

THE FDC | FLIN FLON - CREIGHTON - DENARE BEACH



TOWN OF CREIGHTON

COMMUNITY PROFILE

Visit
Creighton
Saskatchewan



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

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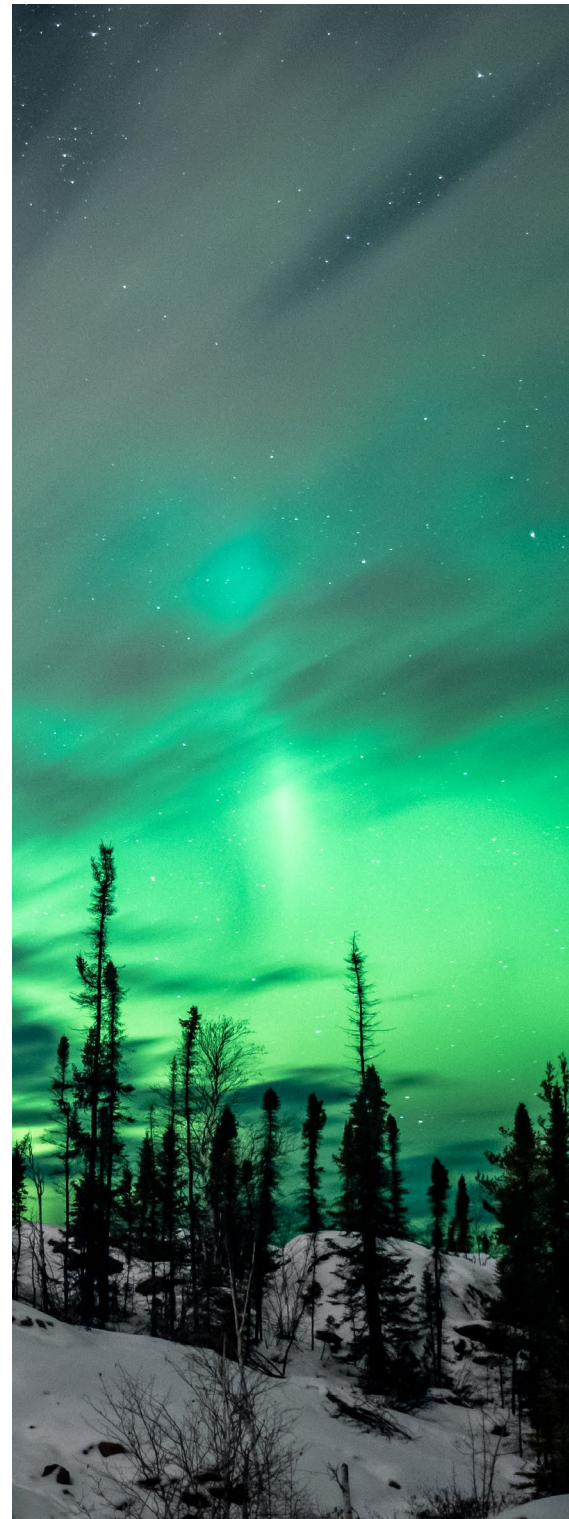


THE REGION

The 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.

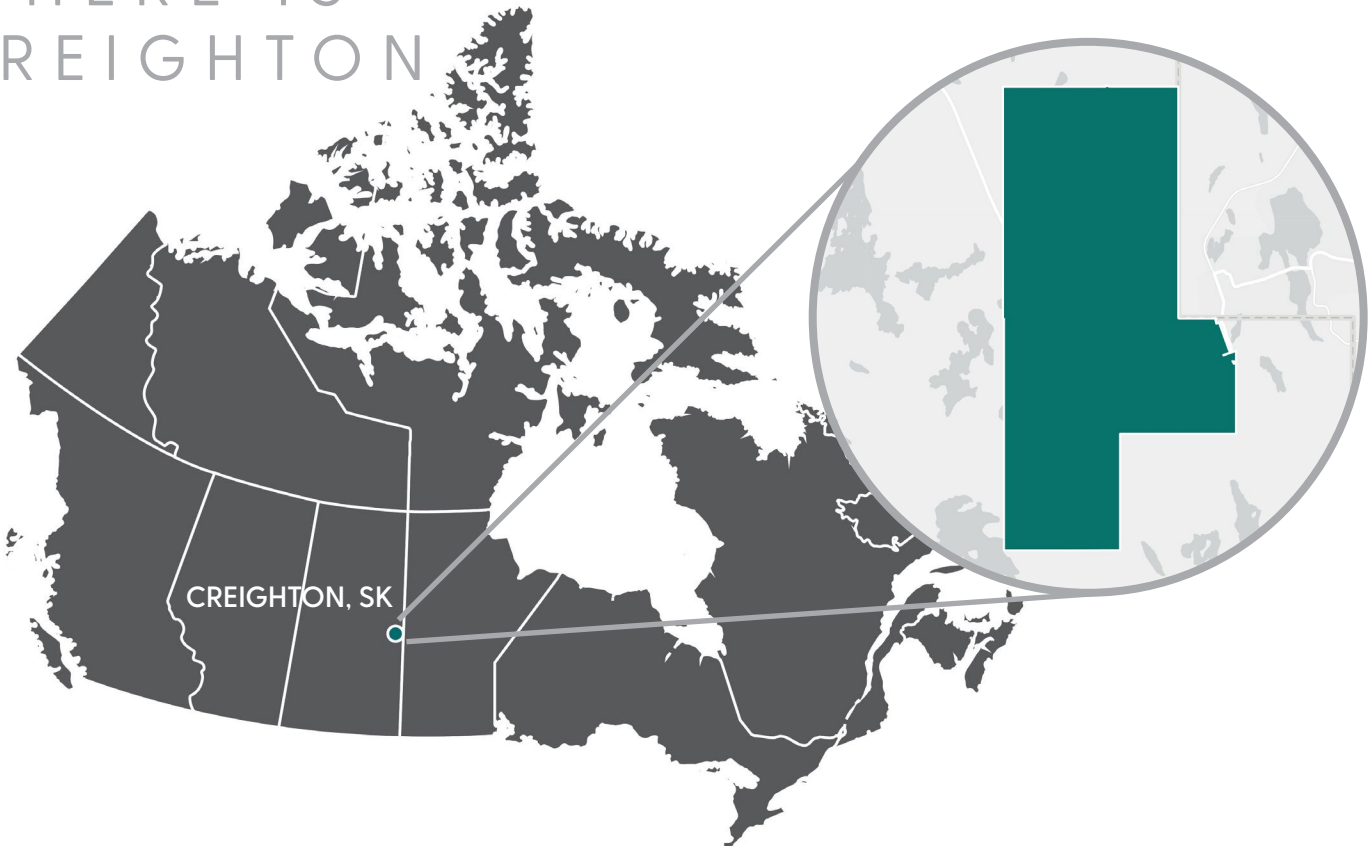
The range of waterbodies and rocky landscapes in the region make it an attractive place for outdoor enthusiasts who enjoy the serenity of nature, pristine lakes, and a hospitable tourism sector, ready to support and serve visitors and investors, alike.



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WHERE IS CREIGHTON



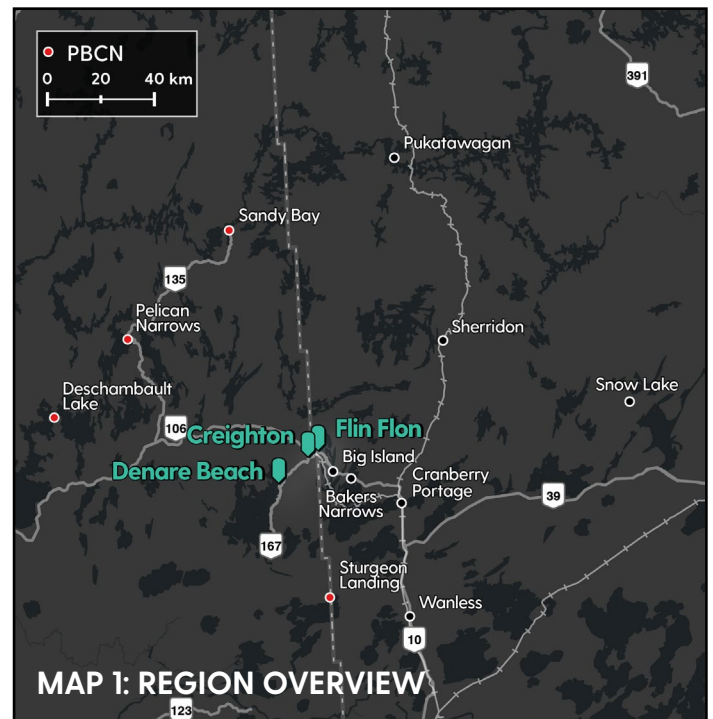
1.0 INTRODUCTION



The Town of Creighton is the third-largest municipality in Northern Saskatchewan. The community is named after Thomas Creighton, a prospector who came to the area and staked his claim on the Flin Flon Lake in the early 1900s. He later lived in the community and there is a monument located by Creighton Community School dedicated in his name. The town was incorporated in 1957 after the townsite was surveyed following the Second World War.

1.1 LOCATION

The Town of Creighton rests on the boundary of the Manitoba and Saskatchewan border, adjacent to the City of Flin Flon. Creighton is within a short driving distance to the City of Flin Flon (5 minutes) and the Village of Denare Beach (10 minutes). Creighton also serves many members of the Peter Ballantyne Cree Nation (PBCN) communities.



Surrounding Communities:

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

2.0 CITIZENS

2.1 POPULATION

The census population of Creighton was 1403* in 2021. As of 2021, the combined population of the region is nearly 17,000 residents.

2.2 GROWTH

Creighton's population saw a decrease between 2016 and 2021, indicating it has a relatively stable core population base, despite experiencing the changes that go along with mining and other commodity-based industries.

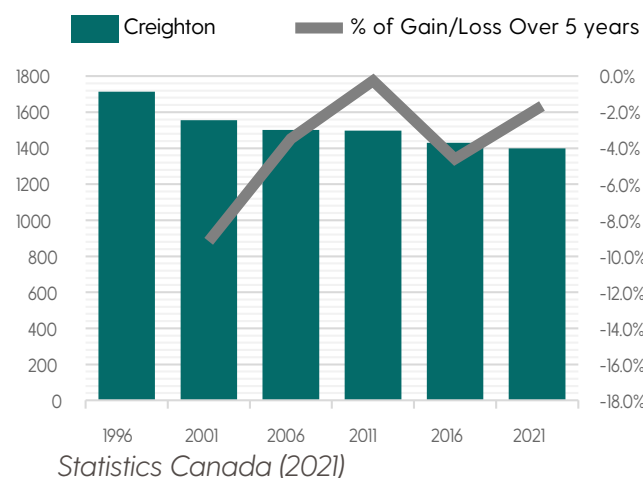
2.3 AGE PROFILE

The largest age group is between 55 and 59 years old. At the time of the 2016 Census, only one-sixth of the population was 65 years and older. Creighton also has a significant population under the age of 15; they will be a central part of the labour force in under two decades.

2.4 LANGUAGE PROFILE

English is the most commonly spoken language in Creighton, with over 99% of the population speaking English at home. A small portion of the population also speaks French and Cree languages.

Figure 1 Growth Trend



27%

of people <20 years old

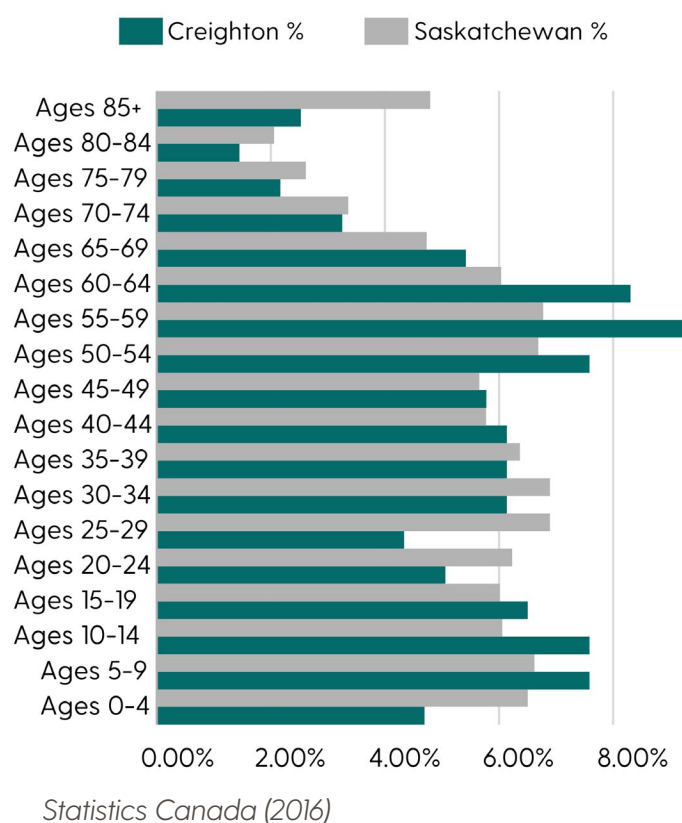
Table 1. Creighton Population

1996	2001	2006	2011	2016	2021
1713	1556	1502	1498	1429	1403*

Statistics Canada (2021)

*Note: Expected population of Creighton at time of publishing prior to official adjustment.

Figure 2 Age Profile

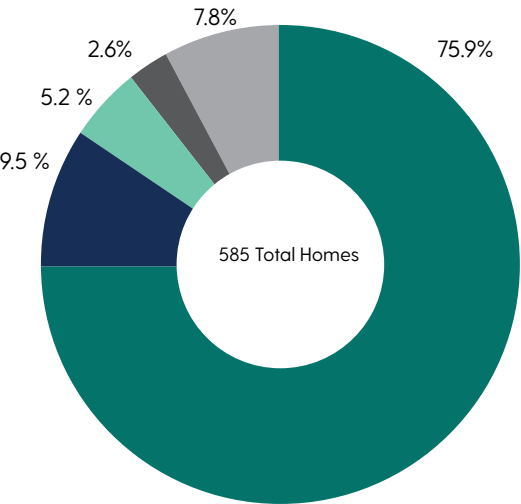


2.5 HOUSING TYPES

The distribution of dwelling types is comparable with smaller urban, rural and northern areas in Saskatchewan. The dominant housing style in Creighton is the single-detached home. The second most common housing style is the semi-detached dwelling, making up 9.5%. The remainder is made up of mobile, rowhouse, and apartment-style housing.

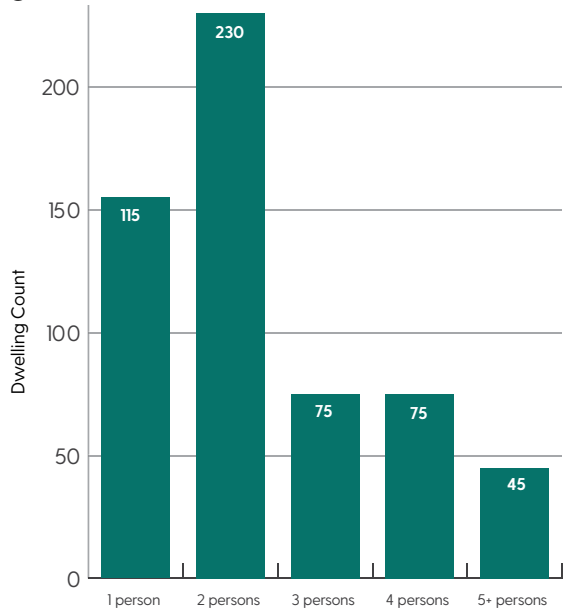
Figure 3 Dwelling Typology

Single-detached	Rowhouse
Apartment	Movable dwelling
Duplex & Side by Side	



Statistics Canada 2016

Figure 4 Household Size



Statistics Canada 2016

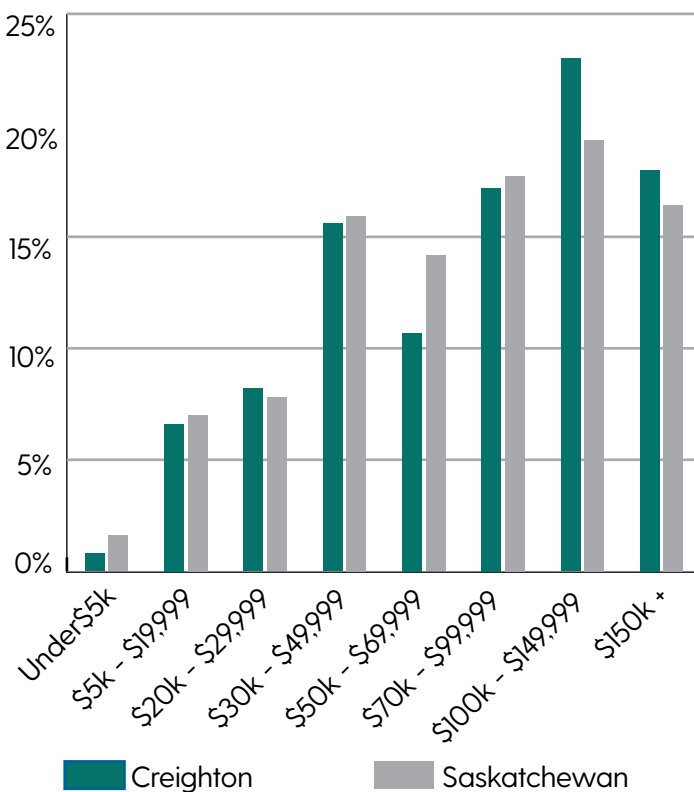




2.6 HOUSEHOLD INCOME

Creighton's household income levels are above Manitoba, Saskatchewan and national averages. More than 41% of households earn above \$100,000 annually, and in 2016, the majority of households were performing at or around the average national and Saskatchewan average.

Figure 5 Household Income



2.4

Average Household Size

Household Income

Creighton - \$100,902

Manitoba - \$85,373

Saskatchewan - \$93,942

Canada - \$92,764

Before Tax - Statistics Canada 2016

3.0 AMENITIES

Although there are many shared amenities between the communities of the region, each community has their own unique set. This is true for Creighton. Creighton is home to many recreational facilities and has great access to outdoor amenities.

3.1 OUTDOOR AMENITIES

Phantom Lake Golf Course

Located between Creighton and Flin Flon, The Phantom Lake Golf Course is a nine-hole course that is open to the public while also having options for memberships.

Phantom Lake

Phantom Lake is located near Creighton and is nestled within the FDC Region. The Phantom Lake beach area offers a golf course and boat access to Phantom Lake.

Trails, Biking and Parks

The FDC Region offers high-quality trails, parks and open spaces to accommodate a range of activities. The Black Bear Bike Skills Park is a newly constructed BMX bike facility that offers several degrees of difficulty. For more casual walks and jogs, there have been recent improvements made to the area's connecting trail links between Creighton and Flin Flon.

The Flin Flon-Creighton area benefits not only from a strong trail network but also enjoys abundant access to parks and greenspace. Neighbours of the North Park is a picturesque park with emblems, flags and floral displays representing every Canadian Province and Territory.

Hiking

- Community Connections Walking Path





3.2 ARTS, CULTURE & RECREATION AMENITIES

Cultural Heritage

Located at the Creighton Recreation Culture & Tourism Centre, the Royal Northwest Mounted Police Post Museum is a replica of the original post built in 1914-1915. The museum is constructed using traditional methods, hand-hewed logs and rough-cut flooring, and houses regional and national artifacts.

Recreation Campus

Creighton has a number of co-located recreation facilities available for the community. This includes outdoor basketball courts, tennis courts and a spray pad, Creighton Community School, and the Creighton Sportex. These facilities offer indoor arena and gymnasium spaces and share the same athletic fields, which include a full-sized soccer field, a 400-meter track, and a baseball diamond.

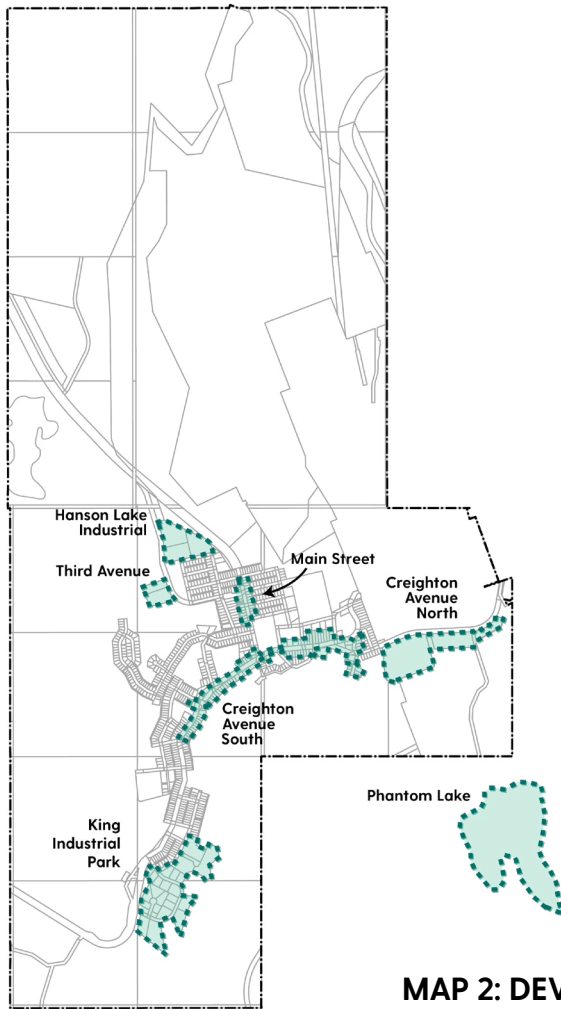
3.3 HEALTH & WELLNESS AMENITIES

While Flin Flon is the healthcare centre for the region, Creighton has several health and wellness amenities and services to meet the daily needs of residents. A list of available Health and Wellness Services is outlined in Table 2.

Table 2. Health & Wellness Services	
Service	Name
Massage Therapy	Full Range Therapy
Public Health	Creighton Community Health Services
Emergency Services	Creighton Volunteer Fire Department Creighton RCMP
Counseling	Creighton Community Health Services
Senior Living	Heritage Manor Bedrock Manor Copper Mill Manor
Foot Care	Leah's Fancy Footwork
Daycare Facilities	Creighton Community Daycare



4.0 DEVELOPMENT AREAS



4.1 LAND AVAILABILITY

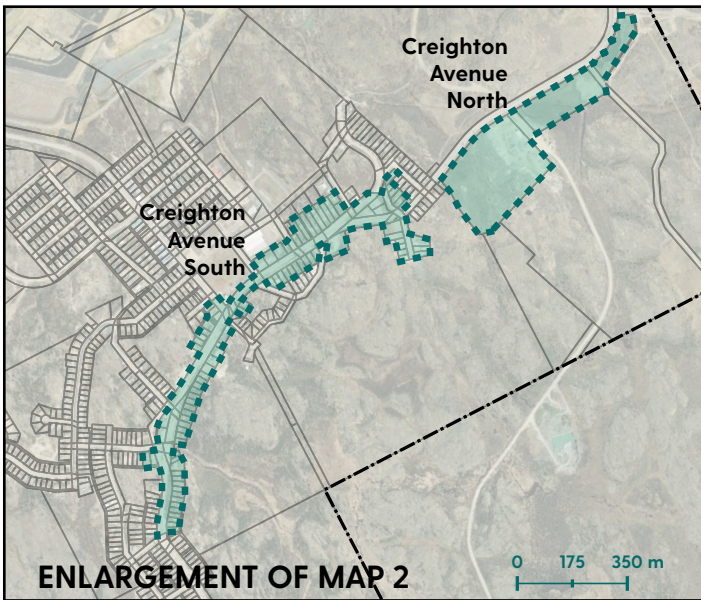
The Town of Creighton has several immediate development areas from:

- Mixed-Use Highway Corridors
- Serviced and Unserviced Industrial Lands
- Main Street / Infill Area
- Major Redevelopment Areas
- Main Street - Downtown
- Seasonal Residential

MAP 2: DEVELOPMENT AREAS

Table 3. Creighton Zoning Summary

	Acres	Ratio	Lots	Avg (ac)	Median (ac)
Residential	127.62	4%	635	0.196	0.164
Commercial	49.61	1%	90	.55	0.192
Industrial	1953.58	56%	67	29.15	3.57
Institutional	55.66	2%	15	3.71	1.73
Recreation and Parks	7	0%	14	.5	.296
Limited Development	1298.1	37%	25	51.9	30.4
Total	3491.57	100%	846		



Creighton Avenue Development Area

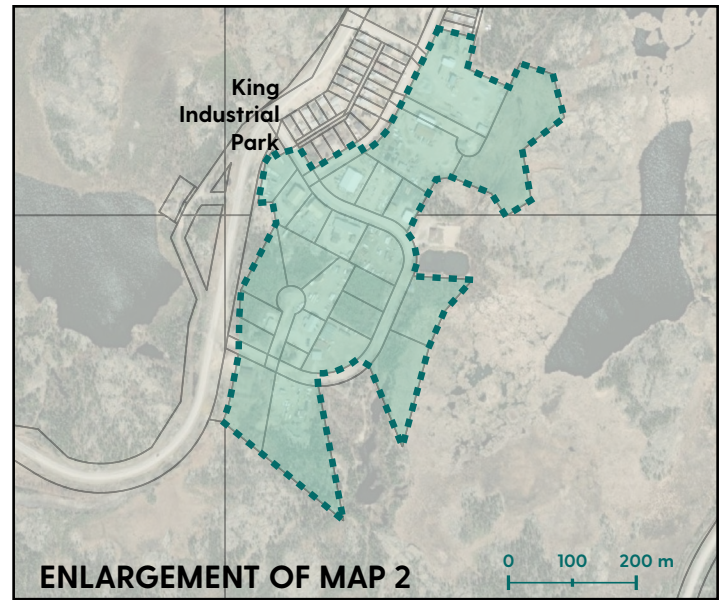
Intended Use: Commercial - Mixed-Use

Available Amenities & Services:

- Water, Wastewater & Hydro Infrastructure
- Accommodations
- Restaurants

Development Opportunities:

- Large Scale Commercial Highway
- Residential Mixed-Use Development
- Service Corridor



King Park Industrial Park Development Area

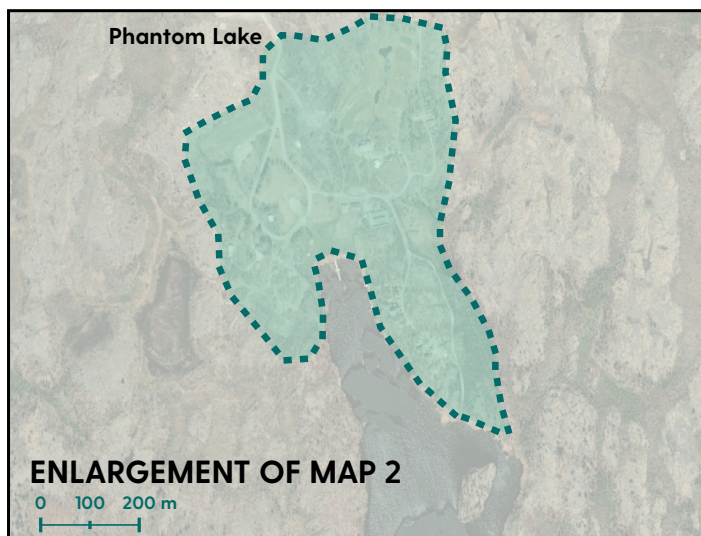
Intended Use: Industrial - Employment

Available Amenities & Services:

- Water, Wastewater & Hydro Infrastructure
- Northlands College - Creighton Campus

Development Opportunities:

- Automotive and Mechanical Services
- Storage and Warehousing
- Mineral Exploration Equipment Manufacturing



Phantom Lake Development Area

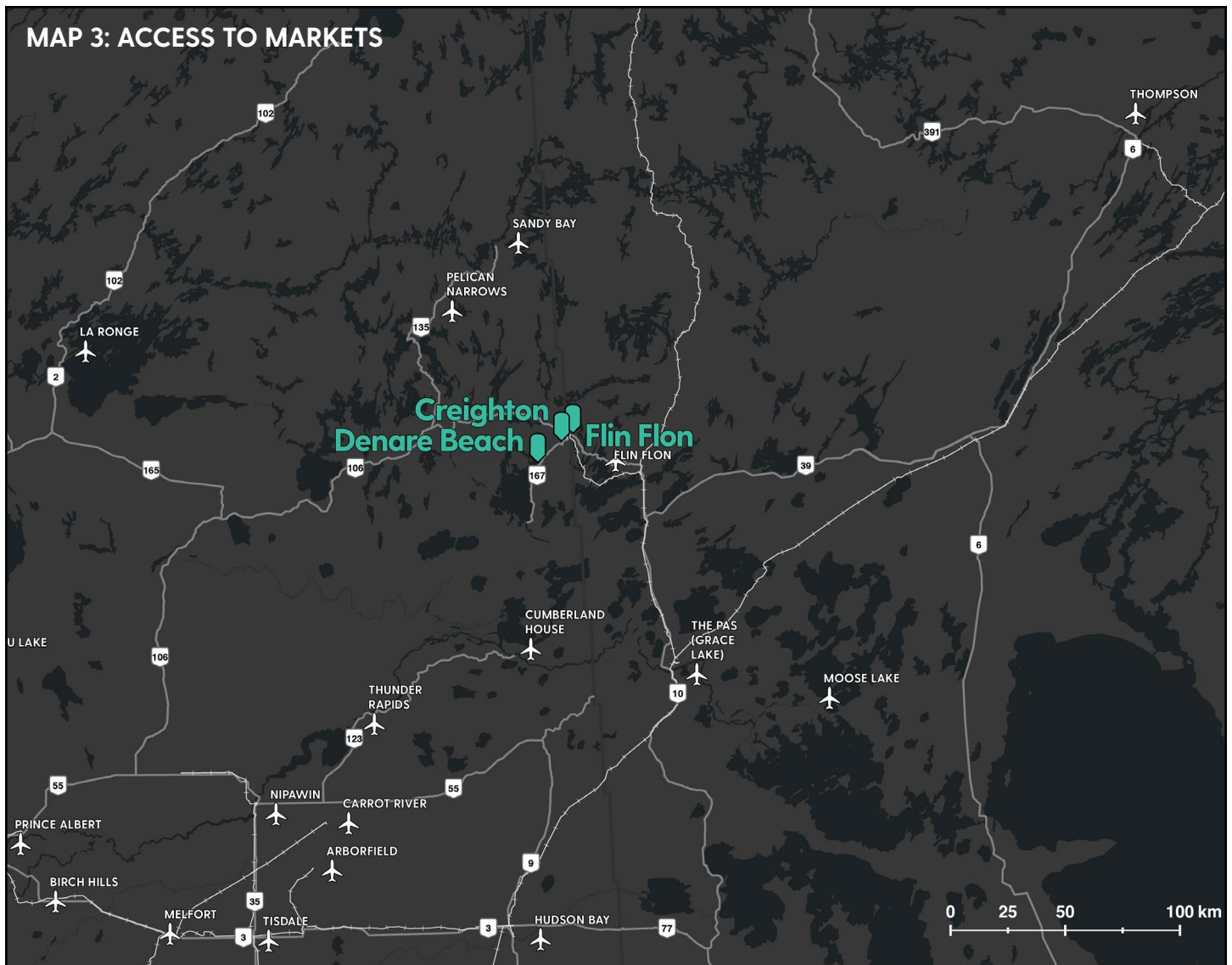
Intended Use: Residential & Accommodations

Available Amenities & Services:

- Boat Launch
- Phantom Lake Golf Course
- Phantom Lake Soccer Field

Development Opportunities:

- Cottage Accommodations
- Outdoor Commercial Recreation



4.2 TRANSPORTATION & COMMUTING

Creighton's transportation network is served primarily by Highway 106, which transitions to Provincial Trunk Highway (PTH) 10 in Manitoba and continues south to the International Peace Garden at the Canada–United States border. Highway 106 continues west and connects to Prince Albert by PTH 55. Highway 167 is a Secondary Weight Highway that connects Creighton and Flin Flon to Denare Beach. This highway has a weight limit of 41,500 kg unless otherwise noted.

There are several airports that service the FDC and northern communities, but the Flin Flon Airport is the major air hub for the region. Service is primarily

provided through [Calm Air](#) to larger centres like Winnipeg and The Pas.

The [Creighton Connection](#) bus service also provides connection 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
[Email](#) | [Website](#) | P: 306-688-8253
- **Via Rail**
300 Hazelwood Ave, The Pas, MB

4.3 WATER & WASTE

Water Treatment Plant

Creighton's Water Treatment Plant was upgraded in 1993 and is located at the corner of King Crescent and Creighton Avenue. It is expected that the current capacity will be able to handle the treatment demand for an approximate population threshold of 2000. The facility has two potable water storage reservoirs with a total capacity of 1,965,000 litres and 278,000 litres, enough space to accommodate major developments.

Wastewater Treatment Plant

Creighton has a domestic gravity sewer that was upgraded in 1993-1994 and serves all residential buildings in the community. Sewage is directed to four pump stations, primarily the station at First Street East and First Avenue which is responsible for nearly two-thirds of the town's total volume of sewage.

Waste Management

The Town of Creighton offers garbage and recycling pickup two days per week. Homeowners are required to provide their own refuse containers with a lid. In addition, residents may choose to haul their own garbage to the landfill.

4.4 DIGITAL INFRASTRUCTURE

The Town of Creighton has access to modern digital infrastructure. High-speed internet is available throughout the region with [SaskTel](#) being the main provider. Communities in the FDC Region also have access to [Starlink](#) for high-speed internet service. Telephone and wireless phone services are provided by [SaskTel](#) and [Bell](#) with multiple signal strengths.



Landfill Rates (demo material)

Resident:

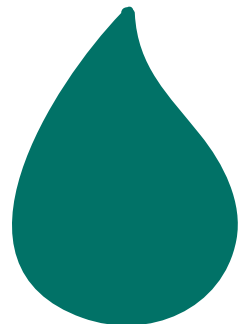
\$30 (Car) to \$300 (Semi Truck)

Non-Resident:

\$150 (Car) to \$500 (Semi Truck)

Water Rates

Unmetered -
\$70/monthly
(residential)



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 Creighton by [SaskPower](#). Rates as of January 2022 are:

Table 4. Residential Standard Hydro Rates

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

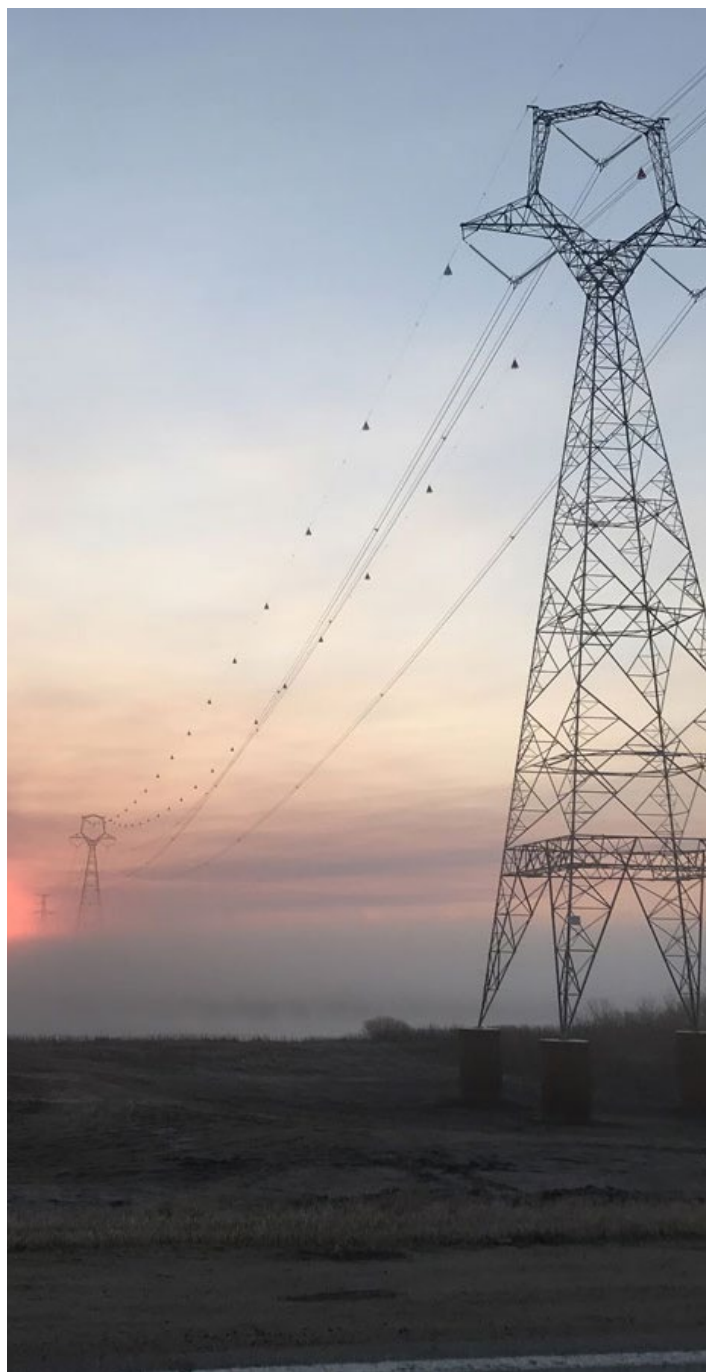
Table 5. Non-Residential Loads >75 kVA - 300 kVA

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 6. 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

Creighton 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 Creighton was \$114,712, lower than both provincial averages by more than half. The average monthly costs for housing are also considerably lower than both provincial averages.

On average, Creighton has 12.5% more owner-occupied dwellings than Manitoba and 7.2% more than Saskatchewan. Rental units provide affordable housing options to residents and the flexibility in choice that more people are seeking out currently. Housing ownership data was last accurately calculated in the 2016 census.

5.2 COST OF HOUSING

Based on the 2016 Census, the average household value in Creighton was \$148,626, considerably lower than the provincial average by more than half. The average monthly costs for housing are also considerably lower than the provincial average.

5.3 EDUCATION

The 2016 Census identified that 72% of people in Creighton had completed their high school and moved on to attain a trade, college or university education.

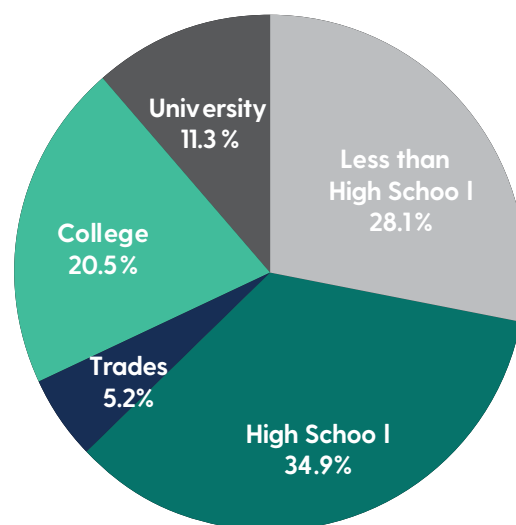
Table 7. Cost of Housing

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
Creighton	\$114,712	\$148,626	\$659	\$801

5.4 LOGISTICS

Creighton, Flin Flon and the surrounding communities are well-positioned for logistical access for commercial freight. By rail, Flin Flon 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 north to Pukatawagon and carries both freight and passengers. By road, there are a number of local and national trucking and courier companies able to service the surrounding areas, as well as along a national rail network. The availability of transportation options presents opportunities for warehousing.

Figure 7 Educational Attainment



Statistics Canada 2016

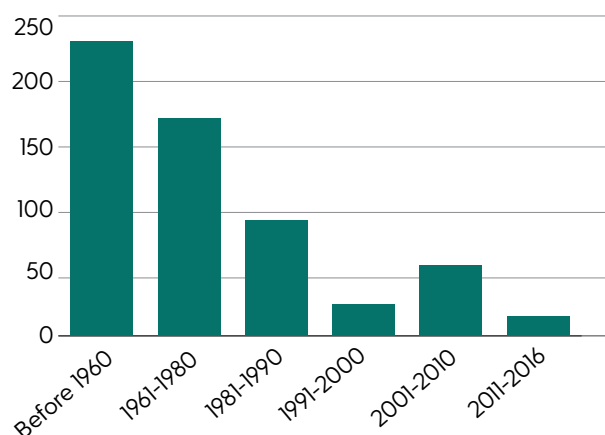
Table 8. Ownership vs. Rental

Dwelling Tenure	Creighton	MB*	SK*
Owner-Occupied	81.2%	68.7%	75.6%
Rental	18.8%	28.7%	25.4%

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

Figure 8 Construction History



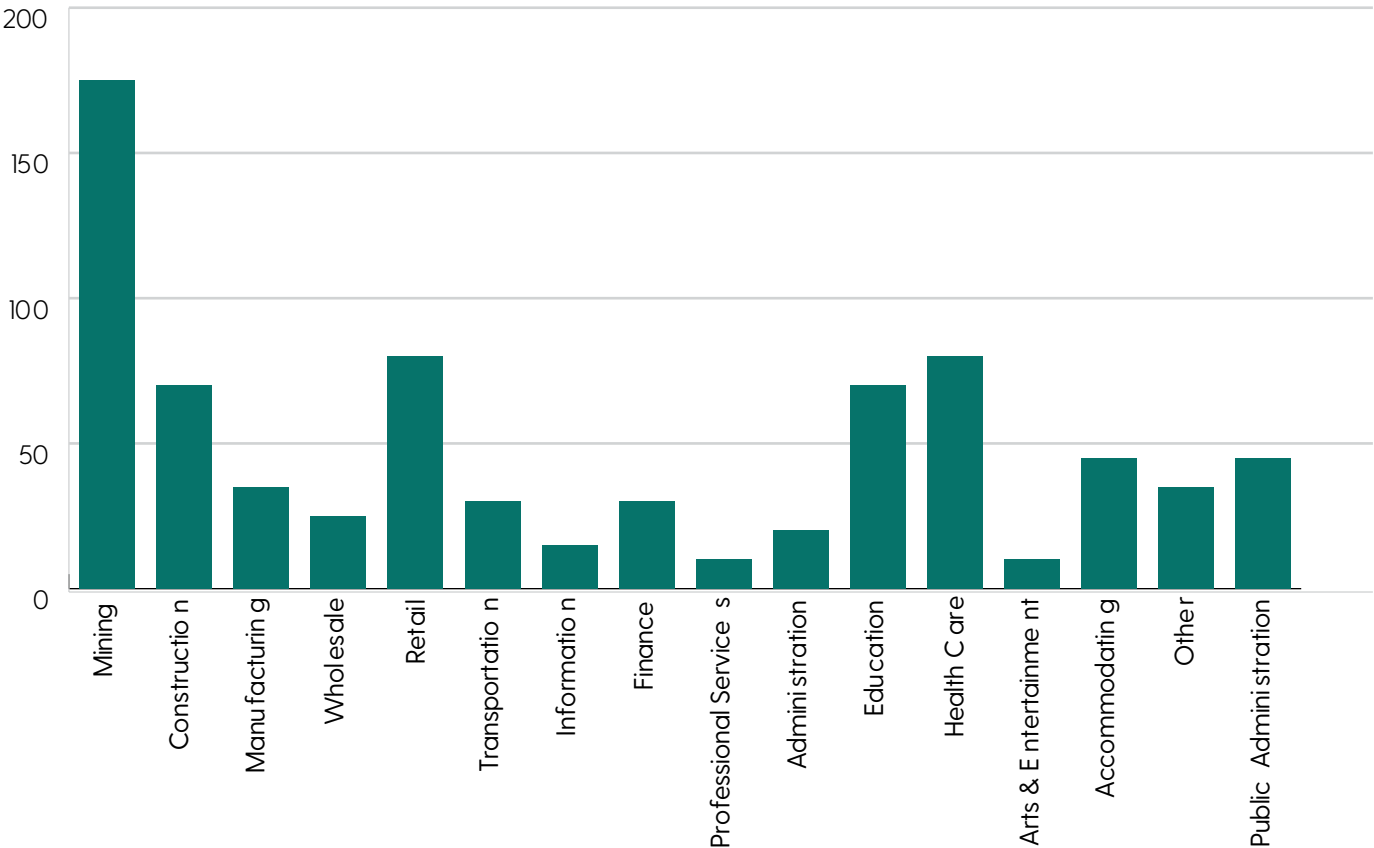
5.5 LABOUR FORCE

Creighton has an estimated 785 people within the labour force. In the region, the mineral extraction and related industry provides the largest sector of employment, employing 23% of the workforce. This is followed by retail and health care and related industry, both employing 10% of the workforce, respectively.

Creighton's employment rate is 2.1% higher than the provincial average and 5.4% higher than the national average at 65.6%. Creighton's employment rate grew 0.07% per year from 2001 to 2016. Between 2011 and the 2016 Census, employment grew at a rate of 1.2%. The unemployment rate at the time of the 2016 Census was 7%.

Table 9. 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)





785

Annual Employment



7.0%

Unemployment Rate



65.6%

Employment Rate

5.6 KEY SECTORS

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

5.7 OPPORTUNITIES

Creighton is a destination for various industries and employers. Located along Highway 106 and 167 with available land and access to diverse markets, Creighton is in a position to meet your investment objectives. There is affordable land and properties in various areas suitable for commercial services, targeted residential, and major industrial projects.



Table 10. 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 11. Business Highlights

Largest Industries	Growing Industries
Mining	Mining
Retail	Education
Healthcare	Construction
Construction	Public Administration
Education	Healthcare

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 Town of Creighton:

- [Invest FDC](#)
- [Creighton 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 S0P 0A0
[Website](#) | P: 306-688-8812
- **Town of Creighton**
300 1st St E, Creighton, SK S0P 0A0
[Email](#) | [Website](#) | P: 306-688-8253
- **Northern Saskatchewan Administration District**
[Email](#) | [Website](#)
- **Planning for Growth**
1328 La Ronge Ave, La Ronge, SK S0J 1L0
[Website](#)

MUNICIPAL SERVICES & ENERGY

- **Public Works**
500 Woods Pl, Creighton, SK S0P 0A0
[Email](#) | [Website](#) | P: 306-688-3119
- **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
- **Creighton Recreation & Tourism Centre**
216 Creighton Ave, Creighton, SK S0P 0A0
[Website](#) | P: 306-688-3538

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

- **Creighton Volunteer Fire Department**
300 1st St E, Creighton, SK S0P 0A0
P: 306-688-6444
- **Royal Canadian Mounted Police**
499 Creighton Ave, Creighton, SK S0P 0A0
P: 306-688-8888
- **Flin Flon EMS Station**
30 Longmore Ave, Flin Flon, MB R8A 0X1

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