



# INVEST IN SERVICE HUB AND TRADE CORRIDOR

## SECTOR PROFILE

### THE VILLAGE OF ST. PIERRE JOLYS



## INVESTMENT POTENTIAL

St. Pierre-Jolys is strategically located on Provincial Trunk Highway (PTH) 59 and is connected from the Tolstoi Port of Entry south of the Village, north to Winnipeg and the Interlake region beyond. The Pembina Port of Entry, the busiest border crossing in Western Canada, is also conveniently accessed by Provincial Road (PR) 201 to PTH 75.

The Village is a hub for healthcare for the immediate area, as well as a cultural hub for the rural Francophone communities that surround the Village. As the Village continues to grow, these factors present attractive investment opportunities for a variety of industries.

### EMERGING TRANSPORTATION & TRADE HUB

Given the Village's strategic location with connections to major markets, border crossings, and agricultural surroundings, the Village is positioned to provide services in the transportation industry. Opportunities may include vehicle maintenance facilities and smaller warehousing and storage operations for locally produced goods.

### COMMUNITY HEALTH & WELLNESS CENTRE

The Village serves as a primary healthcare hub for the surrounding rural communities through the established healthcare facility -- the Centre medico-social De Salaberry District Health Centre. With a growing and aging population, there will



be an increased demand for auxiliary healthcare services to support the changing demographic of the Village and the surrounding communities it services.

**BILINGUAL SERVICE HUB**

St. Pierre-Jolys acts as a bilingual hub for retail, culture, commerce, and health and wellness care for many communities. There is room to grow to provide further support services and cultural outlets for the francophone community. The Village

presents the perfect opportunity to support and grow this cultural community.

**COMPETITIVE ADVANTAGES:**

- Growing Population
- Attractive Location Near Large Urban Centres
- Established Agricultural Industry



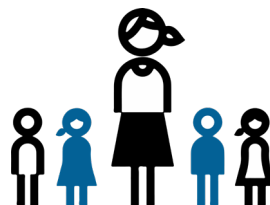
# INVESTMENT OPPORTUNITIES

St. Pierre-Jolys' economic experts have analyzed and identified the following markets to have unique and favourable opportunities within the region's Service Hub and Trade Corridor Sector:



**EXTENDED & PERSONAL CARE FACILITIES**

Day Program Development  
Auxiliary Care Facilities (Chiropractic, Physiotherapy, Skin Care Clinic)  
Wellness Services (Massage, Spa)



**DAYCARE & CHILD WELLNESS SERVICES**

To support growing families with young children and the expanding population, the Village will need additional daycare facilities and family support businesses



**FRANCOPHONE RETAIL & SUPPORT SERVICES**

With a strong French Canadian heritage, the Village is positioned to provide French language services and support French businesses for all of southern Manitoba



### TRANSPORTATION & LOGISTICS

- Implement and Vehicle Maintenance
- Warehousing & Storage
- Logistic Services



### BUSINESS PARK DEVELOPMENT

- Office Spaces
- Contractor Shop Spaces
- Service Garages
- Small Scale Storage



## FAST FACTS

- The Village of St-Pierre-Jolys 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, particularly for those looking for bilingual services within reasonable driving distance to the Winnipeg Metro Region.
- Baby Boomers are tipping into retirement and seeking to re-establish roots in their former hometowns
- The region has experienced a substantial (11%) population increase between 2016 and 2021.



# RESOURCES AND SUPPORTS

## ADDITIONAL RESOURCES

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

- Municipal Rebate Fee - Rebate on City imposed fees (Inspection, Permit, Administrative fees)
- Business Attraction & Expansion Program - A Business Incentives Program calculated based on the incremental assessed value via building improvements such as new construction or building expansions; awarded up to five years, starting a year after occupancy or construction completion.

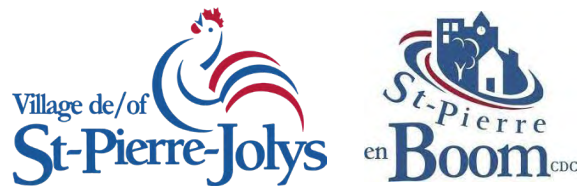
[STATS & RESOURCES](#)

[SITE SELECTOR](#)

## CONTACT US

Ready to start your next business investment or expansion in St. Pierre-Jolys? 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 Economic Development Manager, please contact:



## ECONOMIC DEVELOPMENT MANAGER

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