It is important to recognize that certain development applications require the involvement and assistance from the Province of Manitoba’s Community Planning Branch (Selkirk), including applications for Development Plan and Zoning By-Law amendments and subdivisions. The SIPD greatly appreciates the excellent support and assistance provided by the Province on these files.

The Minister of Municipal Relations is the Planning Authority for development applications located within the Inland Port Special Planning Area (CentrePort). As a result, said applications have been excluded from the following Figures and Tables in this section of the report.

Volume and Type by Municipality

Figures 2 & 3 and Table 1 below provide a summary of development applications that were active during the reporting period of January 1, 2019 to December 31, 2019:

Figure 2: Volume of Development Applications by Type (2019)

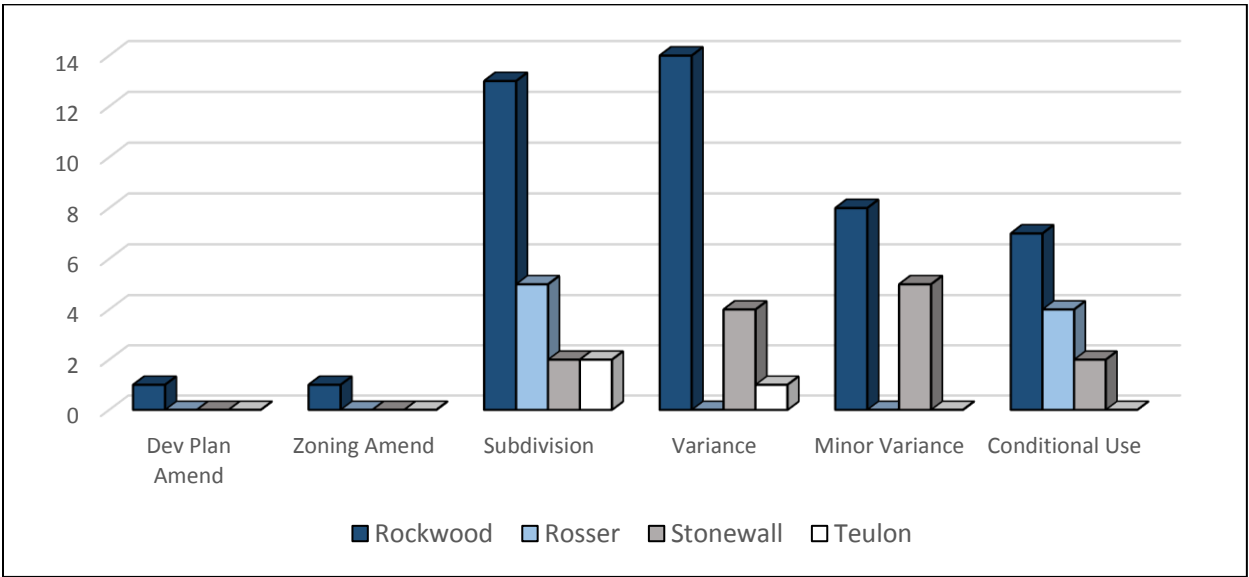
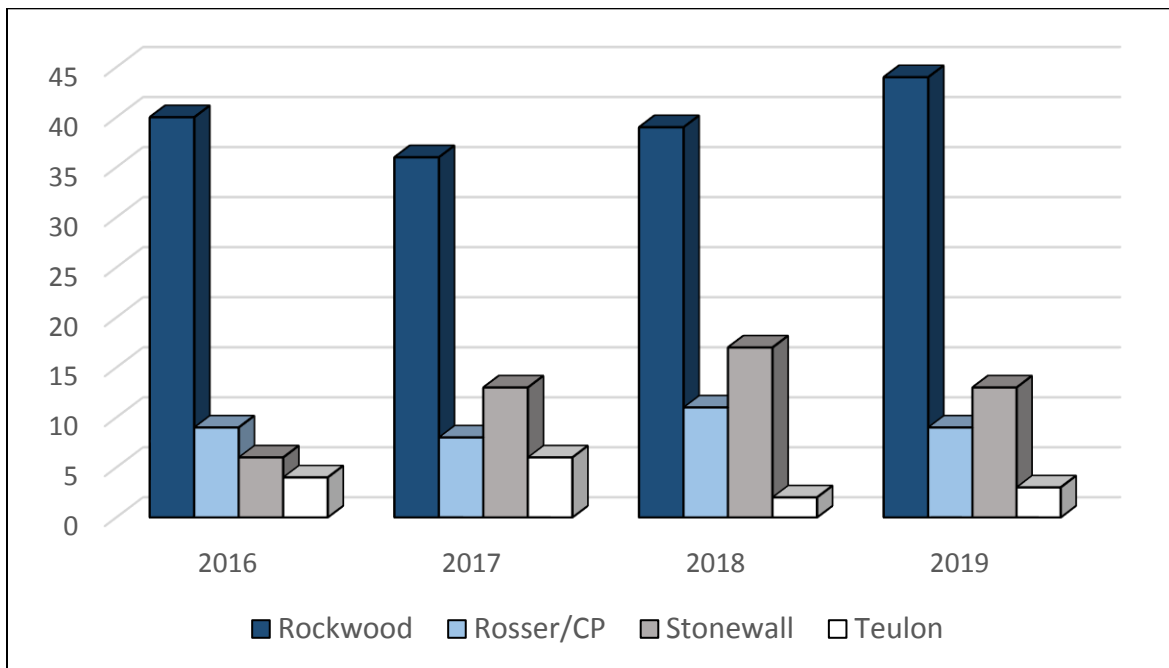


Table 1: Volume of Development Applications by Type (2019)

| Application Type | Rockwood | Rosser | Stonewall | Teulon | Total |
|----------------------------|-----------|----------|-----------|----------|-----------|
| Development Plan Amendment | 1 | 0 | 0 | 0 | 1 |
| Zoning Bylaw Amendment | 1 | 0 | 0 | 0 | 1 |
| Subdivision | 13 | 5 | 2 | 2 | 22 |
| Variance | 14 | 0 | 4 | 1 | 19 |
| Minor Variance | 8 | 0 | 5 | 0 | 13 |
| Conditional Use | 7 | 4 | 2 | 0 | 13 |
| 2019 TOTAL | 44 | 9 | 13 | 3 | 69 |

| | | | | | |
|-------------------|-----------|-----------|-----------|----------|-----------|
| 2018 TOTAL | 39 | 11 | 17 | 2 | 69 |
| 2017 TOTAL | 36 | 8 | 13 | 6 | 63 |
| 2016 TOTAL | 40 | 9 | 6 | 4 | 59 |

Figure 3: Total Volume of Development Applications (2016-19)



Building Construction

Summary

In 2019, the total number of permits issued was 707, which is notably higher than the eight-year annual average (476) between 2012 and 2019. In fact, the 707 permits issued in 2019 represents the highest volume of permits ever issued by the SIPD in a single calendar year.

Most notably, the value of new construction in 2019 (\$150,867,177) represents the highest value of new construction ever in the Planning District in a single calendar year. To put this into context, the total value of new construction in 2019 exceeded the total value of new construction in 2015, 2016, 2017, and 2018 *combined*. The 2019 total represents a significant increase over the eight-year annual average (\$52,305,377).

The increase in overall construction is attributed to significant construction activity in R.M. of Rosser (CentrePort), including several multi-million dollar projects, and to a lesser degree, another busy year of residential construction in the Town of Stonewall, including new multi-unit residential development.

For additional context, the following are the top three 2019 permits (i.e., highest value of construction) for each member municipality in the SIPD:

R.M. of Rockwood:

1. **Magellan Aerospace / Magellan Aerospace Limited (Permit No. BRW 49/19):** new storage magazine at 12060 Rd. 75N (\$756,651 value).
2. **Wescan Electrical Mechanical Services / Magellan Aerospace Limited (Permit No. BRW 26/19):** interior renovations to Building 105 at 12060 Rd. 75N (\$715,043 value).
3. **Wescan Electrical Mechanical Services / Magellan Aerospace Limited (Permit No. BRW 25/19):** interior renovations to Building 112 at 12060 Rd. 75N (\$626,732 value).

R.M. of Rosser:

1. **Penn-Co Construction Canada (2003) Ltd. / National Research Council of Canada (Permit No. BR 20/19):** National Research Council manufacturing development facility at 2690 Red Fife Rd. (\$36,121,304 value).
2. **Thomas Design Builders Ltd. / BKRJ Holdings Ltd. (Permit No. BR 5/19):** two-storey truck sales and service shop for Freightliner Manitoba Ltd. at 45 Bergen Cutoff Rd. (\$13,050,000 value).
3. **Nejmark Architect Inc. / Les Entreprises de Placements Berfil Limitee (Permit No. BR 6/19):** Group Touchette multi-tenant industrial warehouse base building at 20 Harvest Dr. (\$9,900,000 value)

Town of Stonewall:

1. **Stonewall Developments Inc. / Quarry Ridge Park Developments Ltd. (Permit No. BST 17/19):** Renaissance Phase 1 multi-unit residential development on Quarry Ridge Dr. (\$6,784,555 value).
2. **Michael Fitzpatrick / Michael & Maggie Fitzpatrick (Permit No. BST 43/19):** single-family dwelling on Thunder Hill Dr. (\$500,000 value).
3. **Warkentin Homes Ltd. / Kristin Long (Permit No. BST 94/19):** single-family dwelling on Campbell Rd. (\$400,000 value).

Town of Teulon:

1. **Westland Construction Ltd. / Interlake Regional Health Authority (Permit No. BT 15/19):** Hunter Memorial Hospital & Goodwin Lodge PCH sprinkler system and pumphouse at 162 Third Ave. SE (\$2,123,720 value).
2. **Starkell Homes Ltd. (Permit No. BT 2/19):** single-Family Dwelling on 159 Seventh Ave. SE (\$250,000 value).
3. **Interlake School Division (Permit No. BT 13/19):** Teulon Collegiate Institute interior science lab renovations at 59 First St. NE (\$250,000 value).

Volume and Type by Municipality

Figure 4 and Table 2 provide a summary of the total volume of permits issued annually by the SIPD between 2012 and 2019:

Figure 4: Volume of Total Permits Issued (excl. Demolition) (2012-19)

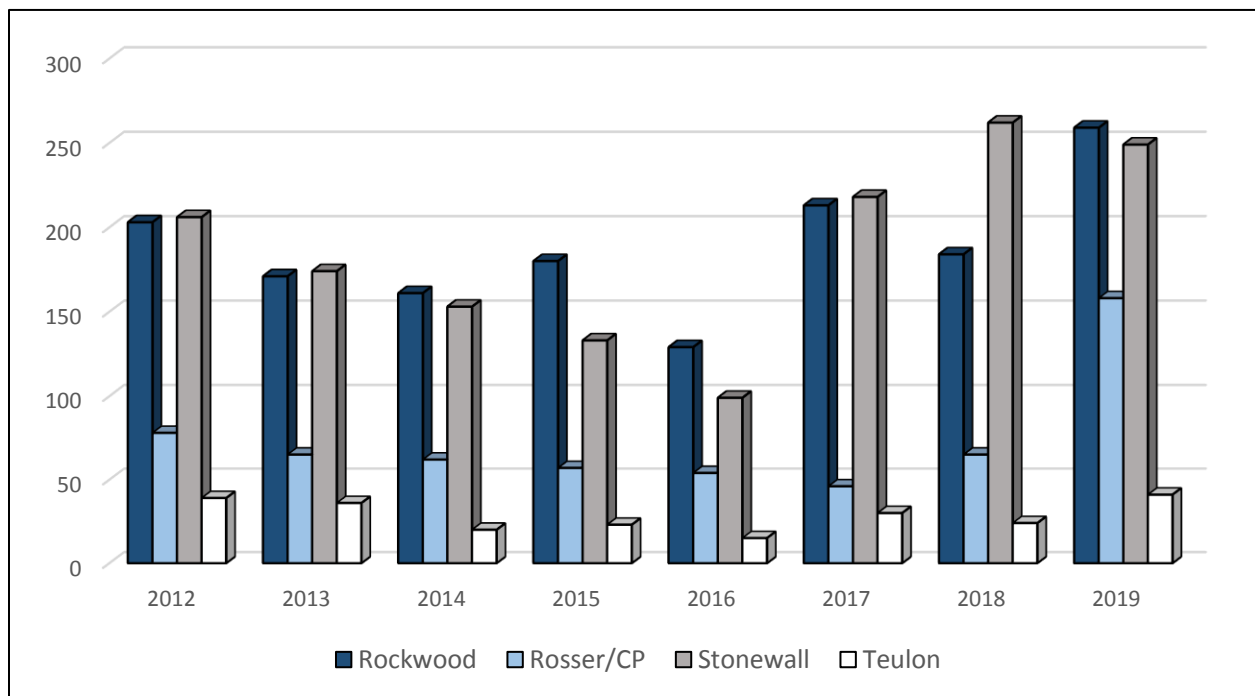


Table 2: Volume of Total Permits Issued (excl. Demolition) (2012-19)

| Year | Rockwood | Rosser/CP | Stonewall | Teulon | Total |
|-------------|------------|------------|------------|-----------|------------|
| 2012 | 203 | 78 | 206 | 39 | 526 |
| 2013 | 171 | 65 | 174 | 36 | 446 |
| 2014 | 161 | 62 | 153 | 20 | 396 |
| 2015 | 180 | 57 | 133 | 23 | 393 |
| 2016 | 129 | 54 | 99 | 15 | 297 |
| 2017 | 213 | 46 | 218 | 30 | 507 |
| 2018 | 200 | 65 | 250 | 24 | 539 |
| 2019 | 259 | 158 | 249 | 41 | 707 |
| '12-'19 AVG | 190 | 73 | 185 | 29 | 476 |

Figure 5 and Table 3 provide a summary of the annual value of new construction associated with building permits issued by the SIPD between 2012 and 2019:

Figure 5: Value of New Construction (2012-19)

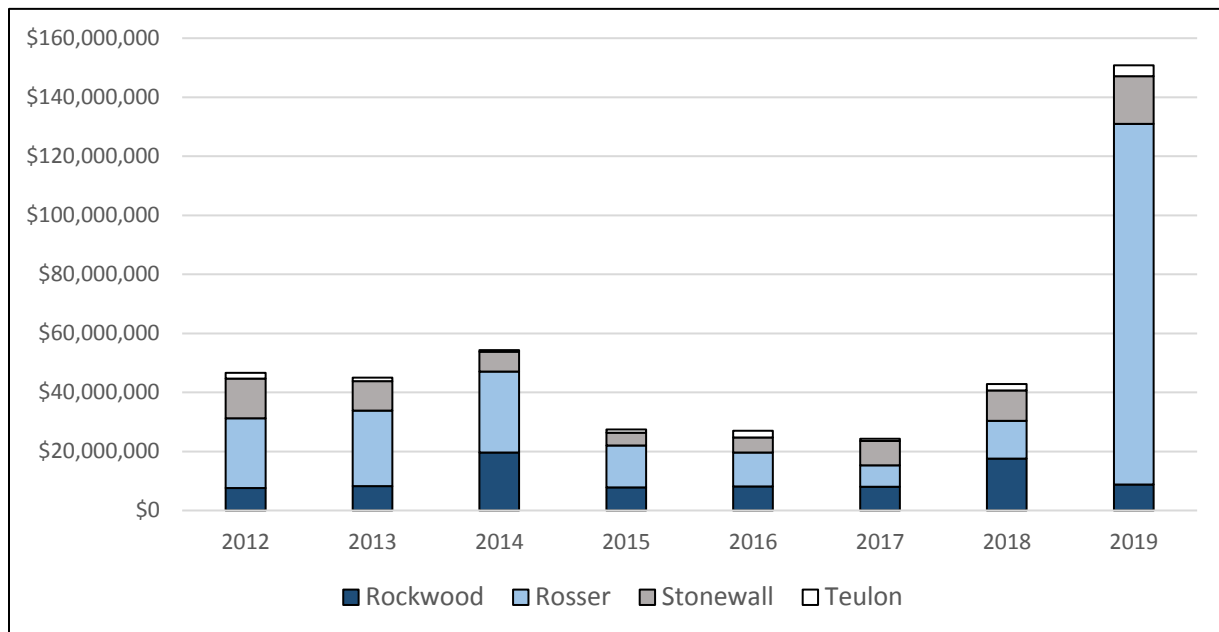


Table 3: Value of New Construction (2012-19)

| Year | Rockwood | Rosser/CP | Stonewall | Teulon | Total |
|------|--------------|--------------|--------------|-------------|---------------------|
| 2012 | \$7,588,095 | \$23,642,966 | \$13,471,703 | \$1,982,405 | \$46,685,169 |
| 2013 | \$8,300,893 | \$25,588,008 | \$9,916,054 | \$1,162,705 | \$44,967,660 |
| 2014 | \$19,588,947 | \$27,533,411 | \$6,680,936 | \$508,470 | \$54,311,764 |
| 2015 | \$7,843,241 | \$14,218,593 | \$4,310,215 | \$1,075,792 | \$27,447,841 |
| 2016 | \$8,197,653 | \$11,438,747 | \$5,047,893 | \$2,282,266 | \$26,966,559 |

| | | | | | |
|--------------------|---------------------|----------------------|---------------------|--------------------|----------------------|
| 2017 | \$8,031,488 | \$7,266,528 | \$8,206,145 | \$834,627 | \$24,338,788 |
| 2018 | \$17,575,744 | \$12,766,543 | \$10,311,599 | \$2,204,173 | \$42,858,059 |
| 2019 | \$8,833,567 | \$122,150,760 | \$16,185,130 | \$3,697,720 | \$150,867,177 |
| '12-19' AVG | \$10,744,954 | \$30,575,695 | \$9,266,209 | \$1,718,519 | \$52,305,377 |

Table 4 provides a summary of building permits issued by the SIPD during the reporting period of January 1, 2019 to December 31, 2019:

Table 4: Volume of Building Permits Issued (2019)

| | Rockwood | Rosser/CP | Stonewall | Teulon | Total |
|-------------------|-----------------|------------------|------------------|---------------|--------------|
| 2019 TOTAL | 110 | 50 | 104 | 18 | 282 |
| 2018 TOTAL | 77 | 24 | 108 | 14 | 223 |

Table 5 provides a summary of development permits issued by the SIPD during the reporting period of January 1, 2019 to December 31, 2019:

Table 5: Volume of Development Permits Issued (2019)

| | Rockwood | Rosser/CP | Stonewall | Teulon | Total |
|-------------------|-----------------|------------------|------------------|---------------|--------------|
| 2019 TOTAL | 102 | 54 | 86 | 13 | 255 |
| 2018 TOTAL | 75 | 26 | 87 | 7 | 195 |

Table 6 provides a summary of occupancy permits issued by the SIPD during the reporting period of January 1, 2019 to December 31, 2019:

Table 6: Volume of Occupancy Permits Issued (2019)

| | Rockwood | Rosser/CP | Stonewall | Teulon | Total |
|-------------------|-----------------|------------------|------------------|---------------|--------------|
| 2019 TOTAL | 9 | 19 | 6 | 3 | 37 |
| 2018 TOTAL | 6 | 8 | 7 | 2 | 23 |

Table 7 provides a summary of plumbing permits issued by the SIPD during the reporting period of January 1, 2019 to December 31, 2019:

Table 7: Plumbing Permits Issued (2019)

| | Rockwood | Rosser/CP | Stonewall | Teulon | Total |
|-------------------|-----------------|------------------|------------------|---------------|--------------|
| 2019 TOTAL | 38 | 35 | 53 | 7 | 133 |
| 2018 TOTAL | 42 | 7 | 48 | 1 | 98 |

Table 8 provides a summary of demolition permits issued by the SIPD during the reporting period of January 1, 2019 to December 31, 2019:

Table 8: Demolition Permits Issued (2019)

| | Rockwood | Rosser/CP | Stonewall | Teulon | Total |
|-------------------|----------|-----------|-----------|----------|----------|
| 2019 TOTAL | 1 | 0 | 1 | 0 | 2 |
| 2018 TOTAL | 1 | 0 | 1 | 0 | 2 |

Table 9 provides a summary of inspections conducted by SIPD staff, for all permits and enforcement files, during the reporting period of January 1, 2019 to December 31, 2019:

Table 9: Volume of Inspections (2019)

| Month (2019) | Rockwood | Rosser/CP | Stonewall | Teulon | Total |
|-------------------|------------|------------|------------|-----------|--------------|
| January | 27 | 19 | 41 | 2 | 89 |
| February | 15 | 5 | 23 | 5 | 48 |
| March | 17 | 10 | 23 | 5 | 55 |
| April | 21 | 12 | 46 | 4 | 83 |
| May | 38 | 16 | 54 | 7 | 115 |
| June | 44 | 7 | 63 | 5 | 119 |
| July | 36 | 28 | 71 | 9 | 144 |
| August | 46 | 15 | 57 | 6 | 124 |
| September | 41 | 38 | 38 | 15 | 132 |
| October | 43 | 24 | 55 | 6 | 128 |
| November | 40 | 27 | 34 | 15 | 116 |
| December | 11 | 17 | 27 | 5 | 60 |
| 2019 TOTAL | 379 | 218 | 532 | 84 | 1,213 |
| 2018 TOTAL | 428 | 148 | 503 | 76 | 1,155 |
| 2017 TOTAL | 425 | 142 | 430 | 80 | 1,077 |
| 2016 TOTAL | 426 | 112 | 417 | 54 | 1,009 |

Building permit related inspections increased between May through October 2019, which is the peak part of the construction season. It is not unusual for inspectors to conduct five or more inspections per day during this period.

Table 10 below provides a summary of the distance driven by SIPD inspectors for all inspections, for permits and enforcement files, during the period of January 1, 2019 to December 31, 2019:

Table 10: Kilometres Driven for All Inspections (2019)

| Month (2019) | Total KMs Driven |
|--------------|------------------|
| January | 1,480 |
| February | 1,254 |
| March | 1,332 |

| | |
|-------------------|-------------------|
| April | 1,862 |
| May | 2,096 |
| June | 2,061 |
| July | 2,555 |
| August | 1,557 |
| September | 2,563 |
| October | 2,618 |
| November | 2,249 |
| December | 1,480 |
| 2019 TOTAL | 23,107 KMs |

| | |
|-------------------|-------------------|
| 2018 TOTAL | 22,910 KMs |
| 2017 TOTAL | 23,263 KMs |

Enforcement Services

Summary

The SIPD is responsible for the enforcement of the SIPD Development Plan, member municipal Zoning By-Laws, and the Manitoba Building Code.

The SIPD’s enforcement procedure and file management process is consistent with the provisions of *The Municipal Act*, *The Planning Act*, and is similar to the R.M. of Rosser’s Enforcement By-Law No. 6-16. Enforcement complaints may be filed with the SIPD by completing a Violation Complaint Form, which is available on the SIPD’s website, and submitting it to the SIPD for review and investigation.

The greatest challenge with SIPD’s enforcement work is the organization’s limited human resource capacity to carry out the duties associated with each enforcement matter. Each file takes considerable time to properly administer, including the preparation of various correspondence, site inspections, researching past permits and development approvals, liaising with member municipalities, engaging legal counsel, and communicating with property owners. To help address this, in 2020, the SIPD expects to contract dedicated enforcement personnel to assist with the management of the workload.

Table 11 below provides a summary of the number of open and rectified enforcement files during the period of January 1, 2019 to December 31, 2019:

Table 11: Enforcement Files (2019)

| | Rockwood | Rosser/CP | Stonewall | Teulon | Total |
|--|-----------|-----------|-----------|----------|-----------|
| Open Enforcement Files in 2019 | 21 | 2 | 4 | 0 | 27 |
| Files Rectified in 2019 | 25 | 5 | 12 | 4 | 46 |
| TOTAL Enforcement Files in 2019 | 46 | 7 | 16 | 4 | 73 |

SIPD's 2019 Operating Budget

Summary

The South Interlake Planning District (SIPD) experienced a very strong budget year in 2019, primarily as a result of the record-setting volume and value of building permit applications in the R.M. of Rosser (CentrePort), with total year-end revenues exceeding expenditures, resulting in a surplus of \$1,216,693.22.

At year-end, the actual revenue for the SIPD was 246% of the budgeted revenue. Notable revenue streams that over-performed in 2019 included building permit revenues (\$1,157,445 over budget) and plumbing permits (\$18,617 over budget).

At year-end, total actual expenditures for the SIPD were 91% of budgeted expenditures. Savings were experienced with administration costs (savings of \$20,953) and professional fees (savings of \$31,909).

Table 12 below provides a summary of the annual balances for the SIPD between 2015 and 2019:

Table 12: SIPD's Actual Revenue vs. Actual Expenditure (2015-19)

| | 2015 Actual | 2016 Actual | 2017 Actual | 2018 Actual | 2019 Actual |
|--------------------|----------------------|--------------------|----------------------|---------------------|-----------------------|
| Revenue | \$388,462.27 | \$461,497.15 | \$405,651.56 | \$660,243.45 | \$1,922,761.59 |
| Expenditure | \$411,559.67 | \$424,425.18 | \$480,679.19 | \$520,460.60 | \$706,068.37 |
| NET BALANCE | (\$23,097.40) | \$37,071.97 | (\$75,027.63) | \$139,782.85 | \$1,216,693.22 |