## The Pas & Area

## WELCOME PACKAGE



The Pas Community

**Development Corporation** 



## Quick Facts about The Pas & Area

Population (The Pas & Area)	12,878 (2021)
Available Labour Force	8,755
Participation Rate	62%
Median Age	34.4
Major Projects	\$156.2 Million
University College of the North	2,322 Enrolments
Business Licenses (The Pas)	172 (2022) 185 (5yr avg)
Building Permits (The Pas)	\$468,600
Land Area	1,000 km <sup>2</sup>
Vacant Land – Town Owned	478,108 sq meters (approx. 118 acres) serviced residential land; and approx. 20 acres unserviced commercial land
Taxes	Commercial Mill Rates: 59.496 (The Pas) 40.099 (RM Kelsey) Provincial Income Tax: 12% (Commercial) Municipal Rebates Up to 75%
Occupied Jobs	5,400
Businesses	650

As of 2022. Data subject to change.

# Start your investment planning today.

Contact: The Pas Community
Development Corp.

Phone: 204-627-1118
Email: ecdev@thepascdc.com
www.thepascdc.com

#### Location:

The Area's major centre, the Town of The Pas, is centrally located in Manitoba and is the largest centre servicing the North. The Town is located at the confluence of the Pasquia River and the Saskatchewan River. It is approximately 520 km northwest of the provincial capital, Winnipeg, and 35 km from the border of Saskatchewan.

#### Accessibility:

The Area is accessible by its two paved highways, provincial primary highway 10 (the longest highway in Manitoba) and provincial highway 283, which is part of the Northern Woods and Water Route. The Pas has two commercial airports and serves as the rail head for the Arctic Gateway project, that services the North from The Pas to the Port of Churchill seaport in Churchill.



## **Business Climate**

## Land

The Pas is a great place to operate a business. Investment incentives, a dedicated economic development team, local business resources and a supportive relationship with the Chamber of Commerce and local business-oriented organizations, make it easy to get your business off the ground.

- Good supply of retail, office and industrial space.
- Low rental and lease rates.
- Very competitive land prices and construction costs.



**Investment Incentives** 

**OVER \$1.4M**IN PROVINCIAL BUSINESS INCENTIVES

& **UP TO 75%**IN PROPERTY TAX REBATES

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

#### Labour

Over 8,700 (68%) of the population is available for employment. This coupled with the regional advantage of having a local University and College with continued education and diploma programs, makes The Pas ideally positioned to train and develop a skilled labour force for the North. The University College of the North works closely with various industries to identify gaps in the labour force and create targeted programs to fill the gap.



## 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.



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## Investing in The Pas & Area

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

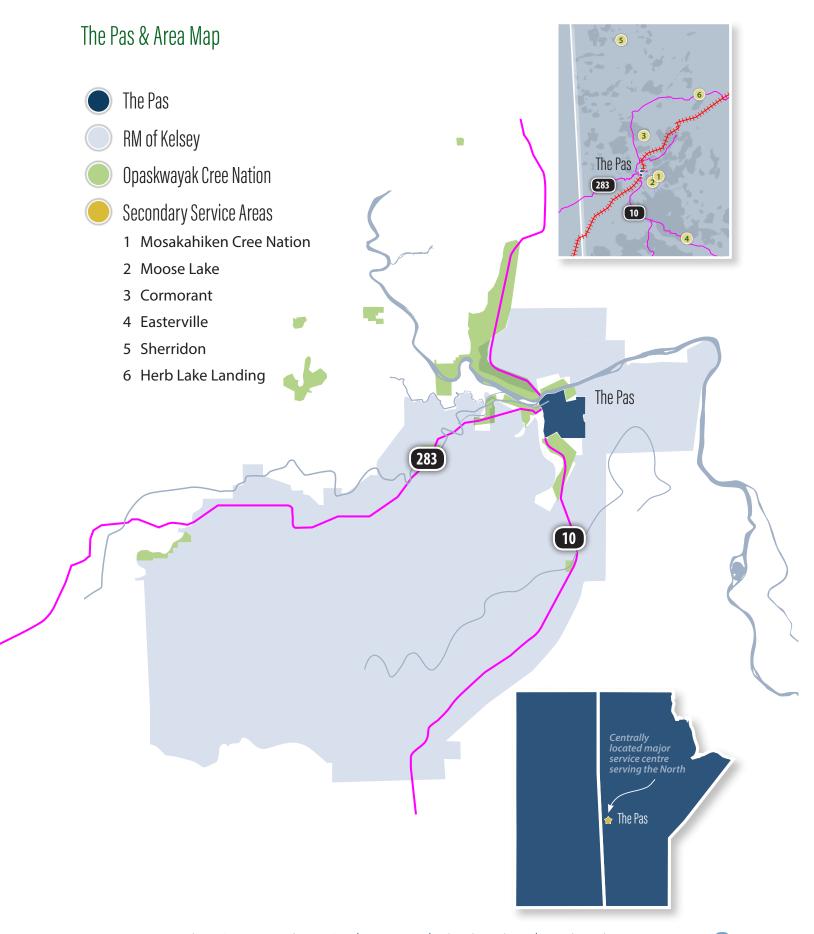
the area's quality of life. The Area is strengthened further through its neighbouring communities of Mosakahiken Cree Nation, Moose Lake, Cormorant, Easterville, Sherridon and Herb Lake Landing. Combined, these communities form a diverse economic base including a strong, sustainable forestry industry, 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'.





### **Transportation**

#### Overview

The Pas & Area is a transportation hub with its rail head for the entire Arctic Gateway project, major road transportation junction and two commercial airports that service our region. The Arctic Gateway Group owns and operates the Port of Churchill, Canada's only Arctic seaport serviced by rail, on the Hudson Bay Railway, running from The Pas to Churchill, Manitoba.

#### **Driving Distance to Major Centres:**

Thompson	4 hrs		4444
Saskatoon	5 hrs		Thompson
Winnipeg	6 hrs 23 min		6
Minneapolis	13 hrs 13 min		
Vancouver	21 hrs 52 min	39	
Toronto	27 hrs	10 287 283 The Pas 10 60 77 60 6	6
		Brandon	Winnipeg

## Transportation System

#### Road system

The Area is accessible
by its two paved highways,
provincial primary highway 10,
(RTAC rated and the longest highway in
Manitoba) running North/South
and provincial highway 283, running
West, which is part of the Northern
Woods and Water Route. Currently rated
as Class A1, a recently announced \$93M
project will soon give highway 283
a RTAC rating.

Churchill

#### **Carriers:**

Hudson Bay Railway Keewatin Railway Company Via Rail

#### Air Service

The Pas Airport (YQD/CYQD) Grace Lake Airport (CJR3) Carriers: Calm Air Perimeter Aviation Wings Over Kississing Good Spirit Air Missinippi Airways Cranberry Air

## Closest Canada / U.S. Ports of Entry

Lyleton / Antler (Hwy 256) Arthur / Coulter (Hwy 83)

# Closest Shipping Ports Port of Churchill, MB Port of Prince Rupert, BC

Port of Prince Rupert, BC Port of Vancouver, BC Port of Victoria, BC

The area is also serviced by several trucking, bus and courier service companies.

#### Rail system

The Pas serves as the main rail head for the Arctic Gateway project that services the North. The rail line from The Pas to Churchill is forecasted to become busier in the future with the opening of the Port of Churchill. The Hudson Bay railway is 627 miles of trackage, that offers a network that connects with Canadian National in The Pas, running through Manitoba to the Hudson Bay and Port of Churchill.



\$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

#### **VACANT LAND - TOWN OWNED**

SERVICED RESIDENTIAL LAND

478,108 sq.m. (118 acres)

UNSERVICED COMMERCIAL LAND

20 acres

## **Development Permits**

Development in residential, commercial and industries continues to grow in The Pas and surrounding areas.

Permit Value **\$468,600** (The Pas 2022)

#### THE AREA IS COMPRISED OF:

Agricultural
Highway Commercial
Industrial
Mixed Use
Residential Neighborhoods
Rural Residential & Cottage
Natural Areas

## Land and Available Business Space

The Pas and surrounding Area has a good mix of residential, retail, office and industrial space with competitively priced land available for sale. Contact The Pas CDC to inquire about current land availability.





## **Development Incentives**

#### We are "open for business".

The Town of The Pas and RM Kelsey makes all efforts to promote development in the municipality in order to support economic growth; therefore, they have established a tax incentive for new construction or expansion. Incentives are continuously being developed, and other business arrangements are all on the table and decided on a case-by-case basis.

## Store Improvement Program

Stimulates
private investment
in the town's
commercial areas
to make the
business and
surrounding
communities
more attractive.

#### **Business Resources**

The Pas is a great place to operate a business. Investment incentives, a dedicated economic development team and strategy, local business resources and a supportive relationship with the Chamber of Commerce and local business-oriented organizations, make it easy to get your business off the ground.

Local Business Resources:

- · Community Futures Cedar Lake
- · North Forge
- Local Provincial Government Office
- The Pas OCN Chamber of Commerce

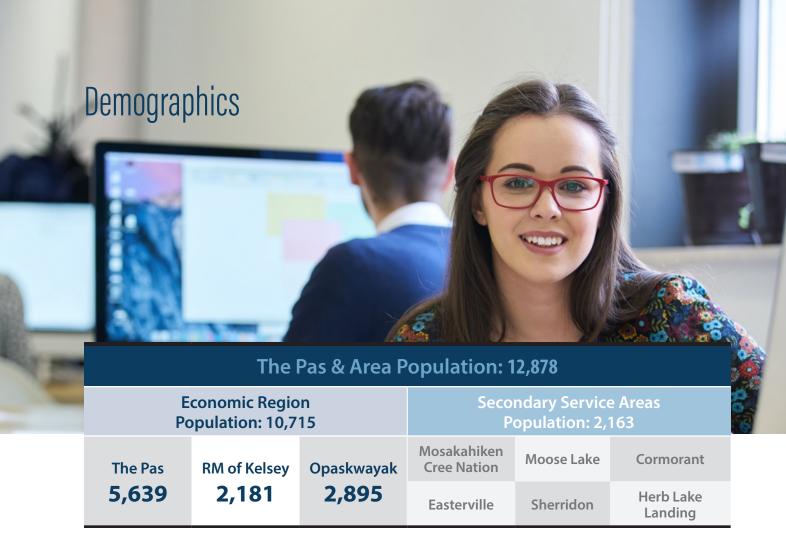


## **Development Incentives**

UP TO 75%
IN MUNICIPAL TAX REBATES
On New or Refurbished Construction

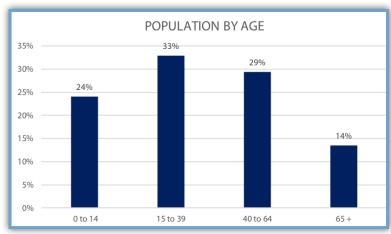
OVER \$1.4M
IN PROVINCIAL BUSINESS INCENTIVES
& ADDITIONAL CREDITS

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



## A Youthful Population

The Pas' median population age of 34.4 is younger than Alberta (38.1) and Canadian (41) levels. A young population brings many opportunities for economic growth and innovation. It also ensures steady access to potential workers in the future.



% of 2021 Population









## Labour Market

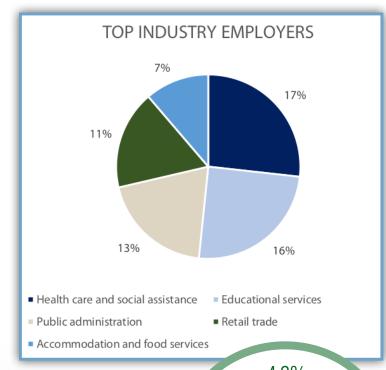


Labour force over 15 years old 8,700+

Source: 2021 Statistics Canada



## Top Industry Employers:



Health Care and Social Assistance 17%

Educational Services 16%

Public Administration 13%

Retail Trade **11%** 

Total Number of Businesses:

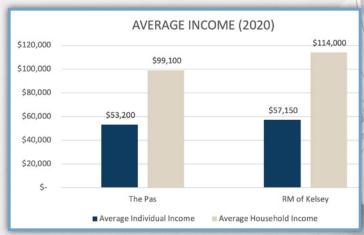
**650** 

4.6%
Job Growth
over 5 Years:

+245
jobs

45 os Accommodation and Food Services 7%

## Household Income



Source: 2021 Statistics Canada

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.

## 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

\$517.1M

in Exports

Canadian Kraft Paper

is a world-class global

supplier of A-Grade high performance paper located

in The Pas, Manitoba.

## Top Fastest-Growing Businesses

% of 2016-2021 Job Growth

Other
Ambulatory
Health Care
Services
(+205%)

Direct
Selling
Establishments
(+77%)

Out-patient
Care
Centre
(+61%)

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Other
Specialty
Trade
Contractors
(+40%)

Heritage Institutions (+21%)

## Labour Force by Occupation



**Education, Law and** Social, Community and **Government Services** 

23%

Sales and Service

23%

**Trades, Transport** and Equipment **Operators and Related** 

18%

Business, Finance and Administration

Health



Natural Resources, **Agriculture and Related Production** 

4%



Manufacturing and **Utilities** 

4%



Natural and **Applied Sciences** and Related



Art, Culture, **Recreation and** Sport

2%

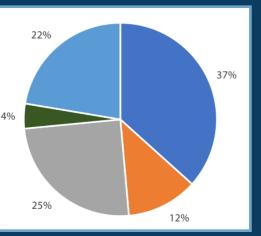




## **Educational Attainment**

#### 2021 population 15 years and over % of Graduates

- 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





## Major Program Areas

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

University College of the North

University College of the North (UCN) is Northern Manitoba's premier place for building the future workforce in The Pas and surrounding areas. 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.

With a university and a college, The Pas has a regional advantage 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.

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
8,500
residents across
Northern Manitoba

**2,322**Enrolments
(2021/2022)

**361**Graduates
(2021/2022)

#### Relocation allowances

There may be relocation assistance available depending on the industry you are employed. For instance, the Northern Health Region offers relocation support and financial assistance with your move.

Local	Empl	loyment
S	Suppo	orts

- SUPPORTED EMPLOYMENT, THE PAS
  - FIRE SPIRIT,
    OPASKWAYAK, MB
- THE PAS SERVICE CANADA CENTRE
- MANITOBA MÉTIS FEDERATION
- GOVERNMENT OF MANITOBA WORKFORCE TRAINING AND EMPLOYMENT

Personal Taxation (2023)	
Basic Personal Amount	\$10,855
Provincial Personal Tax Rate	10.8% on first \$36,842
Federal Personal Income Tax Rate	15% up to \$53,359

Source: Canada Revenue Agency		
Corporate Taxation (2023)		
Federal Tax		
Corporate Net Income Tax General Rate	15%	
Corporate Net Income Tax Small Business (income up to 500,000)	9%	
General Sales Tax (GST)	5%	
Canada Pension Plan (max. \$3,123.45 on max. contributory earnings of \$63,100).	4.95%	
Employment Insurance (max. \$1,002.45 on max. insurable earnings of \$61,500)	1.63%	
Provincial Tax		
Corporate Income Tax:		
Small Business Rate (threshold \$500,000)	0%	
Small Business Rate (over \$500,000)	12%	
Capital Tax:		
Crown Corporation	0.5%	
Financial Institutions	6%	
Retail Sales Tax (PST)	7%	

## Municipal Property Tax

In Manitoba, property taxes are assessed based on market value. There are four levies against assessable property:
Municipal levy (funds municipal services),
Local Improvement levy, Kelsey Local tax and Manitoba Education tax (helps fund education). Mill rates for property taxes are calculated during the annual municipal budgeting process. For current information on mill rates and its impact on property taxes, visit www.townofthepas.ca/p/property-taxes.

The province of Manitoba offers many tax credit programs for residents and business to help reduce the tax burden and encourage investment. More info found at www.gov.mb.ca/finance/index.html.

Source: Manitoba Finance

Capital Tax:

Tobacco Tax

Gasoline

Source: Canada Revenue Agency

14 cents/litre

\$60/carton

## Living in The Pas & Area

#### Education

The Pas is positioned well to train its workforce fast and cost-effectively to prepare for changes in the economy and occupational demand.

The Pas is well served by its municipal school system. Post-secondary education is available through the University College of the North.

Schools:

**Kelsey Community School** 

Kindergarten – Grade 5 | English

École Opasquia School

Kindergarten – Grade 5 | English – French Immersion

École Scott Bateman Middle School

Grade 6 – 8 | English – French Immersion

**Margaret Barbour Collegiate Institute** 

Grade 9 – 12 | English – French Immersion

**Mary Duncan School** 

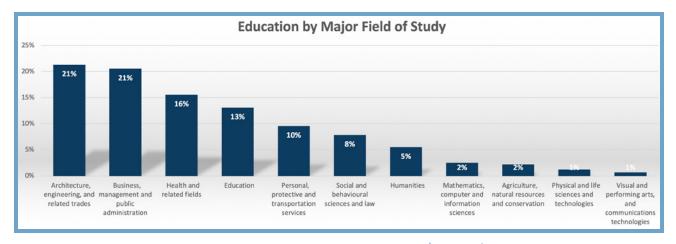
Alternative educational programming for students in Grades 7 - 12

**Kelsey Learning Centre** 

Adult Education, Upgrading, Skills Development for mature students Kelsey School Division
services the Tri Community of
The Pas, Opaskwayak Cree Nation
and the Rural Municipality of
Kelsey. The Division has 6 Schools
and an enrollment of
1,570 students.



**Northern Health Region's (NHR) Education and Innovation Financial Support Program** for qualified post-secondary students who have completed the first year of eligible health care studies. Program graduates have the opportunity to fulfill a career with the NHR. Visit www.northernhealthregion.ca/careers for jobs and details on paid enhanced orientation for Resident Care Workers.



## 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.

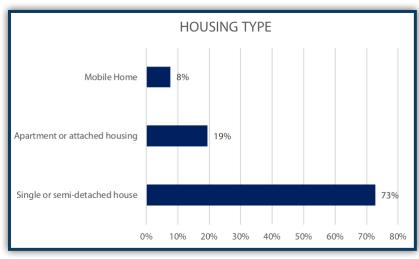
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Enrolment
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2,322
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361
Graduates
(2021/2022)



Source: Career Beacon and Statistics Canada

Average Sale Price (The Pas 2022):

\$180,317

## Housing

Approx.

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

## Cost of Living

Average cost of living \* (The Pas 2020)

Renter: \$3,071/month Homeowner:

\$2,991/month

\* Average cost of living based on many factors including the cost of housing, transportation groceries, and entertainment.

#### **Real Estate Agencies**



- Remax
- · Royal LePage
- Private Sales
   Facebook Group:
   facebook.com/groups/
   1392652074370958

#### Down Payment Assistance Program

The First Time Home Buyers

Down Payment Assistance Program

provides low to moderate income
families with their first home.

Visit www.thepascdc.com.

(Limited availability)

### Settlement Services

The Pas is a welcoming community that encourages diverse cultures and newcomers to our area. Available services to help get established and thrive within The Pas or surrounding areas:

#### North West Regional Immigrant Services Inc.

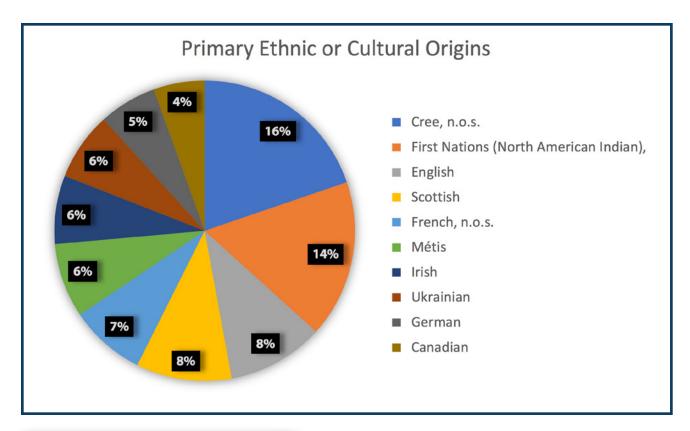
The local office in The Pas helps newcomers integrate into the community and the surrounding areas. Eligible newcomers include permanent residents and temporary residents with valid visas along with new Canadians.

#### The Pas Service Canada Centre

Service Canada provides Canadians with a single point of access to a wide range of government services and benefits.

#### The Pas Friendship Centre

The Pas Friendship Centre is committed to providing positive, social cultural programs and services while promoting Indigenous pride and community harmony.





### **Retail & Food Services**

Residents and newcomers to the community have numerous retail and food establishments to ensure their basic and desired needs are met. From small to large retailers, The Pas offers healthy and sustainable lifestyle choices for its residents.

Retail and services include multiple grocers, pharmacies, government services, clothing and footwear, vehicle dealerships and mechanic services, and unique and familiar restaurants.

Visit

discoverthepasocn.ca

for unique places to

eat and shop.

There are approximately 650 business across all industries in The Pas and surrounding area to meet your personal and professional needs.





#### **TELECOMMUNICATIONS**

Telephone (Landline/cell service)

Internet: High Speed Wireless

> Carriers: Bell MTS Telus

Rogers Xplornet

Genestelecom



#### **ELECTRICITY**

Manitoba Hydro



#### 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

# Health

The Pas is part of the Northern Health Region and serves as a critical health services hub for its residents, surrounding communities and has one of the largest health facilities accessible to Northern residents.

Some residents may qualify for the Northern Patient Transportation Program (NPTP).

Medical Air Service at The Pas Airport in The Pas is your reliable partner for medical transport for patients within the shortest time possible by jet or helicopter.

#### The Pas:

- St. Anthony's General Hospital
- The Pas Primary Health Care Centre
- The Pas Clinic
- The Fischer Avenue Clinic
- · St. Paul's Personal Care Home
- Rosaire House Addiction Centre

#### **Opaskwayak Cree Nation:**

- Beatrice Wilson Health Centre
- McGillivary Care Home

#### **Other Surrounding Communities:**

- · Cormorant Health Care Centre
- Sherridon Health Centre

#### **Nursing Stations:**

• Easterville, Moose Lake, Mosakahiken

#### Other Health Care Services:

- Optometry
- Dental
- Chiropractor
- Registered Massage Therapy
- Medical Aesthetics
- · Canadian Mental Health Association

#### Family Doctor Finder

- www.gov.mb.ca/health/ familydoctorfinder/
- qdoc.ca

## **Protective Services**

- Police services via local RCMP detachments
- Fire departments in The Pas,
   Opaskwayak Cree Nation and other local area volunteer groups
- Ambulance
  - EMS/Ambulance services are available out of the St. Anthony's General Hospital in The Pas.
  - Urgent medical air service to other health facilities is accessible at The Pas Airport by jet or helicopter.
- Bylaw Enforcement



## **Recreation & Tourism**

Located 6.5 hours North of Winnipeg, Manitoba is the hidden jewel of Canada; The Pas, Opaskwayak Cree Nation (OCN) and the Rural Municipality of Kelsey. Dotting the vast forested areas of our communities are many lakes, rivers and marshlands to explore.

Travel north to enjoy adventures in camping, fishing, hunting, canoeing, snowmobiling, or sky gazing, exploring trails and bird watching – we really do have it all.

Your northern adventures await!







## Things To Do

- Kelsey Recreation & Wellness Centre
- Wellness and Day Spas
- Winton Pool
- · Gordon Lathlin Memorial Centre
- · Roy H. Johnston Arena
- Guided Tours and Outdoor Adventures
- · Northern Lights Viewing
- Sam Waller Museum
- Aseneskak Casino
- Clearwater Caves
- Clearwater Lake Provincial Park
- Grass River Provincial Park
- · Halcrow Lake Golf & Country Club
- · Rosie Mayne Nochemek Trail
- · Round the Bend Farm
- Skate Park
- Spray Park
- Tribe Cable Sports Park
- · The Pas Curling Club
- Hiking, snowshoe, and ski trails at Clearwater Lake Provincial Park and Cranberry Portage
- Sweatshop Boxing and Fitness Classes
- Le Pas de Dance Studio

#### **Events**

- Northern Manitoba Trappers' Festival -Manitoba's oldest festival and one of Canada's oldest winter festivals
- Clearwater Lake Trout Challenge
- Bill Bannock Fishing Derby
- · Jimmy Jackfish Derby
- Clearwater Lake Half Marathon
- Cultural Days
- · National Cree Gathering
- Opaskwayak Indigenous Days

The Pas Community Development Corp.

- Summer Midway
- Summer Arbor Program
- Hockey Tournaments

## Community Groups and Sports

- · The Pas Arts Council
- The Pas Immigrant Services
- The Pas Friendship Centre
- Opasquia Agricultural Society and Exhibition Grounds
- · Clearwater Lake Outdoor Club
- · Rotary Club
- Kinsmen/Kinnettes
- Opasquia Trails Walking Group
- Golden Agers
- Youth Swim Club
- · Youth Skating Club

## Community Facebook Pages:

- · Kelsey Recreation
- Town of The Pas Community Updates
- RM Kelsey
- Tri-Community What's Happening

#### Media:

Opasquia Times

CJAR Radio and News





The Pas Community Development Corp.

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