

The Pas & Area Economic Profile

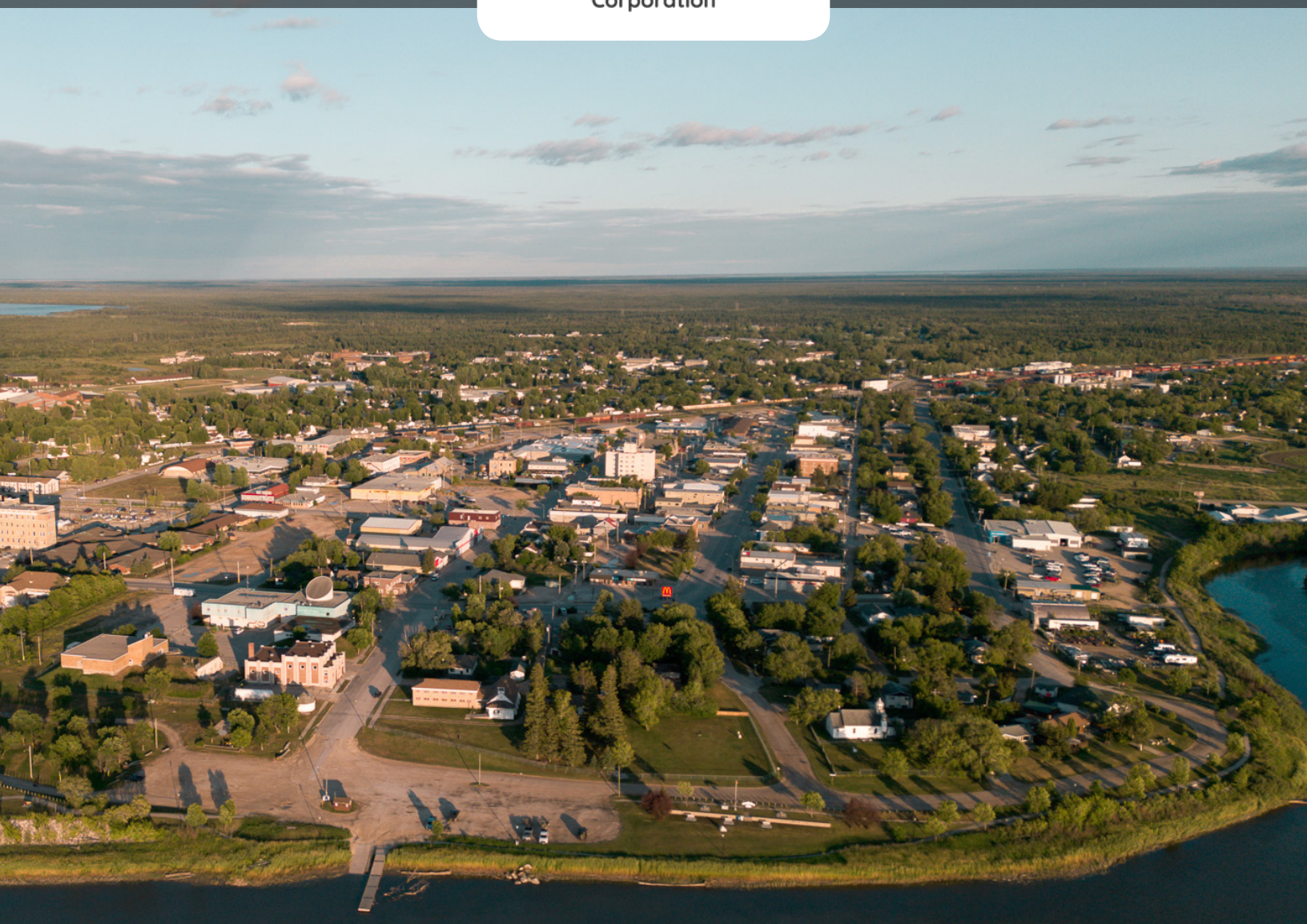
INVESTING IN THE PAS & AREA



The Pas Community

THE PAS
Community Development
Corporation

Development Corporation



Investing in The Pas

The Pas is proud to be the 'Gateway to the North'! Investors looking to establish roots to access key markets in the north and south will look no further than The Pas & Area ("Area") with a trade area close to 13,000 people. The Area serves the primary centres of The Pas (town) with a population of over 5,600, the RM of Kelsey and the Opaskwayak Cree Nation who all work together to grow the economy and enhance the area's quality of the life. The Area is strengthened further through its neighbouring communities of Mosakahiken Cree Nation, Moose Lake, Cormorant, Easterville, Sherridon and Herb Lake Landing. Combined, these communities form a diverse economic base including a strong, sustainable forestry industry, agriculture and education sectors, and a vibrant tourism business cluster.

The town of The Pas is located along Highway 10, 520 kilometers northwest of Winnipeg, and 35 km east of the Saskatchewan border. With two local airports and conveniently located along the Hudson Bay Railway, The Pas is an ideal location for transportation and servicing northern needs.

The Pas is situated in a lush boreal forest only 20 km from the beautiful Clearwater Lake Provincial Park, making it a desirable destination for tourism investments. The Saskatchewan River flows between the town of The Pas and Opaskwayak Cree Nation, two neighbours that come together to show off their culture, history and sparkling natural attractions to visitors and investors.

The Pas offers all the amenities for excellent living with connectivity, recreation, health services, and education including the University College of the North. With a strong sense of community, a beautiful landscape, and a collaborative business community, opportunity awaits you in the 'Gateway to the North'.



Quick Facts: The Pas & Area | Key Economic Indicators

Population

12,878

Available
Labour
Force

8,755

University
College
of the North
ENROLMENTS

2,322

Business
Licenses
(The Pas)

172 | **184**
(2022) | (5yr avg)

Building
Permits
(The Pas)

7
VALUED AT
\$468,600

Land
Area

1,000
km²

Taxes

COMMERCIAL		PROVINCIAL	REBATES
THE PAS MILL RATES:	RM OF KELSEY INCOME TAX:	INCOME TAX:	UP TO
59.496	40.099	12%	75%

Occupied
Jobs

5,400

Businesses

650

Start your investment
planning today!





The Pas Community
Development Corp.
204-627-1118

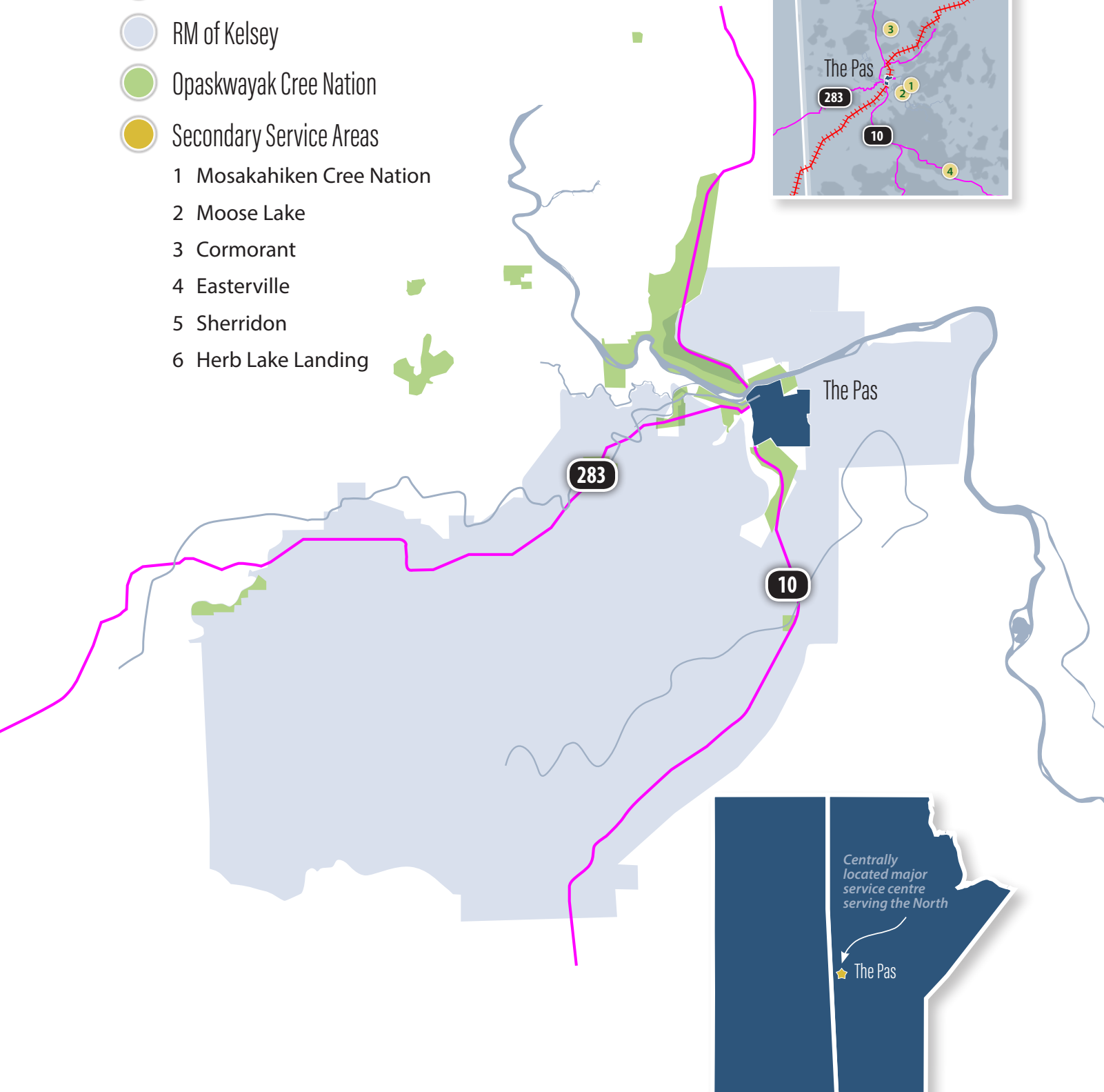
ecdev@thepascdc.com
www.thepascdc.com

The Pas

The Pas

The Pas & Area Map

-  The Pas
-  RM of Kelsey
-  Opaskwayak Cree Nation
-  Secondary Service Areas
 - 1 Mosakahiken Cree Nation
 - 2 Moose Lake
 - 3 Cormorant
 - 4 Easterville
 - 5 Sherridon
 - 6 Herb Lake Landing



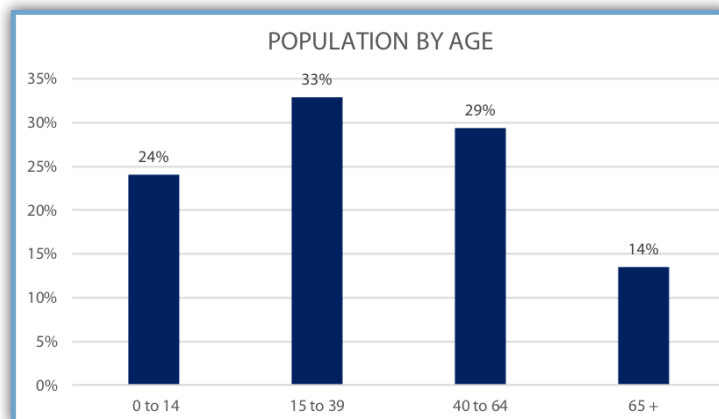
Economic Profile for The Pas & Area

Advancing Community Economic Development

As a regional community economic development agency, The Pas CDC provides services and programs across jurisdictional boundaries and engages in regional partnerships such as the Tri-Council. This type of regional approach creates greater capacity to advance community economic development initiatives.

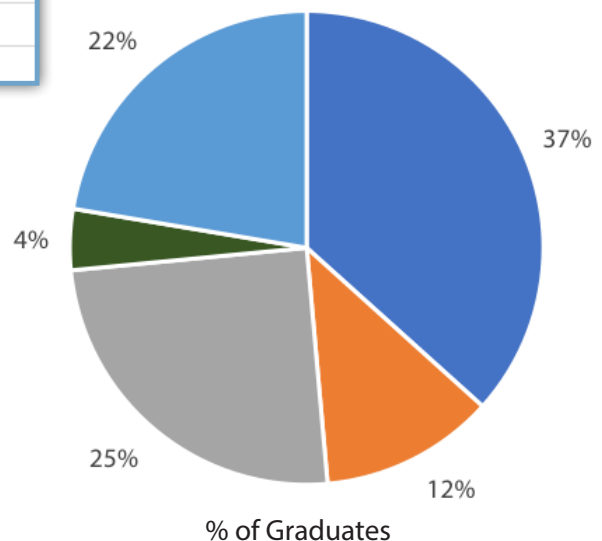
The Pas CDC has commissioned a Community Economic Development Framework and Roadmap to guide them in driving and sustaining economic development in The Pas & Area. See www.thepascdc.com for details.

The Pas & Area Population: 12,878					
Economic Region Population: 10,715			Secondary Service Areas Population: 2,163		
The Pas 5,639	RM of Kelsey 2,181	Opaskwayak 2,895	Mosakahiken Cree Nation	Moose Lake	Cormorant
			Easterville	Sherridon	Herb Lake Landing



Population by Age

% of 2021 Population



Educational Attainment

2021 population 15 years and over

- High (secondary) school diploma or equivalency certificate
- Apprenticeship or trades certificate or diploma
- College, CEGEP or other non-university certificate or diploma
- University certificate or diploma below bachelor level
- University Bachelor's degree or higher



University College of the North

University College of the North (UCN) is Northern Manitoba's premier place for learning. UCN offers accredited on-campus and online degrees, certificates and diplomas across its main campuses and Workforce Education and Training Centres in The Pas and Thompson.

The Pas is one of three communities in Manitoba with a university and college, next to Winnipeg and Brandon. This shines the light on the regional advantage The Pas has to train and develop a skilled labour force for the North.

UCN partners with industry and communities in programming, research, and economic development activities, including facilitating participation of northerners in the digital economy. UCN plays a leading role in steering the north towards greater prosperity and greater resilience in an ever-changing world.

Major Program Areas

- Arts, Business & Science
- Education
- Health
- Skilled Trades, Apprenticeship & Technology
- Continuing Education
- Adult Learning Centre
- Partner University with University of Winnipeg, Brandon University and University of Manitoba

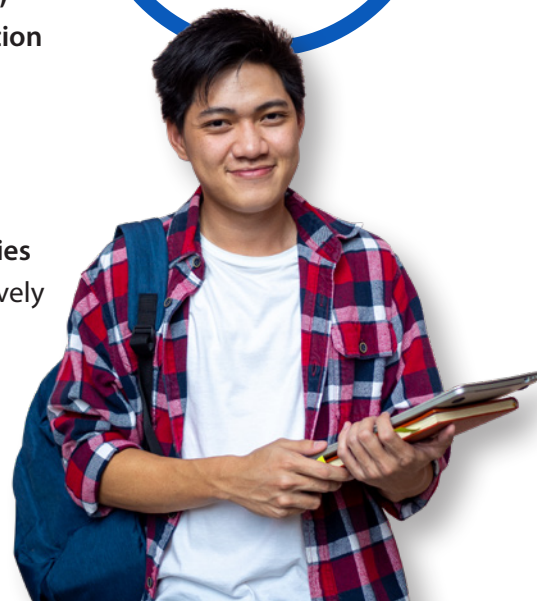
Research at UCN

UCN's Office of Reconciliation, Research & Academic Innovation (RRAI) is the focal point for developing and supporting research activity at UCN. In 2021/2022 alone, **over 155 research and scholarly activities were undertaken** that collectively supported and strengthened research, teaching and learning at UCN.

Enrolment
Catchment
8,522
residents across
Northern Manitoba

2,322
Enrolments
(2021/2022)

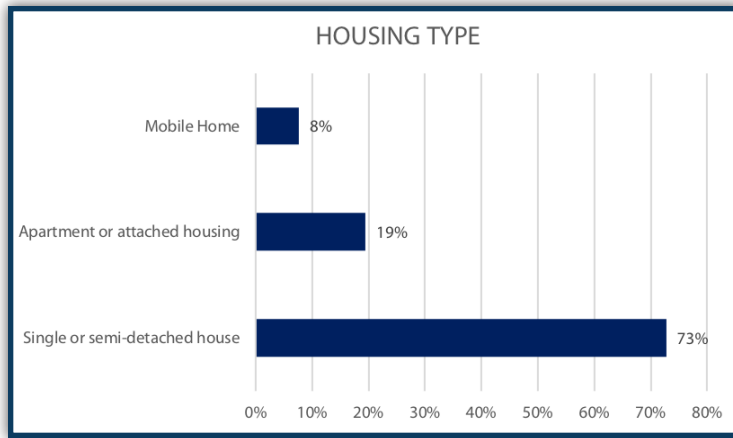
361
Graduates
(2021/2022)



Housing

Housing Types

Approx. **4,200** Homes Across The Pas & Area



Average Sale Price

(The Pas 2022):
\$180,317

Average
Household Income
(The Pas /
RM of Kelsey 2020):
\$106,550

Employment

Regional Advantage

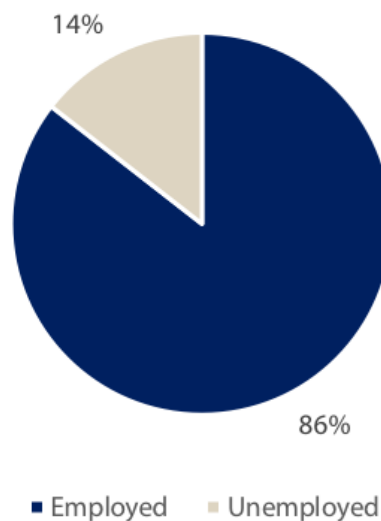
The Pas & Area has a competitive advantage based on the concentration and growth of industry jobs in the region when it comes to the pulp, paper, and paperboard mill industry. This industry has a high unique concentration (+42.3 LQ) of jobs in the area, relative to the national level.

Employed
86%

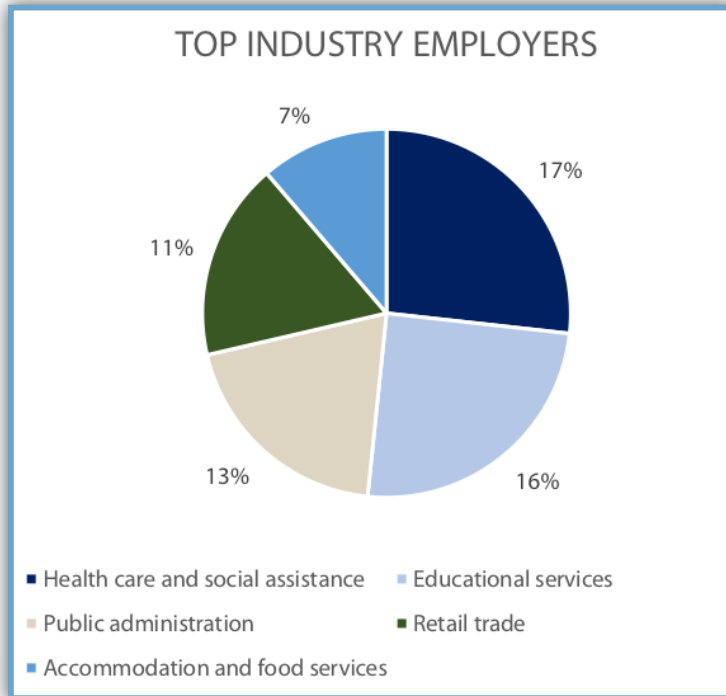
Unemployed
14%

Participation
Rate
62%

EMPLOYMENT % of People In the Labour Force



Top Industry Employers:



Health Care
and Social
Assistance
17%

Educational
Services
16%

Public
Administration
13%

Retail
Trade
11%

Accommodation
and Food
Services
7%

4.6%
Job Growth
over 5 Years:
+245
jobs

Total
Number of
Businesses:
650

Total
Occupied
Jobs:
5,400
jobs



Industry Highlights

Industry Supply Chain in The Pas & Area

About 18% (\$93M) of the total purchases from industries located in The Pas were purchased within the region. Significant purchases came from the pulp, paper, and paperboard mills (**\$14.4M**) and motor vehicle parts manufacturing (**\$6.2M**) industries. The majority at 82% (**\$421M**) were purchased outside the area.

\$517.1M
in Exports

Top 5 Largest Industries

% of 2021 Businesses

Real estate
and rental
and leasing
14%

Retail
Trade
10%

Agriculture,
forestry,
fishing and
hunting
9%

Construction
8%

Health Care
and Social
Assistance
8%

Top Fastest-Growing Businesses

% of 2016-2021 Job Growth

Other
Ambulatory
Health Care
Services
(+205%)

Direct
Selling
Establishments
(+77%)

Out-patient
Care
Centre
(+61%)

Other
Specialty
Trade
Contractors
(+40%)

Heritage
Institutions
(+21%)

Infrastructure | Utilities



TELECOMMUNICATIONS

Telephone
(Landline/cell service)

Internet:
High Speed Wireless

Carriers:
Bell MTS
Telus
Rogers
Xplornet
Genestelecom



AIRPORTS

*The Pas &
Grace Lake Airports
(YQD/CYQD)*

Carriers:
Calm Air
Perimeter Aviation
Wings Over Kissinging
Good Spirit Air
Mississippi Airways
Cranberry Air



ELECTRICITY

Manitoba Hydro



RAILWAYS

Keewatin
Railway
Company
www.krcrail.ca

Via Rail
www.viarail.ca

Hudson Bay
Railway
arcticgateway.com



WATER / WASTEWATER

Water (RM Kelsey)
\$24.33 Service Charge

*Water and Sewer
(The Pas)*

Water:
\$11.65 / First 20,000 gal;
\$7.10 / over 20,000 gal

Sewer:
\$3.55 / 1,000 gal

Bulk water
\$12.35 / 1,000 gal



HIGHWAYS

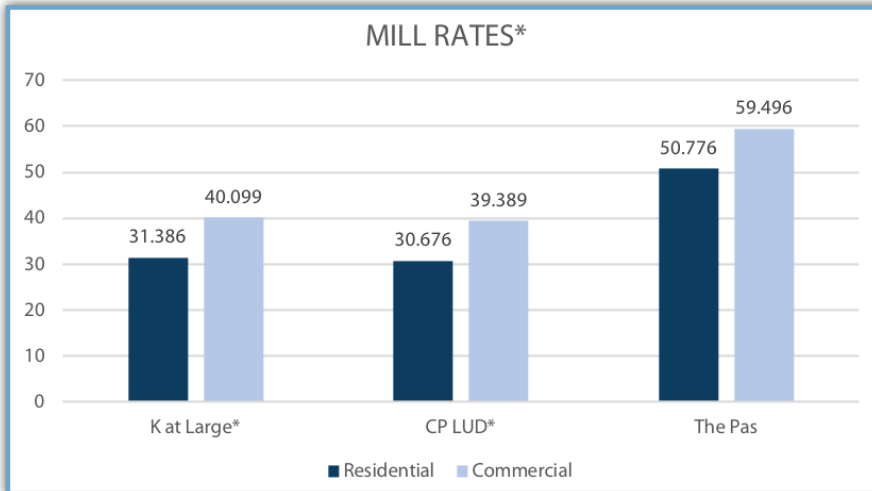
#10 – RTAC

#60 – Class A1

#283 – A1

Winter Road Map:
[www.gov.mb.ca/mit/
winter/2020maps/map.pdf](http://www.gov.mb.ca/mit/winter/2020maps/map.pdf)

Mill Rates



* RM of Kelsey includes the RM at Large (The Pas area and Wanless) and Cranberry Portage LUD

Major Projects

\$156.2M in planned or active major projects (as of March 2023)

Lagoon expansion	\$12.6 million
Health Clinic	\$39 million
Repaving of select roadways	\$300k
Capital improvements	\$200k
Parks and lighting	\$250k
Hwy 283 upgrades	\$93 million
Development by Manitoba Métis Federation	\$10.8 million

Provincial Income Tax

UP TO \$34,431
10.80%

UP TO \$74,416
12.75%

OVER \$74,416
17.40%

CORPORATION
12%
\$500,000 limit

Provincial Sales Tax

FEDERAL GST
5%

PROVINCIAL PST
7%

Taxable Assessment (2022)

BUILDING, PROPERTY
& GRANTS

Town of The Pas
\$198,382,080

RM of Kelsey
\$98,019,440



Development Incentives

UP TO 75%

IN MUNICIPAL TAX REBATES

On New or Refurbished Construction

OVER \$1.4M

**IN PROVINCIAL BUSINESS INCENTIVES
& ADDITIONAL CREDITS**

www.gov.mb.ca/jec/busdev/financial



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ecdev@thepascdc.com

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