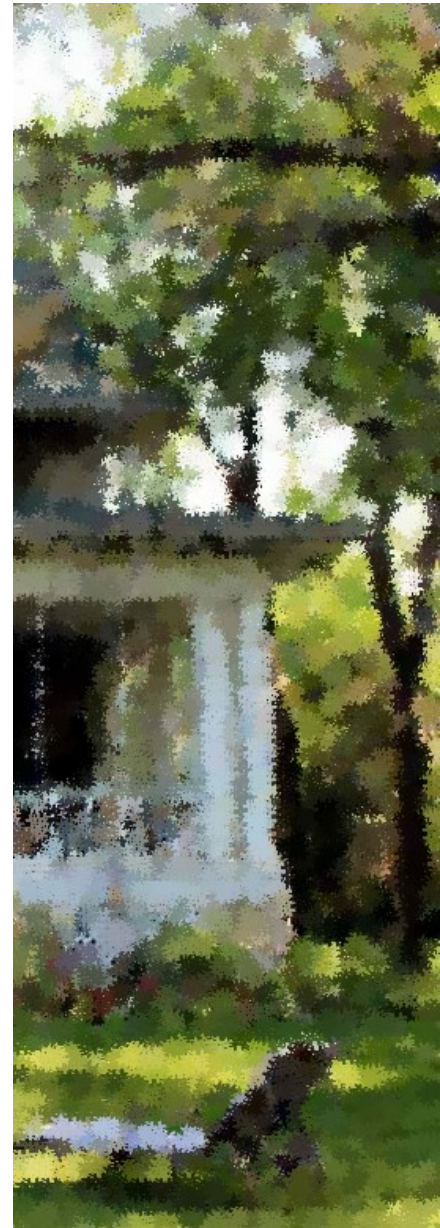
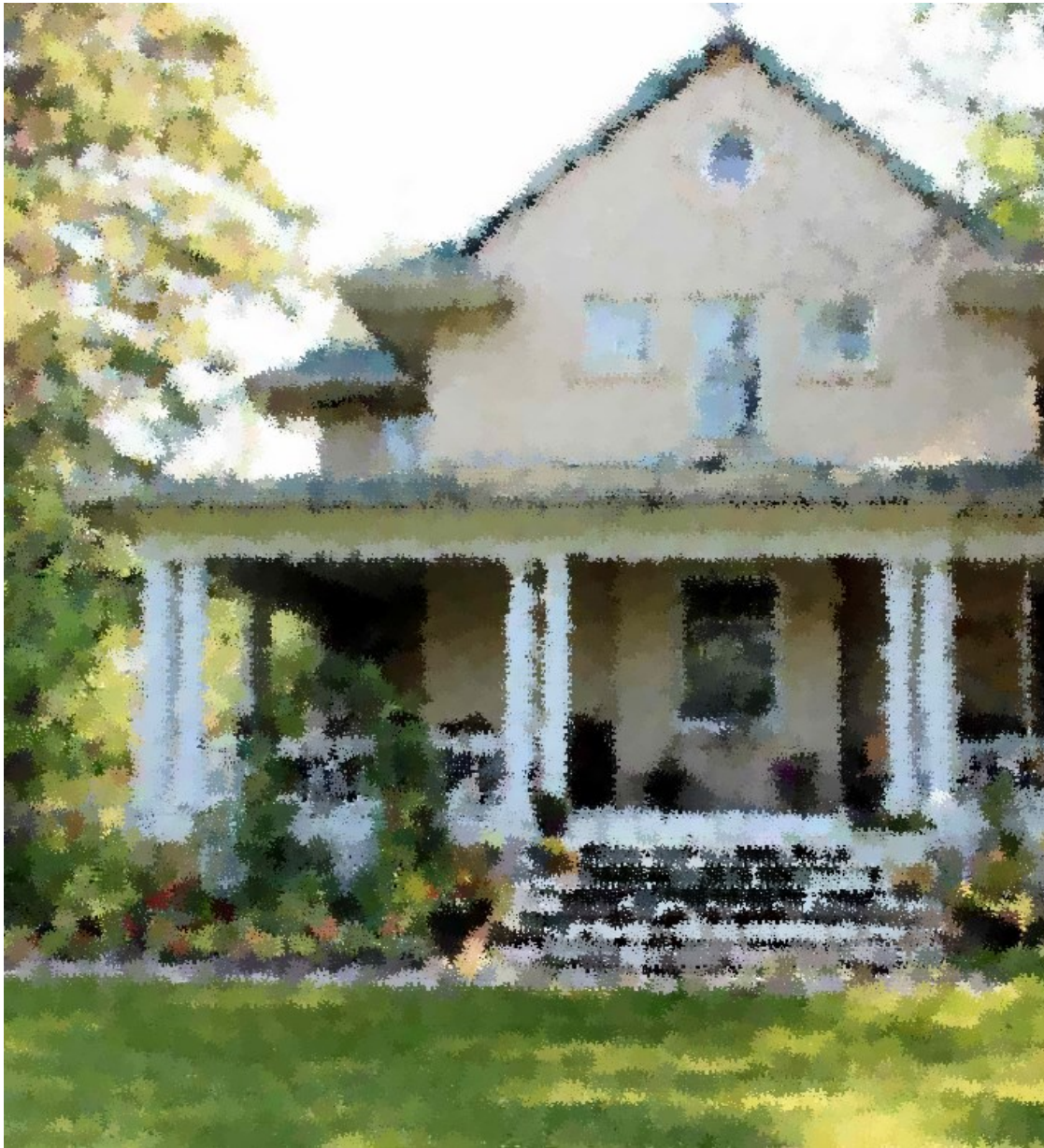




SOUTH INTERLAKE  
**PLANNING**



**2023**  
*Annual Report*



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# MESSAGE FROM THE GENERAL MANAGER

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On behalf of the South Interlake Planning District (SIPD), I proudly present the 2023 Annual Report.

This past year was marked by the continued growth and evolution of the SIPD organization. Most notably, the SIPD welcomed four new staff: Tracey Ozuk (Administrative Assistant), Davinder Brar (By-law Enforcement Officer), Romeo Agominab (Junior Planner) and Jovanie Cupasan (Permit Coordinator). These individuals have added important human resource capacity and expertise to the organization, helping ensure the SIPD continues to meet the needs and expectations of the SIPD Board, our member municipal Councils, and our communities.



Development activity in the Planning District declined slightly in 2023. The SIPD issued 626 total permits with a construction value exceeding \$85.4 million. Although permit volumes were down 4% from 2022, and the value of construction was down 25% from 2022, the SIPD remained busy with dozens of significant projects throughout the Planning District.

In 2023, the first development project (Fastfrate) broke ground in the new 665-acre CentrePort Canada Rail Park in the Inland Port Special Planning Area (IPSPA) of the R.M. of Rosser. The Rail Park development is expected to spur enormous investment in CentrePort in the coming years. In addition, the R.M. of Rockwood enjoyed the highest value of new construction in their municipality in more than a decade (\$22.2 million). The Town of Stonewall enjoyed new investment in their existing Industrial Park and with several civic-related developments, including a new childcare facility, while Teulon also experienced a modest level of residential and civic-related development in 2023. Despite challenging economic times and increased costs, the SIPD has experienced another positive year of construction.

The past year also saw the start of several planning initiatives, including SIPD's Development Plan review, Stonewall's Secondary Plan and Zoning By-law review, and Teulon's Secondary Plan and Zoning By-law review. These planning documents will be completed in 2024-25 and will direct local planning decisions and development for many years to come.

I would like to thank the SIPD Board for the opportunity to serve them in 2023, and for staff's continued commitment to their work. The SIPD team looks forward to continue serving its member municipalities in 2024, ensuring that development is responsibly planned and managed throughout the Planning District.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Shaw', with a stylized flourish at the end.

Eric Shaw, BA, MScPl, MCIP, RPP  
General Manager

# VISION, MISSION AND VALUES

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## 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

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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 Chair and Deputy Chair 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 2023:

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

The SIPD was very sorry to lose one its members this past year. Director Ted Hodgkinson passed away on November 23, 2023. The entire SIPD organization continues to send sincere condolences to the Hodgkinson family for their loss.



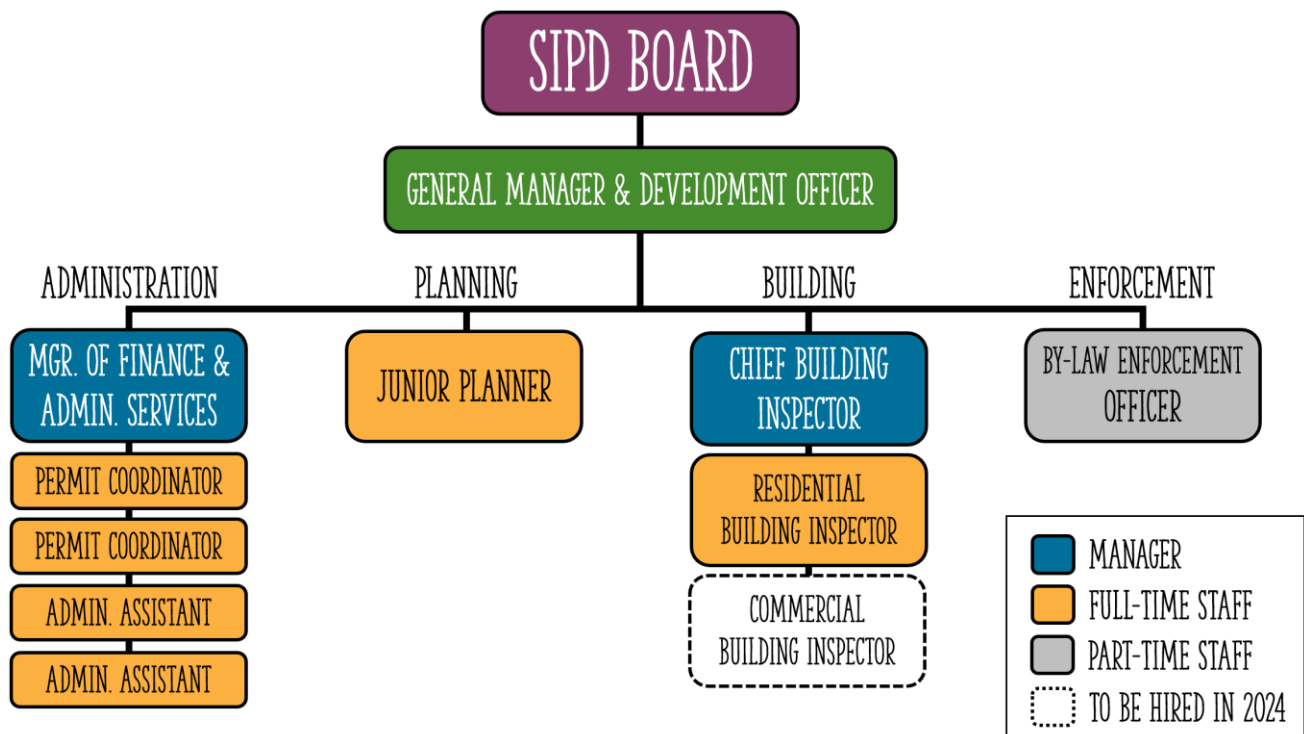
## SIPD STAFF:

The South Interlake Planning District (SIPD) employed ten full-time professional staff in 2023 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
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
Davinder Brar	By-law Enforcement Officer	Enforcement	CentrePort

Figure 1 illustrates the organizational structure of the South Interlake Planning District in 2023.

FIGURE 1: SIPD'S ORGANIZATIONAL STRUCTURE IN 2023



# NEWS IN 2023

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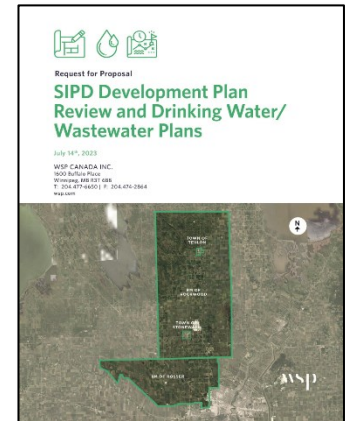
## **SIPD DEVELOPMENT PLAN REVIEW:**

In the summer of 2023, the South Interlake Planning District (SIPD) retained the planning services of WSP Canada Inc. to assist with the comprehensive review of SIPD's current Development Plan. The current Development Plan was originally adopted in 2011, but has been amended several times over the last 12 years.

The SIPD has identified multiple areas within the Development Plan that need to be addressed, including issues related to population growth, development trends, and various socio-demographic shifts and changes. Other important considerations include bringing the Development Plan into compliance with Plan 20-50 (i.e., new Regional Plan which is expected to be adopted by January 1, 2025), the new Town of Stonewall Secondary Plan and Zoning By-law (currently under review), and the new Town of Teulon Secondary Plan and Zoning By-law (currently under review).

In addition, WSP was retained to prepare related 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.

The draft Development Plan is expected to be presented to the public in the fall of 2024, for review and input, with final adoption targeted for early 2025.



## **TOWN OF STONEWALL SECONDARY PLAN & ZONING BY-LAW REVIEW:**

In late 2023, the Town of Stonewall retained the planning consulting services of Urban Systems to assist with the preparation of Stonewall's first Secondary Plan and a new Zoning By-law, both of which are expected to be complete by late 2024 or early 2025.



The development of Stonewall's first Secondary Plan is an opportunity for Council to establish strategic planning objectives for the community, including policy direction on subdivision design, building standards, road patterns and layout, the location of municipal services, the location of schools and parks, economic development, protection of heritage resources or sensitive lands, and more, while ensuring consistency with the SIPD's Development Plan.

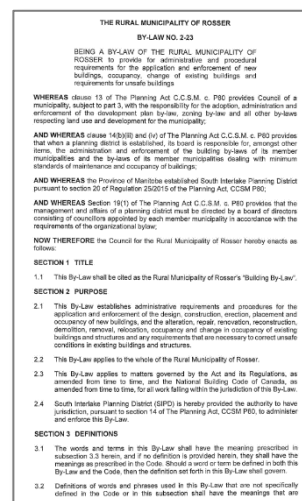
A central issue to be addressed in the new Secondary Plan is the future development of 777 acres of land annexed from the R.M. of Rockwood to the Town of Stonewall (as of January 1, 2024), which will provide a 25-30 year supply of developable lands for new residential and commercial development. The Secondary Plan will provide direction how this development is expected to occur.

In addition, Stonewall's current Zoning By-law is more than seven years old and requires a comprehensive review. The new Zoning By-law is expected to be updated in accordance with best planning practices and will be integral to implementing new strategic policies established in updated SIPD Development Plan and Stonewall's new Secondary Plan.

## MUNICIPAL BUILDING BY-LAWS:

The SIPD is responsible for the administration and enforcement of its member municipal Building By-laws, which concern the design, construction, and occupancy of new buildings; the alteration, renovation, and demolition of existing buildings; and any requirements that are necessary to correct unsafe conditions in existing buildings. Building By-law requirements apply to all, helping ensure consistent and safe standards for development and compliance with the Manitoba Building Code, Manitoba Plumbing Code and Manitoba Energy Code for buildings. Compliance is mandatory, and non-compliance is subject to enforcement and penalties.

In 2023, the SIPD finalized a draft of its comprehensively updated Building By-law, which outlines requirements associated with all Building, Plumbing, Occupancy and Demolition Permits administered by the Planning District. The draft By-law, which was subsequently adopted by all four member municipalities, is now in full force and effect.



## HIRING OF NEW STAFF:

The SIPD was pleased to hire four new staff in 2023.

Tracey Ozuk was hired in January as a full-time Administrative Assistant. Tracey, who works from the CentrePort office, is responsible for a wide variety of administrative tasks for the SIPD, including responding to telephone and email inquiries, planning and permit application in-take, permit issuance and payments, filing of documents, and much more.

In addition, the SIPD was pleased to hire Davinder Brar as a part-time By-law Enforcement Officer (five-year term) in May. Davinder, who works from the CentrePort office, is responsible for assisting with the enforcement of the SIPD Development



Plan, SIPD's member municipal Zoning By-laws, and SIPD's member municipal Building By-laws. The position is shared with the R.M. of Rosser, who employs Davinder as a part-time By-law Enforcement Officer (five-year term) to enforce various municipal by-laws.

The SIPD was pleased to hire Romeo Agominab as a full-time Junior Planner in May. Under the direction of the General Manager, Romeo is responsible for managing numerous planning applications, including subdivisions, conditional uses, variances, zoning by-law amendments, and more. Romeo works from the CentrePort office.

Finally, the SIPD was pleased to hire Jovanie Cupasan as a full-time Permit Coordinator in July. Under the direction of the Manager of Finance & Administration, Jovanie is responsible for managing the administration of various permit files (development, building, occupancy, plumbing, and demolition permits) for projects throughout the Planning District, with a particular focus on residential and agricultural related development.

The SIPD is very proud to welcome these talented individuals to the team, all of whom are committed to serving the SIPD Board, SIPD's member municipal councils, and all those who live and work in the Planning District.

# 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 2023 was 73 applications, which is similar to 2022 levels (i.e., 71 applications). In 2023, the volume distribution of planning applications was as follows: R.M of Rockwood accounted for 64% (47 applications); the Town of Stonewall accounted for 23% (17 applications); the R.M. of Rosser accounted for 12% (9 applications); and the Town of Teulon accounted for 0% (0 applications).

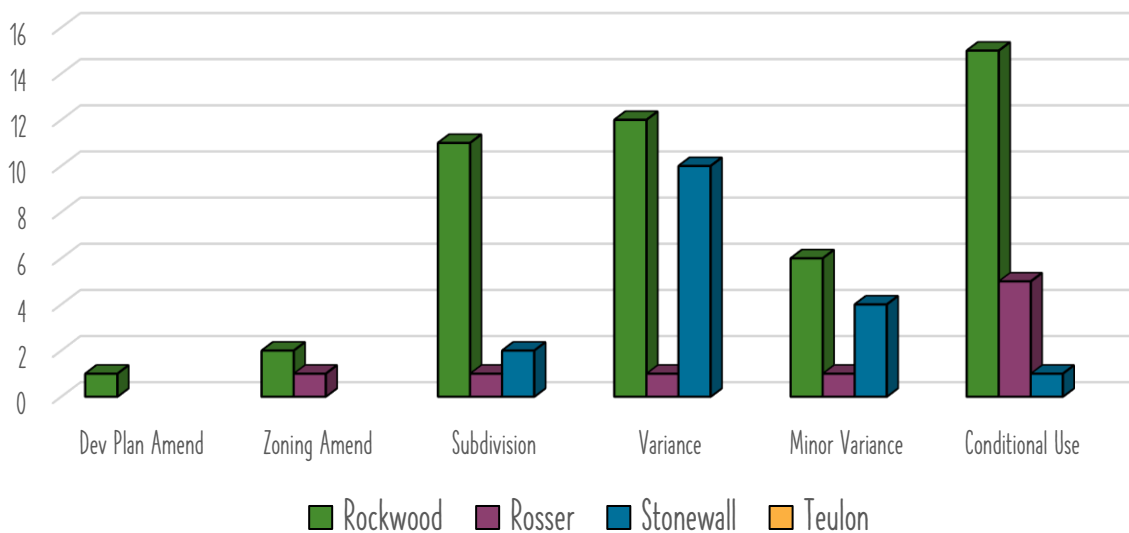
It is important to recognize that certain planning applications require the involvement and assistance from the Province of Manitoba's Community Planning Branch (Selkirk), including applications for Development Plan and Zoning By-Law amendments and subdivisions. The SIPD appreciates the support and assistance 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, 2023 to December 31, 2023:

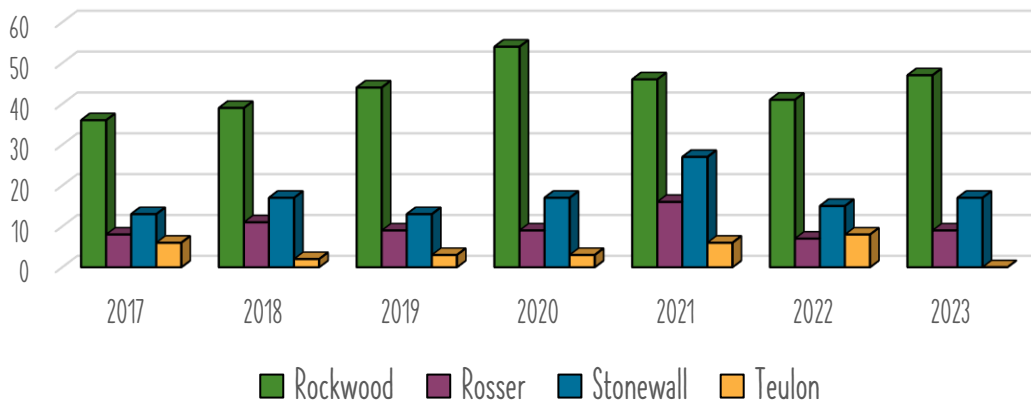
**FIGURE 2: VOLUME OF PLANNING APPLICATIONS BY TYPE (2023)**



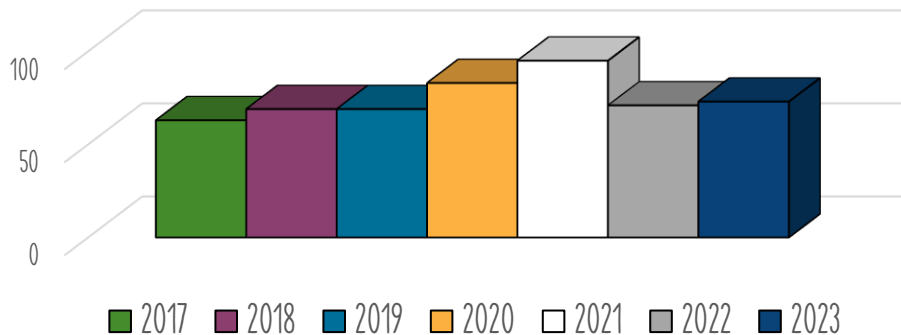
**FIGURE 3: VOLUME OF PLANNING APPLICATIONS BY TYPE (2023)**

APPLICATION TYPE	ROCKWOOD	ROSSER/CP	STONEWALL	TEULON	TOTAL
DEVELOPMENT PLAN AMENDMENT	1	0	0	0	1
ZONING BYLAW AMENDMENT	2	1	0	0	3
SUBDIVISION	11	1	2	0	14
VARIANCE	12	1	10	0	23
MINOR VARIANCE	6	1	4	0	11
CONDITIONAL USE	15	5	1	0	21
<b>2023 TOTAL</b>	<b>47</b>	<b>9</b>	<b>17</b>	<b>0</b>	<b>73</b>
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 (2017-23)**



**FIGURE 5: TOTAL VOLUME OF PLANNING APPLICATIONS BY YEAR (2017-23)**



# BUILDING CONSTRUCTION

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## SUMMARY:

In 2023, the total number of permits issued (excl. demolition permits) was 626, which represents a slight decrease to SIPD's volume of permits issued in 2022 (655). The number of permits issued in 2023 was below SIPD's five-year annual average (689 permits) between 2019-23, but significantly higher than SIPD's 10-year annual average (558) between 2014-23.

The value of new construction in 2023 was \$85.4 million, which represents a notable decrease compared to 2022 (\$114.5 million). The value of construction in 2023 was well below SIPD's five-year annual average (\$111.5 million) between 2019-23, but higher than SIPD's 10-year annual average (\$73.3 million) between 2014-23.

Most notably, the first major development project (Fastfrate) broke ground in the new 665-acre CentrePort Canada Rail Park in the Inland Port Special Planning Area (IPSPA) of the R.M. of Rosser. In addition, several multi-million dollar projects were permitted in the growing BrookPort Industrial Park. The R.M. of Rockwood enjoyed a busy year, including a wide range of agricultural, commercial and residential development investment. In fact, the value of new construction in the R.M. of Rockwood in 2023 was their highest in more than a decade. In addition, the Town of Stonewall experienced new investment in their existing Industrial Park, along with a large heating system replacement at Stonewall Collegiate and a new childcare facility. Teulon experienced a modest level of residential and civic-related development, including an emergency room renovation at the Hunter Memorial Hospital.

The following are the top three Building Permits (i.e., highest value of construction) in each member municipality in 2023:

### R.M. OF ROCKWOOD:

**Applicant:** M Builds

**Permit No.:** SIPD-23-135

**Description:** Magazine Storage Facility (Magellan Aerospace)

**Address:** 12060 E Road 75 N, Stony Mountain

**Value:** **\$4,382,872**

**Applicant:** Pretium Projects Ltd.

**Permit No.:** SIPD-23-260

**Description:** Childcare Facility

**Address:** Fire Hall 81 School Road, R.M. of Rockwood

**Value:** **\$3,421,124**

**Applicant:** Clearwater Colony

**Permit No.:** SIPD-23-307

**Description:** Farm Storage/Biomass Storage/Boiler Building

**Address:** 84113 PTH 7, R.M. of Rockwood

**Value:** **\$1,800,000**

### R.M. OF ROSSER:

**Applicant:** Kurlin Sullivan Architecture Studio Ltd.

**Permit No.:** SIPD-23-054

**Description:** Distribution Warehouse and Offices (Fastfrate)

**Address:** 179 Railpark Way, R.M. of Rosser

**Value:** **\$17,900,000**

**Applicant:** Pre-Con Builders

**Permit No.:** SIPD-23-261

**Description:** Warehouse and Distribution Building (Western Global)

**Address:** 508 Goldenrod Drive, R.M. of Rosser

**Value:** **\$5,725,000**

**Applicant:** Roo Construction

**Permit No.:** BR 18/22

**Description:** Truck Repair & Dispatch Shop (Longview Logistics Ltd.)

**Address:** 13 Raynhem Dr., R.M. of Rosser

**Value:** **\$3,412,287**

**TOWN OF STONEWALL:**

**Applicant:** Pretium Projects Ltd.  
**Permit No.:** SIPD-23-015  
**Description:** Childcare Facility  
**Address:** 509 2nd St. West, Stonewall  
**Value:** **\$3,321,143**

**Applicant:** Lowe Mechanical Services Ltd.  
**Permit No.:** SIPD-23-126  
**Description:** Heating System Replacement (Stonewall Collegiate)  
**Address:** 297 5th St. West, Stonewall  
**Value:** **\$2,766,508**

**Applicant:** Pentagon Manufacturing Corp.  
**Permit No.:** SIPD-23-224  
**Description:** Warehouse Addition (Pentagon Shutters)  
**Address:** 7 Granite Ave., Stonewall  
**Value:** **\$1,300,000**

**TOWN OF TEULON:**

**Applicant:** Starkell Homes  
**Permit No.:** SIPD-23-160  
**Description:** New Single-Family Dwelling  
**Address:** 195 Third St. SW, Teulon  
**Value:** **\$374,240**

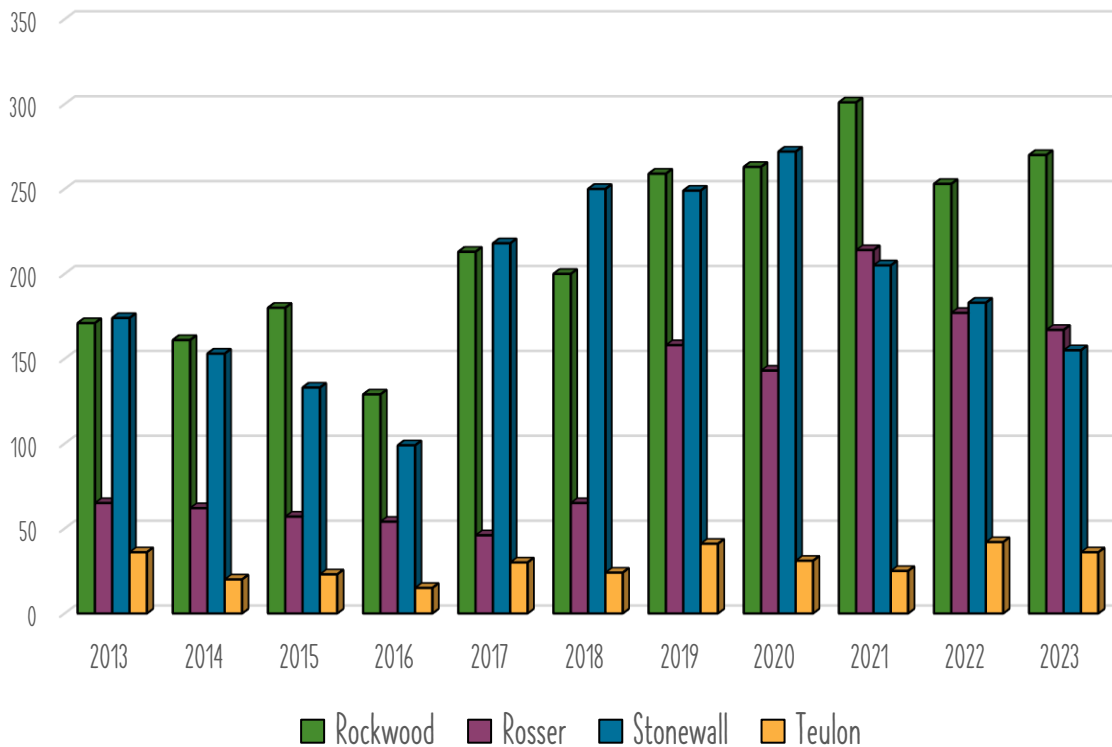
**Applicant:** Interlake Electric Ltd.  
**Permit No.:** BT 23/22  
**Description:** Childcare Facility  
**Address:** 34 Main St., Teulon  
**Value:** **\$280,000**

**Applicant:** Secure Construction Group  
**Permit No.:** SIPD-23-288  
**Description:** Emergency Room Renovation (Hunter Memorial Hospital)  
**Address:** 162A Third Ave. SE, Teulon  
**Value:** **\$244,969**

**VOLUME AND TYPE BY MUNICIPALITY:**

Figures 6 and 7 provide a summary of the total volume of permits issued annually by the SIPD between 2013 and 2023:

**FIGURE 6: VOLUME OF TOTAL PERMITS ISSUED (EXCL. DEMOLITION) (2013-23)**



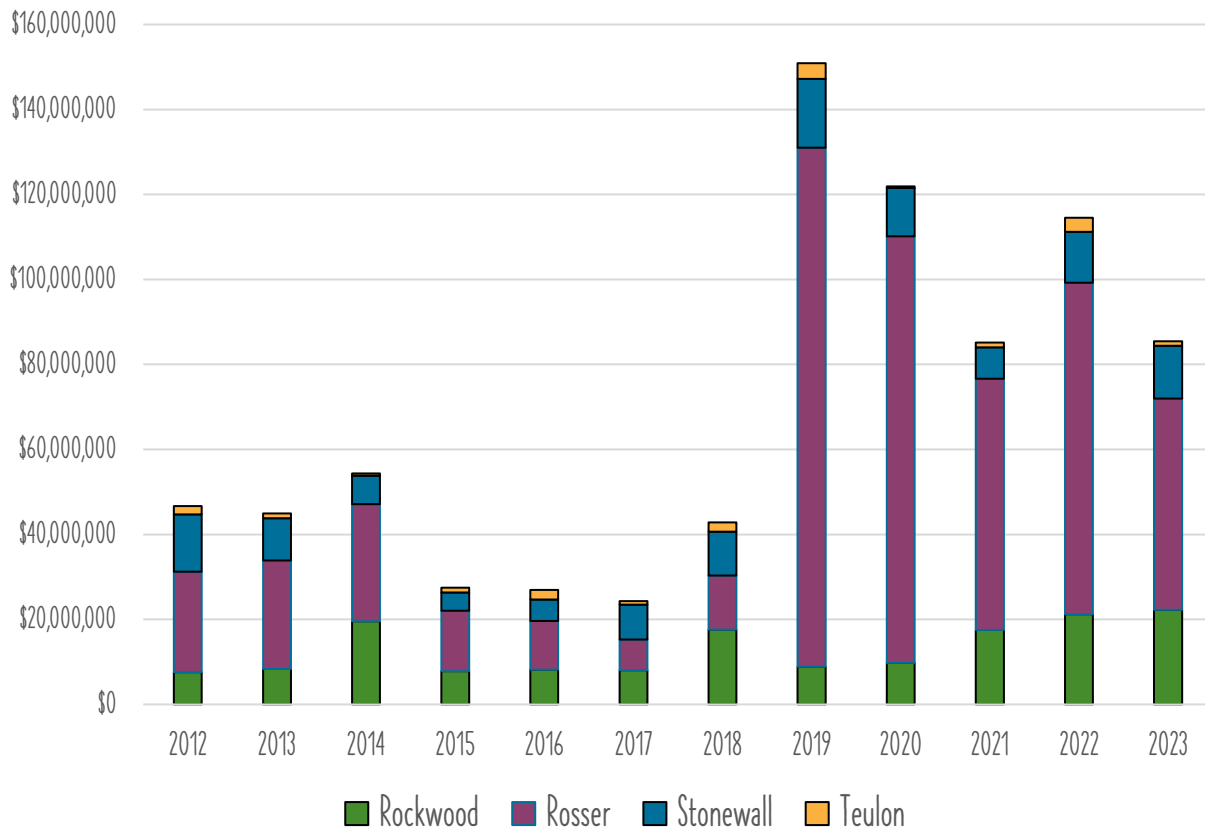


**FIGURE 7: VOLUME OF TOTAL PERMITS ISSUED (EXCL. DEMOLITION) (2013-23)**

YEAR	ROCKWOOD	ROSSER/CP	STONEWALL	TEULON	TOTAL
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
2020	263	143	272	31	709
2021	301	214	205	25	745
2022	253	177	183	42	655
2023	270	167	155	36	628
'13-'23 AVG	217	107	191	30	546

Figures 8 and 9 provide a summary of the annual value of new construction associated with building permits issued by the SIPD between 2013 and 2023:

**FIGURE 8: VALUE OF NEW CONSTRUCTION (2013-23)**



**FIGURE 9: VALUE OF NEW CONSTRUCTION (2013-23)**

YEAR	ROCKWOOD	ROSSER/CP	STONEWALL	TEULON	TOTAL
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
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
<b>2023</b>	<b>\$22,295,635</b>	<b>\$49,657,262</b>	<b>\$12,449,703</b>	<b>\$1,032,709</b>	<b>\$85,435,309</b>
'13-'23 AVG	\$13,068,760	\$44,306,707	\$9,781,819	\$1,631,907	\$68,789,194

Figure 10 provides a summary of building permits issued by the SIPD during the reporting period of January 1, 2023 to December 31, 2023:

**FIGURE 10: VOLUME OF BUILDING PERMITS ISSUED (2023)**

	ROCKWOOD	ROSSER/CP	STONEWALL	TEULON	TOTAL
<b>2023 TOTAL</b>	<b>108</b>	<b>38</b>	<b>61</b>	<b>9</b>	<b>216</b>
2022 TOTAL	94	55	78	15	242

Figure 11 provides a summary of development permits issued by the SIPD during the reporting period of January 1, 2023 to December 31, 2023:

**FIGURE 11: VOLUME OF DEVELOPMENT PERMITS ISSUED (2023)**

	ROCKWOOD	ROSSER/CP	STONEWALL	TEULON	TOTAL
<b>2023 TOTAL</b>	<b>102</b>	<b>56</b>	<b>55</b>	<b>10</b>	<b>223</b>
2022 TOTAL	102	58	62	18	240

Figure 12 provides a summary of individual occupancy permits (i.e., not associated with Building Permits) issued by the SIPD during the reporting period of January 1, 2023 to December 31, 2023:

**FIGURE 12: VOLUME OF INDIVIDUAL OCCUPANCY PERMITS ISSUED (2023)**

	ROCKWOOD	ROSSER/CP	STONEWALL	TEULON	TOTAL
<b>2023 TOTAL</b>	<b>16</b>	<b>52</b>	<b>21</b>	<b>13</b>	<b>102</b>
2022 TOTAL	10	34	6	3	53

Figure 13 provides a summary of plumbing permits issued by the SIPD during the reporting period of January 1, 2023 to December 31, 2023:

**FIGURE 13: PLUMBING PERMITS ISSUED (2023)**

	<b>ROCKWOOD</b>	<b>ROSSER/CP</b>	<b>STONEWALL</b>	<b>TEULON</b>	<b>TOTAL</b>
<b>2023 TOTAL</b>	<b>44</b>	<b>21</b>	<b>18</b>	<b>4</b>	<b>87</b>
<b>2022 TOTAL</b>	<b>47</b>	<b>30</b>	<b>37</b>	<b>6</b>	<b>120</b>

Figure 14 provides a summary of demolition permits issued by the SIPD during the reporting period of January 1, 2023 to December 31, 2023:

**FIGURE 14: DEMOLITION PERMITS ISSUED (2023)**

	<b>ROCKWOOD</b>	<b>ROSSER/CP</b>	<b>STONEWALL</b>	<b>TEULON</b>	<b>TOTAL</b>
<b>2023 TOTAL</b>	<b>2</b>	<b>0</b>	<b>3</b>	<b>1</b>	<b>6</b>
<b>2022 TOTAL</b>	<b>7</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>9</b>

Figure 15 provides a summary of inspections conducted by SIPD staff, for all permits and enforcement files, during the reporting period of January 1, 2023 to December 31, 2023:

**FIGURE 15: VOLUME OF INSPECTIONS (2023)**

<b>MONTH</b>	<b>ROCKWOOD</b>	<b>ROSSER/CP</b>	<b>STONEWALL</b>	<b>TEULON</b>	<b>TOTAL</b>
JANUARY	29	24	16	4	73
FEBRUARY	25	15	7	1	48
MARCH	29	30	20	10	89
APRIL	18	22	17	2	59
MAY	46	30	29	6	111
JUNE	40	30	19	4	93
JULY	35	31	16	5	87
AUGUST	51	20	21	4	96
SEPTEMBER	53	27	18	6	104
OCTOBER	61	34	26	7	128
NOVEMBER	43	16	18	8	85
DECEMBER	29	8	8	6	51
<b>2023 TOTAL</b>	<b>459</b>	<b>287</b>	<b>215</b>	<b>63</b>	<b>1,024</b>
<b>2022 TOTAL</b>	<b>381</b>	<b>321</b>	<b>273</b>	<b>57</b>	<b>1,032</b>
<b>2021 TOTAL</b>	<b>437</b>	<b>343</b>	<b>361</b>	<b>35</b>	<b>1,176</b>
<b>2020 TOTAL</b>	<b>318</b>	<b>339</b>	<b>475</b>	<b>70</b>	<b>1,202</b>
<b>2019 TOTAL</b>	<b>379</b>	<b>218</b>	<b>532</b>	<b>84</b>	<b>1,213</b>

Building permit related inspections increased between the peak construction period of May through October 2023, with three of said months (May, September and October) exceeding 100 inspections each. With the volume of commercial, industrial, agricultural and residential projects being developed in the Planning District, the SIPD no longer experiences a significant seasonal slow-down, as was the case in years past. Instead, the volume of inspections remains consistently high for 9-12 months of the year.

Figure 16 provides a summary of the distance driven by SIPD building inspectors for all inspections conducted during the period of January 1, 2023 to December 31, 2023:

**FIGURE 16: KILOMETRES DRIVEN BY BUILDING INSPECTORS (2023)**

<b>MONTH</b>	<b>TOTAL KM DRIVEN</b>
JANUARY	2,857 km
FEBRUARY	3,210 km
MARCH	3,336 km
APRIL	2,530 km
MAY	2,720 km
JUNE	4,083 km
JULY	3,922 km
AUGUST	2,708 km
SEPTEMBER	4,407 km
OCTOBER	4,441 km
NOVEMBER	3,737 km
DECEMBER	2,962 km
<b>2023 TOTAL</b>	<b>40,913 km</b>
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 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.

In May 2023, the SIPD hired 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**  
 South Interlake Planning District  
 285 Main Street, P.O. Box 1219  
 Stonewall, MB, R0C 2Z0  
 T: 204-467-2587 • F: 204-467-6383  
 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: \_\_\_\_\_ (Civic 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, 2023 to December 31, 2023:

**FIGURE 17: ENFORCEMENT (2023)**

	ROCKWOOD	ROSSER/CP	STONEWALL	TEULON	TOTAL
ENFORCEMENT ISSUES IN 2023 *	8	54	7	2	71
ENFORCEMENT FILES IN 2023 **	5	27	3	2	37
ENF. ISSUES / FILES RECTIFIED IN 2023	6	19	8	0	33

\* "Enforcement Issues" include all enforcement-related complaints received and enforcement issues identified by the SIPD. Some Enforcement Issues are resolved quickly, before being converted to the Enforcement File stage.

\*\* "Enforcement Files" include all complaints/issues that are converted to files, which are addressed through formal enforcement procedures pursuant to the Municipal and Planning Acts.

# SIPD'S 2023 OPERATING BUDGET

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## SUMMARY:

Revenue for the South Interlake Planning District (SIPD) was steady in 2023, although below budget. Specifically, building permit revenue was approximately 75% of budget. While the SIPD organization added several new employees to the organization in 2023, total spending was also below budget, ultimately resulting in a small budget surplus at the end of 2023 (i.e., \$7,336.63).

At year-end, total revenue for the SIPD was 85% of budget, for a total of \$1,308,171.58. Notable revenue accounts that over-performed in 2023 included occupancy permits, government grants, return on investments, and penalty fees.

At year-end, total spending for the SIPD was 84% of budget. Savings were achieved in several expenditure accounts in 2023, including those related professional fees, special projects, and SIPD administration (salaries, office, and administration).

Figure 18 below provides a summary of the annual balances for the SIPD between 2019 and 2023:

**FIGURE 18: SIPD'S ACTUAL REVENUE VS. ACTUAL EXPENDITURE (2019-23)**

	<b>2019 ACTUAL</b>	<b>2020 ACTUAL</b>	<b>2021 ACTUAL</b>	<b>2022 ACTUAL</b>	<b>2023 ACTUAL</b>
<b>REVENUE</b>	\$1,922,761.59	\$822,705.12	\$1,101,915.16	\$1,691,924.64	\$1,308,171.58
<b>EXPENDITURE</b>	\$706,068.37	\$691,930.29	\$690,287.88	\$1,170,347.81	\$1,300,834.95
<b>NET BALANCE</b>	<b>\$1,216,693.22</b>	<b>\$130,774.83</b>	<b>\$411,627.28</b>	<b>\$521,576.83</b>	<b>\$7,336.63</b>