



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 or call (204) 741-0631.

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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

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@royallepage.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@royallepage.ca

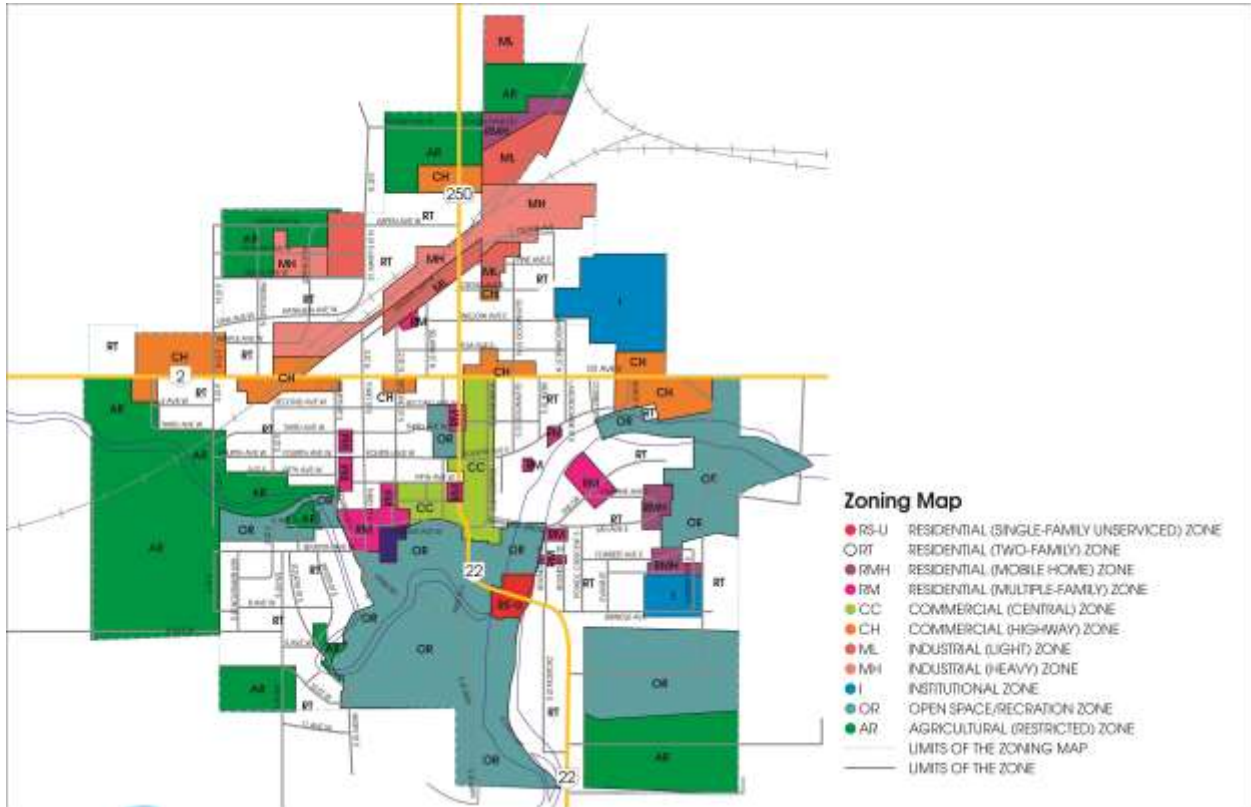
2.3 Commercial Properties for Rent

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

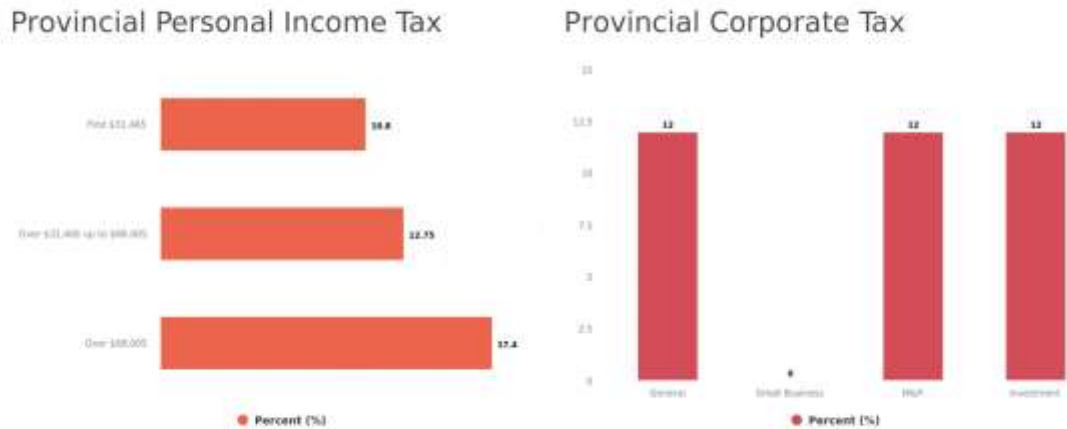
If a developer wishes to develop within the Souris-Glenwood municipality, an agreement has been created by the municipality to create a standard agreement which both parties enter. Fees are attached to this agreement to ensure the fair compensation for municipal resources. For more information, please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

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.

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 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

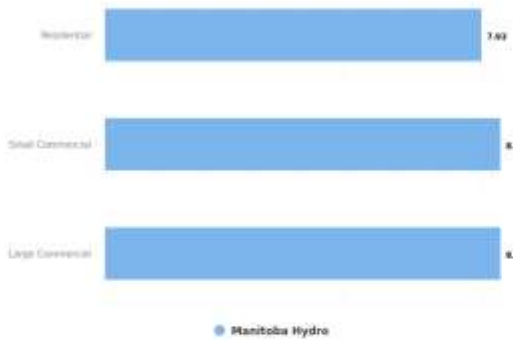
Natural Gas is available in Souris. To learn more about natural gas or its rates, please

contact Manitoba Hydro or go to:

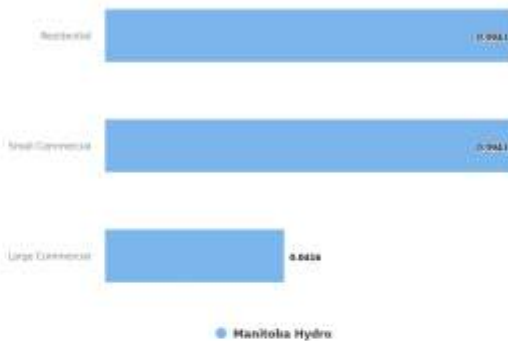
www.hydro.mb.ca/corporate/facilities/manitoba_hydro_naturalgas.shtml. To connect business to natural gas, please call 1-888-624-9376 for an estimate.

Utilities

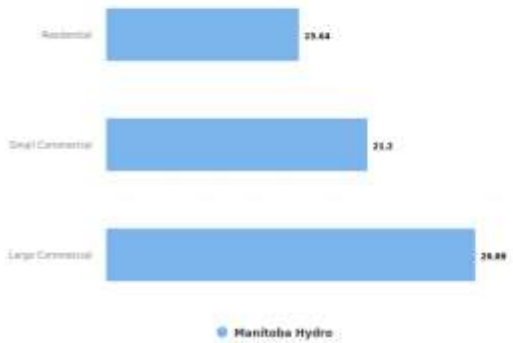
Electricity Rates



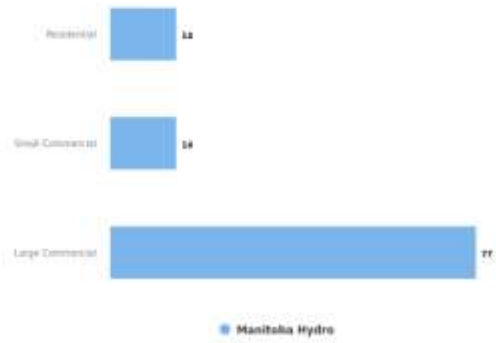
Natural Gas Rates



Electricity Base Charges



Natural Gas Base Rates



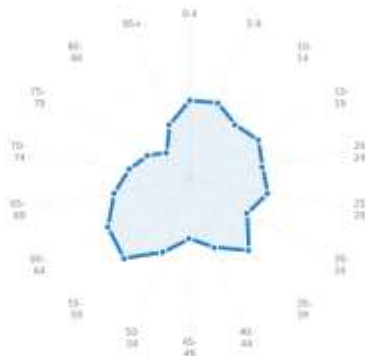
7.0 Demographics, Business and Environment Statistics

7.1 Population & Demographics

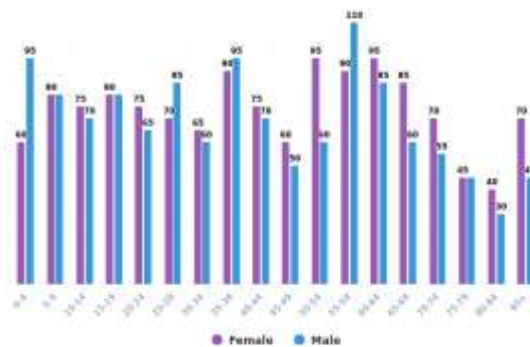
From 2001 to 2011, the province's population grew by 7%; Souris experienced a small growth rate of 4%. The Municipality of Souris-Glenwood has a slightly older population, particularly in the female demographic. The median age of the population is 46, 8 years higher than the provincial average. The population 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

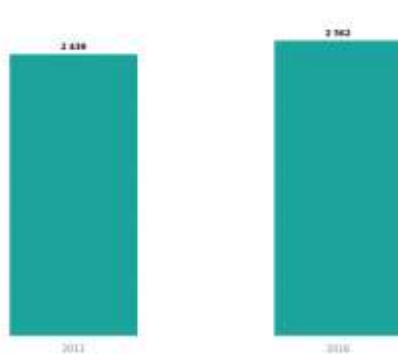
Ages



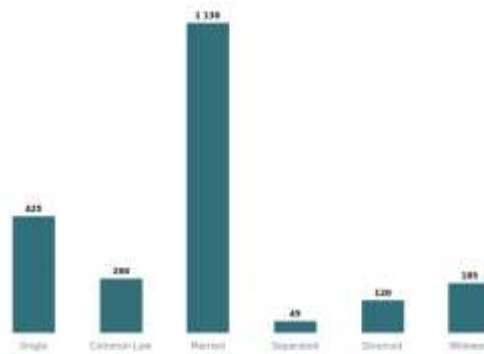
Gender



Population



Marital Status



7.2 Labour Force

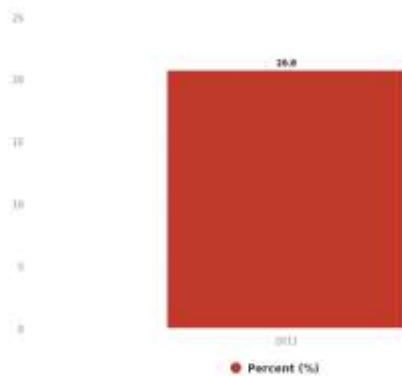
Souris' employment rate is only slightly below that of the provincial employment rate by 1.1%. The participation rate is only 1.7% lower than that of the province at 65.6% for The Municipality of Souris-Glenwood. The unemployment rate of 5.4% is slightly (0.8%) better than that of the provincial average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

7.3 Occupation

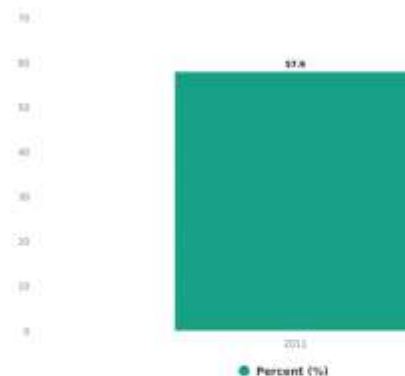
The Municipality of Souris-Glenwood has a diverse occupation type. There is a higher number of occupations within the sales and service, management and healthcare fields with Souris-Glenwood exceeding the provincial average in management, health and trades/transportation occupations. The sales and service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

Labour Force

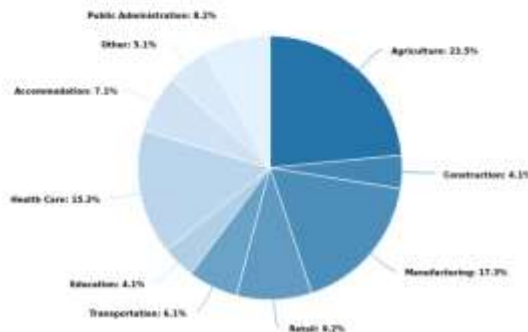
Unemployment Rates



Participation Rates



Labour Force by Industry



Labour Force by Occupation



7.4 Industry

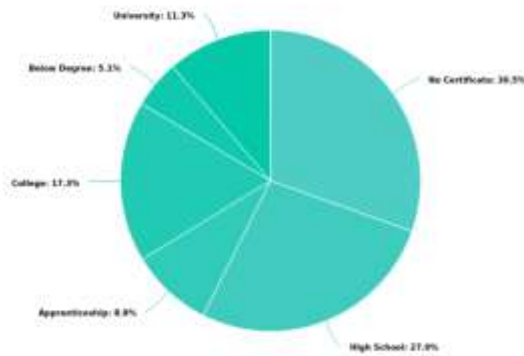
The three main industries of the of Municipality of Souris-Glenwood are agriculture, healthcare and social assistance, and the retail trade. These comprise 42% of the local industry.

7.5 Education

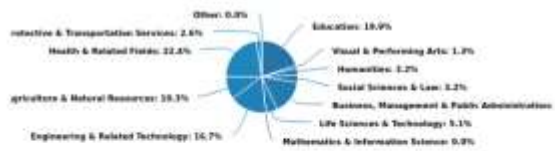
The educational attainment level in Souris-Glenwood is particularly high, with 63% of the population having more than a high school education. There is a strong emphasis on post secondary certificates and degrees (29%) and college and non-university certificates (13%). -Glenwood can offer an educated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

Phone: 204-741-0631

SOURIS CHAMBER OF COMMERCE

E-mail: sourischamber@gmail.com

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

LOCAL GOVERNMENT

E-mail 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

Leslie Chudley - Century 21

(204) 761-0421, www.century21westman.com

www.lesliechudley.com

Glen Tosh Royal LePage Martin-Liberty

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

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

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 (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)

\$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
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) 670-3240

\$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

193.1 acres - \$598,500
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Manitoba

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

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

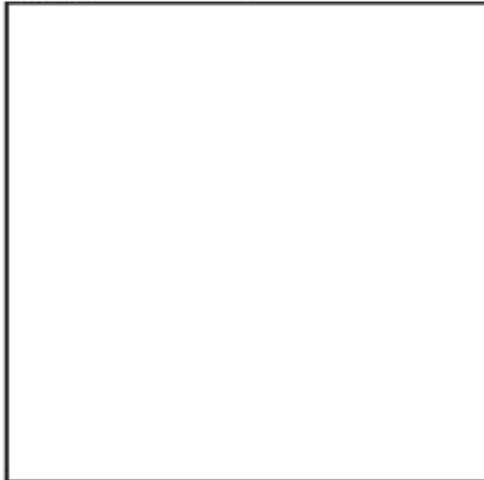
The undersigned hereby applies for a permit to build according to the following specifications:

- 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