



INVEST IN

AGRICULTURE & RESOURCE DEVELOPMENT

SUNRISE CORNER



REASONS TO INVEST

Agriculture and other resource development, like forestry and peat moss, make up Sunrise Corner's largest industry sector. As a result, the sector is projected to continue to grow and act as a critical economic engine for the region moving forward, fusing together innovation, accessibility and high-quality product offerings. This sector contributes to our region's diverse marketplace and high-value products derived from locally sourced inputs.

The advantages of our location include access to the Mid-Continent Trade Corridor and two inland freshwater shipping corridors, affordable land, established infrastructure and workforce talent, large amounts of fresh bedrock water and hydroelectricity for sustainable production, processing, and

distribution of raw materials and value-added products. Our communities embrace small businesses and sustainable practices in the Agriculture & Resource Development sector.

Available & Affordable Land

Here in Sunrise Corner, businesses will benefit from substantial upfront cost savings, as well as affordable utility rates and services that will contribute to cost-effective operations over the long term. Sunrise Corner's two municipalities have strategically structured their zoning bylaws to encourage appropriate development in suitable zones. The Manitoba Government offers incentives for research and development related to clean technology and related manufacturing investments.



Access to High-Quality Product

Sunrise Corner's commercial forestry industry is one of our most important economic engines. Sandilands Provincial Forest is a dense deciduous-coniferous forest comprised of aspen, jack pine, and white birch mixed with wetter lowlands of black spruce, tamarack, white cedar, and black ash. The region has been logged for decades and continues to act as a hub for forestry and further wood product manufacturing.

The region also offers abundant agricultural potential. The area has a long history and strong public support for agriculture, with potential to expand beyond traditional crops and into in-demand specialty yields.

Peat moss is a plentiful natural resource in our region with harvesting and processing facilities providing product that is shipped to markets around the world.

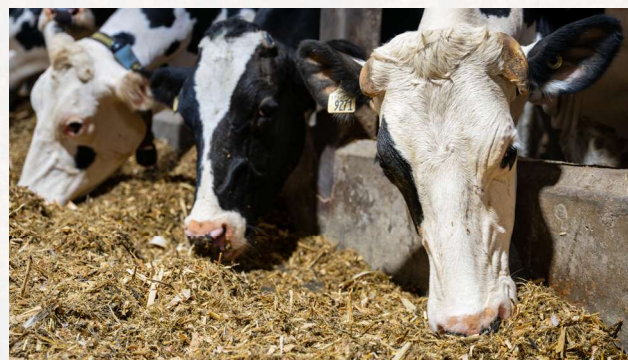
As a byproduct of the rich natural resources that are available in Sunrise Corner, the region boasts an impressive quantity of biomass materials that can be used as feedstock for bioenergy initiatives.

Infrastructure and Access to Markets

Convenient access to the United States, Ontario and the Canadian mid-west market through efficient road and rail infrastructure is an important asset to businesses looking to scale-up or scale-out their operations. Two major Provincial Roads (12 and 201) provide a direct link to Steinbach and Winnipeg to the north, Highway 75 and the Mid-Continent Corridor to the west, and a gateway to two inland freshwater shipping corridors at Thunder Bay, Ontario to the east and Duluth, Minnesota to the south. Our Sprague-Warroad 24-hour port of entry to the US provides an alternate access to Ontario and US

markets in case the Emerson-Pembina port is impacted by flooding or other situations that can reduce service.

Our region also has access to the Canadian National Railway, Sprague Subdivision that connects us with the International Mid-Continent Trade Corridor and an international market of over 200 million people.

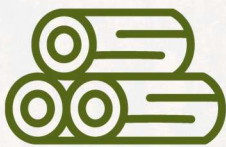


FAST FACT

- 37% of workers in the region belong to either Agriculture, Forestry, Hunting or Trades and Transportation related industries (Statistics Canada, 2021).

INVESTMENT OPPORTUNITIES

With Sunrise Corner's abundant natural resources and positive business climate, there are significant opportunities within the Agriculture & Resource Development sector for investment, business growth and diversification:



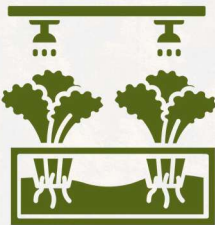
*Logging &
Timber Manufacturing*



*Specialty
Agriculture Crops*



*Grain & Oilseed
Production and Processing*



*Hydroponic Farming and
Indoor Agriculture*



*Non-Timber Forest
Products*



*Peat Moss Production &
Application*



*Agroforestry
Production*



*Agroecology
Consulting*



RESOURCES & SUPPORTS

Municipal Supports

We invite you to book a one-on-one meeting with our team to discuss how we can support the achievement of your business and investment objectives in Sunrise Corner. Our free consultation service can show you how to take advantage of our streamlined and low-cost development environment, business development services and available incentives in the Agriculture & Resource Development sector.

- Streamlined regional development processes
- Economical development fees
- Free business development consultation
- Business plan development guidance
- Financing referral services



Stats & Resources

Visit our website at www.sunrisecornermb.ca for publications, reports, services and resources to help with your investment and business development endeavours in Sunrise Corner:

- Services
- Regional Priorities
- Community Profile
- WorkFinder
- Business Directory
- Event Calendar

Contact Our Team

Ready to start your next business opportunity in Sunrise Corner? Sunrise Corner Economic Development is a partnership of the Rural Municipalities of Piney and Stuartburn in southeast Manitoba. Our team is here to help. For more information, please contact:



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