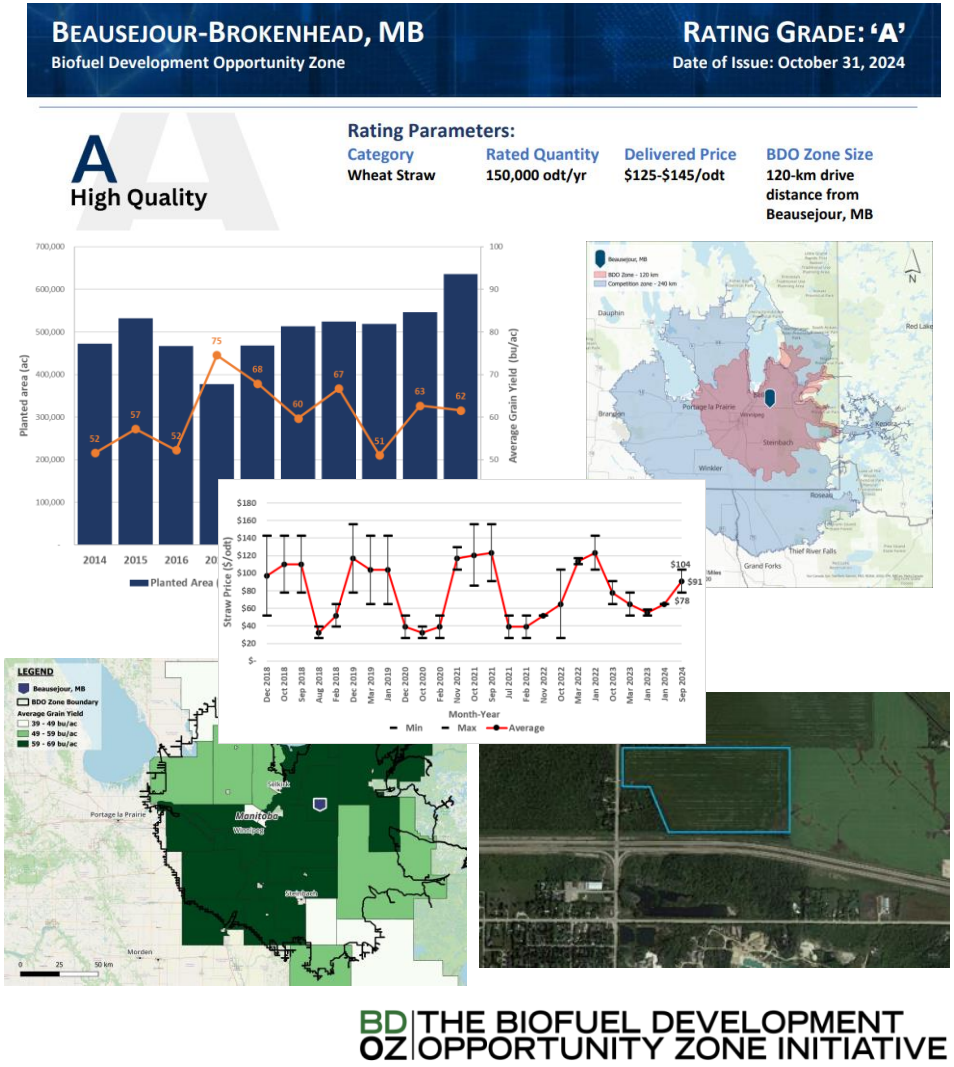
Beausejour-Brokenhead, MB BDO Zone Rating: **'A'**

- ✓ **150,000 odt per year** low-risk wheat straw supply at a delivered price range of **$125-$145/odt or $48-$56/bale.**
- ✓ Multi-generational, locally established grain and cattle producers well-accustomed to wheat straw harvesting and utilization.
- ✓ Experienced custom baling capacity ready to scale-up production for a new project.
- ✓ No large-scale competition for wheat straw in the Competition Zone.
- ✓ 70-acre parcel of industrial land near Beausejour, MB, offers a prime location for new bio-industries, supported by access to major highways, rail, utilities, and a lower cost of living.

View the Beausejour-Brokenhead, MB BDO Zone Rating here.



BD OZ THE BIOFUEL DEVELOPMENT OPPORTUNITY ZONE INITIATIVE

BD|THE BIOFUEL DEVELOPMENT
OZ|OPPORTUNITY ZONE INITIATIVE

BROKENHEAD
MUNICIPALITY

BEAUSEJOUR
BROKENHEAD
DEVELOPMENT CORPORATION

BDO Zone ‘A’ Rating for Wheat Straw

Transformative Bioeconomy Potential in Beausejour Brokenhead

Kaitlen Cunningham
Economic Development & Marketing Officer
Beausejour Brokenhead Development Corporation

Sheila Mowat
Chief Administrative Officer
Brokenhead Municipality

BROKENHEAD
MUNICIPALITY

BEAUSEJOUR
BROKENHEAD
DEVELOPMENT CORPORATION

About Beausejour Brokenhead Development Corporation

Beausejour Brokenhead Development Corporation (BBDC) was created through a partnership between the RM of Brokenhead and Town of Beausejour to enhance growth, quality of life, and economic opportunities within the community.

Our Vision

The Beausejour Brokenhead Region is a vibrant, sustainable, strong family-oriented age-friendly community with an abundance of business, housing, health, education, and services.

How We Can Help

- Provide support, access to resources, tools, and information
- Local funding/grant assistance
- Partnering on & promoting local economic initiatives

BROKENHEAD
MUNICIPALITY

BEAUSEJOUR
BROKENHEAD
DEVELOPMENT CORPORATION

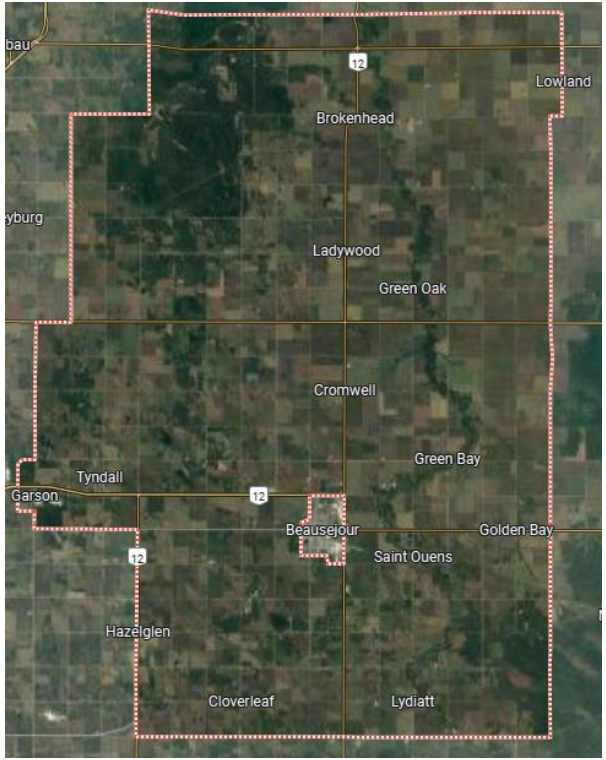
About Brokenhead Municipality

- Located in the Eastman Region of Manitoba
- 45 Kilometers Northeast of Winnipeg

Brokenhead Municipality encompasses the following communities:

- LUD of Tyndall-Garson
- Cloverleaf
- Cromwell
- Green Bay
- Hazelglen
- Ladywood
- Lydiatt
- St Ouens

- The Town of Beausejour is an independent municipality that is situated within the boundaries of Brokenhead Municipality.



BROKENHEAD
MUNICIPALITY

BEAUSEJOUR
BROKENHEAD
DEVELOPMENT CORPORATION

Transportation Infrastructure

Beausejour Brokenhead is accessible to Canadian, US, and international trade centres on a reliable transportation network.

- Easily accessible by divided double-lane RTAC highways, PTH 59 and PTH 44
  - RTAC highways can support the heaviest regulated loading classification and have no seasonal restrictions, allowing for convenient transportation
- 30 minutes by road to the Trans-Canada highway
- 45 minutes to James Richardson International Airport and CentrePort Canada - North America's largest trimodal inland port and Foreign Trade Zone
- 1.5 hours to the USA border

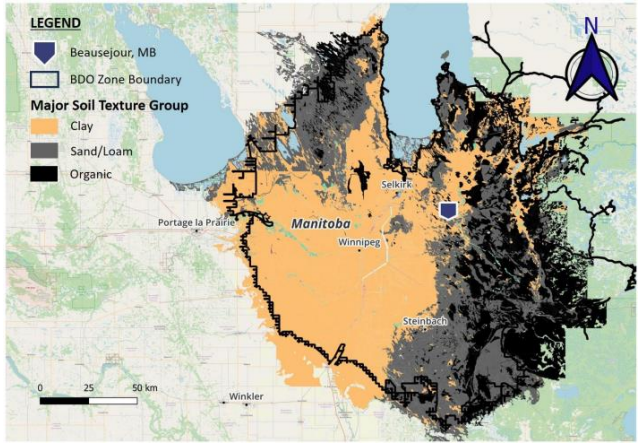
BROKENHEAD
MUNICIPALITY

BEAUSEJOUR
BROKENHEAD
DEVELOPMENT CORPORATION

Agriculture Analysis

Majority of farms in the Brokenhead region date back to the first European settlers and many are still in the original family ownership.

- 2,700 farms in the region – approx. 40% cultivating grain crops
  - 41% Wheat Crops
  - 29% Canola
  - 25% Oats
  - 5% Barley, Flax, Soybeans, Corn, Sunflower
- 670 Cattle Farms in the area
  - 25% of total farms
- Majority of soil is clay and some sand/loam



* Data from 2021 Agriculture Census

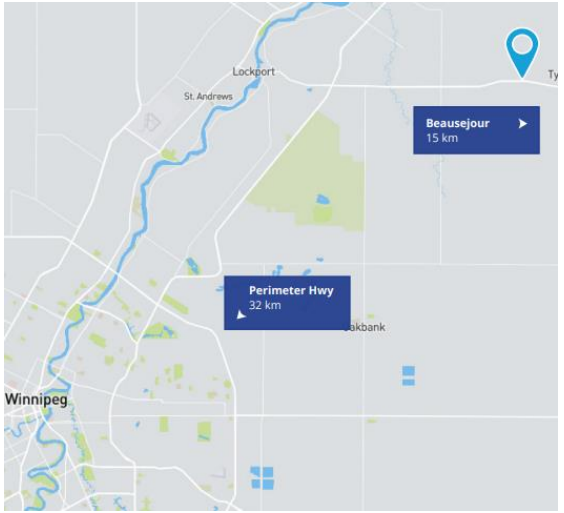
BROKENHEAD
MUNICIPALITY

BEAUSEJOUR
BROKENHEAD
DEVELOPMENT CORPORATION

Garson, Manitoba | Site 1

- Located between Beausejour and Highway 59
- Prominent exposure along Highway 44
- 70.2 acre parcel of industrial land
- Zoned for Industrial use
- Access to electricity & natural gas (Manitoba Hydro), sewer, water, and telecommunications



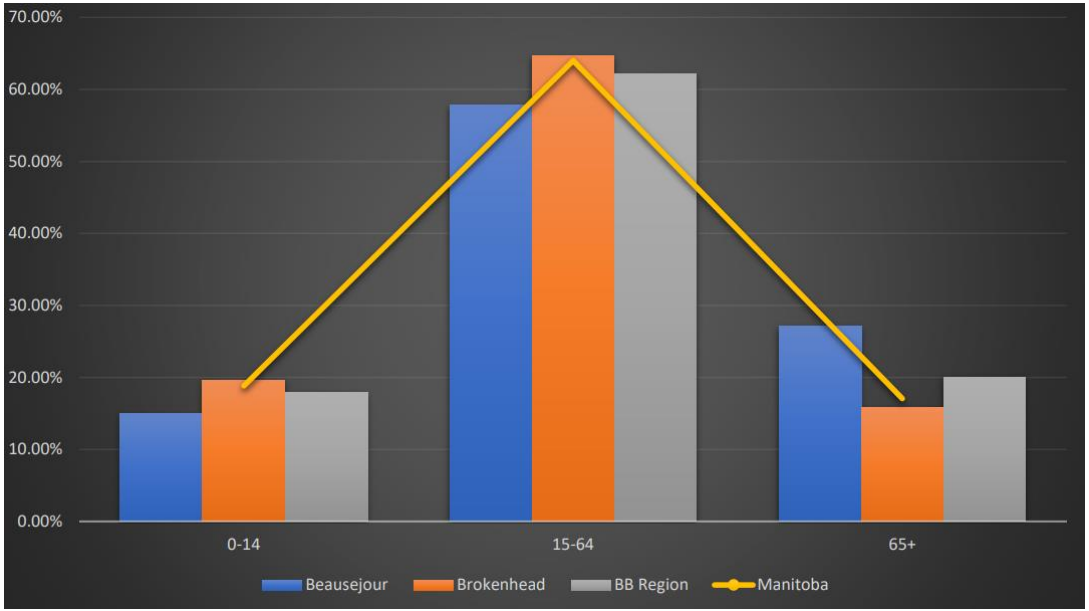


BROKENHEAD
MUNICIPALITY

BEAUSEJOUR
BROKENHEAD
DEVELOPMENT CORPORATION

Social Infrastructure and Workforce Assets

- 8,721 Beausejour Brokenhead Region Population (2021 Canada Census)
  - Consistently growing population – 4.56% increase in 2021 compared to 2016
- 4,575 in Labour Force
  - High participation rate – 64.15%



BROKENHEAD
MUNICIPALITY

BEAUSEJOUR
BROKENHEAD
DEVELOPMENT CORPORATION

Social Infrastructure and Workforce Assets

- High participation in trades and hands-on/service fields, such as engineering, protective services, and agriculture
- Architecture, engineering, and related trades is the most common field of study

	Beausejour (T)		Brokenhead (RM)		BB Region	
Characteristic	Counts	Rates (%)	Counts	Rates (%)	Counts	Rates (%)
Total - Major field of study - Classification of Instructional Programs (CIP) 2021 for the population aged 25 to 64 years in private households - 25% sample data	1,520	100	2,925	100	4,445	100
No postsecondary certificate diploma or degree	765	50.33	1,325	45.30	2,090	47.02
Education	55	3.62	80	2.74	135	3.04
Visual and performing arts, and communications technology	10	0.68	10	0.34	20	0.45
Humanities	15	0.99	50	1.71	65	1.46
Social and behavioral sciences and law	50	3.29	90	3.08	140	3.15
Business, management, and public administration	120	7.89	300	10.26	420	9.45
Physical and life sciences and technologies	20	1.32	40	1.37	60	1.35
Mathematics, computer, and information services	35	2.30	20	0.68	55	1.24
Architecture, engineering, and related trades	185	12.17	505	17.26	690	15.52
Agriculture, natural resources, and conservation	25	1.64	120	4.10	145	3.26
Health and related fields	160	10.53	265	9.06	425	9.56
Personal, protective, and transportation services	75	4.93	115	3.93	190	4.27
Other	0	0.00	0	0.00	0	0.00

BROKENHEAD
MUNICIPALITY

BEAUSEJOUR
BROKENHEAD
DEVELOPMENT CORPORATION

Local Incentives

Manitoba Works Capital Incentive

Encourages significant new business investment or existing business expansion by creating a competitive tax environment

How it Works

Approved projects receive a tax rebate of the incremental (new) education property taxes that are generated as a result of capital investment on an identified property for a period of up to 20 years.

Requirements

- The proponent company makes a minimum capital investment of $10M to a specific property
- A minimum of 65% of total project costs are from private sources
- The project will create and maintain new jobs or bring new economic activity to Manitoba

BROKENHEAD
MUNICIPALITY

BEAUSEJOUR
BROKENHEAD
DEVELOPMENT CORPORATION

Local Incentives

Manitoba Manufacturing Investment Tax Credit

This credit is applied on the cost of qualified property. Qualified property includes new and used buildings, machinery, and equipment made available for manufacturing or processing goods

How it Works

The credit will first be applied to reduce the Manitoba corporation income tax payable. Then you can claim a part of the credit you are entitled to claim in a tax year as a refundable credit.

Manitoba & Canada have a variety of incentives and credits that may apply to your project. A list of many of the most popular incentives can be found on our website, or feel free to reach out to us for assistance.

Get In Touch!

BROKENHEAD
MUNICIPALITY

rmofbrokenhead.ca

BrokenheadRM

cao@rmofbrokenhead.ca

BEAUSEJOUR
BROKENHEAD
DEVELOPMENT CORPORATION

bbdcbiz.ca

BBDCbiz

bbdc@bbdcbiz.ca

Scan here to learn more about what our community has to offer