

THE FDC | FLIN FLON - CREIGHTON - DENARE BEACH

DENARE BEACH
VILLAGE
ADMINISTRATION
OFFICE

VILLAGE OF DENARE BEACH

COMMUNITY PROFILE





FDC Regional Economic Development Commission
City of Flin Flon | Town of Creighton | Village of Denare Beach

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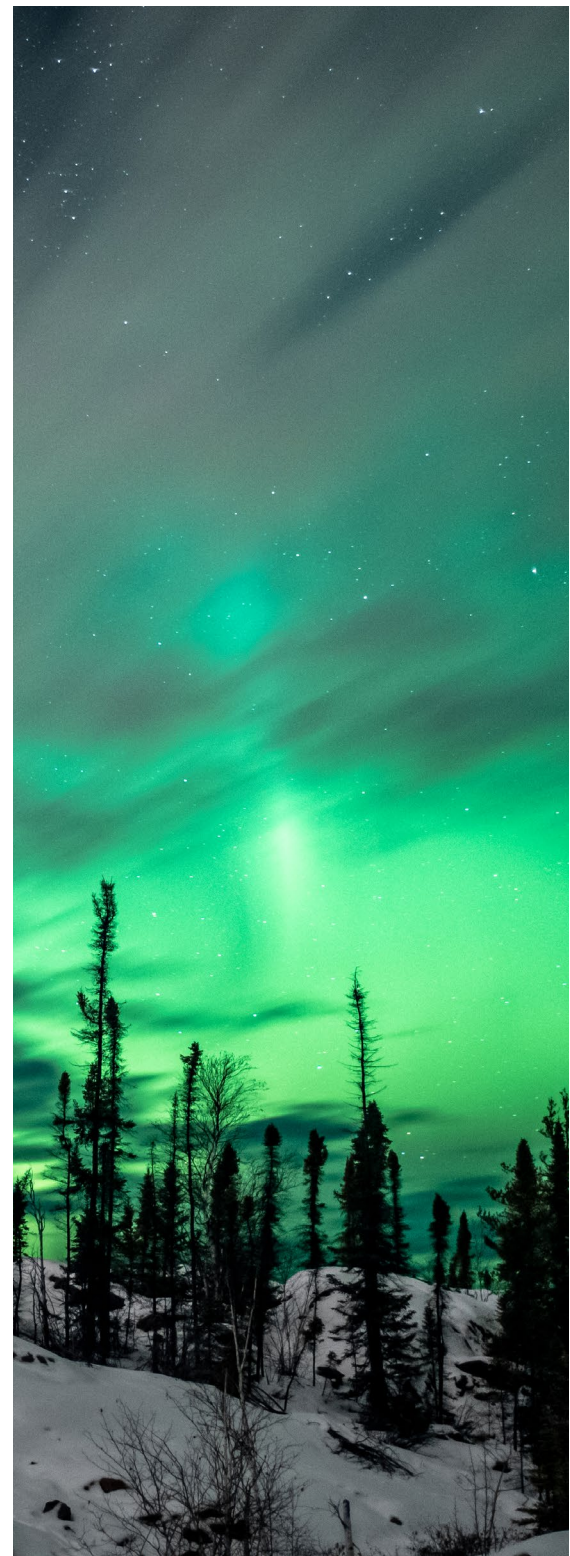


THE REGION

The FDC Region is home to the established communities of Flin Flon, Creighton and Denare Beach, offering an enviable quality of life with a shared population of over 7,000 people. The communities were home to the Swampy Cree people well before the mining industry was established in the early 1900s. Throughout the last 100 years, one thing is certain; the communities continue to thrive, offering rich amenities, community and culture, affordable housing and a sophisticated, well-positioned industrial base.

The economy of the region is rooted in mining and tourism and serves as a regional 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 total market draw of over 15,000 people. There is room to grow with available serviced land and a mobilized region ready to support land development, investment and new businesses.

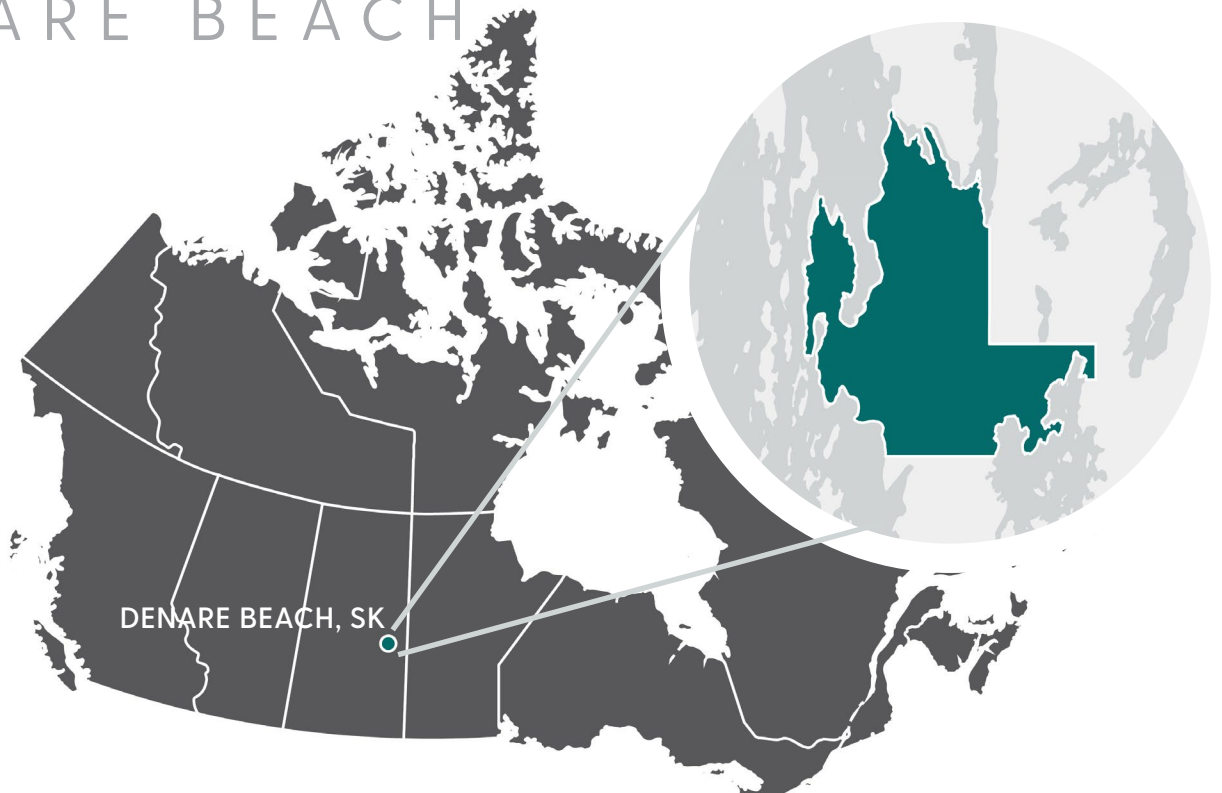
The range of waterbodies and rocky landscapes in the region make it an attractive place for outdoor enthusiasts who enjoy the serenity of nature, pristine lakes, and a hospitable tourism sector, ready to support and serve visitors and investors, alike.



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WHERE IS DENARE BEACH



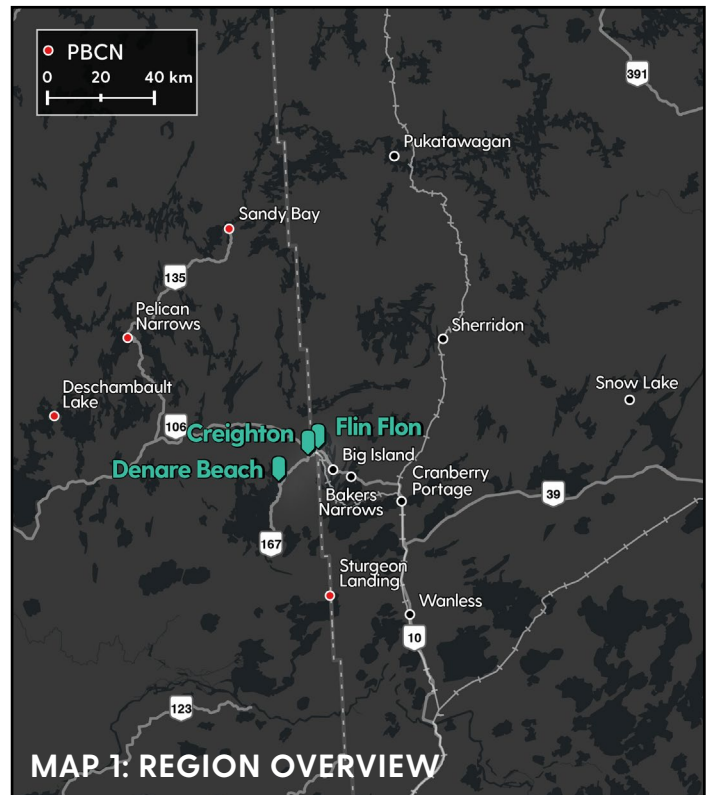
1.0 INTRODUCTION



Welcome to the Village of Denare Beach. Founded in 1937, Denare Beach emerged as a resort community soon after the development of the mining centre of Flin Flon and Creighton. The Village was named after the first two letters from (De)partment of (Na)tural (Re)sources and has solidified itself as a beach resort community.

1.1 LOCATION

The Village of Denare Beach is located in northern Saskatchewan and rests on the edge of Amisk (Beaver) Lake. Denare Beach forms the western edge of the FDC Region and is within a short driving distance to the Town of Creighton and the City of Flin Flon (15–20 minutes). Denare Beach also serves many members of the Peter Ballantyne Cree Nation (PBCN) communities.



Surrounding Communities:

- Flin Flon
- Creighton
- Big Island
- Bakers Narrows
- Cranberry Portage
- Sherridon
- Sturgeon Landing
- Pelican Narrows
- Dechambault Lake
- Snow Lake
- Pukatawagan
- Wanless
- Sandy Bay/
Wapaskokimaw

2.0 CITIZENS

2.1 POPULATION

The population of Denare Beach is around 802* as of 2021. As of 2021, the FDC Region has a combined population of nearly 17,000 residents.

2.2 GROWTH

Since 1996, the population of Denare Beach has hovered around 800 people. Between 2016 and 2021 the Village saw a -1.4% change in population.

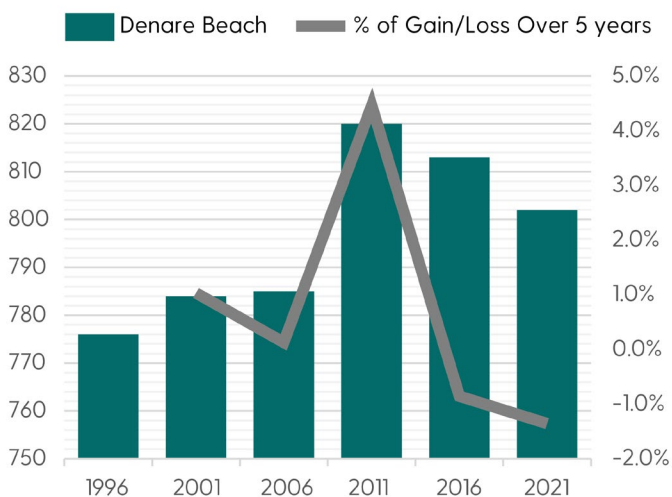
2.3 AGE PROFILE

Denare Beach has a notable number of older adults living in the community. The most significant age group are those between 55 and 59 years old. At the time of the 2016 Census, only one-sixth of the population in the Province was 65 years and older.

2.4 LANGUAGE PROFILE

English is the most commonly spoken language in Denare Beach, with over 99% of the population speaking English at home. A portion of the population also speak Cree languages.

Figure 1 Growth Trend



Statistics Canada (2021)

25%

of people aged 50-64

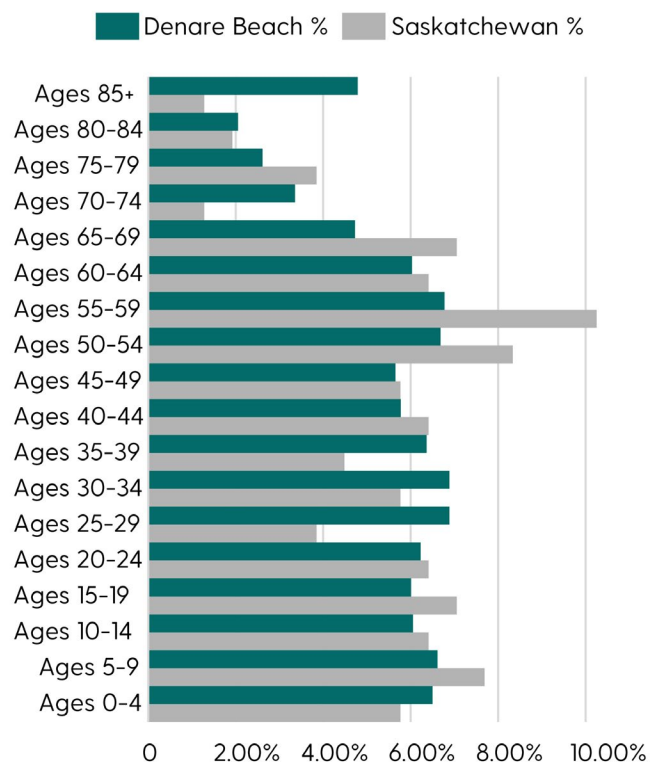
Table 1. Denare Beach Population

1996	2001	2006	2011	2016	2021
776	784	785	820	813	802*

Statistics Canada (2021)

*Note: The 2021 dissemination area (DA) data for Denare Beach is currently unavailable. The 2021 Population total subject to change once the additional DA data is available.

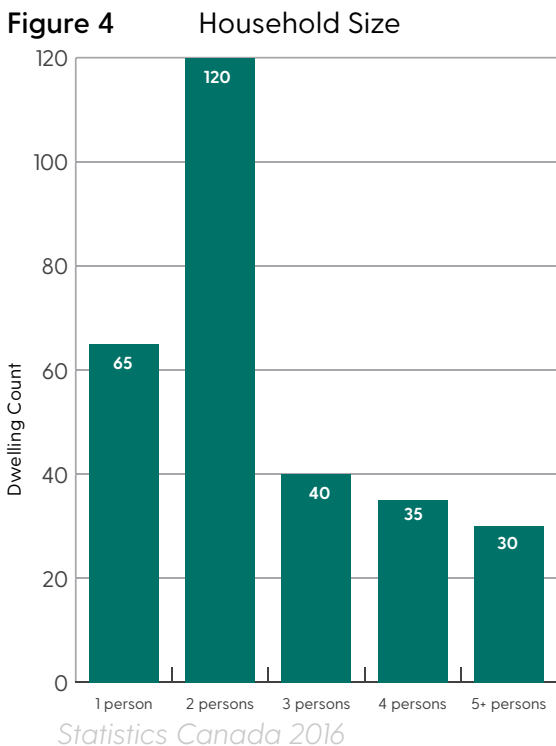
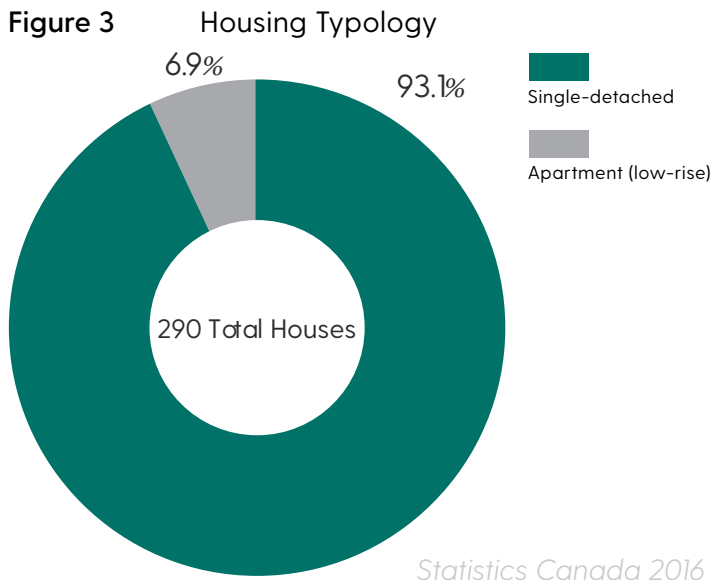
Figure 2 Age Profile



Statistics Canada (2016)

2.5 HOUSING TYPES

The distribution of dwelling types is comparable with smaller urban, rural and northern areas in Manitoba and Saskatchewan. The dominant housing style in Denare Beach is the single-detached home, followed by low-rise apartment buildings. While the population is mostly permanent, there are still seasonal residents and there is an opportunity to expand the stock of condominium and apartment units.



Average Household Size

2.9

Household Income

Denare Beach - \$91,392

Manitoba - \$85,373

Saskatchewan - \$93,942

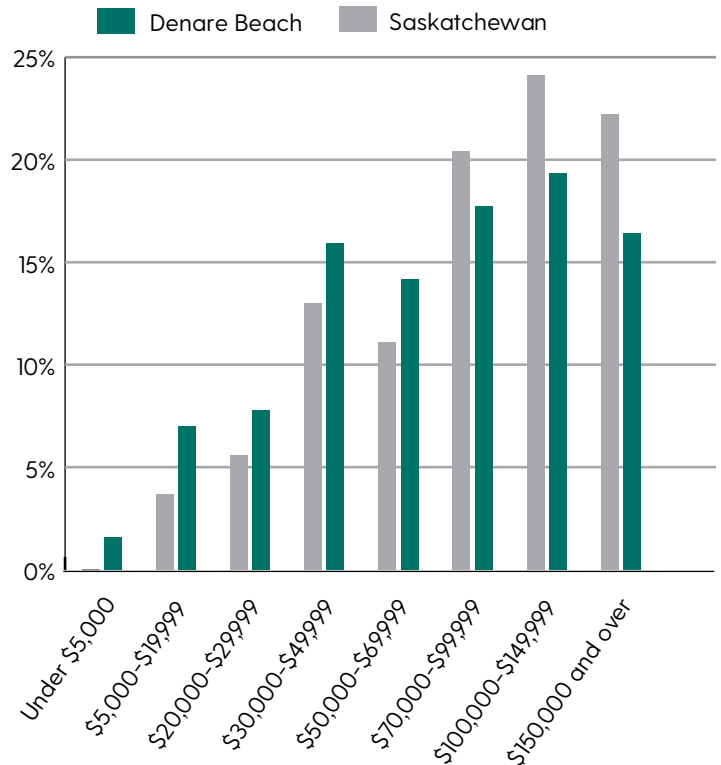
Canada - \$92,764

Before Tax - Statistics Canada 2016

2.6 HOUSEHOLD INCOME

Denare Beach's household income levels are above or comparable to Manitoba, Saskatchewan and national averages. More than two-thirds of households earn above \$70,000 annually, and from 2011 to 2016, the median household increased significantly (40%).

Figure 5 Household Income



3.0 AMENITIES

Denare Beach is served by a rich set of amenities that tailor towards tourism and more specifically, water and nature-based activities. There is no shortage of beautiful natural scenery and plentiful opportunities for outdoor recreation. Denare Beach serves the FDC Region with accommodations for fishing and authentic outdoor experiences.

3.1 ACCOMMODATIONS

Overland Resort

[Overland Resort](#) offers many outdoor activities for every season. Located on Mosher Lake, the resort provides outdoor enthusiasts with kayak and fishing gear to explore the lake. In the winter, locals enjoy many kilometres of trails for cross-country skiing and snowmobiling that are accessible by the resort. The resort is pet friendly and offers full-sized apartments with access to on-site laundry, kitchen, and Wi-Fi.

Rocky View BnB

Located on Amisk Lake, [Rocky View BnB](#) features a traditional log construction lodge with all the comforts of home. There is a full-service, fully licensed dining room on site. In addition, Rocky View has banquet and conference rooms available for weddings or any other events.

Angell's Fishing & Hunting

For over 60 years, [Angell's Marina](#) has been the one-stop shop for enjoying Amisk Lake. Offering motel suites, fishing and hunting guide services, and boat and personal watercraft rentals.

Bayside Resort

In the northern portion of Denare Beach is [Bayside Resort](#). The resort features year-round cabin rentals and stationary RV rentals in the summer months. Either accommodation type comes fully equipped including TV and free Wi-Fi.





3.2 ARTS, CULTURE & RECREATION AMENITIES

Northern Gateway Museum

Founded by Harry Moody in 1956, the [Northern Gateway Museum](#) is one of the longest standing museums in Saskatchewan. Located in the northern portion of Denare Beach, the museum showcases the history of Denare Beach and the surrounding area. The museum features Indigenous artifacts including leather-wear, embroidery, bead-work and tools, and artifacts from the fur trading and mining operations like the Beaver City gold mine. Open seasonally during the peak months of July and August, the museum features a gift shop that offers crafts made by local artists.

Denareplex

[Denareplex](#) is the Village's community hall and is available for rental.

Winter Festival

The Denare Beach Winter Festival is an annual festival for the community every year hosted in the Village. Events include games for kids, a trapping competition, a fishing derby, and a local favourite, turkey curling.

Main Beach, Canoeing & Camping

In the summer months, there is no shortage of nature-based recreation options. The [Main Beach](#) in the north part of the Village features a childrens

playground, public concession and washrooms, and 38,000 square feet of beach.

Personal watercraft rentals are available in the Village at Angell's Marina.

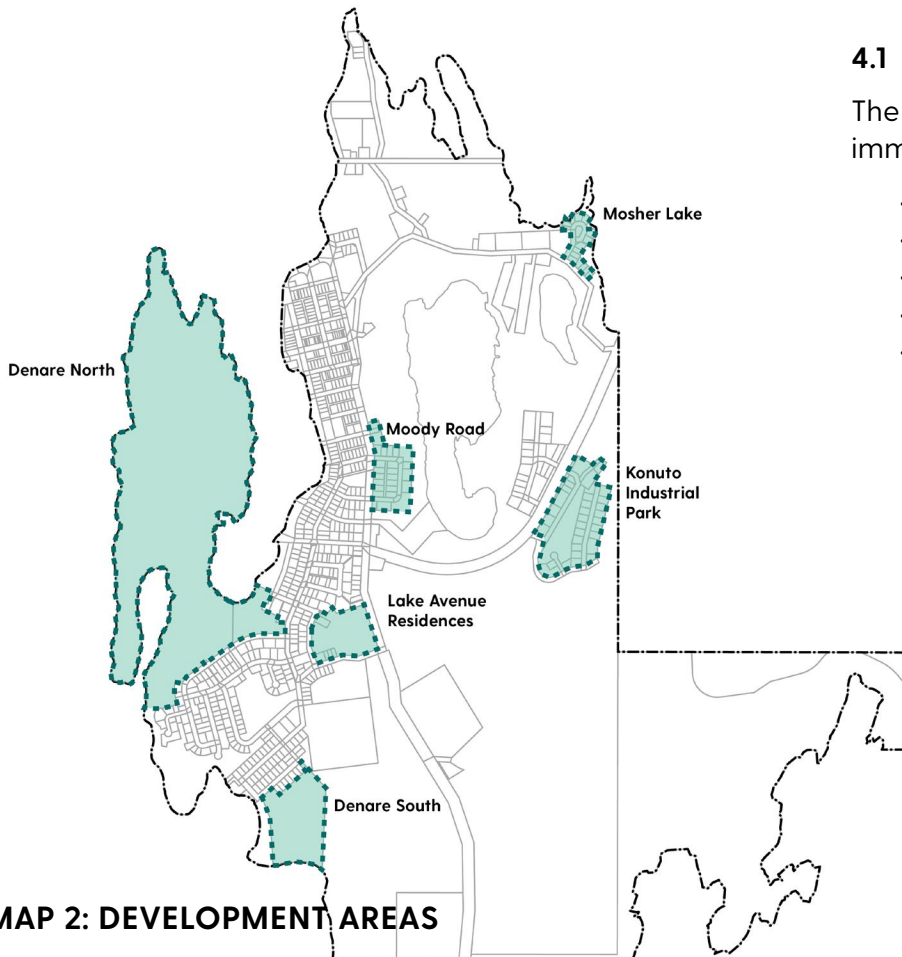
Camp at two provincial campgrounds - Sawmill Bay or Sand Beach - or at Bayside Resort's private campground.



3.3 HEALTH & WELLNESS

Denare Beach relies on nearby [Flin Flon](#) and [Creighton](#) for medical and wellness amenities. The [Mamawetan Churchill River Health Region](#) also sends health nurses to Denare Beach every 6 weeks for general wellness care and immunizations.

4.0 DEVELOPMENT AREAS



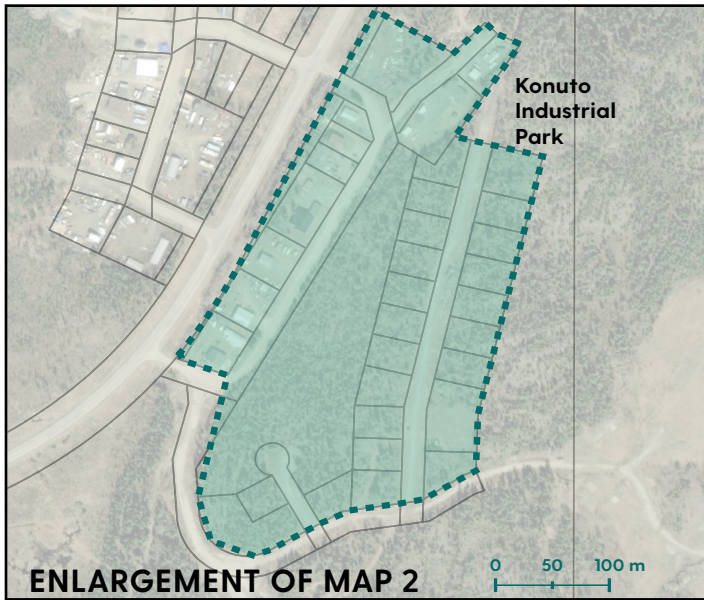
4.1 LAND AVAILABILITY

The Village of Denare Beach has several immediate development areas from:

- Denare North & South
- Moshier Lake
- Lake Avenue Residences
- Konuto Industrial Park
- Moody Road

Table 2. Creighton Zoning Summary

	Acres	Ratio	Lots	Avg (ac)	Median (ac)
Residential	130.99	10%	487	0.269	0.176
Commercial	16.94	1%	21	0.806	0.275
Industrial	34.37	3%	60	0.573	0.347
Institutional	42.95	3%	17	2.53	0.284
Recreation and Parks	50.9	4%	24	2.12	0.62
Future Development	1063.47	79%	16	66.46	19.68
Total	1339.62	100%	625		



Konuto Industrial Park Development Area

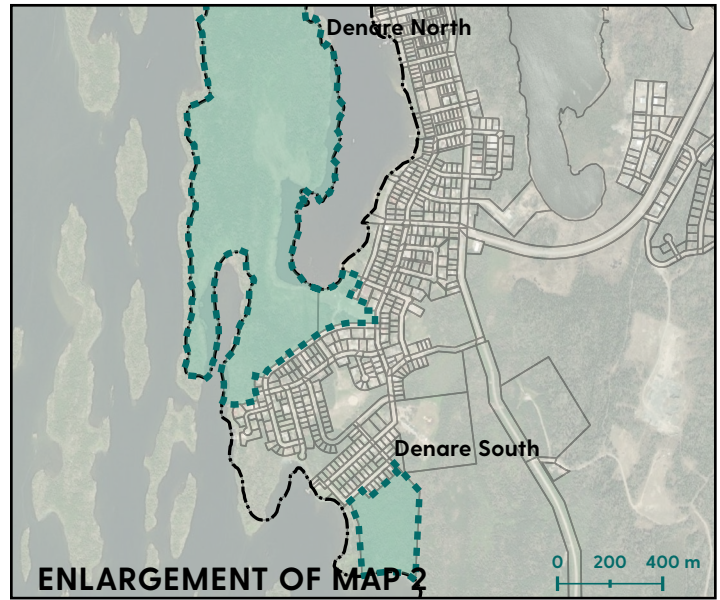
Intended Use: Industrial

Available Amenities & Services:

- Water & Hydro Infrastructure
- Developed Roadways

Development Opportunities:

- Industrial Park
- Warehousing & Storage
- Light Manufacturing & Mechanical Services



Denare North & South Development Areas

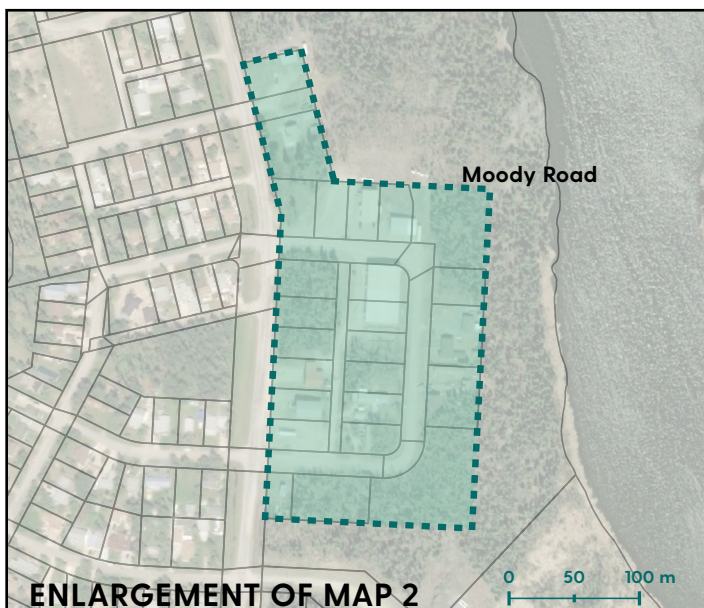
Intended Use: Residential & Recreation

Available Amenities & Services:

- Currently unserved

Development Opportunities:

- Residential Development
- Park Development
- Outdoor Recreation Facilities



Moody Road Development Area

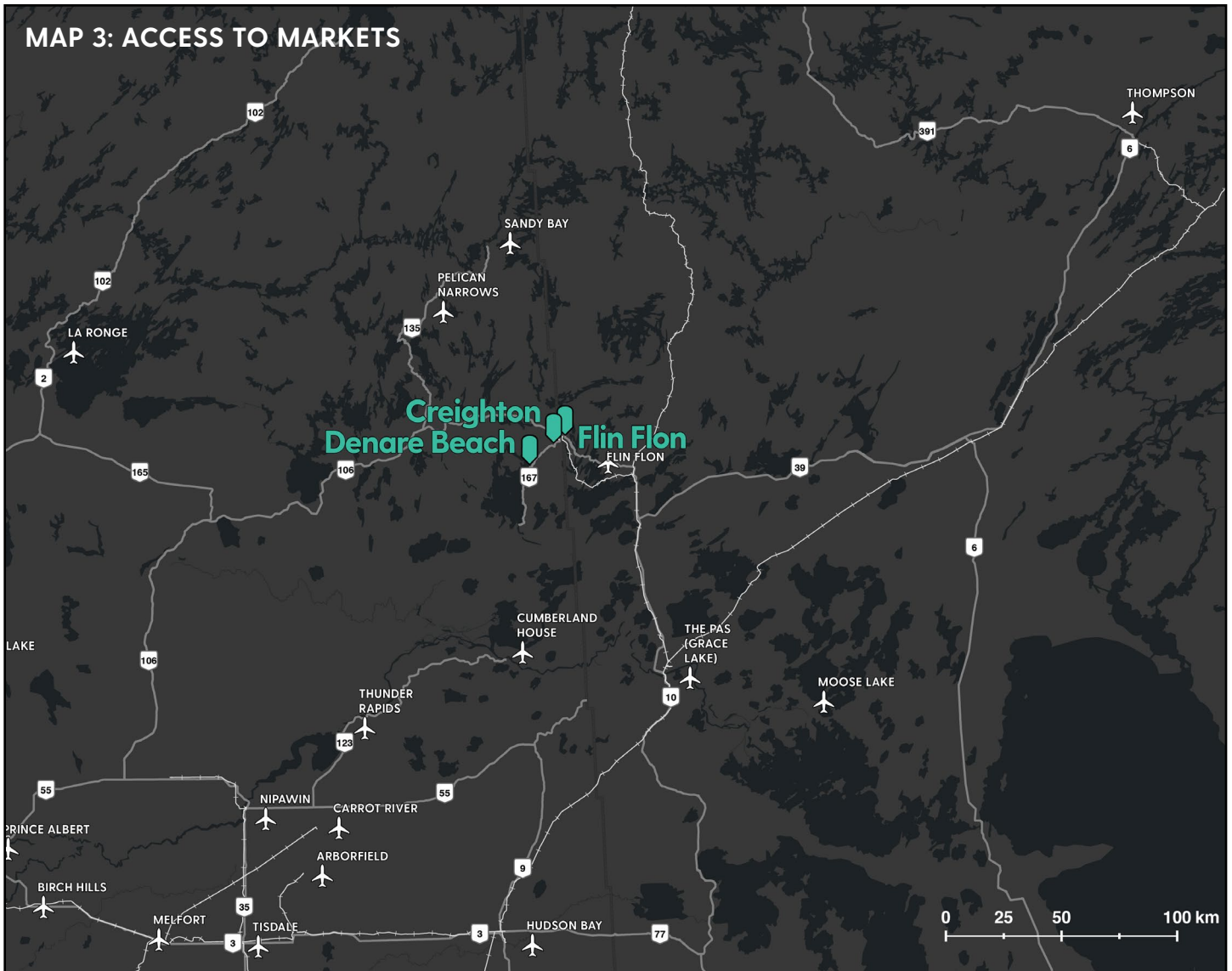
Intended Use: Commercial - Mixed Use

Available Amenities & Services:

- Existing Commercial
- Denareplex
- Served

Development Opportunities:

- Infill Opportunities
- Medium Density Residential Development
- Commercial Development



4.2 TRANSPORTATION & COMMUTING

Denare Beach’s transportation network is served primarily by Highway 167, a Secondary Weight Highway with weight limited to 41,500 kg. Denare Beach is also serviced by Highway 106, which connects the Village to Creighton and Flin Flon. Highway 106 continues west and connects to Prince Albert by PTH 55.

There are a number of airports that service the FDC Region and northern communities, but the Flin Flon Airport is the major air hub in the region. Service is primarily provided through [Calm Air](#) to larger centres like Winnipeg and The Pas.

The [Creighton Connection](#) bus service also provides connections to Prince Albert and Saskatoon on Mondays, Wednesdays and Fridays.

Outside of the region, Prince Albert, Saskatoon, and Winnipeg are the nearest major markets accessed mainly via highways. Other markets include Thompson, The Pas, and Swan River in Manitoba.

Figure 6 Access to Markets



Transportation Options

- **Flin Flon Airport (YFO)**
Airport Rd Flin Flon, MB
[Email](#) | [Website](#) | P: 204-687-7447
- **Calm Air (via Flin Flon Airport)**
To Winnipeg - Daily weekday flights
Duration: ~ 90 min
To The Pas - 2-3 weekly flights
Duration: ~ 25 min
Airport Rd Flin Flon, MB
[Website](#) | P: 1-800-839-2256
- **Other Airports:**
The Pas Airport
Grace Lake Airport (home of Missinippi Air and The Pas Flying Club)
Wings Over Kississing (Flin Flon Float Base)
- **Bus Information:**
Mahihkan Bus Lines (departing Flin Flon)
Service to Winnipeg, The Pas, Grand Rapids
Swan River, Dauphin, Neepawa
To Winnipeg: Sunday, Tuesday, Wednesday, Thursday
Duration: ~ 11 hours
[Email](#) | [Website](#) | P: 204-623-2161
- **Creighton Connection**
To Prince Albert & Saskatoon on Monday, Wednesday, Friday
Pickup at 216 Creighton Ave at 10 am
[Email](#) | [Website](#) | P: 306-688-8253
- **Via Rail**
300 Hazelwood Ave, The Pas, MB

4.3 WATER & WASTE

Water Treatment Plant

The Village of Denare Beach is served by three wells on the eastern shore of Amisk Lake, each were upgraded with new mechanical and electrical components in 2009.

The total treated water storage capacity for the community is 1,350,000 litres. The current capacity is expected to handle the treatment demand and growth for the next ten to fifteen years.

Wastewater Treatment Plant

The sanitary sewer system in Denare Beach consists of gravity flow and collection mains, pre-cast concrete manholes, and low-pressure force mains leading to the treatment facility. The treatment facility was upgraded in 2013 and provides the residents with a more reliable and environmentally sustainable system. There is available capacity to meet the expected need based on seasonal and population growth projections for the area.

Waste Management

Denare Beach has a municipal landfill located two kilometres north of the municipality west of Highway 167. Garbage is picked up twice a week in the spring and summer, and once a week in fall and winter. Recycling pick-up for Denare Beach is provided by the Village.

4.4 DIGITAL INFRASTRUCTURE

The FDC Region has access to high-speed internet with [Sasktel](#) as the main service provider in Denare Beach for internet and cellular service. Communities in the FDC Region also have access to [Starlink](#) for high-speed internet service.



Landfill Rates

Resident:

No fee for household garbage (excluding contractors & construction waste)

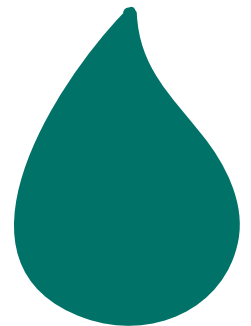
Non-Resident:

Rates depend on load size

Water Rates

Non-metered:

\$56.68/month for water & sewer (combined)



Access to Propane

Propane for residential, commercial, and industrial uses is available through [Stittco Energy](#) and [Co-op](#) in Flin Flon, Manitoba.



4.5 HYDROELECTRICITY

Electricity is provided to Denare Beach by [SaskPower](#). Rates as of January 2022 are:

Table 3. Residential Standard Hydro Rates

Charge	Cost
Basic Monthly Charge	\$22.79
Energy Charge	14.228c/kWh

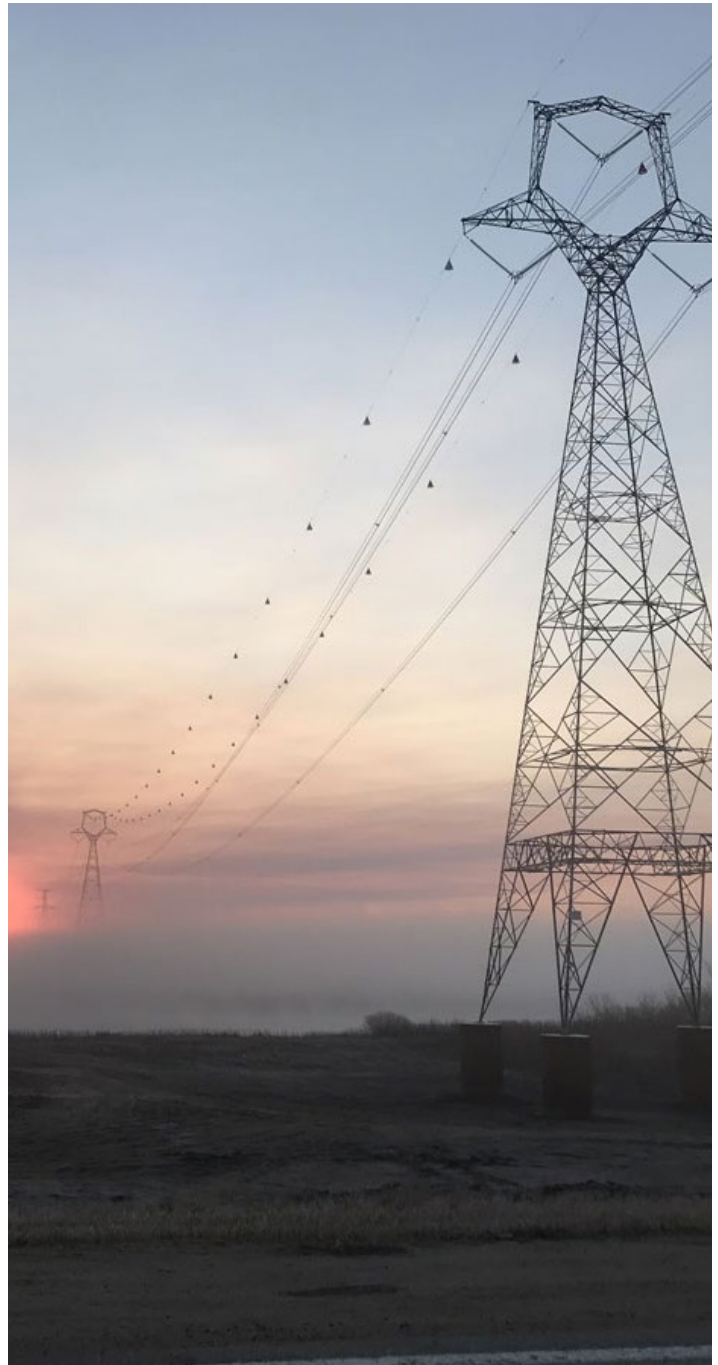
Table 4. Non-Residential Loads >75 kVA - 300 kVA

Charge	Cost
Basic Monthly Charge	\$65.03
Demand Charge (after first 50 kVA)	\$15.60
Energy Charge (first 15,500 kWh)	11.987c/kWh
Balance	7.270c/kWh

Table 5. Small Commercial up to 75 kVA (Rural)

Charge	Cost
Basic Monthly Charge (25 kV and under)	\$41.49
Demand Charge (after first 50 kVA)	\$15.475
Energy Charge (first 13,000 kWh)	14.399c/kWh
Balance	7.406c/kWh

For additional rates visit SaskPower's [Power Supply Rates](#) page.



5.0 COMMERCE

5.1 REAL ESTATE

Denare Beach offers an affordable real estate market with housing prices being significantly lower than the Manitoba and Saskatchewan provincial median. Based on the 2016 Census, the median household value in Denare Beach was \$199,765, lower than both provincial averages by more than a third. The Village of Denare Beach has a number of serviced residential, commercial and industrial lots available to suit your development needs.

5.2 COST OF HOUSING

Housing prices in Denare Beach are significantly lower than the provincial median. Based on the 2016 Census, the average household value in Denare Beach was \$204,718, considerably lower than the provincial average of \$318,917. The average monthly costs for housing are also considerably lower than the provincial average.



Table 6. Cost of Housing

Location	Median Price	Average Price	Rental Average Monthly Costs	Ownership Average Monthly Costs
SK	\$299,606	\$318,917	\$1,021	\$1,178
MB	\$275,473	\$297,444	\$891	\$1,085
Denare Beach	\$199,765	\$204,718	\$862	\$896



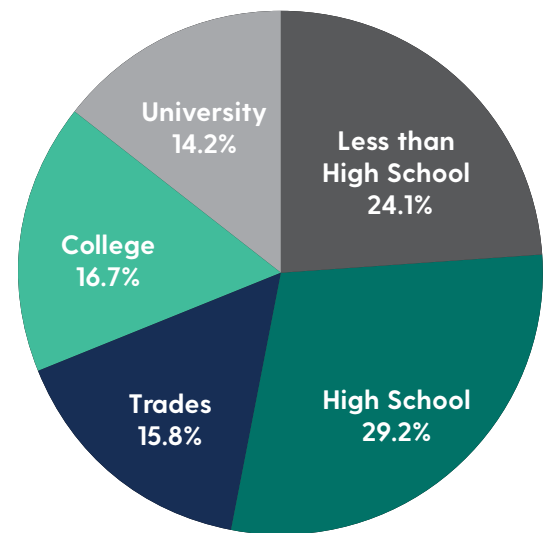
5.3 EDUCATION

Education services and facilities for Denare Beach are located in the Town of Creighton. There is school bus service to transport children to the Creighton Community School.

5.4 LOGISTICS

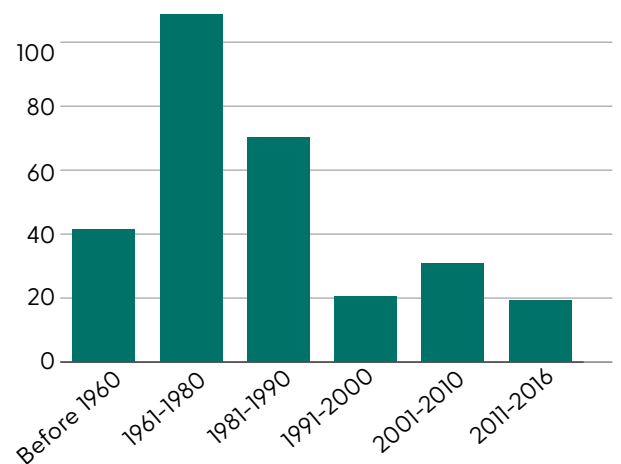
Denare Beach and the surrounding communities are well-positioned for logistical access for commercial freight. By rail, Flin Flon (a 20-minute drive) is serviced by [The Hudson Bay Railway](#) with service from Churchill (a major maritime port) through The Pas. [Keewatin Railway Company](#) provides service from The Pas to the north up to Pukatawagon and carries both freight and passengers. By land, there are a number of local and national trucking and courier companies able to service the surrounding areas, as well as along a national network. The availability of transportation options presents opportunities for warehousing and staging of goods.

Figure 7 Educational Attainment



Statistics Canada 2016

Figure 8 Construction History



Statistics Canada 2016

Table 7. Ownership vs. Rental

Dwelling Tenure	Denare Beach	MB*	SK*
Owner-Occupied	84.5%	74%	74%
Rental	8.6%	26%	26%
Band	6.9%	-	-

Statistics Canada 2016

*Census 2016 total housing numbers include Band housing in Manitoba and Saskatchewan. Whereas Band housing makes up approximately 2.6% in each province

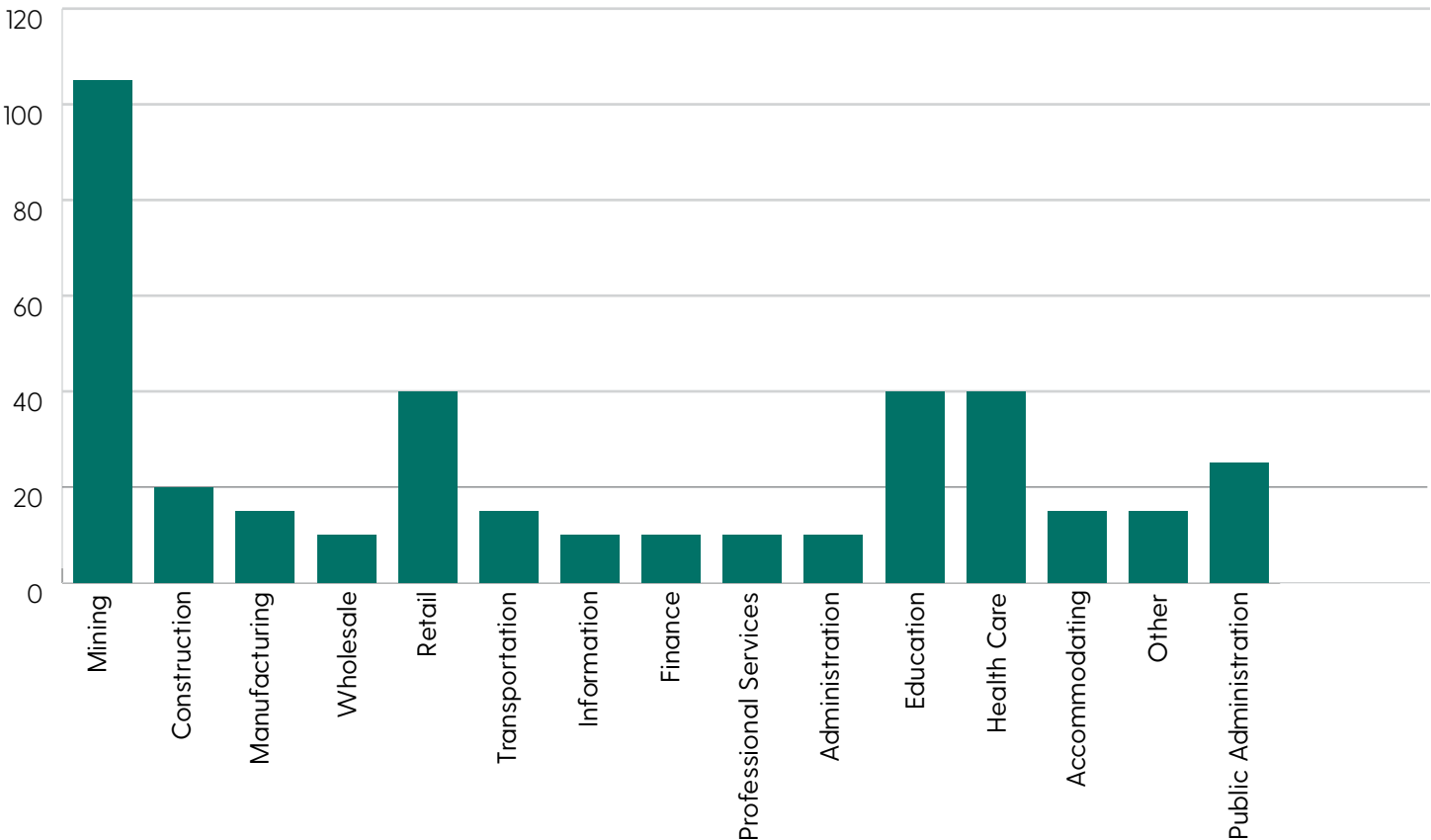
5.5 LABOUR FORCE

Denare Beach has an estimated 380 people within the labour force. In the FDC Region, the mineral extraction and related industry provides the largest sector for employment, employing 28% of the workforce. This is followed by retail, education, and health care and related industry both employing 11% of the workforce respectively.

Denare Beach’s employment grew at a rate of 0.27% per year from 2001 to 2016. Between 2011 and the 2016 Census the employment rate grew 3.4%. The unemployment rate at the time of the 2016 Census was 7.9%.

Table 8. Average Hourly Wage by Labour (2021)	
Industry	Wage (\$K average)
Resources (Agriculture & Mining)	\$24.81
Management Occupations	\$49.16
Administration	\$28.97
Healthcare (Professional)	\$43.17
Nursing	\$42.51
Business & Finance	\$40.22
Applied Sciences	\$39.23
Education	\$39.26
Social & Community Services	\$22.10
Arts, Culture & Recreation	\$23.78
Manufacturing (labour)	\$22.54
Construction Trades	\$31.13

Figure 9 Workforce by Industry (# of jobs)





380

Annual Employment



7.9%

Unemployment Rate



59.2%

Employment Rate

5.6 KEY SECTORS

- [Manufacturing](#)
- [Tourism, Heritage, Arts & Culture](#)
- [Service Hub & Housing Sector](#)
- [Information Technology & Energy Innovation](#)

5.7 OPPORTUNITIES

Denare Beach is a tourism and outdoor recreation hub with an established history in this industry. It is well connected to outside markets and is ready to meet investment objectives. There is available land and properties suitable for commercial services, residential development, tourism and recreational development, and light industrial services.



Table 9. Income Tax (2022)

Jurisdiction	Tax Brackets & %
Federal	15% on first \$50,197 20.5% on next \$50,195 26% on next \$55,233 29% on next \$66,083 33% of taxable income over \$221,708
Manitoba	10.8% on first \$34,431 12.75% on next \$74,416 17% on amount over \$74,416
Saskatchewan	10.5% on first \$46,773 12.5% on next \$133,638 14.5% on amount over \$133,638

Table 10. Business Highlights

Largest Industries	Growing Industries
Accommodations	Sales and Service
Food and Beverage	Food & Beverage
Primary - Fishing	Consulting
Sales and Service	Construction
Construction	

6.0 CONNECT WITH US

6.1 PROGRAMS & SUPPORTS

We offer several programs, dedicated personnel, grants and incentives to support economic development in the region. Our communities are open for business and welcome investment. Please visit the following websites to learn more about our available programs, supports and opportunities within the Village of Denare Beach:

- [Invest FDC](#)
- [Denare Beach Development Areas](#)

6.2 STATS & RESOURCES

Visit our Stats & Resources Library [here](#) to access a wide range of reports, open data, publications and relevant municipal by-laws.

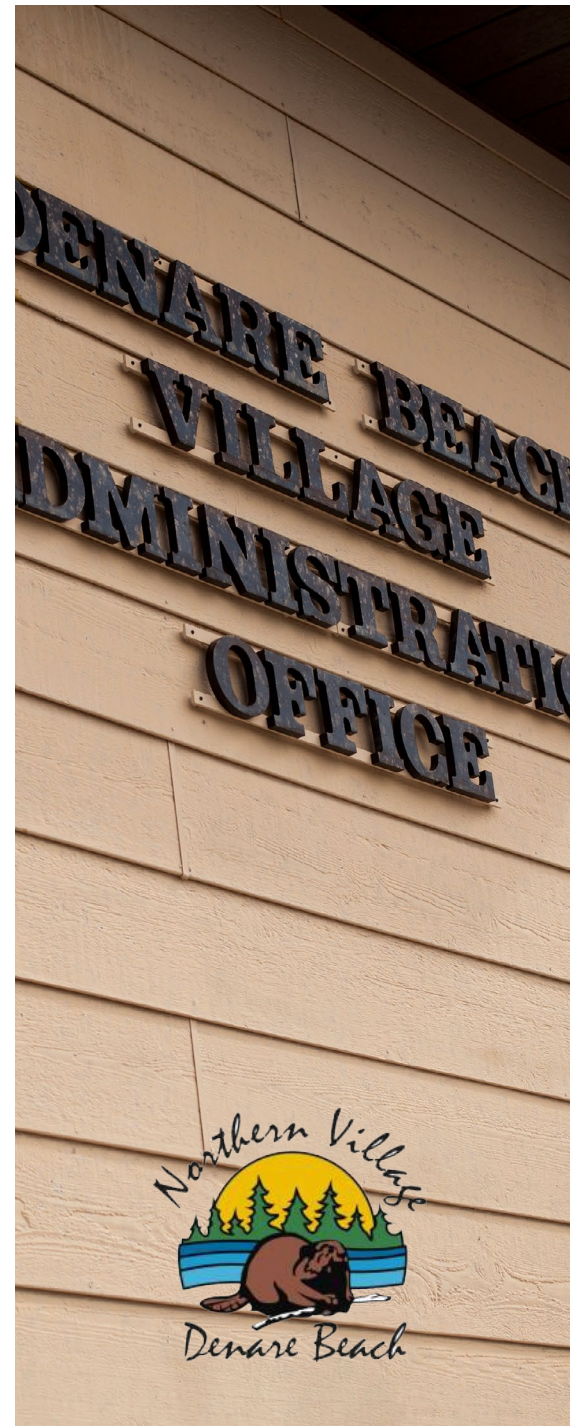
6.3 CONTACT US

Ready to start your next business investment or expansion? We are available and ready to assist investors and business.

Our team of economic development experts are here to help. If you would like more information, please contact:

Regional Economic Development Manager

FDC Regional Economic Development Commission
City of Flin Flon | Town of Creighton | Village of
Denare Beach, Canada
+1.306.688.8253 | +1.204.681.7505
econdev@investfdc.ca



7.0 SERVICE LIST

GOVERNMENT SERVICES

- **Service Canada**
111 Main St, Flin Flon, MB R8A 1J9
[Website](#) | P: 1-800-622-6232
- **Saskatchewan Conservation Office**
298 1st St E, Creighton, SK SOP OAO
[Website](#) | P: 306-688-8812
- **Village of Denare Beach**
512 7th Ave, Denare Beach, SK SOP OBO
[Email](#) | [Website](#) | P: 306-362-2054
- **Northern Saskatchewan Administration District**
[Email](#) | [Website](#)

MUNICIPAL SERVICES & ENERGY

- **Sask Power**
[Email](#) | [Website](#) | P: 1-888-757-6937
- **Federated Co-op Bulk Propane**
4 Timber Lane, Flin Flon, MB R8A 1S3
[Email](#) | [Website](#) | P: 204-687-8038
- **Stittco Energy**
78 Third Ave, Flin Flon, MB R8A 1N6
[Website](#) | P: 204-687-3493

BUSINESS & CULTURAL SERVICES

- **Flin Flon & District Chamber of Commerce**
5 Main St, Flin Flon, MB R8A 1J7
[Email](#) | [Website](#) | P: 306-688-0838
- **Denare Beach Recreation**
P: 306-362-2050

BANKING SERVICES

- **Flin Flon Credit Union**
36 Main St, Flin Flon, MB, R8A 1J6
[Email](#) | [Website](#) | P: 204-687-6620
- **RBC Royal Bank**
94 Main St, Flin Flon, MB, R8A 1K1
[Website](#) | P: 204-687-7551
- **CIBC**
89 Main St, Flin Flon, MB, R8A 1J9
[Website](#) | P: 204-687-6620
- **Scotiabank**
75 Main St, Flin Flon, MB, R8A 1J8
[Website](#) | P: 204-687-7140

EMERGENCY SERVICES

- **Denare Beach Volunteer Fire Department**
518 7th Ave, Denare Beach, SK SOP OBO
[Website](#) | P: 306-362-2054
- **Royal Canadian Mounted Police**
499 Creighton Ave, Creighton, SK SOP OAO
P: 306-688-8888
- **Flin Flon EMS Station**
30 Longmore Ave, Flin Flon, MB R8A 0X1

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