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WEYBURN
REGIONAL
ECONOMIC
DEVELOPMENT
Weyburn, Saskatchewan

2016 COMMUNITY PROFILE

2016 Community Profile

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The 2016 Weyburn Community Profile is a production of Weyburn Regional Economic Development. The Community Profile is designed to provide an overview of the market environment in the Weyburn region for business and residents, both existing and prospective. **statistical source is Statistics Canada—unless otherwise indicated*



For more Information contact:
Weyburn Regional Economic Development
 11 Third Street
 Weyburn, Saskatchewan
 S4H 0W1
 306.842.4738
info@weyburneconomicdevelopment.com
www.weyburnregionaleconomicdevelopment.com



City of Weyburn
 157 Third Street
 Weyburn, SK. S4H 0W3
 306.848.3200
info@weyburn.ca
www.weyburn.ca



RM of Weyburn #67
 23 6th Street NE
 Weyburn, SK. S4H 1A8
 306.842.5820
rm.67@sasktel.net
www.rmweyburn.ca



Weyburn Chamber of Commerce
 11 Third Street
 Weyburn, SK S4H 0W1
 306.842.4738
info@weyburnchamber.com
www.weyburnchamber.com

City of Weyburn

Population: 10,484
City Area: 18.49 km²

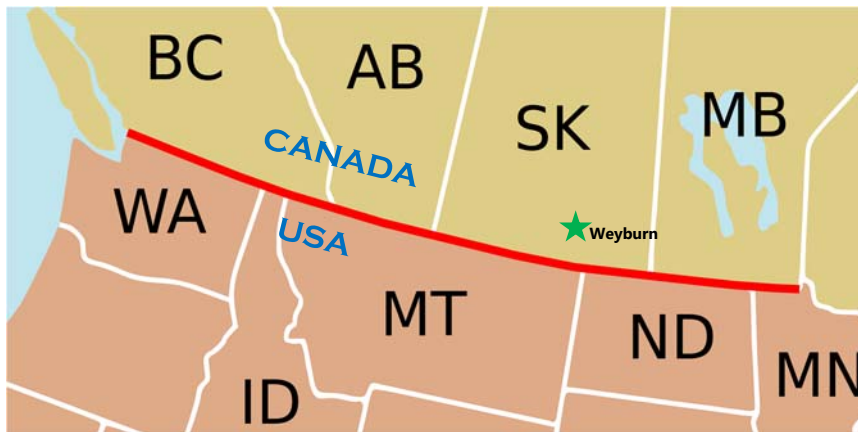
RM of Weyburn No.67

Population: 1,048
The RM of Weyburn is the rural land adjacent to the City. The towns of Ralph, Mctaggart , North Weyburn and the Weyburn Airport are included in the RM of Weyburn.

Key Distances

Regina, Saskatchewan: 115km
Saskatoon, Saskatchewan: 372km
Calgary, Alberta: 836km
Winnipeg, Manitoba: 521 km
Minot, North Dakota: 277 km
70 km north of the U.S.A Border

Source: 2011 Census



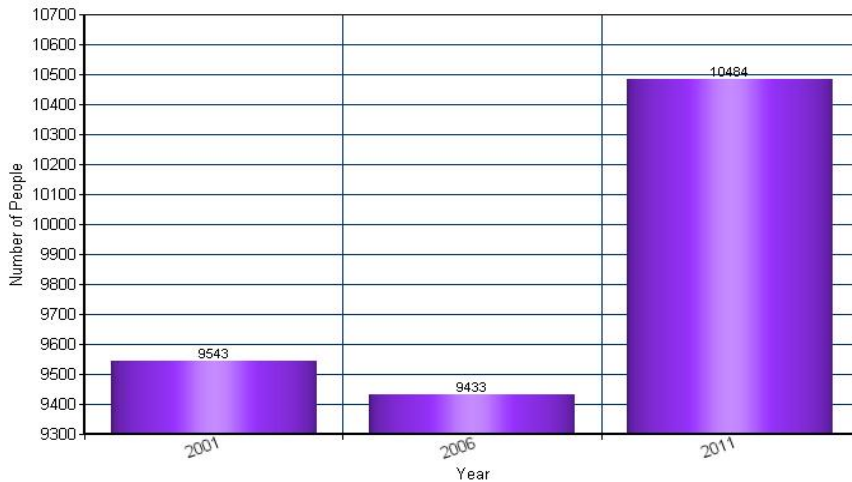
1.1 Introduction

As one of the fastest growing communities in Saskatchewan, Weyburn is recognized as one of the more desirable places to live and work. Weyburn is a dynamic community with a long history of dedication to providing an exceptional quality of life for residents. Global economic conditions, particularly relating to agriculture due to the established agricultural roots and central location for the region has a positive impact on the business climate in the Weyburn Region. Emphasis is placed on the development of a diverse economic base to ensure long standing business success in the Region. According to the 2011 Canada Census, Weyburn is the fastest growing City in the province with a population of over 10,000. Some estimates project the population in the Weyburn Region to double in the next 15 years. With over \$200 million in capital spending projects planned for that time period, Weyburn is dedicated to maximizing the opportunity that exists for existing and prospective business.



1.2 Population Overview

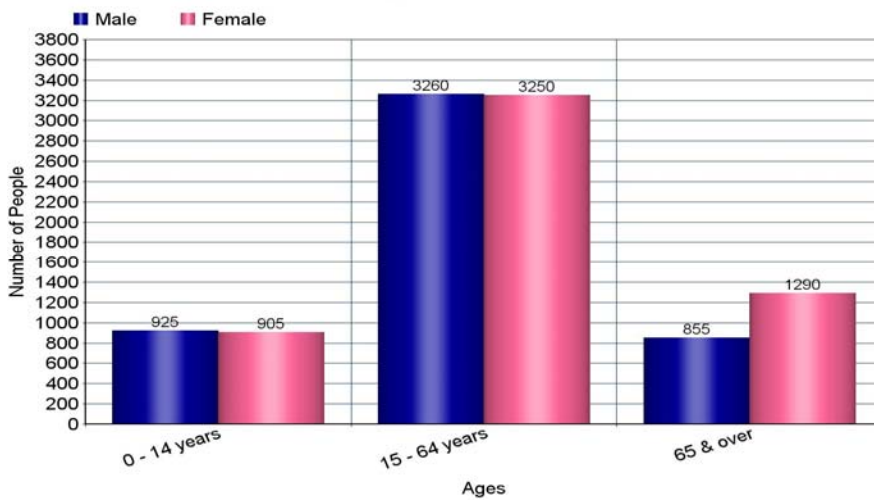
Population



Total Population

| | |
|-------------------|--------|
| City of Weyburn | 10,484 |
| RM of Weyburn #67 | 1,048 |
| Total Dwellings | 5,032 |

Age Breakdown



The 2014 Covered Population Report published by the Government of Saskatchewan Ministry of Health reports the population of the City of Weyburn has increased by **9%** since 2011

Source:
www.population.health.gov.sk.ca



The business community in Weyburn is a diverse collection of industry and corporate headquarters. As the central community in the Southeast Region, in close proximity to the provincial capital City of Regina, Weyburn is an attractive business locale for skilled workers and young professionals.

2.1 Key National & International Companies operating in Weyburn, SK

- ◆ Crescent Point Energy
- ◆ Cenovus Energy
- ◆ Viterra
- ◆ Richardson Pioneer
- ◆ Comtech Communications
- ◆ Parrish & Heimbecker
- ◆ Enerplus
- ◆ Enform
- ◆ Nexans Canada

2.2 Agriculture

As the world looks to its farmers to meet an ever increasing need for food supply, Weyburn's position as one of the largest inland grain gathering points in North America makes it a vital contributor to a timely issue. Weyburn sits anchored in its agricultural roots as the cornerstone for agricultural production in the region. Weyburn is home to four major implement dealers all of whom have undergone significant expansions in the past three years.

BUSINESS SPOTLIGHT: Parrish & Heimbecker Ltd.

Parrish & Heimbecker established in 1909 and has been a key player in the Canadian agri-business and agri-food industries. In March 2014, P&H purchased WIT in Weyburn, SK. With 113,000 metric tonnes of storage, the Weyburn facility is P&H's largest terminal. The plant has the ability to load 120 railcars in 12 hours, a large chemical warehouse, and a fertilizer plant with offering of a full service network with agrolgists on staff. P&H is big enough trade 24 countries and small enough to care about the locals in Weyburn, SK.



2.3 Oil & Gas

Weyburn has long been established as a central figure for the upstream oil industry in the province. Through investment in pioneering research projects and leading edge oil extraction technology, Weyburn based companies continue to advance innovation and development in the industry. The City's youthful professional culture and educated workforce has made Weyburn an attractive locale for many national and local industry headquarters and a strategic location for industry service

Bakken Formation

Weyburn sits geographically atop the Bakken Oil Formation. The Bakken formation is one of the most prolific oil producing patches in the world. With new technology driving the industry, these once unattainable oil reserves are now fuelling economic growth in the region. Weyburn based companies are some the largest investors in the Canadian Bakken play.

Innovation

Carbon dioxide capture and storage is considered a critical technology to reduce world greenhouse gas emissions. Currently in the Weyburn Region there are two commercial carbon dioxide enhanced oil recovery projects operated by Cenovus Energy Inc. and by Apache Canada as part of the International Energy Agency Greenhouse Gas Weyburn-Midale Carbon Dioxide Monitoring and Storage Project. The project is managed by The Petroleum Technology Research Centre (PTRC) with the goal of developing best practices to guide future CO2 storage projects. The project involves the capture of carbon dioxide and subsequent injection into underground rock formations. The technology sees two main benefits. First, carbon dioxide is permanently and safely stored in impermeable rock. Secondly, the procedure enhances oil recovery by increasing reservoirs pressure, which pushes oil to producing wells, lengthening the life of the field.

BUSINESS SPOTLIGHT: Crescent Point Energy Corp.

Crescent Point Energy is a conventional oil and gas company based out of Calgary, Alberta with its Regional headquarters in Weyburn, SK. In Southeast Saskatchewan, Crescent Point energy invests heavily in the Bakken oil play making it the largest Canadian based producer of Bakken oil. Crescent Point Energy has seen tremendous growth, leading the way in new technologies in the industry.



Photo courtesy of Crescent Point Energy - photographer Marnie Burkhart

2.4 Public Sector Headquarters

As the central community in Southeast Region, Weyburn is the preferred locale for public sector and professional regional head offices, contributing an enduring inventory of stable employment opportunities. Weyburn's proximity to Regina offers access to a wide range of supports and services. The stable, prosperous, business atmosphere attracts skilled professional from the larger centers to Weyburn.

Key Professional & Public Sector Regional Headquarters in Weyburn, SK

- ◆ Sun Country Health Region
- ◆ Southeast Regional College Administrative Offices
- ◆ Southeast Cornerstone School Division
- ◆ SaskPower Regional Distribution Center



BUSINESS SPOTLIGHT: Sun Country Health Region

Sun Country Health Region (SCHR) cover the Southeast portion of Saskatchewan with the mission to work together with individuals and communities in partnership to achieve the best possible care, experience and health. There are now 28 facilities and 38 public health programs for 56,529 people in SCHR. The goal of this Region is to continue building a province of healthy people and communities, while providing effective, comprehensive, and equitable range of services. The 2015 Saskatchewan budget has committed towards funding for planning a new hospital in Weyburn, SK. This will lead to a healthy future for Weyburn & surrounding communities.

Source: <http://www.suncountry.sk.ca>



The economy in Saskatchewan has all of the right elements for creating long term profitability for business. Weyburn’s economic fundamentals such as population growth, median age, employment growth, high income rates and a strong housing market have all contributed to the ideal investment conditions currently existing in the City.

3.1 Property Tax Gap

According to the Canadian Federation of Independent Business (CFIB), Weyburn has the 4th lowest municipal property tax gaps in comparison to other Saskatchewan municipalities. The table below showcases Weyburn as the 4th lowest Municipal property tax gaps and municipal taxes for \$200,000 of assessed value

Source: CFIB calculations based on 2014 property tax data from Government of Saskatchewan, Ministry of Government Relations

| Municipality | 2014 Municipal residential property taxes per \$200,000 | 2014 Municipal commercial property taxes per \$200,000 | 2014 Municipal property tax gap |
|----------------|---|--|---------------------------------|
| Martensville | \$1,639 | \$2,455 | 1.50 |
| Warman | \$1,368 | \$2,276 | 1.66 |
| Saskatoon | \$960 | \$1,696 | 1.77 |
| Weyburn | \$1,062 | \$2,180 | 2.05 |
| Melfort | \$1,782 | \$3,758 | 2.11 |

3.2 Housing

The City of Weyburn has developed attractive business climate for housing developers resulting in an increase in housing starts and availability, giving area employers an advantage in attracting employees. Currently there are three new residential neighbourhoods under development.

- ◆ Average monthly rent: \$836
- ◆ Apartment vacancy rate: 14.2%

Source: Canada Mortgage & Housing Corporation—Rental Market Report, Fall 2015



3.3 Local Municipal Leadership

Investors are confident in the stable and sustainable business policies of local government's. As leaders in fiscal responsibility, they are in the position to effectively manage the infrastructure and service demands of growth without interruption to the pace of the development. Weyburn's commitment to ensuring availability of adequate housing options is giving area employers a competitive edge in attracting employees. Working collaboratively with stakeholders is the foundation of the City's commitment to cultivating a sustainable environment for development opportunities. The two municipalities; City of Weyburn and RM of Weyburn have taken a proactive approach to planning and development with the establishment of the Weyburn Regional Planning District Commission in 2010. 4 years later the Weyburn Planning District is a model of excellence for intermunicipal cooperation and planning ensuring that there is a clear dedication from all stakeholders to removing any barriers to growth and development in the Region.

3.4 Saskatchewan Advantages

The province is a storehouse of natural resources and a powerhouse of value-added industries. The time to invest in Saskatchewan is now. It makes sense to look at Saskatchewan as a location for business:

- ◆ A number of the major economic forecasters expect that Saskatchewan will lead most other provinces in economic growth in 2014 and 2015. The average estimates for Saskatchewan are 2.4% in 2014 and 2.6% in 2015.
- ◆ New capital investment in Saskatchewan is estimated to reach **\$20.9 billion** in 2014.
- ◆ Saskatchewan's government has worked to create a stable economic environment supportive of business and commerce.
- ◆ The province is a low-cost and competitive jurisdiction.
- ◆ Saskatchewan offers excellent infrastructure with ongoing government reinvestment.
- ◆ There is a high capability here for innovation across a range of industries, and at lower cost than the U.S. and Europe.
- ◆ The province has an availability of natural resources for resource-seeking foreign direct investment (FDI), with excellent infrastructure, financial stability and regulatory environment.
- ◆ Saskatchewan is Canada's largest exporter per capita. The province may be small, but it has international reach.

Source: <http://economy.gov.sk.ca/InvestingSask>

3.5 Education & Workforce Development

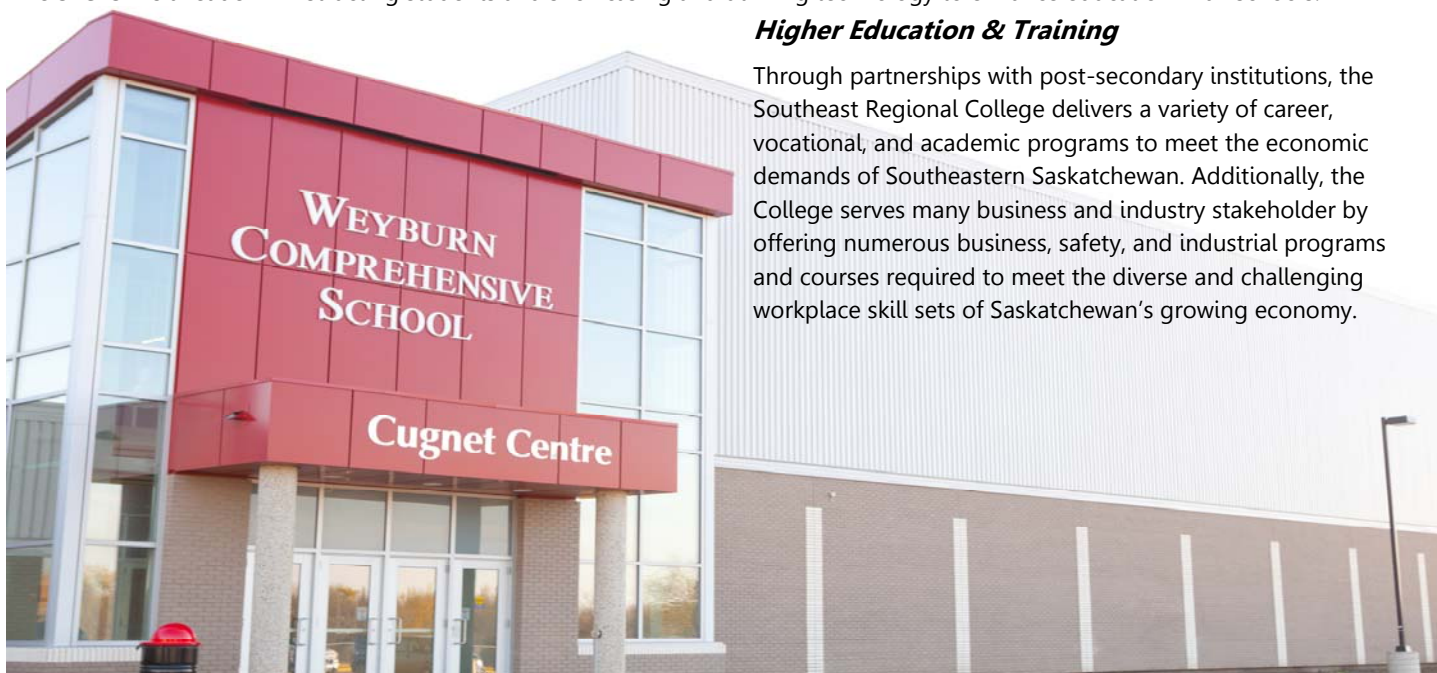
Weyburn residents and employers benefit from an excellent public education system, as well as a separate Catholic system, complimented by the programs of the Southeast Regional College offering many educational and workforce training opportunities.

Primary & Secondary Education

Southeast Cornerstone Public School Division (SECPD) is widely acknowledged as one of the best in the province. With it's headquarters in Weyburn the SECPD is working closely with the local business community to best prepare students for the workforce. The SECPD is a leader in instructing students and showcasing and utilizing technology to enhance education in all schools.

Higher Education & Training

Through partnerships with post-secondary institutions, the Southeast Regional College delivers a variety of career, vocational, and academic programs to meet the economic demands of Southeastern Saskatchewan. Additionally, the College serves many business and industry stakeholder by offering numerous business, safety, and industrial programs and courses required to meet the diverse and challenging workplace skill sets of Saskatchewan's growing economy.



Whether moving goods, services or people Weyburn companies enjoy access to an extensive transportation network with global reach.

Roads

Weyburn is ideally located at the intersection of two international highways (#13 & #35) and the Redcoat Trail (Highway #13). Provincial Highway #39 is the main route to the 24 hour Canada/USA border crossing at North Portal.

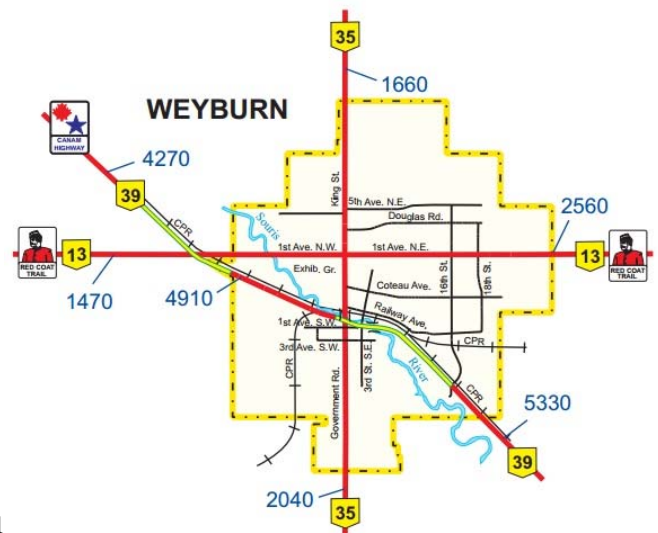
Rails

Weyburn is served by the Soo Line Railway that connects Western Canada's main rail lines at Moose Jaw with the American rail centres in Minneapolis and Chicago.

Air

The Weyburn Municipal airport is located in the RM of Weyburn and is a Transport Canada Certified facility. Weyburn Airport averages about 96 flights per month and included Pan Canadian Petroleum, RCMP, air ambulance, crop spraying, a new parachute club, commercial charters, and recreational flying. Weyburn is located only one hour from the International Airport at the City of Regina.

Traffic Volume Map 2014



Source: Saskatchewan Ministry of Highways & Infrastructure

4.1 Global Transportation Hub

Located only an hour from Weyburn, The Global Transportation Hub is Canada's only autonomous and self-governing Inland Port Authority. The GTH provides rail access to all major Canadian ports, Gulf Coast ports and mid-western US trans-shipment points and trucking connections to all major networks including Trans-Canada, Minneapolis/St.Paul, Chicago, and Mexico. Offering Weyburn based companies benefit from the connectivity of a larger center with the attractive economics of a smaller urban center.

The ability to efficiently move goods makes Weyburn the ideal location for several major manufacturing firms. Weyburn is well positioned for manufacturers looking to import, export, or ship their goods both domestically and internationally.



A safe, healthy balanced lifestyle defines the culture and vitality of Weyburn. The exuberance of a young, engaged population offers a wealth of social networking opportunities that create a welcoming atmosphere for new residents. The safe city environment supports the priority that residents place on an active, healthy lifestyle, creating an open, walkable atmosphere. Weyburn is proud of the richness of community life that is reflected in the wide variety of arts, cultural and recreation options for citizens and visitors.

A close-knit neighbourhood community with low crime rates, and economic strength makes Weyburn a great place for a family to live. Rich in supports, the community values children and youth, with a vast network of high quality programs and recreation options.

Quality of public spaces and built environment is well known to have a direct impact on people’s lives and the way they feel. Weyburn is well known as one of the cleanest, most attractive communities in the province. It’s enviable character is intrinsically linked to its natural surrounding. Care is taken to ensure that the City is well maintained and is a natural extension of its surroundings. High quality public parks and green spaces, create a clean healthy environment. Residents also enjoy beautiful rural surroundings including, lakes, parks, and connection to the agricultural lifestyle

5.1 Climate

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sept | Oct | Nov | Dec |
|--|------|------|-----|-----|-----|-----|-----|-----|------|-----|-----|------|
| Average High (Celcius) | -10° | -6° | 1° | 11° | 19° | 23° | 26° | 26° | 19° | 12° | 0° | -7° |
| Average Low (Celcius) | -20° | -16° | -9° | -2° | 5° | 10° | 12° | 11° | 5° | -1° | -9° | -17° |
| Average Precipitation (millimeters) | 18 | 13 | 20 | 30 | 54 | 73 | 64 | 46 | 40 | 23 | 17 | 20 |

5.2 Tatagwa Parkway consists of over 10 KMs picturesqe trails throughout Weyburn. Travel paved multi-use trails, through thousands of trees, and various natural conservation areas. Choose from:

- ◆ 1.5 KM trek along the wooded Souris Valley Trail
- ◆ 2 KM loop along the beautiful Souris River on the Red Coat Trail
- ◆ 3 KM long Silver Heights Trail that skirts the Northern edge of the city
- ◆ 3 KM loop through the scenic Signal Hill Trail





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11 Third Street
Weyburn, SK. S4H OW1
306.842.4738

info@weyburneconomicdevelopment.com
www.weyburneconomicdevelopment.com