



FOR IMMEDIATE RELEASE

Lac du Bonnet Releases Comprehensive Housing Report Highlighting Community Needs and Growth Opportunities

Lac du Bonnet, MB – January 21, 2026 – The Town of Lac du Bonnet and RM of Lac du Bonnet has released its 2025 Housing Report, offering a comprehensive look at current and projected housing needs, demographic trends, and opportunities for sustainable residential development. Based on a survey of 192 residents and extensive community data, the report captures insights into housing preferences, affordability challenges, and future growth in the region.

The survey revealed that homeownership dominates the local housing market, with 86.7% of residents owning their homes and over half mortgage-free, reflecting a stable yet aging homeowner base. Long-term rentals exist, but short-term and mid- to long-term rental options are limited. Nearly half of residents spend over 30% of their income on housing, and affordability remains a primary barrier for many considering relocation. Detached single-family homes are overwhelmingly preferred, with most residents envisioning future homes with three or more bedrooms, while downsizers favor one- or two-bedroom units. There is also strong projected demand for senior-friendly housing, including assisted living and independent group living complexes.

Looking ahead, Lac du Bonnet is on a positive growth trajectory. The community's growth trend tracks higher than Manitoba's rural average, reflecting regionwide migration, lifestyle appeal, and economic opportunity. By 2031, the population is projected to exceed 1,075 (Town) and 4025 (RM) residents, with consistent net gains if current rates persist. Currently, residents aged 60 and over account for approximately 39% of the population, with the largest single cohort being 60–69 years old. Youth under 20 represent just 12.6% of residents, signaling future pressures on eldercare, housing transitions, and youth programs. Evidence of modest but growing cultural diversity among incoming families and retirees presents opportunities to attract both interprovincial and international migrants.

The local economy is anchored by retail, healthcare, public administration, construction, education, and transportation sectors. Small businesses, trades, and service industries play a significant role in supporting community resilience. While sectors like construction and healthcare are growing to meet the needs of an aging population, challenges remain in attracting skilled professionals to rural settings. Household incomes are projected to grow, particularly in moderate- and high-income brackets, encouraging investment in diverse housing stock, from affordable and senior-focused units to executive and family homes.



Housing pressures are expected to increase as the population grows. Current housing stock includes single-family homes, mobile homes, and limited multi-unit properties. By 2031, households are expected to reach 1,630 (RM) and 520 (Town), with demand strongest among seniors and moderate- to high-income residents. Affordable and senior housing remains a critical priority, while development of executive, family, and amenity-rich homes represents a key opportunity to attract new residents. Seasonal property values and limited rental options continue to create market volatility, particularly for seniors wishing to downsize.

“This report highlights the strong demand for housing in Lac du Bonnet and provides valuable guidance for future development,” *said Anna Mondor, Economic Development Officer.* “This is a great momentum for our community to bring more residential development to the area. With the RM of Lac du Bonnet being the fastest-growing community in the North Eastman Region, experiencing 14% population growth according to the 2021 Census, we have a unique opportunity to meet housing needs across income levels and age groups. Our location along the Winnipeg River offers an exceptional lifestyle, combining natural beauty, recreation, and accessibility, making our community an attractive choice for both families and retirees.”

The report identifies strategic opportunities, including senior-focused services, innovative housing solutions such as modular and multi-use developments, economic diversification initiatives, and infrastructure modernization. Recommendations call for a joint housing task force between the Town and RM, targeted investment in affordable and senior housing, public-private partnerships, and community engagement to ensure sustainable growth.

The Town and RM of Lac du Bonnet are also in the final stages of completing a Housing Strategy for 2026–2031. Once finalized, this report will be made publicly available and will serve as a key resource to guide housing-related planning, policy development, and decision-making in the years ahead.

For a detailed copy of the Housing Report or inquiries, please email **Anna Mondor, Economic Development Officer**, at edo@lacdubonnet.com.

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