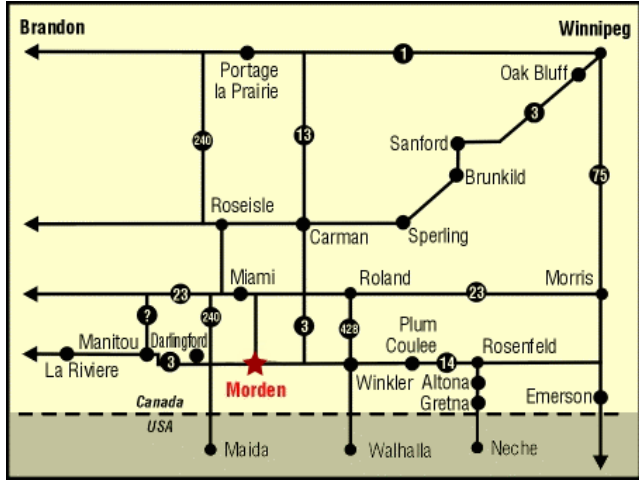


Location



Morden is located in South Central Manitoba, 112 km from Winnipeg City Limits, 19 km from the U.S. border, 127 km from the Winnipeg International Airport and 13 km from the City of Winkler. The exact geographical location is;

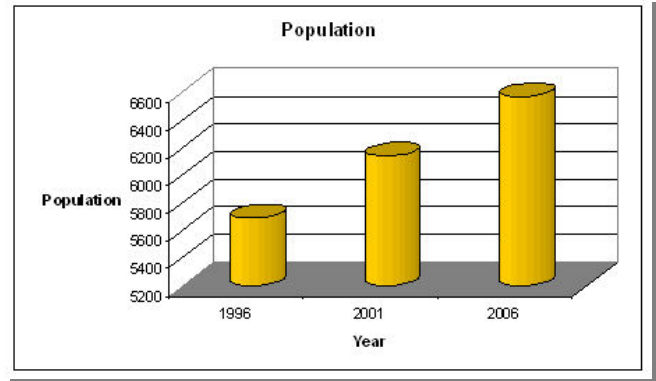
- Longitude: 98° 6' W
- Latitude: 49° 11' N
- Elevation: 302 metres (991 feet)

Population

Statistics Canada (2006) = 6,571

Since 2005 the Town of Morden has grown by approximately 1300 newcomers. This estimate is based on 527 new housing starts (MSTW) in the 5 year period from 2005 to 2009.

Morden experienced almost 7% population growth from 2001 to 2006. Since 2005, Morden is undergoing a building boom unlike any other in recent years, with an average **annual** growth rate of 3.8%. (Based on new housing starts.) Present population is estimated at 7,600 citizens.

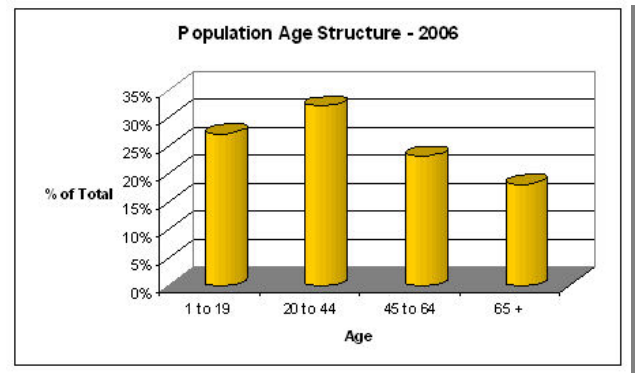


An increase in immigration to Morden has been extremely well received by the community as a whole and businesses are benefiting from the expanded labour force. In 2009 alone, South Central Settlement Services assisted 1019 people to settle in the region.

Based on actual growth rates (2006 Statistics Canada), the Manitoba Bureau of Statistics has issued a preliminary 2008 projection of population growth for Manitoba's South Central Region to increase from 59,000 in 2008 to 110,000 by 2043.

Population Age Structure (2006 Census)

- 60% of the population under the age of 45.
- 40% of the population under age of 30.
- Median age 37.5 – 2 years younger than the Canadian Average, 1 year younger than the provincial average.



Population Income (2006 Census)

- Average Household Income \$51,470.

Trading Area (2006 Census)

Morden is a vibrant community located in one of Canada's fastest growing municipalities with a trade area of 50,000. This includes Morden, Winkler, Altona, Carman and rural areas.

Municipality	1996	2001	2006
Town of Morden	5689	6145	6571
Town of Altona	3318	3440	3709
City of Winkler	7241	7940	9106
R.M. of Stanley	4616	5145	6367
R.M. of Rhineland	4172	4185	4125
R.M. of Argyle	1220	1145	1073
Town of Carman	2704	2835	2880
Village of Cartwright	345	304	282
Village of Crystal City	433	414	400
R.M. of Dufferin	2408	2405	2199
Village of Gretna	538	563	574
R.M. of Louise	1090	989	819
R.M. of Lorne	2167	2033	2003
Town of Manitou	781	775	718
R.M. of Montcalm	1567	1400	1317
Village of Nortre Dame	620	619	589
R.M. of Pembina	1850	1769	1712
Village of Pilot Mound	716	676	630
Village of Plum Coulee	729	725	770
R.M. of Roblin	968	955	964
R.M. of Roland	984	1035	1002
Village of Somerset	471	459	432
Swan Lake I.R.		569	499
R.M. of Thompson	1321	1333	1259
TOTAL	45,948	47858	50000

Growth Rate

Population growth in trade area 1996-2001 3.4%

Population growth in trade area 2001-2006 4.5%

Growth Trends**Traffic Count - MB Highway Traffic Info System**

Highway #3 – Morden – East of 7th Street

- 2005 Average Daily Traffic = 9,160
- 2007 Average Daily Traffic = 10,900

Recent Major Economic Developments

- 2010 - Pembina Valley Humane Society
- 2010 - Morden Industrial Incubator Mall (25,000 sq ft)
- 2009 - Thornhill Street Strip Mall – December 2009

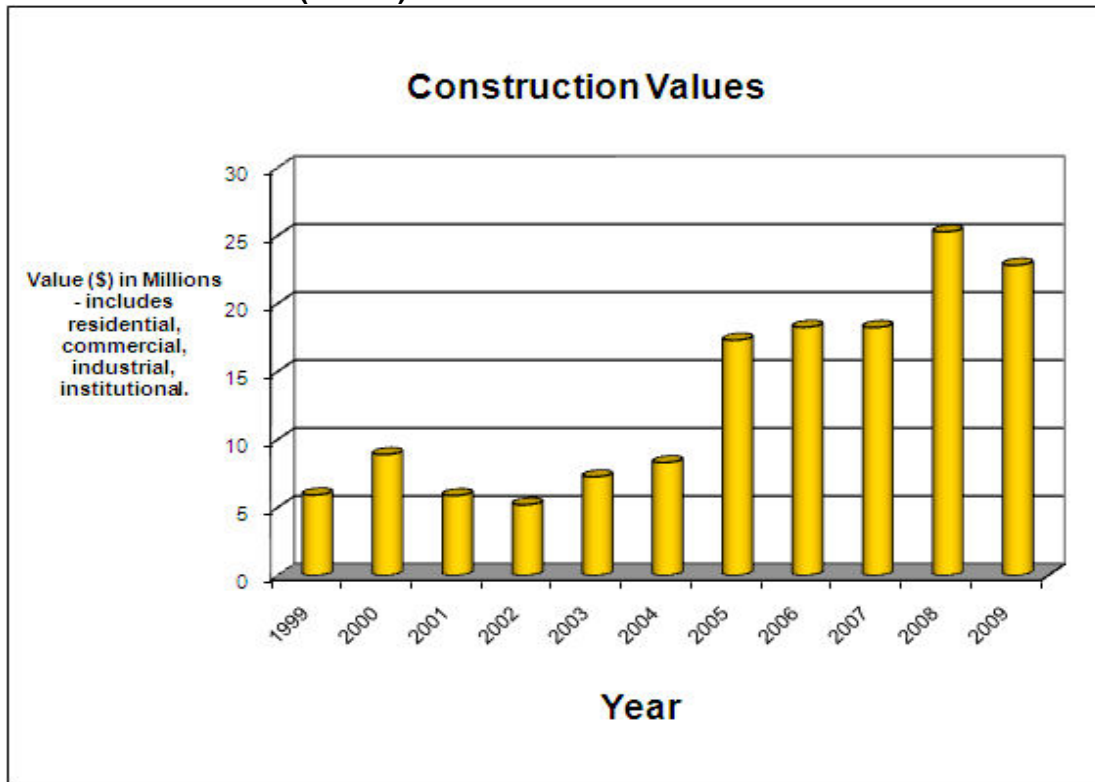
- 2009 - Valley Concrete – February 2009
- 2009 - Huron Windows Expansion
- 2008 - Fields Store – June 2008
- 2007 - Hi-Tech Agro Trucking – July 2007
- 2007 - South-End Truck Wash – July 2007
- 2006 - Décor Cabinet Plant Expansion
- 2006 - New Esso Garage – May 2007
- 2006 - New McDonalds Restaurant – May 2007
- 2006 - Best Sleep Centre – June 2006
- 2006 - Boston Pizza Restaurant – September 2006
- 2006 - Tim Hortons – December 2006

Overall Building Permits

The following table shows all the categories of Building Permits for the years 2004 – 2009. The information speaks for itself – Morden is experiencing growth.

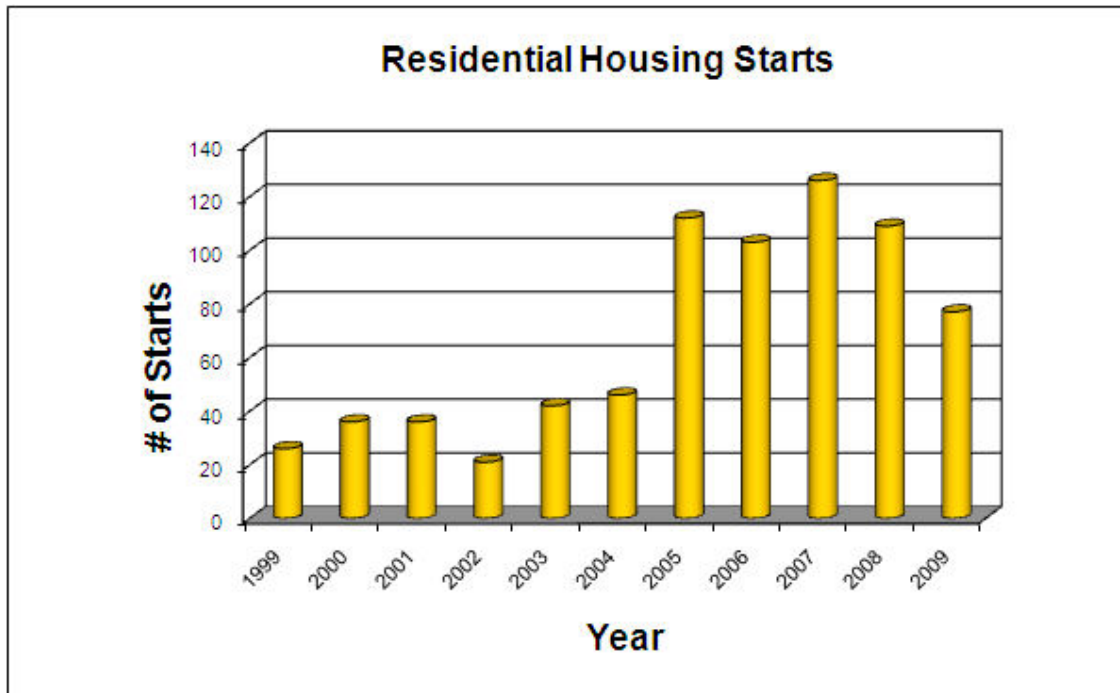
Category	No of Permits						Dollar Value in \$000					
	2004	2005	2006	2007	2008	2009	2004	2005	2006	2007	2008	2009
Residential	78	100	121	153	155	136	5811	12675	14334	16181	18968	12542
Commercial	19	16	19	16	16	18	1595	2527	2899	1197	3391	4065
Industrial	2	9	5	4	5	10	662	2103	1027	792	986	2748
Educational/ Institutional	6	1	0	2	4	3	231	5	0	71	1925	3467
Other	1	2	0	0	0	0	0	0	0	0	0	0
Total	106	128	145	175	181	170	8299	17310	18260	18241	25270	22822

Construction Values (MSTW)



Residential Housing Starts (MSTW)

Morden is growing at an exponential rate. Nine hundred acres were annexed in 2001 to ensure the continued growth of the Town. The following graph details the residential figures since 1999.



Canada Post Stats For Morden Area (R6M Postal Code Area)

These statistics were taken from Canada Post website as shown in the graphic to the right. They are valid for the period January 8th to February 11th, 2010.

- Houses 3094
- Apartments 398
- Farms 361
- Businesses 354

- TOTAL 4207**

CURRENT DATA + TOTAL POINTS OF CALL + MANITOBA + URBAN DELIVERY + MORDEN

Valid for mailings from January 8 to February 11, 2010

SUMMARY FOR MORDEN						
DELIVERY AREA / DELIVERY INSTALLATION	HOUSES	APT	FARMS	TOTAL RES.	BUS.	TOTAL DST
MORDEN						
MORDEN STN MAIN						
RURAL ROUTES	0	0	190	190	0	190
SUBURBAN SERVICE	2,795	398	0	3,193	113	3,306
LOCK BOXES	299	0	171	470	157	627
CALL FOR	0	0	0	0	83	83
DIRECT	0	0	0	0	1	1
INSTALLATION TOTAL	3,094	398	361	3,853	354	4,207
MORDEN						
RURAL ROUTES	0	0	190	190	0	190
SUBURBAN SERVICE	2,795	398	0	3,193	113	3,306
LOCK BOXES	299	0	171	470	157	627
CALL FOR	0	0	0	0	83	83
DIRECT	0	0	0	0	1	1
DELIVERY AREA TOTAL	3,094	398	361	3,853	354	4,207

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Economic Base

The Southern Manitoba Region is often referred to as the economic engine of Manitoba. This vibrant economy is driven primarily by a diversified manufacturing and agricultural sector as well as a growing tourism sector.

The plans for a new site for the Canadian Fossil Discovery Centre will bring the tourist industry to a new level with annual visitation predictions of 75,000 people.

Top Five Private Sector Employers (Survey of 2007)

Name	Product/Service	# of Employees
Décor Cabinets	Cabinets & Vanities	380
3M Canada	Healthcare, Scotchcote™ Tape	175
John Buhler Inc.	Agricultural Equip.	170
Tabor Senior Citizens Home	Senior Citizen Home	118
Leisure Travel Vans	Recreational Vans	70

Top Five Public Sector Employers (Survey of 2007)

Name	Product/Service	# of Employees
Boundary Trails Health Centre	Healthcare	480
Western School Division	Education – incl. substitutes	300
Agriculture Canada Research Station	Agri. Research incl. seasonal	50
Town of Morden	Municipal Govt.	70
Government of Canada	Provincial Government	55

Transportation

Road: Highway #3 to Winnipeg

Highway #32 and #75 to US border.

Air: Morden Regional Airport

- 1,205 meter paved runway 10/28
- Lighted Runway with Night Beacon
- 914 meter grass strip runway 17/35

Winnipeg International Airport – 90 minute drive away.

Rail: Canadian Pacific (Freight)

Bus: Daily service to Winnipeg.



Communication

Newspapers: Weekly – Morden Times; Bi-Weekly – The Southern Shopper; Daily – Winnipeg Free Press; Daily – Winnipeg Sun

Radio: C.K.M.W. – AM – Dial 1570; C.F.A.M. – AM – Dial 950; K.A.U.F. – FM – Dial 105.1 (CanAm); K.A.U.F. – FM – Dial 106.9 (Oldies); The Eagle – FM – Dial 93.5; Others – Wpg & Portage La Prairie

Telephone: Manitoba Telecom System – Phone
MTS Mobility – Cellular phones

Internet: High-speed Internet service is available through MTS Communications

Television: Cable, Digital Wireless Cable and Satellite Services available.

Utilities

Electricity /Gas: Both are provided by Manitoba Hydro. Their regional offices are situated in Morden. 3-phase power is available in the industrial and commercial areas. Hydro rates in Manitoba are among the lowest in North America.

Water: Source – Lake Minnewasta
 Treatment – Town-owned Water Treatment Plant.
 Flow_ 90 Liters per second
 Storage Capacity – 1,150,000 Imp. Gallons

Sewage: Infrastructure - Five-cell Lagoon System.

Recycling: Pembina Valley Containers provides a full range of recycling services.

Emergency Services

Fire: Morden is served by an experienced Fire Chief with a 30-member team of volunteer firefighters equipped with the latest tools and a new Fire Hall.

Police: The Morden Police Service protects our community well with an experienced Police Chief and 11 officers providing 24/7 coverage.

RCMP: The RCMP has a detachment in Morden serving the wider community.



Education

- 3 Elementary Schools; 1 Junior School; 1 High School; 3 Day Care Facilities; 1 Adult Education Centre; 1 Regional College ; Campus Manitoba (Carman)

Medical

- Boundary Trails Health Centre - Hospital
- Agassiz Medical Centre - Community owned clinic with 18 doctors.
- Boundary Trails Place – One stop medical mall with a full range of medical service clinics.
- Tabor Home Inc. – Nursing Home



Lodging

- 2 Hotels; 1 Motel; 2 B&Bs; Several hotels and B&B’s within a 20 km radius.

Weather / Climate

Average Mean	Celcius	Farenheit
Summer	18.9	68
Winter	-11	12.2

- Average hours of sunshine per day - 6.2
- Frost Free Days - 112
- Mean rainfall per year - 416.2 mm or 16.4 inches
- Mean snowfall per year – 119.7 or 47 inches
- Mean total precipitation - 533.3 mm or 21 inches
- Number of days with precipitation - 120