



INVEST IN SERVICE HUB AND HOUSING SECTOR

SECTOR PROFILE

THE FDC | FLIN FLON - CREIGHTON - DENARE BEACH



INVESTMENT POTENTIAL

The FDC Region serves as the centre and hub for shopping, culture, commerce, health, industrial supplies and distribution for communities along Highway 106 in Saskatchewan and Highway 10 in Manitoba. This encompasses a large market, drawing over 17,000 people from surrounding communities. There is room to grow with available, serviced land and a mobilized region ready to support investment.

AN ESTABLISHED SERVICE HUB FOR THE REGION

With recent healthcare investments, a growing and aging population and an ongoing availability to healthcare services, the Region has continued to establish itself as an important healthcare hub for the surrounding area. Other notable services and features the Region provides include:

- All-weather road, rail and air infrastructure
- A growing wellness sector
- Recreation (ie. the upcoming construction of a new aquatic centre in Flin Flon providing year-round pool and amenities access)
- Education (K-12, post-secondary)
- Shopping (various)
- Industrial supplies and distribution
- Hotels

AVAILABLE PRIME DEVELOPMENT AREAS

The region is well-positioned with quality infrastructure and municipal services to support investment. The communities have a diverse housing stock and each have demonstrated a willingness to accommodate a variety of housing forms, including



bungalow clusters, townhouses and apartment/condominium-style multi-family residences. The following highlights the existing housing and development strengths within the region:

- Available prime development areas with a full range of municipal services, energy and digital technology
- Standard potable water and sanitary waste systems and treatment facilities with the

capacity to support all types of development (available within all three communities)

- Available lakefront areas for seasonal/permanent residential development
- Available construction, trades and construction materials supply
- Available buildings for adaptive re-use



INVESTMENT OPPORTUNITIES

The FDC Region's economic experts have analyzed and identified the following markets to have unique and favourable opportunities within the region's Service Hub and Housing Sector:



CONDOMINIUM DEVELOPMENT

- Renovation of available buildings into apartment units
- Land available in urban centres
- An aging population will need appropriate housing options



HOTEL AND HOSPITALITY

- Accommodation for students & local inhabitants in the region for training programs, business, events and conferences



COTTAGE AREA DEVELOPMENT

- Permanent or seasonal private residences
- Resort or campground development



SENIORS HOUSING (INDEPENDENT AND ASSISTED LIVING)

- Continuing Care retirement community
- Active Living Centre development
- Available municipally owned land



SEASONAL SERVICE & DEVELOPMENT

- A growing highway-commercial hub
- Potential franchise opportunities
- Markets, cafes, and restaurants



HEALTH & WELLNESS SERVICE HUB

- Physical therapy services
- Outdoor spa experiences
- Fitness services



FAST FACTS

- The FDC Region will continue to experience impacts related to an aging population including: migration to service hubs for healthcare and housing; and increases in retirement quality of life expectations such as wellness and recreation and quality seniors' housing for the entire aging spectrum
- Baby Boomers and early Generation X'ers are tipping into retirement and seeking to re-establish roots in their hometowns
- The region has maintained a stable population
- The region's physical environment provides opportunities for passive heating and cooling options to reduce energy consumption
- Certain areas in the region have the capacity for download speeds of up to 1 GB/s
- Urban standard potable water with modern water and waste facilities



RESOURCES AND SUPPORTS

DEVELOPMENT OPPORTUNITIES

A number of development opportunities exist within the region. Please follow the link to the [Investment Navigator](#) for additional information.

ADDITIONAL RESOURCES

Visit our website for a full list of potential/available municipal incentives & business supports. Incentives may include:

- Opportunity Zone - Redirecting a grant of up to 100% of accruing municipal tax to targeted development projects like multi-family housing.
- Shared Building Ownership - The Municipality and investor would create a joint venture to make more equity capital available.
- [STATS & RESOURCES LIBRARY](#)

CONTACT US

Ready to start your next business investment or expansion in the FDC Region? There are several incentives and supports available to assist investors and business.

Our team of economic development experts are here to help. If you would like more information or would like to speak with the Regional Economic Development Manager, please contact:

Regional Economic Development Manager

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