



INVEST IN TARGETED RESIDENTIAL DEVELOPMENT

SECTOR PROFILE

THE VILLAGE OF ST. PIERRE-JOLYS



INVESTMENT POTENTIAL

St. Pierre-Jolys is located just a short 25 minute drive south of Winnipeg on Provincial Trunk Highway (PTH) 59, an ideal location for those looking to escape the city. The Village is also a hub for healthcare, culture, and education. Located in southern Manitoba, the Village has seen a large population growth between 2016 to 2021 (over 11%) and shows no sign of slowing down.

AVAILABLE PRIME DEVELOPMENT AREAS

The Village is well positioned with readily serviceable land to accommodate residential development of

many forms. The community already has a diverse housing stock and a willingness to accommodate all forms of development.

What sets the Village apart from other smaller communities is the amount of available land located within Village boundaries. These areas are located near major transportation routes and existing municipal, commercial, and healthcare services so new development will fit right into the existing community.



ACCESS TO HIGH QUALITY SERVICES & AMENITIES

One advantage the Village has are the quality services that are already present. Some of the amenities include:

- Bilingual Education (K-12), Daycare & Pre-school
- Established Grocery & Retail Stores
- Recreational Facilities
- Healthcare Services in the Village
- High-Quality Digital Infrastructure



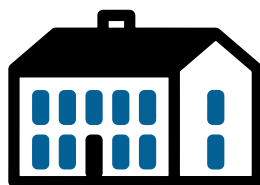
THRIVING BILINGUAL COMMUNITY

The Village is a thriving Francophone community, with over 50% of residents being French-speaking. There are also multiple Francophone cultural events held in the Village annually, including a maple syrup festival and a Francophone arts festival. In addition, many services are provided in French, making it an ideal location for anyone wishing to live in a Francophone community.



INVESTMENT OPPORTUNITIES

St. Pierre-Jolys' economic experts have analyzed and identified the following markets to have unique and favourable opportunities within the region's Targeted Residential Development Sector:



**CONDOMINIUM
 DEVELOPMENT**

- Growing population will need affordable housing options
- Land available in urban centre



**SENIOR'S HOUSING
 INDEPENDENT & ASSISTED
 LIVING**

- Continuing Care Retirement Community
- Active Living Centre Development



NEIGHBOURHOOD DEVELOPMENT

With large areas of land located within municipal boundaries, the Village is primed for larger development projects and community development.



MAIN STREET & INFILL DEVELOPMENT

- Mixed-Use Development
- Character Areas on Main Streets
- Infill Opportunities on Main Streets



FAST FACTS

- Over 60% of the population is bilingual in English and French; services and business are available in the language of choice
- The recreation industry remains a continuous point of investment for the Village and interest of the populace: a prime example includes the new connection of the 198.5km Crow Wing Trail to the Trans Canada Trail Network
- A majority of the area is capable of 1 GB/s download speeds, with plans and backing to further expand this coverage dramatically
- The Village will continue to experience impacts related to a majority aging population. This includes: migration to service hubs for healthcare and housing, and increases in retirement quality-of-life expectations, such as wellness, recreation and quality seniors' housing for the entire aging spectrum.



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.

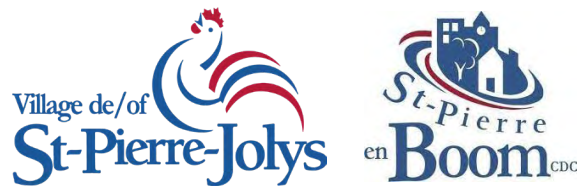
[STATS & RESOURCES](#)

[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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