



# MUNICIPALITY OF SOURIS- GLENWOOD MANITOBA

Business Information Package

## ABSTRACT

Commercial and Industrial Properties  
Zoning Maps  
Existing Incentives  
Infrastructure & Demographics  
Land Cost, Tax Rates, Utilities  
Contact Information

## SOURIS-GLENWOOD COMMUNITY DEVELOPMENT CORPORATION

Making Business Happen



## Welcome to Souris-Glenwood!

Our community can provide the opportunity for your business to start and grow. The Municipality of Souris-Glenwood has plenty to offer with a strong economic sector in agriculture, healthcare, education and construction and excellent lifestyle amenities such as a K-12 School, active business community, arena complex, Victoria Park and campground complete with state of the art swimming pool, theatre and much more. This small town is committed to developing its commercial sector by taking a multi-faceted approach:

- ✓ Attract companies who wish to expand to the area,
- ✓ Encourage current local businesses to grow, and
- ✓ Inspire and assist local entrepreneurs in new start-ups.

This Business Information Package was assembled to provide the entrepreneur or business owner with answers to questions concerning starting and operating a business in Souris-Glenwood. Souris is a stable, but growing community. Investor confidence has led to millions of dollars in infrastructure projects – both private and public sector – being made in our community over the past few years. With designated areas for growth, we're equally excited about future opportunities for development in residential, commercial and industrial zoned properties.

Souris is located just 35 minutes southwest of Brandon. If you would like to live and invest in a bustling safe community, start a business or would like to work in the area, give us a call or come by for a visit

If you have any questions or require any assistance outside of this package, our Economic Development Office will be there to help you along the way. E-mail [sgcdc@mts.net](mailto:sgcdc@mts.net) or call (204) 741-0631.



# Contents

1.0 Infrastructure - Souris-Glenwood.....	7
1.1 Transportation Network and Location .....	7
2.0 Commercial, industrial and residential properties available for development .....	8
2.1 Commercial/Industrial/other .....	8
2.2 Residential .....	9
2.3 Commercial Properties for Rent.....	9
2.4 Special Projects with Municipal Incentives .....	9
3.0 Zoning Maps .....	10
4.0 Existing Incentives.....	10
4.1 Commercial Incentive Grant .....	10
5.0 Taxes, Fees, Licenses and Permits .....	11
5.1 Business Tax .....	11
5.2 Businesses Licences .....	11
5.3 Development Fee and Community Enhancement Fee .....	11
5.4 Developer Agreement and Fees .....	11
5.5 Building Permit Fees (refer Appendix II) .....	11
5.6 Corporate and Personal Income Tax Rates.....	12
6.0 Utilities: Electricity, Water & Sewer, Natural Gas .....	12
7.0 Demographics, Business and Environment Statistics .....	14
8.0 CONTACT INFORMATION .....	17
Appendix I – Land Development Opportunities .....	21
Appendix II – Building Permit (Fillable PDF on-line).....	22



## 1.0 Infrastructure - Souris-Glenwood

Souris is a rural community located in Southwestern Manitoba on the junction of the Souris River and Plum Creek. First settled in 1881, Souris has grown into a prosperous community that offers a rural lifestyle with easy access to urban amenities and customers. Souris can offer business advantages such as:

- Proximity to the City of Brandon with transportation access
- High quality of life, educated and technical labour force
- No municipal business taxes, fees or licenses
- Strong economic sector in agriculture, healthcare, education, tourism

### 1.1 Transportation Network and Location

Souris is only 41 KMs, or 25 minutes, from the second largest city in the Province. With a population of 46,061 residents in Brandon, Souris businesses have easy access to large markets while still operating in a rural setting.



Being centrally located in Southwestern Manitoba provides Souris with economic advantages. Businesses can draw customers and supply chains from a variety of areas. The following are within an hour's drive of Souris:

- City of Brandon (41 KM)
- Town of Virden (70 KM)
- Town of Boissevain (70 KM)
- Town of Melita (88 KM)
- Town of Killarney (95 KM)
- 24-hour USA border crossing (95 KM)

### Transportation Access

Souris is connected to various transportation networks by being located on Highway 2. It is 22 KM from Highway 10 and 25 KM from the Trans Canada Highway and has the Canadian Pacific Railway running through the community. Souris is only 95 KM from a 24-hour port to the United States of America.

Souris also has an airport north of town that has an asphalt surfaced runway (12/32: 2900 feet by 100 feet). It is fully lit for night operation.

## **2.0 Commercial, industrial and residential properties available for development**

Please refer to Appendix I for location map of below properties.

### **2.1 Commercial/Industrial/other**

#### **Aspen Ave and Lorne Street**

\$15,000/lot

Light industrial/commercial zoning

Lot size 50x125'

Electricity and water to property

**Lon Turner (204) 741-0631**

#### **67 Deans Ave**

\$84,900

Bare land, residential/other zoning

Large vacant lot ready for potential development. Possibility for residential home, condos, mutli-family homes, business or commercial. water and sewer hook up nearby.

Corner Site, Flat site, Land Frontage: 234 ft

**Leslie Chudley - Century 21**

**(204) 761-0421, [www.century21westman.com](http://www.century21westman.com)**

**[www.lesliechudley.com](http://www.lesliechudley.com)**

#### **Highway #2, West of Souris**

\$75,000-\$120,000

1.2 and 3-acre parcels

**Reagan Rome (204) 570-1840**



### **Vacant Land South of Souris**

193.1 acres - \$598,500

39.1 acres - \$254,150

44.9 acres - \$291,655

17.0 acres - \$163,800

**Jodi Logan Remax Valleyview**

**(204) 483-0071 jodilogan@remax.net**

## **2.2 Residential**

### **Build your home on Forrest Drive**

\$45,000-\$55,000/lot

New development in the Town of Souris. Roads, curbs, gutters, water, sewer and street lights already in. Call for details on the other available lots.

Sewer: Municipal sewage system

Water: Municipal water

Land Frontage: 77 ft, Land Depth 157 ft

**Glen Tosh Royal LePage Martin-Liberty**

**(204) 720-6888 (cell) (204) 483-2770**

**glentosh@royalpage.ca**

### **Oak Avenue**

\$30,000/lot

Vacant Land

Land Size 5000 sqft: 4,051 - 7,250 sqft

11 Lots available in this subdivision in the Town of Souris. Lots of other options available for building as well.

Land Frontage: 50 ft., Land Depth: 100 ft.

**Glen Tosh Royal LePage Martin-Liberty**

**(204) 720-6888 (cell) (204) 483-2770**

**glentosh@royalpage.ca**

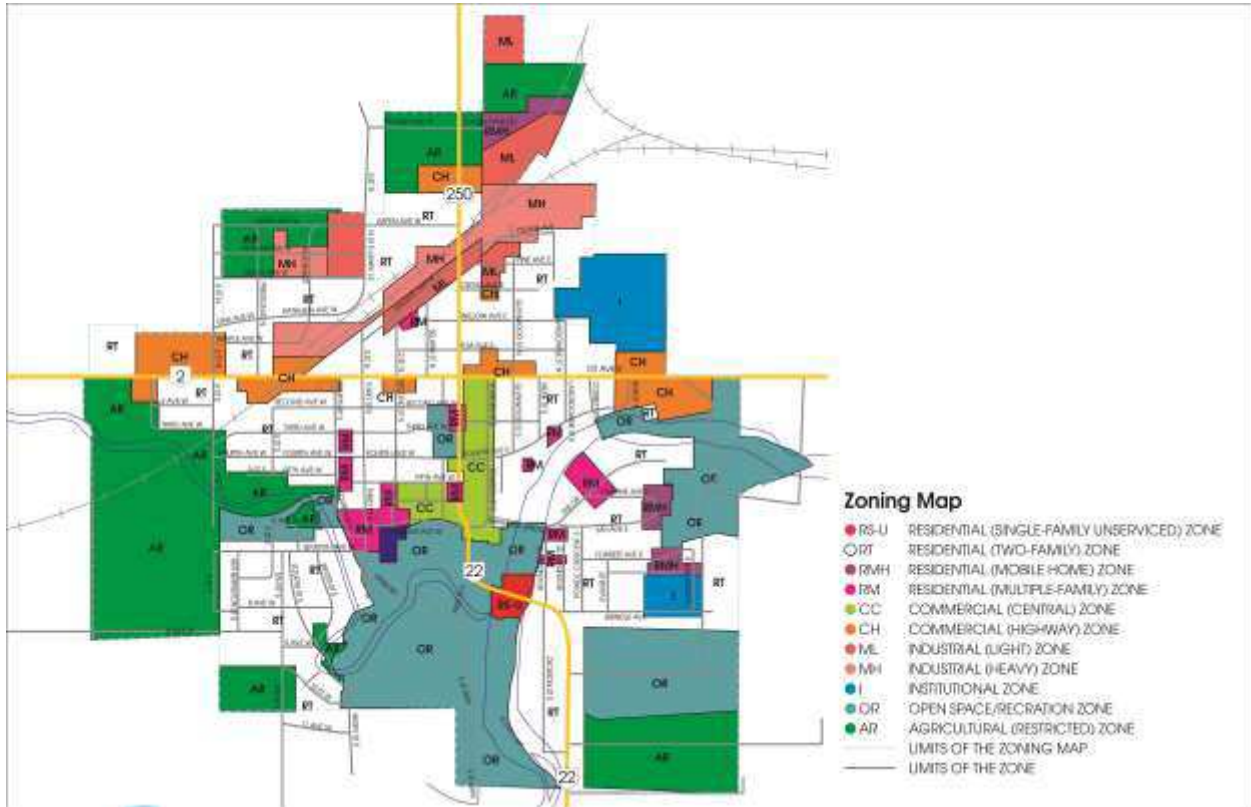
## **2.3 Commercial Properties for Rent**

Please contact Economic Development Office at 204-741-0631 to discuss your needs.

## **2.4 Special Projects with Municipal Incentives**

Please contact Economic Development Office at 204-741-0631 to discuss your needs.

### 3.0 Zoning Maps



### 4.0 Existing Incentives

#### 4.1 Commercial Incentive Grant

The Municipality offers a Commercial Incentive Grant which is an annual grant available to commercial and industrial businesses for economic development. The size of grant is dependent on several factors. For more details contact the Economic Development Office at (204) 741-0631.

## **5.0 Taxes, Fees, Licenses and Permits**

### **5.1 Business Tax**

Souris-Glenwood municipality has no business tax.

### **5.2 Businesses Licences**

Souris-Glenwood municipality does not require a business to purchase a business licence.

### **5.3 Development Fee and Community Enhancement Fee**

Souris-Glenwood municipality does not charge a development or community enhancement fee for the construction of buildings.

### **5.4 Developer Agreement and Fees**

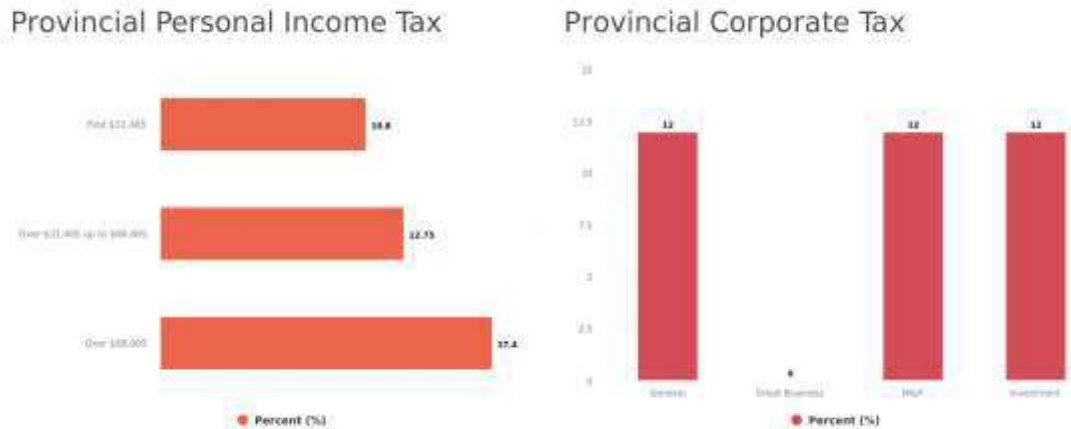
If a developer wishes to develop within the Souris-Glenwood municipality, an agreement has been created by the municipality to create a standard agreement which both parties enter. Fees are attached to this agreement to ensure the fair compensation for municipal resources. For more information, please contact the Municipal Office. The office can be reached by phone at (204) 483-5200 or by email at [tnsouris@mymts.net](mailto:tnsouris@mymts.net) .

### **5.5 Building Permit Fees (refer Appendix II)**

Souris-Glenwood has competitive fees for building permits. Building permits are based on the square footage of an area and the type of space. The list below indicates the rate per type of space for calculating your building permit fees. For more information, please contact the Municipal Office. The office can be reached by phone at (204) 483-5200 or by email at [tnsouris@mymts.net](mailto:tnsouris@mymts.net).

## 5.6 Corporate and Personal Income Tax Rates

### Taxation



## 6.0 Utilities: Electricity, Water & Sewer, Natural Gas

### 6.1 Manitoba Hydro Advantage

When operating a business in Manitoba, access to cheap reliable power is a key advantage. Manitoba Hydro has among the lowest electricity rates in North America, clean, renewable hydro power, high system reliability, exceptional customer service, energy saving solution specialized expertise. To find out how Manitoba Hydro can help your business grow, visit [www.hydro.mb.ca/your\\_business/locate](http://www.hydro.mb.ca/your_business/locate) to talk to a customer service agent.

### 6.2 Water Rates

In 2016, the base water rate is \$59.20 for 500 cubic feet of water. Water usage beyond that amount is \$5.59 per cubic foot. Sewer is \$3.23 per cubic foot. The administration fee is \$15.10 per quarter.

### 6.3 Natural Gas Fees

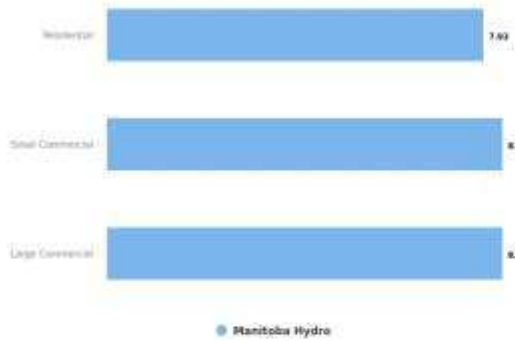
Natural Gas is available in Souris. To learn more about natural gas or its rates, please

contact Manitoba Hydro or go to:

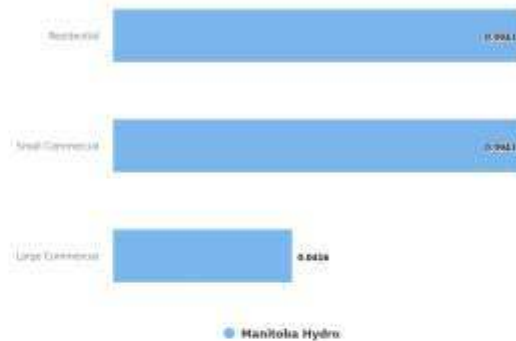
[www.hydro.mb.ca/corporate/facilities/manitoba\\_hydro\\_naturalgas.shtml](http://www.hydro.mb.ca/corporate/facilities/manitoba_hydro_naturalgas.shtml). To connect business to natural gas, please call 1-888-624-9376 for an estimate.

## Utilities

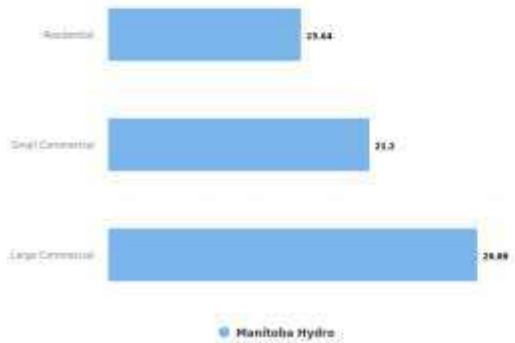
### Electricity Rates



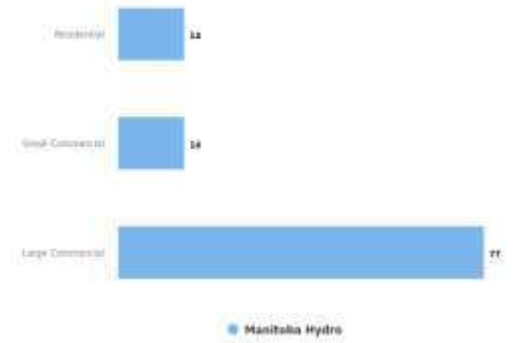
### Natural Gas Rates



### Electricity Base Charges



### Natural Gas Base Rates



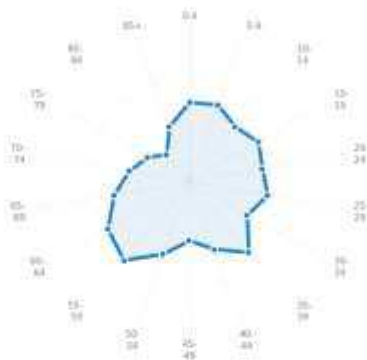
## 7.0 Demographics, Business and Environment Statistics

### 7.1 Population & Demographics

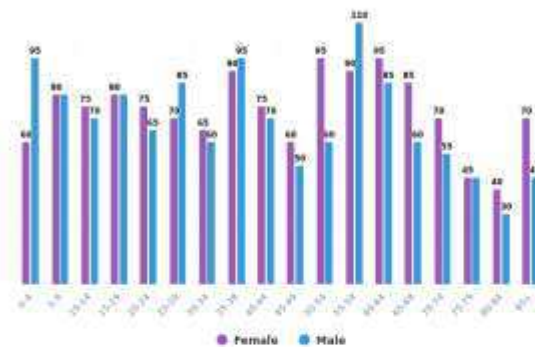
From 2001 to 2011, the province's population grew by 7%; Souris experienced a small growth rate of 4%. The Municipality of Souris-Glenwood has a slightly older population, particularly in the female demographic. The median age of the population is 46, 8 years higher than the provincial average. The population demographics are as follows: 23% of the population is between the ages 0 to 19; 26% of the population is between the ages 20 to 44; 26% of the population is between 45 to 64 and 26% of the population is older than 65 years old.

### Demographics

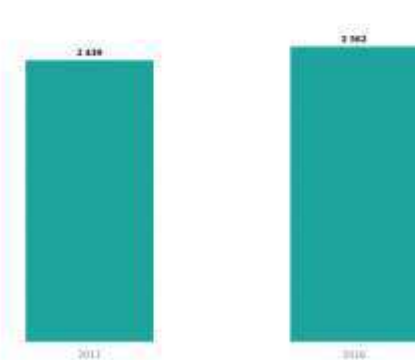
Ages



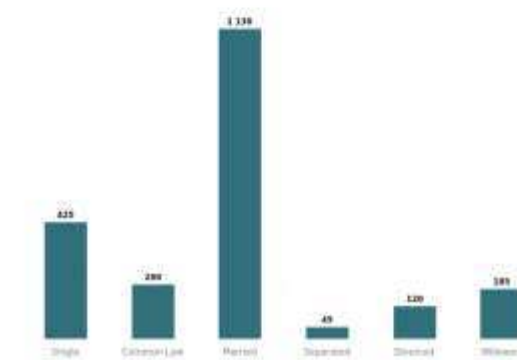
Gender



Population



Marital Status



## 7.2 Labour Force

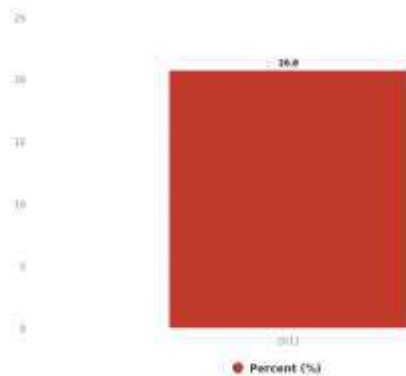
Souris' employment rate is only slightly below that of the provincial employment rate by 1.1%. The participation rate is only 1.7% lower than that of the province at 65.6% for The Municipality of Souris-Glenwood. The unemployment rate of 5.4% is slightly (0.8%) better than that of the provincial average rate of 6.2%.

## 7.3 Occupation

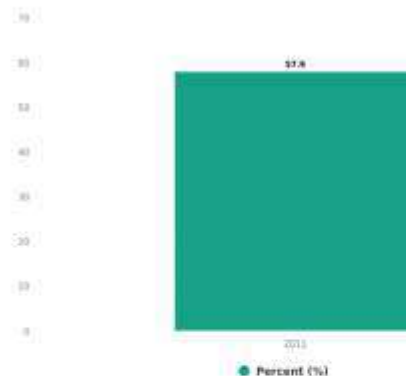
The Municipality of Souris-Glenwood has a diverse occupation type. There is a higher number of occupations within the sales and service, management and healthcare fields with Souris-Glenwood exceeding the provincial average in management, health and trades/transportation occupations. The sales and service occupation rate is equal to that of the provincial average.

## Labour Force

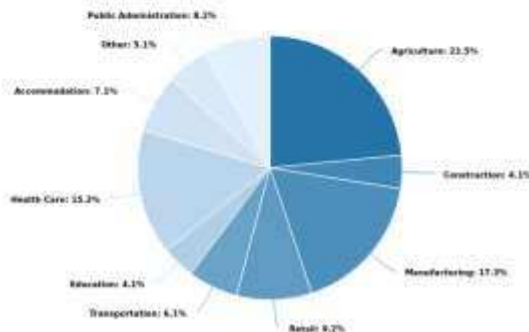
Unemployment Rates



Participation Rates



Labour Force by Industry



Labour Force by Occupation



### 7.4 Industry

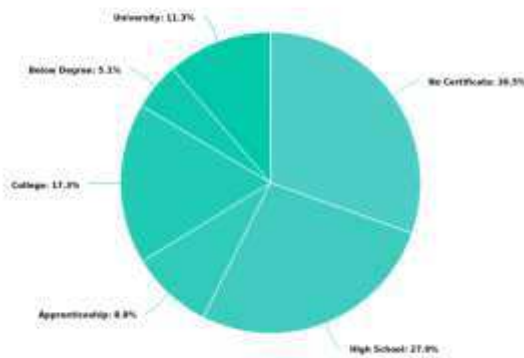
The three main industries of the of Municipality of Souris-Glenwood are agriculture, healthcare and social assistance, and the retail trade. These comprise 42% of the local industry.

### 7.5 Education

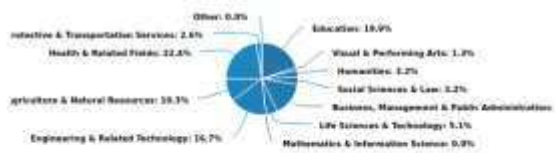
The educational attainment level in Souris-Glenwood is particularly high, with 63% of the population having more than a high school education. There is a strong emphasis on post secondary certificates and degrees ( 29%) and college and non-university certificates (13%). -Glenwood can offer an educated and skilled workforce to any business.

## Education

Education



Major Field of Study





## 8.0 CONTACT INFORMATION

### ECONOMIC DEVELOPMENT

Economic Development Office

E-mail: [sgcdc@mymts.net](mailto:sgcdc@mymts.net)

Phone: 204-741-0631

### SOURIS CHAMBER OF COMMERCE

E-mail: [sourischamber@gmail.com](mailto:sourischamber@gmail.com)

P.O. Box 939 Souris, MB R0K 2C0

### LOCAL GOVERNMENT

E-mail [tnsouris@mymts.net](mailto:tnsouris@mymts.net)

Phone: 204-483-5200

Fax: 204-483-5203

P.O. Box 518 Souris, MB R02 2C0

### REAL ESTATE AGENTS

Jodi Logan Remax Valleyview

(204) 483-0071 [jodilogan@remax.net](mailto:jodilogan@remax.net)

Leslie Chudley - Century 21

(204) 761-0421, [www.century21westman.com](http://www.century21westman.com)

[www.lesliechudley.com](http://www.lesliechudley.com)

Glen Tosh Royal LePage Martin-Liberty

(204) 720-6888 (cell) (204) 483-2770

[glentosh@royalpage.ca](mailto:glentosh@royalpage.ca)

### SOCIAL MEDIA

<https://www.facebook.com/townofsouris/>

<https://twitter.com/sourisglenwood>

<http://www.sourismanitoba.com/>

## OTHER CONTACTS

### RENTALS

Souris Apartments  
Phone: (204) 483-3123  
Sherritt Apartments  
Phone: (204) 483-2245  
Seniors' Rental Units  
Phone: (204) 720-1913

### LEGAL

Meighen Haddad  
4 Crescent Ave W  
Phone: (204) 483-1556

### NEWSPAPER

Souris Plaindealer  
Phone: (204) 483-2070

[Southwestpost.ca](http://Southwestpost.ca)

### ACCOUNTING

MNP  
25 Crescent Ave W  
Phone: (204) 483-3903

Anderson Strath  
129 1st St S, Sutter Building  
Office: 204-726-1995  
Toll Free: 1-888-726-1995

Frank Bennett CPA-CGA  
Phone: (204) 748-1633

Sensus Partnership  
Phone: (204) 483-1370

## POST OFFICE

Phone: (204) 483-2163  
107-2nd Street

## COMMUNICATIONS

### MTS

<https://www.mts.ca/residential>  
Phone: (204) 225-5687

### RF Now

<http://www.rfnow.com/>  
1-866-887-3669 (toll-free)  
(204) 748-4812 (telephone)  
(204) 748-4806 (fax)  
[info@rfnow.com](mailto:info@rfnow.com) (email)

Westman Communications Group  
Toll Free: 1-800-665-3337

## UTILITIES & WASTE

Municipal Water - Sewer  
Phone: (204) 483-5200  
Office: 100-2nd St S

### MB Hydro

Electricity & Natural Gas  
Phone 204-480-5900;  
Toll-free 1-888-624-9376

Municipal Waste Management  
Phone: (204) 483-3986

## BANKING & INSURANCE

### Kirkup Agencies

27 Crescent Av W  
Phone: (204) 483-2149

### Western Financial Group

6 Crescent Ave W  
Phone: (204) 483-2151

Financial  
RBC  
47 Crescent Ave W  
Phone: (204) 483-2181

Westoba Credit Union  
104 1 St S  
Phone: (204) 483-6300

## Appendix I – Land Development Opportunities

Souris is a stable, but growing community. Investor confidence has led to millions of dollars in infrastructure projects – both private and public sector – being made in our community over the past few years. With designated areas for growth, we're equally excited about future opportunities for development in residential, commercial and industrial zoned properties.

**Map of Souris**  
*Shaded areas indicate general location of properties (not to scale)*

# Souris

Manitoba

## Land Development Opportunities

Souris is located just 35 minutes southwest of Brandon. If you would like to live and invest in a bustling safe community, start a business or would like to work in the area, give us a call or come by for a visit.

For a **2017 Visitor and Relocation Guidebook** or for more info call Lon Turner at (204) 741-0631 or email [secdc@mymts.net](mailto:secdc@mymts.net).  
[www.sourismanitoba.com](http://www.sourismanitoba.com)  
[Facebook.com/townofsouris](https://www.facebook.com/townofsouris)

**\$15,000/lot**

- Light industrial/commercial zoning
- Lot size 50x125'
- Electricity and water to property

Lon Turner (204) 741-0631

**\$84,900**

Bare land, residential/other zoning  
67 Dears Ave

Leslie Chudley - Century 21  
(204) 761-0421, [www.century21westman.com](http://www.century21westman.com)  
[www.lesliechudley.com](http://www.lesliechudley.com)

**\$30,000/lot**

Oak Ave. residential lots

Lon Turner (204) 741-0631

**\$75,000-\$120,000**

1.2 and 3 acre parcels

Reagan Rome (204) 570-3040

- 193.1 acres - \$598,500
- 39.1 acres - \$254,150
- 44.9 acres - \$291,655
- 17.0 acres - \$163,800

Jodi Logan Remax Valleyview  
(204) 483-0071 [jodi@jodi@remax.net](mailto:jodi@jodi@remax.net)

**\$45,000-\$55,000/lot**

Build your home on Forrest Drive

Glen Yosh Royal LePage Martin-Liberty  
(204) 720-8888 (cell) (204) 483-2770  
[glenyosh@royallepage.ca](mailto:glenyosh@royallepage.ca)

## Appendix II – Building Permit (Fillable PDF on-line)

Municipality of Souris-Glenwood  
**Application for Building Permit**

Permit No. \_\_\_\_\_

Tax Roll No. \_\_\_\_\_

**TO THE INSPECTOR OF BUILDINGS**

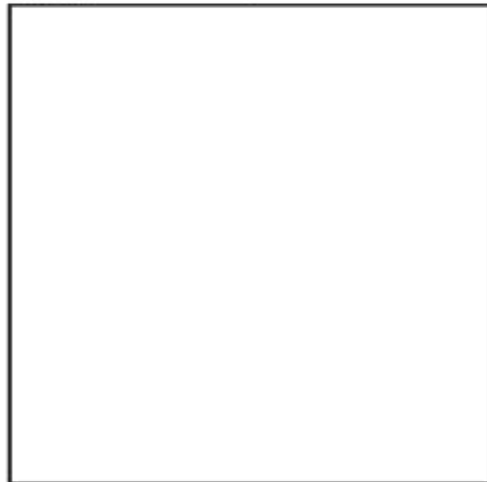
The undersigned hereby applies for a permit to build according to the following specifications:

- 1 Located at \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_
- 2 Name of Owner \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Phone No. \_\_\_\_\_
- 3 Name of Builder \_\_\_\_\_ Address \_\_\_\_\_
- 4 Purpose of Application  New Construction  Addition to an Existing  Repair
- 5 Property now Zoned as \_\_\_\_\_
- 6 Variation Order Required Yes  No
- 7 Proposed use of building \_\_\_\_\_
- 8 Current use of building \_\_\_\_\_
- 9 Building Size \_\_\_\_\_ ft. by \_\_\_\_\_ ft.
- 10 Footing Size \_\_\_\_\_ Foundation type \_\_\_\_\_
- 11 Bearing Wall Stud Size \_\_\_\_\_ O/C \_\_\_\_\_
- 12 Exterior Finish \_\_\_\_\_ Material \_\_\_\_\_
- 13 Floor Joist: Type \_\_\_\_\_ Size \_\_\_\_\_
- 14 Insulation Value Walls \_\_\_\_\_ Ceiling \_\_\_\_\_
- 15 Garage: Attached  Detached
- 16 Overhead Door Size \_\_\_\_\_ Gable  Side Wall
- 17 Type of Heating \_\_\_\_\_
- 18 Additional Information \_\_\_\_\_

**THIS PERMIT EXPIRES IF ACTIVE WORK IS NOT COMMENCED WITHIN 6 MONTHS FROM DATE OF APPROVAL**

Site Plan

N



Starting Date \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_

Cost of Construction \$ \_\_\_\_\_

Water and Sewer Service Required

Yes  No

Estimate Required Yes  No

New  Replace

Plans and Specifications Attached \_\_\_\_\_

I \_\_\_\_\_ certify that:  
 the information contained in this application, attached plans and  
 specifications and other attached documentation is true to the  
 best of my knowledge.

Date \_\_\_\_\_ Signature \_\_\_\_\_

Approved by Council \_\_\_\_\_

Building Inspector \_\_\_\_\_ Date \_\_\_\_\_

Additional Comments \_\_\_\_\_

Please fill out this Application for Building Permit and return to:  
 Brent Fallis, Building Inspector, Municipality of Souris Glenwood – Box 518, #100 - 2nd Street South, Souris, MB R0K 2C0 – Phone: 204-483-5217 or E-mail: bfallis@mymts.net