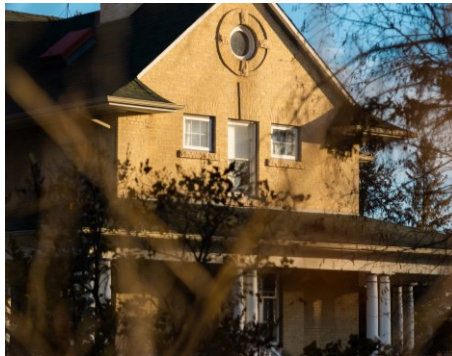




SOUTH INTERLAKE
PLANNING



2024

Annual Report

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MESSAGE FROM THE GENERAL MANAGER

On behalf of the South Interlake Planning District (SIPD), I proudly present the 2024 Annual Report.

The SIPD experienced a record-setting year of development in 2024. Specifically, the SIPD issued 795 total permits (excl. demolition permits) with a construction value exceeding \$119.6 million. Permit volumes were up 27% from 2023 levels, representing the highest volume in SIPD's 45-year history. Meanwhile, the value of construction was up an astounding 40% from 2023, representing the third highest value ever recorded by the SIPD.



In addition to the climbing permit levels, there were other notable stories for the SIPD this past year. In January 2024, Peter Bullivant (Town of Stonewall) was appointed by the Board as the new Board Chairperson. The Board and staff are thankful and appreciative for Peter's guidance and leadership over the course of this busy year. The SIPD Board was also pleased to welcome Glenn Kletke (Town of Teulon) as a new Director to the Board, in early 2024.

In 2024, the SIPD continued its work with planning consultant, WSP Canada Inc., on SIPD's Development Plan review and Water and Wastewater Management Plans for the Planning District. Together, these Plans are required to guide growth and development throughout the Planning District for years to come. In spring of 2025, the SIPD looks forward to presenting the draft Development Plan to the public at an Open House event, where community members will be invited to view and provide feedback on the draft document.

Finally, the SIPD was pleased to hire Jason Wikdahl as SIPD's third Building Inspector in early 2024. Jason's extensive experience and expertise in commercial construction has already proven to be invaluable to the SIPD, as commercial construction levels continue to soar in CentrePort, Stonewall, and Stony Mountain.

I would like to thank the SIPD Board for the opportunity to serve them in 2024, and for staff's continued commitment to their work. The SIPD team looks forward to continuing serving its member municipalities in 2025, ensuring that development is responsibly planned and managed throughout the Planning District.

Sincerely,

A stylized, handwritten signature in black ink, appearing to be 'Eric Shaw'.

Eric Shaw, BA, MScPI, 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 is a Planning Authority which provides a range of planning and building development services for the District.

The District has an area of approximately 1,588 square kilometres with a total population of 15,952 (based on 2021 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) is governed by a Board of Directors who are appointed by the elected Council of each member municipality. Each municipality appoints two Directors to the Board. A Board Chairperson and Deputy Chairperson are appointed by the Board of Directors on an annual basis.

Pursuant to The Planning Act, the SIPD Board is responsible for the adoption, administration and enforcement of the SIPD Development Plan, the administration and enforcement of its member municipal Zoning By-Laws and Secondary Plans, and the administration and enforcement of its member municipal Building By-laws and related Codes.

While the Minister of Municipal Relations is the Approving Authority for subdivisions of land in most Manitoban communities outside the City of Winnipeg, this responsibility has been delegated to some Planning District Boards, including the SIPD.

The following municipal representatives comprised the South Interlake Planning District Board in 2024:

- | | |
|---|---|
| → Peter Bullivant, Chair (Town of Stonewall) | → Ken Mulligan, Director (R.M. of Rosser) |
| → Mike Palmer, Deputy Chair (R.M. of Rosser) | → Sandra Smith, Director (Town of Stonewall) |
| → Wes Taplin, Director (R.M. of Rockwood) | → Kirt Ansell, Director (Town of Teulon) |
| → Curtis McClintock, Director (R.M. of Rockwood) | → Glenn Kletke, Director (Town of Teulon) |

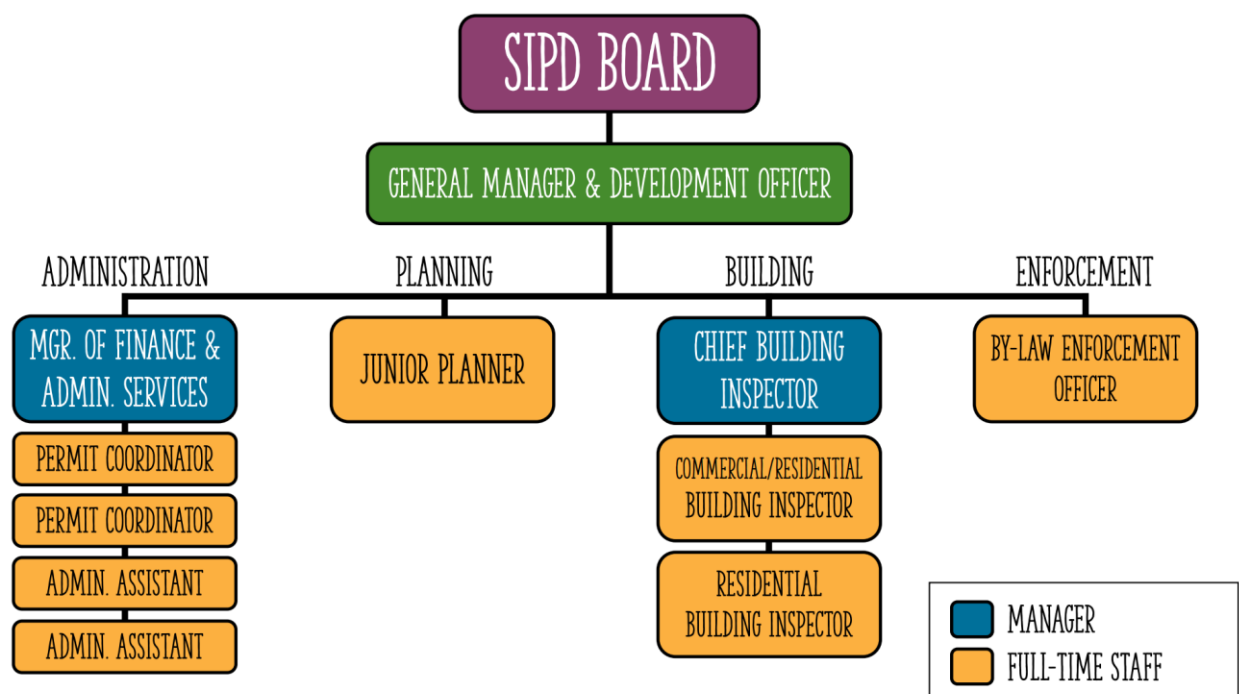
SIPD STAFF:

The South Interlake Planning District (SIPD) employed eleven full-time professional staff in 2024 to provide planning, building, enforcement, and administrative related services to the District.

NAME	POSITION TITLE	DIVISION OF SERVICE (ORG. STRUCTURE)	PRIMARY OFFICE
Eric Shaw	General Manager & Development Officer	Administration / Planning / Building / Enforce.	CentrePort
Kristine Sawry	Manager of Finance & Admin. Services	Administration	Stonewall
James Schmidt	Chief Building Inspector	Building	CentrePort
Jason Wikdahl	Commercial/Residential Building Inspector	Building	CentrePort
Deryl Brook	Residential Building Inspector	Building	Stonewall
Romeo Agominab	Junior Planner	Planning	CentrePort
Kassi Miller	Permit Coordinator	Administration	CentrePort
Jovanie Cupasan	Permit Coordinator	Administration	Stonewall
Tracey Ozuk	Administrative Assistant	Administration	CentrePort
Andrea McLelland	Administrative Assistant	Administration	Stonewall
Vacant	By-law Enforcement Officer	Enforcement	CentrePort

Figure 1 illustrates the organizational structure of the South Interlake Planning District in 2024.

FIGURE 1: SIPD'S ORGANIZATIONAL STRUCTURE IN 2024

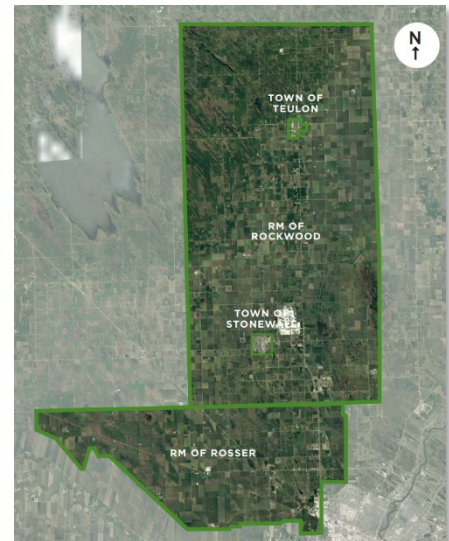


NEWS IN 2024

SIPD DEVELOPMENT PLAN REVIEW:

In 2024, the South Interlake Planning District (SIPD) continued to work with its planning consultant, WSP Canada Inc., on SIPD's review of the Development Plan. The review process has resulted in the identification of several important objectives that shall be addressed in the forthcoming Plan, including:

1. Accommodating additional rural residential development in a manner that respects agricultural land;
2. Addressing potential land use conflicts between aggregate quarries and urban centres;
3. Recognizing unique land uses in proximity to the Perimeter Highway;
4. Planning for lands recently annexed from the R.M. of Rockwood to the Town of Stonewall; and
5. Updating policies related to active transportation, climate change, and agricultural development.



In addition, over the last year, WSP has completed a draft of the Water and Wastewater Management Plans for the Planning District, which will assist in assessing the sufficiency of existing and planned infrastructure to accommodate projected development, as set out in the Development Plan. The reviewed Development Plan will include policies that will ensure that the provision of drinking water and wastewater management will protect the health and safety of residents, safeguard the environment, and ensure the capacity and sustainability of sources of water on which the services rely.

To date, the following work has been completed:

- **Fall 2023:** Project Start-Up
- **Fall 2023–Winter 2024:** Background Analysis and Stakeholder Engagement
- **Spring 2024:** Technical Review
- **Spring 2024–Summer 2024:** Preparation of Drinking Water and Wastewater Plans
- **Summer 2024–Winter 2025:** Preparation of Draft Development Plan



In the spring of 2025, the SIPD expects to present the draft Development Plan to the public at an Open House event (date/location to be determined). The Open House will provide an opportunity for community members to view the document and provide input to WSP and the SIPD. Final changes to the Plan will be made before the Board considers First Reading of the Development Plan By-law.

While the review of the Development Plan has taken several months longer than expected, the SIPD is targeting adoption of the new Development Plan by the second half of 2025.

REIMBURSEMENT OF THE MEMBER MUNICIPAL CONTRIBUTION TO SIPD:

On March 22, 2024, the SIPD Board adopted Organizational By-law No. 1/24. Among other things, the by-law establishes a new accounting procedure for the SIPD, whereby all four member municipalities are reimbursed for their annual financial contribution to the SIPD in any year where the SIPD experiences a significant financial surplus.

Specifically, the four member municipalities contributed a total of \$118,000 to the SIPD in 2024, with each municipality paying an amount that is proportionate to their share of the Planning District's total population. The new by-law requires that any SIPD surplus greater than \$25,000 at the end of the fiscal year shall be shared with the four member municipalities, at a rate that is proportionate to their share of the population.

This new procedure ensures that the SIPD will continue to be supported by its member municipalities, when necessary, while also ensuring that each municipality is reimbursed for some or all of their contribution whenever the SIPD has a financially successful year.

In 2024, it is projected that the total \$118,000 contribution amount will be 100% reimbursed to SIPD's member municipalities, meaning that taxpayers from the four member municipalities will have contributed \$0 to the SIPD's operations over the last fiscal year. This will be confirmed in the first half of 2025, following SIPD's annual audit process. The SIPD is proud to achieve this extraordinary level of self-sufficiency for the first time in its 45-year history.

HIRING OF NEW STAFF:

Jason Wikdahl was hired in February as a full-time Building Inspector for the SIPD. Jason, who works from the CentrePort office and reports to SIPD's Chief Building Inspector, is responsible

for overseeing a range of commercial and residential building files throughout the Planning District, including large multi-million projects in the Inland Port Special Planning Area (i.e., CentrePort). Jason's experience and technical knowledge is an enormous asset to the organization, and everyone at SIPD is very proud to welcome him to the SIPD team.



PLANNING APPLICATIONS

SUMMARY:

The Development Officer and Junior Planner are primarily responsible for managing planning applications received by the South Interlake Planning District (SIPD), with support provided by administrative staff.

The number of planning applications applied for in 2024 was 65 applications, which represents a slight reduction compared to 2023 levels (i.e., 73 applications). In 2024, the distribution of planning applications was as follows: R.M of Rockwood accounted for 71% (46 applications); the R.M. of Rosser accounted for 17% (11 applications); the Town of Stonewall accounted for 8% (5 applications); and the Town of Teulon accounted for 4% (3 applications).

It is important to recognize that certain planning 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 appreciates the continued support provided by the Province on these files.

The Minister of Municipal Relations is the Planning Authority for planning applications located within the Inland Port Special Planning Area (CentrePort). As a result, these applications are excluded from the Figures in this section of the report.

VOLUME AND TYPE BY MUNICIPALITY:

Figures 2, 3, 4 and 5 provide a summary of planning applications that were active during the reporting period of January 1, 2024 to December 31, 2024:

FIGURE 2: VOLUME OF PLANNING APPLICATIONS BY TYPE (2024)

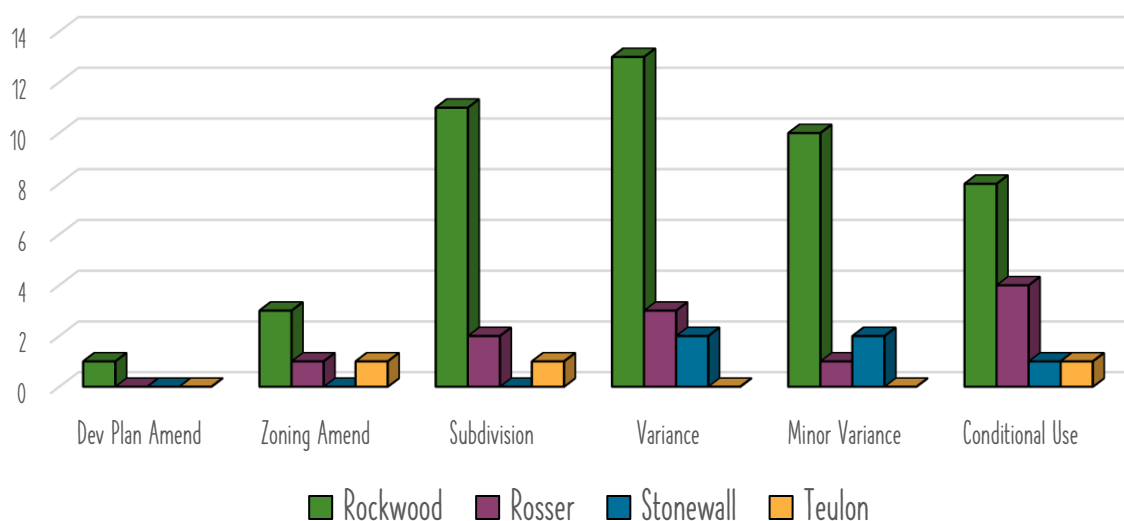


FIGURE 3: VOLUME OF PLANNING APPLICATIONS BY TYPE (2024)

APPLICATION TYPE	ROCKWOOD	ROSSER	STONEWALL	TEULON	TOTAL
DEVELOPMENT PLAN AMENDMENT	1	0	0	0	1
ZONING BYLAW AMENDMENT	3	1	0	1	5
SUBDIVISION	11	2	0	1	14
VARIANCE	13	3	2	0	18
MINOR VARIANCE	10	1	2	0	13
CONDITIONAL USE	8	4	1	1	14
2024 TOTAL	46	11	5	3	65
2023 TOTAL	47	9	17	0	73
2022 TOTAL	41	7	15	8	71
2021 TOTAL	46	16	27	6	95
2020 TOTAL	54	9	17	3	83
2019 TOTAL	44	9	13	3	69
2018 TOTAL	39	11	17	2	69
2017 TOTAL	36	8	13	6	63

FIGURE 4: TOTAL VOLUME OF PLANNING APPLICATIONS BY MUNICIPALITY (2017-24)

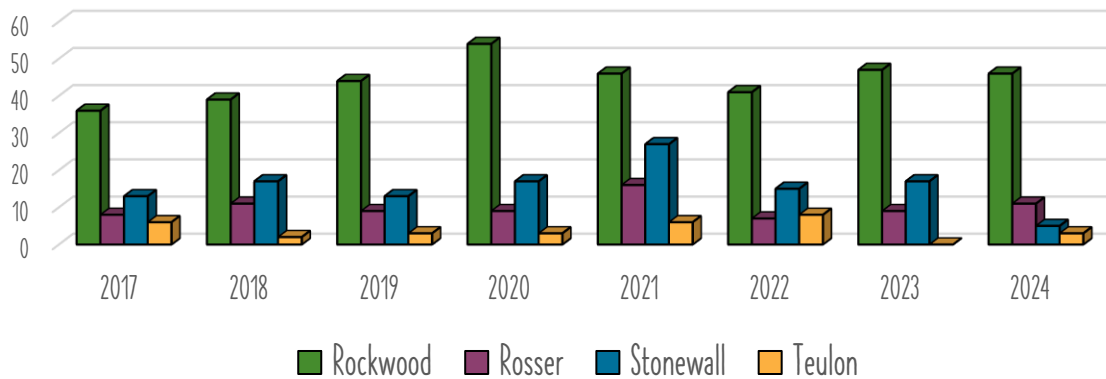
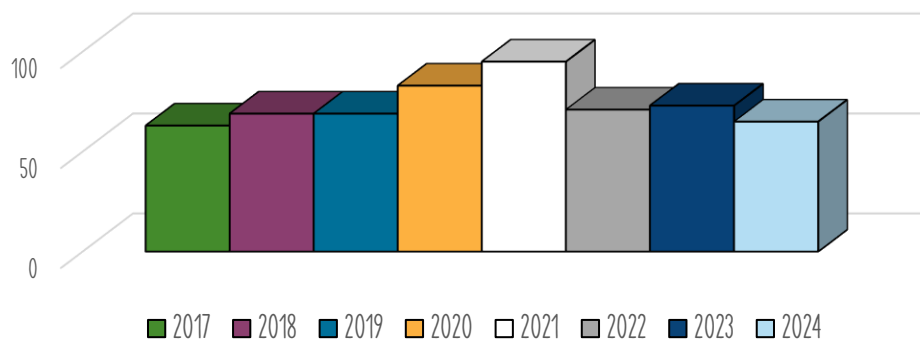


FIGURE 5: TOTAL VOLUME OF PLANNING APPLICATIONS BY YEAR (2017-24)



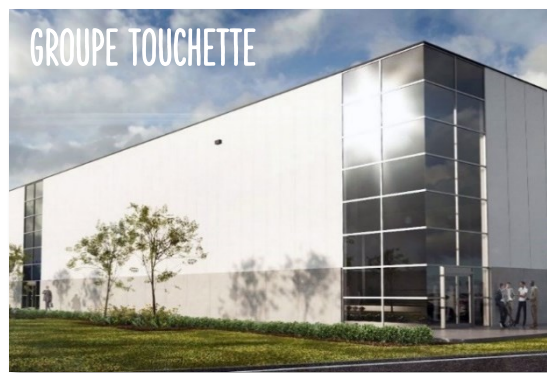
BUILDING CONSTRUCTION

SUMMARY:

In 2024, the total number of permits issued (excl. demolition permits) was 795, which is a new all-time record for the SIPD and represents a significant increase to SIPD's volume of permits issued in 2023 (628). The number of permits issued in 2024 was above the SIPD's five-year annual average (706 permits) between 2020–24, and significantly higher than SIPD's 10-year annual average (598) between 2015–24.

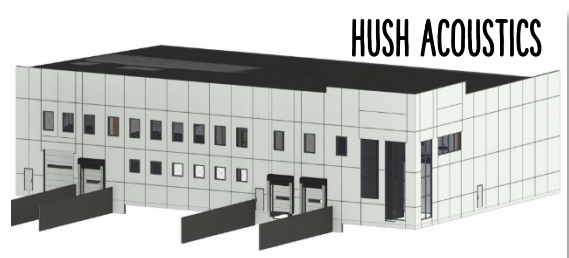
The value of new construction in 2024 was \$119.6 million, which is the third-highest in SIPD's history and represents a notable increase compared to 2023 (\$85.4 million). The value of construction in 2024 was above SIPD's five-year annual average (\$105.3 million) between 2020–24, and significantly higher than SIPD's 10-year annual average (\$79.9 million) between 2015–24.

The R.M. of Rockwood enjoyed one of its busiest permit years in SIPD's history, including a wide range of agricultural and residential development. In fact, the value of new construction in the R.M. of Rockwood in 2024 was their highest on record (\$53.2 million). Most notably, Sperling Industries Ltd. broke ground on a multi-phased Arctic Charr aquaculture (fish farm) development ("Sapphire Springs"), approximately 5 miles east of Balmoral.

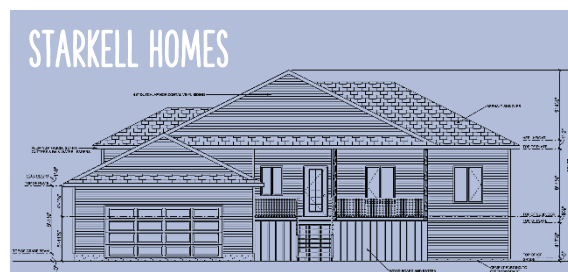


The R.M. of Rosser continued to experience significant growth in the industrial and agricultural sectors, contributing to another stellar year with new construction estimated at \$57.3 million. As one example, Groupe Touchette began construction on a 112,000 ft² expansion to their existing industrial warehouse located at 20 Harvest Drive in the Brookside Industrial Park West in CentrePort, representing the largest individual development in Rosser in 2024.

The Town of Stonewall saw a range of residential and commercial investment in 2024. Most notably, Hush Acoustics commenced work on their 21,000 ft² mixed manufacturing, storage, and shipping/receiving facility at 31 Limestone Bay in the Stonewall Industrial Park, representing the largest individual development in Stonewall in 2024.



Finally, the Town of Teulon experienced a modest mix of residential and commercial development investment in 2024, including a new single-family dwelling located at 238 Fourth Street SW, representing the largest individual development in Teulon in 2024.



The following are the top three Building Permits (highest construction value) in each member municipality in 2024:

R.M. OF ROCKWOOD:

Applicant: Sperling Industries Ltd.
Permit No.: SIPD-24-225
Description: Aquaculture Farm - Phase 2 (Sapphire Springs)
Address: 12060 E Road 75N, R.M. of Rockwood
Value: **\$16,000,000**

Applicant: Sperling Industries Ltd.
Permit No.: SIPD-24-200
Description: Aquaculture Farm - Phase 1 (Sapphire Springs)
Address: 12060 E Road 75N, R.M. of Rockwood
Value: **\$10,000,000**

Applicant: PCL Constructors Canada Inc.
Permit No.: SIPD-24-147
Description: Renovation (Ducks Unlimited)
Address: 79045 PR 220, R.M. of Rockwood
Value: **\$5,600,000**

TOWN OF STONEWALL:

Applicant: Hush Acoustics
Permit No.: SIPD-24-230
Description: Manufacturing and Storage Facility (Hush Acoustics)
Address: 31 Limestone Bay, Stonewall
Value: **\$3,086,000**

Applicant: Hijab Mitra
Permit No.: SIPD-23-084
Description: Addition to Recycling Facility (Interlake Salvage)
Address: 47 Patterson Drive, Stonewall
Value: **\$700,000**

Applicant: Rockwood Renovations & Carpentry Ltd.
Permit No.: SIPD-24-445
Description: Single-Family Dwelling
Address: 2 Spruce Lane, Stonewall
Value: **\$550,000**

R.M. OF ROSSE:

Applicant: Nejmark Architecture Inc.
Permit No.: SIPD-24-337
Description: Addition to Distribution Warehouse (Groupe Touchette)
Address: 20 Harvest Drive, R.M. of Rosser
Value: **\$13,000,000**

Applicant: Crane Steel Structures Ltd.
Permit No.: SIPD-24-029
Description: Warehouse and Distribution (Whiteriver Logistics)
Address: 147 Durum Drive, R.M. of Rosser
Value: **\$8,800,000**

Applicant: Sturgeon Creek Colony Farms
Permit No.: SIPD-24-140
Description: Boiler and Biomass Building (Sturgeon Creek Colony)
Address: 1 069 E Road 63N, R.M. of Rosser
Value: **\$5,000,000**

TOWN OF TEULON:

Applicant: Starkell Homes
Permit No.: SIPD-24-236
Description: Single-Family Dwelling
Address: 238 Fourth Street SW, Teulon
Value: **\$350,000**

Applicant: Crescent Creek Estates Ltd.
Permit No.: SIPD-24-296
Description: Mobile Home Dwelling
Address: 320 Main Street, Teulon
Value: **\$251,000**

Applicant: Winnipeg Building & Decorating
Permit No.: SIPD-23-331
Description: Structural Wall Repair (Centennial Centre)
Address: 14 Main Street, Teulon
Value: **\$75,000**

VOLUME AND TYPE BY MUNICIPALITY:

Figures 6 and 7 provide a summary of the total volume of permits issued annually by the SIPD between 2014 and 2024:

FIGURE 6: VOLUME OF TOTAL PERMITS ISSUED (EXCL. DEMOLITION) (2014-24)

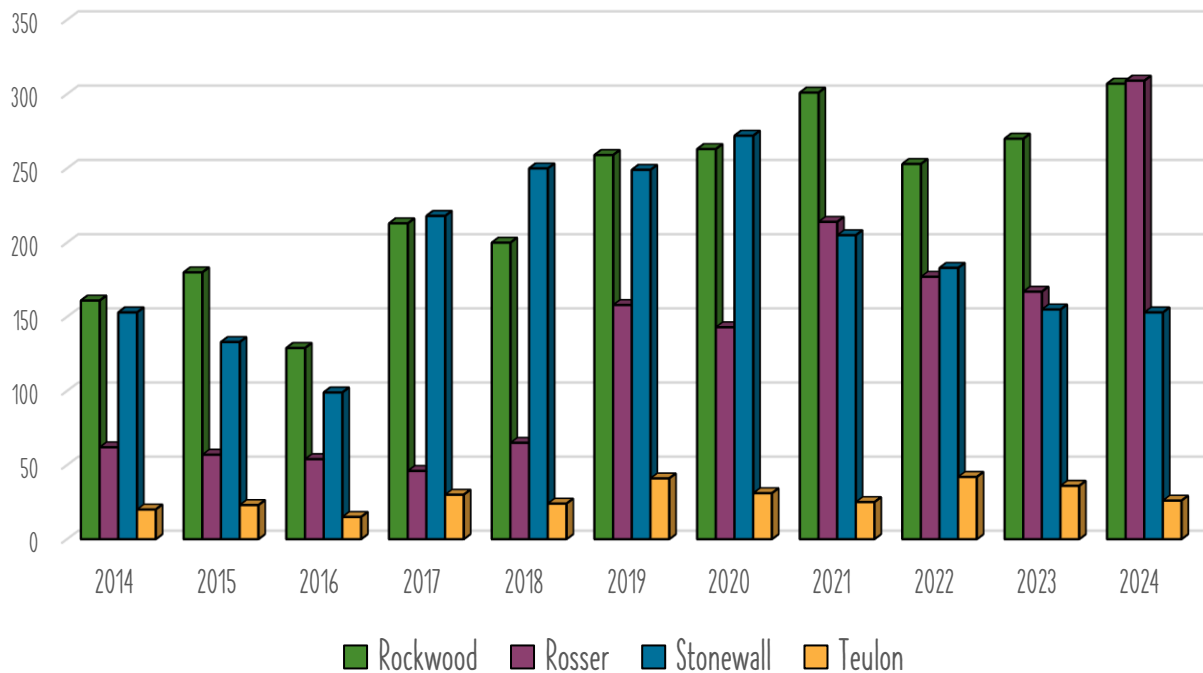


FIGURE 7: VOLUME OF TOTAL PERMITS ISSUED (EXCL. DEMOLITION) (2014-24)

YEAR	ROCKWOOD	ROSSER/CP	STONEWALL	TEULON	TOTAL
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
2020	263	143	272	31	709
2021	301	214	205	25	745
2022	253	177	183	42	655
2023	270	167	155	36	628
2024	307	309	153	26	795
'14-'24 AVG	238	139	192	29	598

Figures 8 and 9 provide a summary of the annual value of new construction associated with building permits issued by the SIPD between 2014 and 2024:

FIGURE 8: VALUE OF NEW CONSTRUCTION (2014-24)

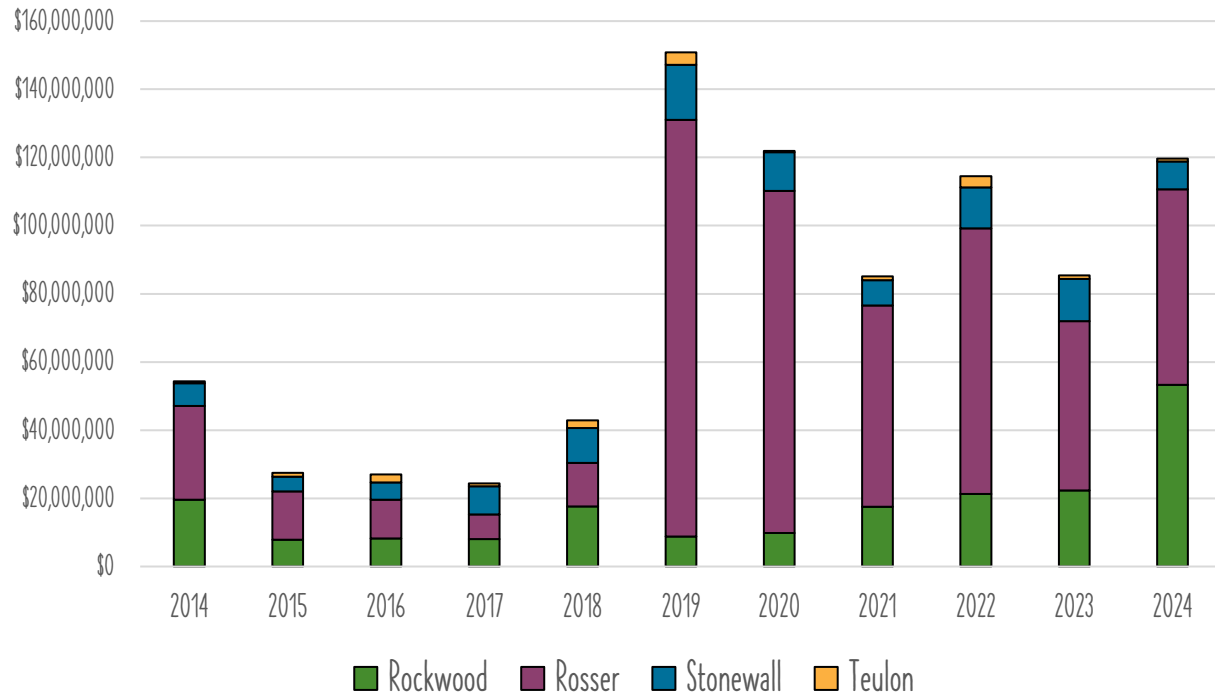


FIGURE 9: VALUE OF NEW CONSTRUCTION (2014-24)

YEAR	ROCKWOOD	ROSSER/CP	STONEWALL	TEULON	TOTAL
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
2020	\$9,801,613	\$100,378,044	\$11,375,535	\$350,818	\$121,906,010
2021	\$17,520,051	\$59,085,799	\$7,403,411	\$1,141,986	\$85,151,247
2022	\$21,248,193	\$77,953,825	\$12,023,506	\$3,309,215	\$114,534,739
2023	\$22,295,635	\$49,657,262	\$12,449,703	\$1,032,709	\$85,435,309
2024	\$53,284,152	\$57,355,212	\$8,208,982	\$846,175	\$119,694,521
'14-'24 AVG	\$17,656,389	\$49,073,157	\$9,291,187	\$1,571,268	\$77,592,001

Figure 10 provides a summary of **building permits** issued by the SIPD in 2024:

FIGURE 10: VOLUME OF BUILDING PERMITS ISSUED (2024)

	ROCKWOOD	ROSSER/CP	STONEWALL	TEULON	TOTAL
2024 TOTAL	104	61	58	8	231
2023 TOTAL	108	38	61	9	216

Figure 11 provides a summary of **development permits** issued by the SIPD in 2024:

FIGURE 11: VOLUME OF DEVELOPMENT PERMITS ISSUED (2024)

	ROCKWOOD	ROSSER/CP	STONEWALL	TEULON	TOTAL
2024 TOTAL	123	104	50	8	285
2023 TOTAL	102	56	55	10	223

Figure 12 provides a summary of individual **occupancy permits** issued by the SIPD in 2024:

FIGURE 12: VOLUME OF INDIVIDUAL OCCUPANCY PERMITS ISSUED (2024)

	ROCKWOOD	ROSSER/CP	STONEWALL	TEULON	TOTAL
2024 TOTAL	25	120	18	8	171
2023 TOTAL	16	52	21	13	102

Figure 13 provides a summary of **plumbing permits** issued by the SIPD in 2024:

FIGURE 13: PLUMBING PERMITS ISSUED (2024)

	ROCKWOOD	ROSSER/CP	STONEWALL	TEULON	TOTAL
2024 TOTAL	55	24	27	2	108
2023 TOTAL	44	21	18	4	87

Figure 14 provides a summary of **demolition permits** issued by the SIPD in 2024:

FIGURE 14: DEMOLITION PERMITS ISSUED (2024)

	ROCKWOOD	ROSSER/CP	STONEWALL	TEULON	TOTAL
2024 TOTAL	18	4	3	2	27
2023 TOTAL	2	0	3	1	6

Figure 15 provides a summary of **inspections** conducted by SIPD staff, for all permits and enforcement files, in 2024:

FIGURE 15: VOLUME OF INSPECTIONS (2024)

MONTH	ROCKWOOD	ROSSER/CP	STONEWALL	TEULON	TOTAL
2024 TOTAL	452	362	189	44	1,047
2023 TOTAL	459	287	215	63	1,024
2022 TOTAL	381	321	273	57	1,032
2021 TOTAL	437	343	361	35	1,176
2020 TOTAL	318	339	475	70	1,202
2019 TOTAL	379	218	532	84	1,213

Figure 16 provides a summary of the distance driven by SIPD building inspectors for all inspections conducted during the period of January 1, 2024 to December 31, 2024:

FIGURE 16: KILOMETRES DRIVEN BY BUILDING INSPECTORS (2024)

MONTH	TOTAL KM DRIVEN
JANUARY	3,335 km
FEBRUARY	2,953 km
MARCH	3,178 km
APRIL	2,028 km
MAY	4,395 km
JUNE	4,621 km
JULY	5,947 km
AUGUST	5,395 km
SEPTEMBER	4,741 km
OCTOBER	5,568 km
NOVEMBER	4,431 km
DECEMBER	3,266 km
2024 TOTAL	49,858 km
2023 TOTAL	40,913 km
2022 TOTAL	44,941 km
2021 TOTAL	46,234 km
2020 TOTAL	44,513 km
2019 TOTAL	23,107 km
2018 TOTAL	22,910 km


ENFORCEMENT SERVICES

SUMMARY:

The South Interlake Planning District (SIPD) is responsible for the enforcement of the SIPD Development Plan, its member municipal Secondary Plans and Zoning By-Laws, and its member Building By-laws and related Codes.

The SIPD's enforcement procedure is consistent with the provisions of The Planning Act. Enforcement complaints may be filed with the SIPD by submitting a completed Violation Complaint Form, which is available on the SIPD's website. The SIPD investigates all submissions and administers enforcement procedures when necessary.

The SIPD employs a dedicated part-time By-law Enforcement Officer to assist with the management of enforcement files. This important resource helps ensure that land and business owners comply with applicable policies and regulations for development. This work includes monitoring and tracking of enforcement files, conducting site inspections and assessing compliance, researching past permits and development approvals, liaising with member municipalities, engaging legal counsel, and communicating with property owners.

SOUTH INTERLAKE
PLANNING

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E: info@sipd.ca • W: www.sipd.ca

VIOLATION COMPLAINT FORM

The South Interlake Planning District (SIPD) addresses violations associated with permits issued by the SIPD, Variance and Conditional Use Orders, member municipal Zoning By-Laws, member municipal Building By-laws, and the Manitoba Building Code. For more information on the enforcement process, please contact the SIPD office.

Complaints may be filed by completing this form and submitting it to the SIPD office by fax, in person or by email. Please ensure that all sections are completed in full. Complaints without this information will not be investigated.

The personal information provided in this form is collected for the purpose of responding to your concerns and will not be disclosed.

SUBMITTER'S CONTACT INFORMATION

Name: (First & Last) _____
Mailing Address: (Box) _____ (Street) _____ (City) _____ (Province) _____ (Postal) _____
Phone Number: (Main) _____ (Alternate) _____
Email Address: _____

COMPLAINT INFORMATION

Town or Municipality: ☐ Town of Stonewall ☐ Town of Teulon ☐ R.M. of Rockwood ☐ R.M. of Rosser / CentrePort
Property Address: _____ (City Address) _____ (Legal Address) _____
Detailed Description of Concern: _____
☐ Check this box if you are attaching additional information and/or photographs that are applicable to your complaint.

FOR OFFICE USE ONLY

INTAKE DATE: _____ RECEIVED BY: _____ FILE NO.: _____

Figure 17 below provides a summary of the number of open and rectified enforcement files during the period of January 1, 2024 to December 31, 2024:

FIGURE 17: ENFORCEMENT (2024)

	ROCKWOOD	ROSSER/CP	STONEWALL	TEULON	TOTAL
ACTIVE ENFORCEMENT FILES IN 2024	32	52	19	2	105
ENFORCEMENT FILES RECTIFIED IN 2024	21	27	11	1	60

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SIPD'S 2024 OPERATING BUDGET

SUMMARY:

Revenue for the South Interlake Planning District (SIPD) was higher than expected in 2024, with most permit accounts reporting higher than budget. Total spending was also below budget across most accounts, ultimately resulting in a budget surplus at the end of 2024 (i.e., \$241,094.22).

Specifically, at year-end, total revenue for the SIPD was 109% of budget, for a total of \$1,852,809.41. Notable revenue accounts that over-performed in 2024 included development permits, building permits, occupancy permits, return on investments, and penalty fees.

At year-end, total spending for the SIPD was 94% of budget. Savings were achieved in several expenditure accounts in 2024, including those related to special projects, Board indemnities, and SIPD administration (salaries, office, and administration).

Figure 18 below provides a summary of the annual balances (pre-audit) for the SIPD between 2020 and 2024.

FIGURE 18: SIPD'S ACTUAL REVENUE VS. ACTUAL EXPENDITURE (2020-24)

	2020 ACTUAL	2021 ACTUAL	2022 ACTUAL	2023 ACTUAL	2024 ACTUAL
REVENUE	\$822,705.12	\$1,101,915.16	\$1,691,924.64	\$1,308,171.58	\$1,852,809.41
EXPENDITURE	\$691,930.29	\$690,287.88	\$1,170,347.81	\$1,300,834.95	\$1,611,715.19
NET BALANCE	\$130,774.83	\$411,627.28	\$521,576.83	\$7,336.63	\$241,094.22 *

* The 2024 member municipal contribution to the SIPD shall be deducted from this net balance, and reimbursed to SIPD's member municipalities, in accordance with the SIPD Organizational By-law 1/24. This will be confirmed following SIPD's annual audit.