



Plain & Valley DEVELOPMENT ISSUE



Plain & Valley • Page B1 • May 2025



Moosomin continues to see record breaking growth

It was a record breaking year for construction in Moosomin in 2024, with construction in the town of Moosomin and next to the town in the RM of Moosomin in 2024 totalling \$24,086,781.

That total is about four times the \$6,193,713 in building permits in 2023 and nine times higher than the \$2,638,300 in 2022.

Of the \$24 million in construction, \$16,786,781 was within the town of Moosomin itself, and the remainder is commercial construction on the edge of Moosomin, including the new IJACK building, the new Johnston's Grain building, the new Mantle building and the new Sunny Transport building, which are in the RM but immediately adjacent to the town.

Within the town of Moosomin, residential building permits totalled \$5,776,781 through 14 permits while five commercial projects accounted for \$11,010,000. Borderland Co-op's new 30,000-square-foot food store in Moosomin contributed \$10,000 to that total.

"A lot of that would be the new grocery store, because that one is \$10 million," explained Economic Development Officer, Casey McCormac.

"The grocery store was our most expensive one, and then the next one would be the two 12-unit apartment buildings that Keller Developments put up. After that, there are quite a few new homes, and I think a lot of that has to do with our residential incentive."

Borderland Co-op CEO Jason Schenn says building a new food store in Moosomin made sense.

"We've been a part of the fabric of our communities for a long, long time," said Schenn. "We do everything we do with the intent of looking generationally, not just quarterly or for the next two or three years. We look at communities, their potential, and we try to help them survive and thrive wherever we can."

According to Evan Keller, Owner of Keller Developments, the experience with the town has been positive.

"The town has been amazing to work with, along with

Kevin from the Chamber and all the local trades we were able to use," he said.

McCormac says the town is getting close to reaching its goal under its incentive program.

The incentive program offers \$30,000 to anyone interested in a new build, plus \$8,000 for each extra door in multi-unit housing.

Playfair Daycare is will also be building a second daycare with 90 new spots. Construction on that daycare is set to begin this year. McCormac said that the 90 new daycare spaces coming to Moosomin will help further development.

"The daycare is incredibly important because I know that there are a lot of families that would like to move to Moosomin and lots of professionals and working parents that want to move to Moosomin but can't because they have nowhere for their children to go. If they don't have family here to look after their kids, they can't work. I know that there are a lot of nurses right now that are working on reduced hours because their kids can't be in daycare."

She says the whole community working together has helped bring those projects together.

"The community support in Moosomin and how well the town and the RM and the Community Builders Alliance all work together makes a huge difference," she said. "It's something you don't see in a lot of communities. I always like to say there is that small town feel in Moosomin but you get the amenities of the big city with more safety and knowing your neighbors, that you don't get in the city."

"People in Moosomin are very positive and entrepreneurial. Sometimes you see small towns that are dying because the people living there have a very negative mindset and they don't want the growth and they are not looking for it. Whereas in Moosomin everyone is pushing toward that common goal of growth and they all have that entrepreneurial mindset and collaboration to make

it happen."

What does Moosomin need to do to keep the ball rolling? McCormac has a few ideas.

"I think keeping an open mind as to any type of development that we get and just continuing to support the community and bringing good ideas to the table and whatever else we need—putting those ideas out there. You never know what someone might have for an idea that someone else may have never thought of."

She said she keeps hearing good things about Moosomin from people around the province.

"A lot of people have heard how supportive the community is and that it's definitely growing and putting itself out on the map. Our location is really great too, so a lot of business owners like that. It's always difficult to convince the bigger companies that Moosomin can support businesses because our population right in town isn't huge, but the fact is we have a very large population in the surrounding area."

"I think that will get easier as we get more and more businesses. We've got some great stores in Moosomin and I think we would be able to support a couple more stores like that, and then that helps promote all of the boutique shopping you can do in town, because people will drive for that."

McCormac finds it easy to promote Moosomin, because she chose to live in the community.

"I grew up in Moosomin, and I did eight months in Saskatoon for university and I didn't like living in the city. I just found that it's so much harder to get around with all the traffic and you don't know anyone there, and I just loved where I had grown up."

"My parents are here and my friends are here. It's a small town and I feel safe here. I felt that was a big thing in Saskatoon was that I didn't feel safe all the time walking places, and I can walk anywhere in Moosomin and feel completely safe. I love it here."



Diverse Population • Diversified Economy • Boundless Opportunities

Cash grant of \$30,000 from the Town of Moosomin for any new residential construction!

Plus \$8,000 grant for each extra unit on the same property!

- Located at the centre of oil, potash & agriculture.
- Commercial development land available.
- Billions of dollars of new investment within 20 miles.

The town of Moosomin is a progressive community of 3,300 people in southeast Saskatchewan. Moosomin is surrounded by potash mining, rich farmland, oil, pipelines, and manufacturing industries, which make our economy vibrant.

Moosomin is on the Trans-Canada Highway and the CP Main Line, and has become a regional service centre with a wide variety of professional services, a business sector that ranges from unique retailers to major farm equipment dealers and vehicle dealers, and has a strong and active Chamber of Commerce. The town's economic development committee aims to help local entrepreneurs develop their businesses, as well as recruit outside businesses to locate in our community.

The town has a **tax incentive program** providing **a year free of taxes on new Commercial construction valued at \$150,000 and over.**

Our health care and recreation facilities are second to none! The Southeast Integrated Care Centre and Moosomin Family Practice Centre serve a wide area of southeast Saskatchewan and southwest Manitoba. We offer a full range of recreation. The Nutrien Sportsplex offers indoor activities from sports simulators to glow bowling.

For visitors we offer three new hotels perfect for hosting sports teams or conferences, a museum, rodeo, and Moosomin Regional Park, which hosts an annual fireworks competition, camping, boating, swimming and fishing in the summer, and ice fishing in the winter.

"This is the place to do business in Saskatchewan."

—Josef Tesar, Owner of Motel 6

"It's a good place to build and develop a dealership."

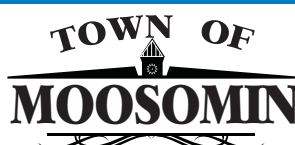
—Bob Mazer, MazerGroup

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www.moosomin.com

Moosomin Economic Development
306-435-2988
moosominedo@sasktel.net
Casey McCormac



Some of the new businesses opened in Moosomin in recent years

New and expanded businesses in recent years

- New 30,000 sq ft Borderland Co-op grocery store
- Two new 12-unit apartment building (Prairie Sky Heights)
- New six-plex apartment buildings (Elite Suites)
- Moosomin Sports Excellence
- Skout Brewing
- Kari's Pharmacy
- Anytime Fitness
- Iron Prairie Strength Lab
- Third Avenue on Main
- New Borderland Co-op Liquor Store
- New Broadway Commons Professional Building
- New Hearing Clinic and Sleep Clinic
- New Private Home Care Service
- New Borderland Co-op head office
- New South Prairie Design office
- New Dodge Dealership
- New SaskPower building
- New IJack manufacturing plant
- 25,000 square foot MazerGroup Dealership
- NAPA Auto Parts dealership
- 25,000 square foot Co-op Home Centre
- Three new hotels on Highway 1
- Pipestone Villas Phase I and II
- Eastgate Business Park
- Flaman Sales and Rentals
- EECOL
- New assisted Living Facility
- Exhale Yoga
- Haven Clothing

Moosomin Chamber of Commerce
306-435-2445
kevin@world-spectator.com
Kevin Weedmark, President
Janelle Davidson, Treasurer



Moosomin close to reaching target under \$30,000 housing incentive

BY RYAN KIEDROWSKI

LOCAL JOURNALISM INITIATIVE REPORTER

Last year was a big one for growth in Moosomin with an estimated \$24 million worth of construction happening in the town and RM in 2024. This was thanks in part to how the town used \$1 million from the federal Housing Accelerator Fund, offering \$30,000 for the first unit built plus an additional \$8,000 for each extra door in multi-unit housing.

The result? The plan paid off. Soon, inquiries were coming in to the Town of Moosomin from all over the map.

"It has slowed down a little bit over the winter, just because people aren't really thinking about construction, but it has started to ramp back up," said Moosomin's EDO, Casey McCormac. "I've had some more inquiries about it as the weather gets nicer and people start to think about building homes."

The target for the entire program is 43 units, and McCormac says Moosomin is only eight units away from that number. Since the incentive was announced last year, there have been 24 multi-unit/other, eight multi-unit missing middle and three single family homes with building permits submitted for a grand total of 35 units.

"One more apartment building and we would hit it just because we have to hit 43 units, but that's actually broken down into six multi-unit missing middle, which those Elite Suites on Broadway are considered because there's no shared spaces," she explained. "Normally, they count multi-unit/other as anything over three storeys, but for small towns like Moosomin, they consider stuff with shared spaces that because we don't even have an apartment building more than four storeys."

Developer pleased

The 24 multi-unit/other category came to Moosomin thanks to Keller Developments building a pair of 12-suite, three-



Prairie Sky Heights in Moosomin.

storey complexes in Moosomin—a first for the crew as they had not ventured outside of the Brandon area before.

"It was definitely a positive factor when we got down to making our final decision," explained Evan Keller, President of Keller Developments. "We had eyes on Moosomin for a long time, and the community had honestly been knocking on our door. We had a number of different landholders stop in and pitch their properties to us over the last three or four years, so we'd always been looking at it, and we always

wanted to diversify out of Brandon."

The positivity in Moosomin was another factor in Keller's decision to venture across the border.

"Moosomin is our first real estate project outside of the city of Brandon that we maintain ownership in," he said. "We love the area, the community, the industry that's going on there. It just really seems like it's a happy place. I think Saskatchewan itself just has a really upbeat, positive business sense to it. It just feels like it's easy to do business there, and very

welcoming. So that's all been factors in why we've wanted to come that direction. Our construction company has set up office there, Westman Premier Homes. We're hoping to do more work out that way, we hope it just continues to build and grow, and if there's more opportunity down the road in the rental market, we'll definitely be open to looking at it."

As for how it feels to have all 24 units of Prairie Sky Heights completed, Keller is enthused.

Continued on Page B6

Saskatchewan Reaches Record GDP Growth

Statistics Canada shows that Saskatchewan remains a national leader in economic growth, with **real GDP reaching an all-time high of \$80.5 billion in 2024**. This is a provincial record and the second-highest growth rate in Canada. At an increase of 3.4 per cent, our province is well over the national average of 1.6 per cent. Saskatchewan's continued growth highlights our strong and steady provincial economy, and that more and more people are choosing to live, work and raise their families in our great province.



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What Sets BMCE Apart

BMCE is an engineering firm in Brandon, MB, with satellite offices in Moosomin, SK, and Portage la Prairie, MB. Our firm has three divisions: Civil & Municipal, Buildings & Structures, and Construction & Field Services. Through our skills and experience, we work with municipalities, communities, colonies, developers and business owners to shape the future through creative solutions and visionary leadership.

Our focus is on providing creative solutions and practical advice that add value to your project, large or small. Our designs are innovative, logical, and specific to your needs, based on intelligent decisions regarding your capital investment in your project. With engineering design typically representing only 1-2% of the project's life cycle

cost, investing in a solid engineering design solution can significantly reduce the total cost of your project.

The Local Advantage

As an engineering firm based in rural southwest Manitoba, most of our work involves small towns and rural projects not located in major urban centers. Our staff boasts a variety of backgrounds, with many having resided in small towns or grown up on farms. We currently employ staff based in Brandon, Moosomin, Wawanesa, Sidney, Rivers, and Oak Lake.

RMS have retained our team for airport runways, municipal shops, subdivision reviews, road upgrades, bridge assessments, and culvert replacements. We believe that building relationships with these municipalities is key to a comprehensive understanding of the region's infrastructure, challenges, and constraints. Having an experienced engineering firm that truly understands your needs is the first step in meeting your design goals.

We understand rural thinking and prioritize feasible and economic design that meets a community's needs without requiring a big-city budget. Our proximity to your project can provide cost savings during construction

by minimizing travel and living out expenses for resident engineering and inspection services.

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For more information about our services, check out our website: bmce.ca.

To start a conversation about your project, please contact us at 204-728-7364 or info@bmce.ca.



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- Transfer Station Design
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- Remediation Design for Failures
- Reinforcement & Upgrade Design
- Re-purposing of Existing Structures
- Building Envelope Remediation

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- Project Management
- Procurement Assistance
- Owner's Representative
- Field Reviews

Construction & Field Services

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- Topographic Survey
- LiDAR/Photogrammetry Survey
- Construction Layout
- Record Drawing Survey
- Stockpile and Quantity Surveys
- As-built Construction Drawings

GPS Machine Grade Control

- Model Development
- Surface Generations
- File Conversions
- Set Up & Troubleshooting

Soils & Aggregate Testing

- Nuclear Field Density Compaction
- Sieve Analysis
- Standard & Modified Proctors
- Quality Control Testing for Contractors
- Quality Assurance Testing for Owners

Concrete Testing

- Field & Lab Testing
- Compressive & Flexural Test
- Air Content, Density, Yield, Slump

Site Reviews, Inspections & Resident Engineering

- Deficiency Reviews & Reports
- Construction Management

Contract Administration Services

- Project Management
- Tender Generation & Admin
- Contract Negotiations
- Shop Drawing, Product Data, and Samples Review
- Change Orders, Progress Payments
- Substantial Performance Certification

Geotechnical & Materials Testing

Asphalt Testing

- Marshall Analysis
- Bulk Density
- Core Recovery
- Nuclear Field Density
- Mix Design Recommendations

Field Services

- QA/QC Testing
- Subgrade Inspections
- Septic Field Site Evaluations



Plain & Valley DEVELOPMENT ISSUE



Saskatchewan's building construction growth leads among provinces

In April, Statistics Canada numbers showed an increase of 29.9 per cent in February 2025 compared to February 2024 for building construction investment in the province. This placed Saskatchewan first among the provinces for year-over-year growth.

"These numbers reflect Saskatchewan's strong economy, and continued growth in capital investment as more people are choosing to build and grow their families here in our province," Trade and Export Development Minister Warren Kaeding said. "Whether they are building new housing, new infrastructure, or new businesses, they are investing in the future of Saskatchewan."

Investment in building construction is calculated based on the total spending value on building construction within the province.

Statistics Canada's latest GDP numbers indicate that Saskatchewan's 2023 real GDP reached an all-time high of \$77.9 billion, increasing by \$1.77 billion, or 2.3 per cent from 2022. This places Saskatchewan second in the nation for real GDP growth and above the national average of 1.6 per cent.

Private capital investment in Saskatchewan increased last year by 17.3 per cent to \$14.7 billion, ranking first among provinces. Private capital investment is projected to reach \$16.2 billion in 2025, an increase of 10.1 per cent over 2024. This is the second highest anticipated percentage increase among the provinces.

Last year, the Government of Saskatchewan unveiled its new Securing the Next Decade of Growth - Saskatchewan's Investment Attraction Strategy. This strategy, combined with Saskatchewan's trade and investment website, InvestSK.ca, contains helpful information for potential markets and solidifies the province as the best place to do business in Canada.

MOOSOMIN HOUSING INCENTIVES

EVER THOUGHT ABOUT BUILDING A HOUSE IN MOOSOMIN? NOW IS THE TIME!

NEW RESIDENTIAL CONSTRUCTION INCENTIVE:

CASH GRANT OF \$30,000 FROM THE TOWN OF MOOSOMIN FOR ANY NEW RESIDENTIAL CONSTRUCTION! PLUS \$8,000 GRANT FOR EACH EXTRA UNIT ON THE SAME PROPERTY (BASEMENT SUITES, GARAGE SUITES, CONDOS, APARTMENTS, ETC.)

VALID ON NEW RESIDENTIAL CONSTRUCTION WITH BUILDING PERMITS SUBMITTED ANYTIME AFTER AUGUST 21ST, 2023

FOR FURTHER INFORMATION:

Contact Casey McCormac at
moosominedo@sasktel.net or
(306) 434-6425 with any questions.

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Serviced lots starting at \$125,900

- Serviced Lots
- Developer can sub-divide
- Adjacent to Trans-Canada Highway, Borderland Co-op Gas Bar & C-Store, Tim Hortons and Celebration Ford

AVAILABLE LOTS

Parcel B: 2.53 Acres

Parcel D: 5.0 Acres

Parcel C: 9.1 Acres (Sub-Divided)

Parcel C-1: 1.21 Acres

Parcel C-2: 0.76 Acres

Parcel C-3: 0.76 Acres

Parcel C-4: 0.76 Acres

Parcel C-5: 0.77 Acres

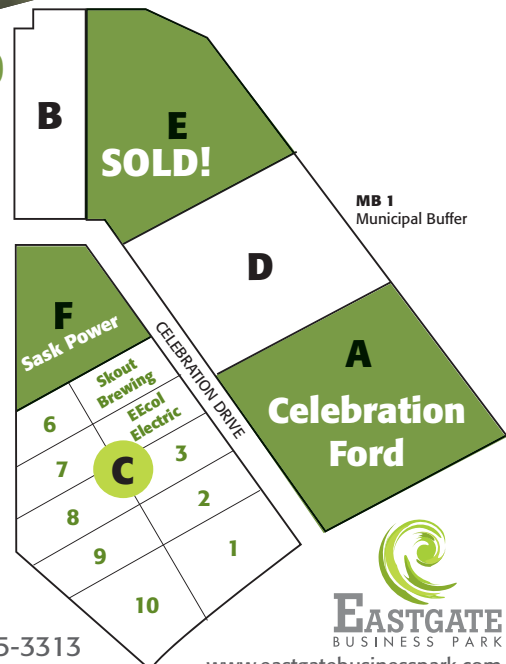
Parcel C-6: 0.56 Acres

Parcel C-7: 0.78 Acres

Parcel C-8: 0.97 Acres

Parcel C-9: 0.93 Acres

Parcel C-10: 1.63 Acres



Contact Bill Thorn at 306-435-9790 or Tyler Thorn at 306-435-3313

EASTGATE
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www.eastgatebusinesspark.com

Continued from Page B3

A two-story building with a modern design, featuring a mix of white and dark brown siding. A sign on the upper right corner reads "ELITE SUITES". The building has large windows, a balcony with a metal railing, and an external staircase. It is situated in a parking lot with other vehicles visible in the background.

nual report here in February, and we needed to hit three by then, and we were already at 35 or 36 units, so we were well ahead of what we needed to hit," McCormac explained.

where we're going to go with that, but I guess now that the Liberals got back in, there might be more Housing Accelerator Fund money for us to access. If we could get even more funding from the program, we would definitely keep the same \$30,000 incentive in place. If there's no money available, I think that we definitely would look at doing something—probably not a \$30,000 incentive, but some sort of tax incentive or something like that, that council can control.”

"For us, we want to get this building full and kind of stabilized, if you will, ev-

to fit different demographics. You got single people or senior couples that are looking for maybe a bit smaller space—not quite the bigger three-bedroom units that we built. We could definitely be looking at something like that down the road, where we

So far, 2025 has seen a lot of grand openings with Prairie Sky Heights, plus Elite Suites opening their doors, and the new Borderland Co-op grocery store opening its doors a few months ago as well.

"Originally, when we had started, I did our an-

Broadview, SK

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Esterhazy

A community built for growth

The Town of Esterhazy continues to stand out as a dynamic and forward-thinking hub in southeastern Saskatchewan. With a population exceeding 2,500 and a regional trading area of more than 10,000 people, Esterhazy is a flourishing center for industry, agriculture, and commerce. Whether you're a resident, entrepreneur, or investor, you'll find that Esterhazy offers a welcoming, inclusive community with deep roots and a clear eye on the future.

Our business landscape is as diverse as it is active. Esterhazy is home to over 80 categories of businesses, ranging from local boutiques and essential services to national franchises. As demand grows, so does our commitment to meeting it. This is evident in the town's ongoing infrastructure investments and economic development initiatives.

One of the most significant projects currently underway is the Regional Water Treatment Facility, which is on track for completion in 2026. This vital project will support both residential growth and industrial development, ensuring long term sustainability. Esterhazy is also in the planning stages for a new Integrated Health Facility, in partnership with the Saskatchewan Health Authority. This facility will replace both St. Anthony's Hospital and the Centennial Special Care Home, backed by an initial \$500,000 in provincial funding. These investments reflect our unwavering dedication to enhancing quality of life and supporting future population growth.

"We are building for the future, not just maintaining the present. Our council is committed to ensuring Esterhazy remains a leader in regional development, a community where families thrive, businesses succeed, and everyone feels they belong," says Mayor Randy Bot.

Families continue to choose Esterhazy as a place to settle and grow. The town is currently home to one licensed community daycare, and construction is under-



way on a second facility, which will offer 60 childcare spaces, opening in late 2025. These expansions directly support young families and working parents, helping ensure Esterhazy remains a family-friendly place to live.

Our education system also serves learners of all ages, with three excellent

schools: PJ Gillen Elementary, Esterhazy High School, and Suncrest College. Local businesses continue to evolve to meet the growing needs of families, including clothing and gift shops, pharmacies, grocers, pet care, and more.

Recreation is a cornerstone of life in Esterhazy. From skating, curling and cross-

country skiing in the winter to hiking, swimming, and golfing in the summer, our community offers year-round opportunities for all ages. Community events, local clubs, and recreational facilities contribute to the active and connected lifestyle that residents enjoy.

For those looking to build, Esterhazy offers two well-served residential subdivisions: Sylvite Subdivision, featuring fully serviced single-family lots with paved roads, and Margaret Court Subdivision, ideal for modular and mobile homes. Both are affordably priced to suit a variety of buyers.

In addition to residential development, Esterhazy is actively expanding its commercial and industrial land offerings. Broadview Road, situated within view of Highway 22, presents prime real estate for business expansion. These commercial lots are adjacent to key services like hotels, gas stations, and restaurants, offering high visibility and convenience.

To encourage new investment and expansion, the Town of Esterhazy offers property tax incentives for eligible commercial and industrial developments. These incentives are designed to encourage job creation, attract investment, and improve the town's business landscape. If you're looking to build or grow your enterprise, Esterhazy is ready to support your success. Program details are available through the town's website.

As the Potash Capital of the World, Esterhazy's economy is built on a foundation of stability and opportunity. Our potash industry continues to drive local and regional growth, attracting talent and investment from across the province and beyond.

Esterhazy is more than a town, it's a growing regional leader with a collaborative spirit, strong infrastructure, and a shared vision for the future. Whether you're looking to live, work, invest, or expand, you'll find the tools for success right here in Esterhazy.

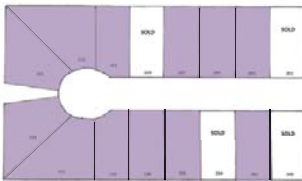


Esterhazy

a great place to call home!



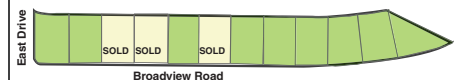
MARGARET Court
EACH LOT \$10,000



SYLVITE Subdivision
LOTS starting at \$10,000



BROADVIEW ROAD Highway
Commercial Lots
EACH LOT \$50,000



New tax incentives for Commercial Business

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Build your life in Esterhazy!

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Plain & Valley DEVELOPMENT ISSUE



Above: The east entrance to Rocanville with the oil can, golf course and golf clubhouse.

Below: New shale ball diamond



Autumn Court

DEVELOPMENTS

FOR SALE IN ROCANVILLE, SK *Lots with Modular Homes*

A 45	B 45	C 45	D 45	E 45	F 67.5	G 67.5	H 45	I 45	J 90	K 45
L 90	M 45	N 45	O 67.5	P 67.5	Q 67.5	R 67.5	S 90	T 45		

Autumn Court
ROCANVILLE, SK

SOLD LOTS

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Three different lot sizes to choose from:

- 45 ft.
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- 90 ft.



Show Home

Located on Lot F – 67.5 ft Lot

LOT & HOME:

\$252,459



Show Home

Located on Lot L – 90 ft Lot

LOT & HOME:

\$265,610



ARC-FXS 22" x 76" 16725F

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Rocanville School, above, and the new walking trails, below.



Why Rocanville? Here's why!

A passionate prairie town nestled amongst canola fields, valleys and potash mines, Rocanville's small-town pride is unwavering, and it shows in the investments being made towards their community's growth.

Due to open in fall of 2025, Rocanville's newly renovated indoor pool will be home to their swim team, the Tiger Sharks, swimming lessons for kids of all ages and aqua fitness on top of regular public swimming times.

For those who call Rocanville home, there is no shortage of recreational activities. The ball diamonds recently received an upgrade and the outdoor rink which attracts many young shinny players all winter has seen new basketball hoops added for the summer to make the space a year-round attraction. Located on the north side of town beside the newly established dog park is also a walking or snowshoe trail throughout the trees. On the opposite side of town people come from all over to snowmobile, quad or hike out of Rocanville down the old railbed. It's a beautiful ride that can take you an entire day if you stop to take in the scenery at any of the shacks along the way.

Home of the Rocanville Tigers, big and small, the Rocanville Noble Construction skating rink draws a crowd all winter long. Rocanville's rink was the beginning of Jessica Campbell's hockey career that has now led her to a carry the title of the first female assistant NHL coach for the Seattle Kraken. A sign designed by the Kraken was unveiled March 22 and will dress up the entry into Rocanville on Highway 8.

Dedicated to economic development

and promotion, the town sat down and asked themselves "Why Rocanville?" The responses flowed, and the town decided on a slogan to match: "Growing forward."

Low property taxes, a K-12 school, a golf course, a newly renovated Co-op grocery store, industrial job opportunities, a day-care, and established lots for sale all made the list. As the town flourishes, so do the facilities. The need for a recreation centre has created a space for the community to affordably host events like senior yoga, sour dough making classes, art classes, indoor baseball practices and even a parents' group where parents can take their children to play while they create connections of their own.

Small town entrepreneurs in Rocanville create a bustling main street and support each of the organizations in the community. Manetain Hair Lounge & Gift Shoppe, Universe Satellite Sales, Hag's Hideaway, Rocanville Remedial Massage Therapies, Goodman Steel Ltd., Silver Scissors Hair Salon, Shear Success Hair Salon, Rocanville Wellness Centre, New Fortune Inn, New Oil Can Diner, Challice Automotive, Apollo Restaurant, Blueberry Kitchen and the Pothash Store all contribute to Rocanville's growth and prosperity in so many ways. The success of Rocanville's business sector is important and there is room for more businesses to make Rocanville their home and become part of a supportive network.

A sense of community that supports everyone's success has created a place that many want to call home. With no shortage of things to do, this small town has big personality and a lot to offer!

WHY ROCANVILLE GROWING FORWARD



MUNICIPAL PROPERTY TAXES / TAX INCENTIVES

- ▶ Municipal minimum property tax, every property no matter the assessed value pays the same amount of Municipal taxes.
- ▶ Tax incentives are available via application to the Town Office for all new residential and commercial builds. Five and three years respectively.

ECONOMY

- ▶ We are an easy 15 minute drive to two mine sites for the world's largest potash miner and producer as well as a 45 minute drive to additional potash producing mines.
- ▶ Full-service metal fabrication, engineering, machining industrial plant within town limits servicing Western Canada.
- ▶ Industrial and trade opportunities.

HEALTH & SAFETY

- ▶ A full service hospital; Primary Health Care, Acute Care, Lab/ X-Ray Services, Emergency Dept, Mental Health, Palliative is a quick 20 minute drive on a highway that is being repaved in 2025.
- ▶ In town Medical Centre hosts doctors, dentist, audiologist, health care, public health, and foot care on rotating schedules.
- ▶ Enhanced Airport project nearing the end of completion is available for Saskatchewan Air Ambulance, STARS, and Commercial Use.

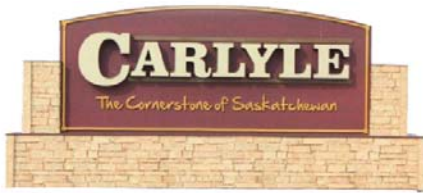
HOUSING & LIVING

- ▶ In 2024 there were 24 residential houses sold for an average price of \$226,521.
- ▶ There were 5 empty lots sold (residential & commercial) for an average price of \$24,099.
- ▶ Cameron Crescent (Town owned) 16 empty serviced lots available in the growing area of town. Council would like to state that all offers will be reviewed.
- ▶ A number of privately owned empty lots for sale (as of print date 14) and residential houses on the market

RECREATION & CULTURE

- ▶ We have an Outdoor Skating Rink, Indoor Skating Rink, New Indoor Aquatic Centre, Recreation Facility, Community Hall, Off-Leash Dog Park, Walking Trails, New Shale Ball Diamond, Cross Country Ski Trails, Groomed Snowmobile Trails, 9 hole Golf Course, Rocanville & District Museum, quad trails for miles.
- ▶ K-12 School, Daycare, Playschool, Public Library.
- ▶ Soccer Club, Dance Club, Minor Hockey Club, Youth Rec Hockey Club, various Baseball teams, Pickleball Group.
- ▶ AND MORE!!!

FOR MORE INFORMATION CONTACT THE TOWN OFFICE
306-645-2022 • ROCANVILLE.TOWN@SASKTEL.NET



The Town of Carlyle HAS IT!!



Whether you are choosing a place to live, work, establish a business or visit - you will be pleased with everything Carlyle has to offer. Carlyle is nestled in the Southeast corner of SK, deep in the Bakken Formation, close to the Manitoba and North Dakota borders at the junction of Hwy 9 & Hwy 13. On average Carlyle experiences a daily traffic count of almost 4,400 vehicles. Carlyle is located under the wide-open living skies of SE SK, in amongst some fabulous lakes. Moose Mountain Provincial Park and White Bear Lake Resort are both within a very short drive. The Rural Municipality of Moose Mountain #63 is the municipality that surrounds Carlyle and is home to some pretty great gems itself!



Although the beautiful original train station is now serving as Carlyle's Rusty Relics Museum and Tourist Information booth, the CNR still goes through Carlyle and carries such freight as oil and grains. Carlyle is also proud to boast it has an airport - CJQ3, with a 10-28 3155x75 asphalt runway, in operation since 1956.

Carlyle continues to see steady and continuous growth and has a population of 1524 according to the 2021 census. Our library hosts a bi-monthly community night to help welcome these new families and cultures into our community.

Carlyle and area have a strong, qualified and dynamic work force that continues to grow year after year. Carlyle's unemployment rate is low at 3.7. The average age is 38.8. The average income of an economic family is \$133,500. The average employment income in 2020 for a full-time, full-year worker is \$84,400. 67% of people in Carlyle own their own house and the average value of a home is \$266,000.



Carlyle is the largest town in the area and has a strong resilient economy that has a wide variety of diverse businesses that not only cater to local residents, nearby towns and tourists, but to people world-wide. The business directory on the town website has over 230 registered businesses offering some of the best shopping and services available anywhere! Carlyle's trading area includes over 33,000 people, which doesn't include any global or internet customers! Carlyle's slogan is **#carlylehasit** and our business community really helps support this with the huge variety of goods and services they provide. You can find anything from farm and agriculture suppliers and manufacturing, oil and gas companies and all of their supporting services and trades, auto and RV & Leisure dealerships, private health services such as: dental, optometry, chiropractic, therapy, counselling and veterinary services to name a few. Our Main St is already unique with its center parking, but it also offers so many exceptional retailers and destination businesses with an amazing selection of fabulous products and that special small-town service. Main St also has some amazing smells with its selection of restaurants, florists and spas and the smell of cinnamon buns coming from the bakeries!! Carlyle is famous for its cinnamon buns!

Many of Carlyle's businesses are long-time, well-established companies with long-term employees, but new businesses are added to the directory all the time. Doing business in Carlyle is easy and welcomed! Carlyle has a progressive, business and development-minded council and administration who wants to see Carlyle grow and prosper even more than it already is. Carlyle's council vision statement is, "Carlyle is an inclusive and welcoming community which provides a dynamic and sustainable living environment for families and businesses to thrive." The Town of Carlyle offers a tax incentive for new development and as a personal touch, the Town of Carlyle also gives new plants to all our new businesses and residents as a way of saying thank-you for putting down roots and helping our community grow.



Updated May 16, 2024



Carlyle is a perfectly situated and offers many services and products, making it easy for many businesses to operate from here. Our infrastructure is well looked after and in good shape. Most of our roads are paved, and our public works crew provide amazing service. Many, many times they have worked throughout the night to clear fresh snow from our roadways AND back alleys – above and beyond!! We have weekly curbside garbage collection and bi-weekly recycling collection, as well as a transfer station with designated hours. Carlyle has a modern water treatment plant that produces reverse osmosis water. Carlyle also has many options for high speed internet and fibre optic networks.

In 2021 the Town of Carlyle in partnership with the RM of Moose Mountain opened a new \$2.5 million fire hall which is run by an approximate 20 person on-call volunteer crew. Carlyle is also home to a 13 member RCMP detachment with an additional 3 members in Traffic Services, among other support staff. Supreme Ambulance operates out of Carlyle and offers 24 hr ambulance care.



Carlyle is home to a nursing home, Moose Mountain Lodge, as well as independent senior apartments at Golden Heritage Court, and senior homes at Lions Pride Estates. The Town of Carlyle is also happy to have a transit van available for our seniors and handicapped residents to use, as well as the Happy Gang Senior Center. Carlyle Housing Authority operates many properties for low-income residents and seniors, and when available to the general population. Private apartments, houses, and other homes for rent are available. The Town of Carlyle has residential and commercial properties and lots available for purchase. Please see our website for more information or give us a call! Carlyle also has real estate agents listed on our town website that would be more than happy to show you their available properties for sale.

The Town of Carlyle and The RM of Moose Mountain have a partnership for our community's recreation and culture programs. Together they contribute \$60,000 per year towards our programs and capital funding. Carlyle's community assets and quality of life keep improving every day. Council and administration have invested in long term planning and have made a strategic plan for Carlyle's future. Council's mission statement is, "As leaders, the purpose of the council of the Town of Carlyle is to create and manage sustainable programs and services for the betterment of our community." The Town of Carlyle now has a Parks, Recreation and Culture Department with 4 staff that manage most of our town's recreational facilities. There have been many upgrades and improvements to our already great existing facilities in the past couple years. Many new programs have been introduced for our residents and guests to enjoy as well such as adult swim lessons, water polo clinic, yoga in the park, snowshoes free for use on the walking trails, and the read-walk program are just a few! Carlyle has so many great recreational assets; Ball diamonds, golf course, soccer fields, zero-entry pool with outdoor hot tub and water features, splash park, campground, moto-cross track, off-leash dog park, drive-in, curling, hockey and figure skating, lacrosse, gymnastics, karate, book club at library, walking trails, programs at the museum, CFY Family Centre & library... the list is endless!! Not only are there so many things to do in Carlyle, but with a short drive the possibilities really are endless, the quality of life in the cornerstone of Saskatchewan is amazing!!



The Town of Carlyle is very proud of the beautiful 33-spaced volunteer-ran licensed daycare that is available to its youngest residents! It sits on a fabulous property and has an incredible, qualified staff. This facility, along with other registered day homes in Carlyle will aid in helping our working force stay strong.

It was announced in the 2023 Saskatchewan Budget that Carlyle has received funding for the planning of a new Pre K-12 school. This will be an incredible asset to our community and we hope will only help attract new residents and businesses. The Carlyle Community Complex Foundation was also established to raise funds for addition space requirements in a new school build and the possibility of a multi-phase community centre. Early planning stages are just beginning, but everyone in town is excited for what this means for our community!!

If you would like any other information on moving to Carlyle, opening a business, or what you should do for a weekend trip, please call the Town of Carlyle office – we are more than happy to help and to welcome you!!



Town of Carlyle | (306) 453-2363
towncarlyle@sasktel.net



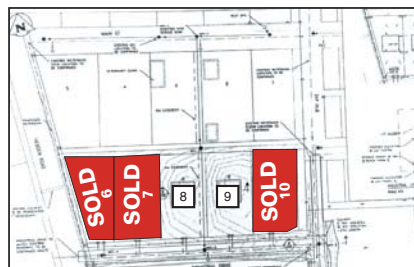


BUILD IN KIPLING

WWW.TOWNOFKIPLING.CA

Kipling is proud of its infrastructure and the services it provides:

- Reverse Osmosis Water
- Paved streets with concrete curb, gutter and storm sewers
- Concrete sidewalks
- Regular garbage and curbside recycling
- Asphalt airstrip with arcal lighting
- RCMP detachment
- Pre K - 12 education facilities
- Medical clinic, dental clinic, visiting optometrist, massage therapist, veterinary clinic
- Public health office
- Licensed daycare & creative playschool
- Swimming pool, skating & curling arena, tennis, pickle ball and basketball courts, soccer, pitch and ball diamonds, public parks and playgrounds
- Nine hole golf course with grass greens
- Seniors living complexes
- Walking tour and walking trail
- Library
- Museum
- Integrated Health Care Facility, including long term care
- Diverse business sector
- Handy Van



Mary Balogh Place Residential Lots

- Lots 4, 6, 8: \$35,500
- Utilities to curb
- Close to golf course and swimming pool
- Street Lights

Kipling is conveniently located just one and a half hours drive from the cities of Yorkton, Regina, Estevan and Weyburn.

Serviced Light Industrial Lots

- Next to new integrated healthcare facility
- 30 m x 73 m
- Priced at \$39,000
- Eligible for Commercial Incentive Policy for New Business Construction



Virden, Manitoba: The Centre Of It All!

In the heart of south-west Manitoba, the Town of Virden is embracing growth and revitalization. With a population of just over 3,200, the vibrant community is making big strides. Virden's appeal to businesses continues to grow, based on the culture of the community and ongoing infrastructure investments. Economic Development is an important focus in Virden. The town actively promotes development through targeted incentive programs and on-going community marketing directed toward internal and external audiences. Research is ongoing to identify new business opportunities that align with the strengths and resources of Virden and the surrounding region.

In 2024, Virden introduced an updated logo and town brand to welcome residents and visitors. A commitment to current and future development is demonstrated through this project, as it will have a long-lasting impact on all elements in the community. The town's new look was designed to share key attributes of Virden and highlight its position as a true hub of the region. Virden's new slogan "Centre Of It All" features the town's strategic position between two provincial capitals and its access to national transportation networks. Location continues to be an important and key advantage for businesses and industries operating in Virden.



tries operating in Virden.

Since 2022, the Storefront Improvement Grant has supported 19 businesses in enhancing their façades, especially along the downtown core and main corridors. The grant offers up to \$5,000 per project, covering 50% of eligible costs. Additionally, the town's Development Incentive By-Law, in place since 2021, offers significant tax breaks for new multi-unit residential, commercial, and industrial developments, reinforcing Virden's readiness to welcome growth and investment.

Virden has become an important hub for medical care in Southwest Manitoba. This transition supported renovations at the Virden Health Care Centre Emergency Department that were completed in Spring 2024. The improvements focused on

enhanced triage and registration areas, updated treatment spaces, and better signage, all aimed at improving privacy, patient flow, and staff efficiency.

Transportation is also receiving a boost at the Virden Regional Airport R.J. (Bob) Andrew Field. The runway has been lengthened to 6,000 feet and an Automated Weather Observing System (AWOS) system was recently installed, along with new lighting. These upgrades enable 24/7 operations, even in poor weather. The airport project valued at \$6.2 million has supported the growth of air traffic in the form of medical flights, Air Andrew Flight Training and the expansion of agricultural support industries.

Recreation remains a cornerstone of community life in Virden. The Tundra

Oil & Gas Place, home of the MJHL Virden Oil Capitals, is a modern multi-use facility opened in 2011. It houses a 1,204 seat hockey rink, fitness centre, walking track, and 500 seat banquet hall that can be used for large gatherings, including conventions. The town also boasts a seasonal swimming pool, skate park, baseball diamonds, soccer fields, tennis courts, a spray park, and even a dog park. Virden offers a wide range of options for residents of all ages and interests.

With its prime location, renewed vision, and strong sense of community, Virden is proving that small towns can lead in big ways. From economic development to recreation and more, Virden is building a future full of opportunity at the very Centre of It All.



A vibrant, welcoming community that serves as a hub for business, recreation and essential services. Perfectly located at the Centre Of It All, the community is committed to economic growth and offers long-lasting community connections.

 @town.virden

 @virdentown

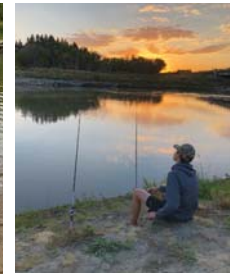
 @virdentown

204-748-2440
www.virden.ca





Plain & Valley DEVELOPMENT ISSUE



Build your future here: A community where opportunity and lifestyle meet

In the heart of West Central Manitoba lies a hidden gem — a friendly municipality that blends opportunity, affordability and scenic charm. With room for growth, welcoming neighbourhoods and unmatched natural beauty, our community is ready for those looking to build a new future — whether you're an entrepreneur, a young family or a newcomer to Canada, Prairie View Municipality offers more than just land — it offers a place to belong.

The municipality is proud to welcome newcomers and help them feel right at home. They believe in creating a community where everyone has the opportunity to thrive.

Newcomer Aleksandra Kovalenko arrived in Prairie View early 2024 where she and her husband both found employment. "I came to Canada from Ukraine with my husband and settled in the cozy town of Birtle — a place that quickly became a special discovery for me," writes Aleksandra. "From the very first days, I felt something familiar here. The peace, the quiet, the sincere and smiling people... People here always smile and greet each other warmly, creating a feeling of comfort and belonging. My husband and I dream of building our home here."

Build a Home. Build a Business. Build Your Future.

In Prairie View municipality, incredible incentives are offered for both residential and commercial development:

- New Home Builders can receive a maximum of \$1,000 annual grant for up to five years — that's a potential \$5,000 back on your investment in a future here.
- New Commercial Builds receive up to 100% municipal tax rebate in year one, 66% in year two, and 33% in year three (school taxes and debentures excluded).
- Businesses in existing buildings may qualify for a maximum of 50% municipal tax rebates for the first two years (excluding school tax and debentures).
- Existing businesses upgrading their properties can access a matching grant of up to \$5,000 for eligible renovations including building rehabilitation and facade improvements.
- Need a hand getting started? BMDDC small loan program helps businesses launch or expand with accessible local financing.

Affordable land is available throughout the municipality. Infill lots are offered at just one cent per square foot and Industrial Lots as low as 5 cents per square foot. Plus, the municipality's tiny-home-friendly bylaws

provide added flexibility for those seeking simpler, cost-effective housing options.

Development is underway in Miniota's Bernardo Bay, a peaceful new residential neighbourhood with five remaining lots and two homes already built. Miniota is a tight-knit and welcoming community— ideal for families, retirees, or anyone looking to put down roots in a place where you're more than just a neighbour. Known for its strong volunteer spirit and friendly atmosphere, Miniota has a vibrant Community Centre, a well-used rink, and exciting recreational improvements on the horizon.

From Birtle Beach to our hiking trails, river valley, golf courses, and ski routes, the region is built for people who love to live outdoors. Pair that with safe streets, friendly faces and year-round community events, and you've got a place that feels like home — because it is!

Now's the Time to Build Your Future Here

They have the land. They have the support. They have the lifestyle. All that's missing is you.


Whether you're launching your dream business, breaking ground on a new home or looking to join a community that truly cares—there's a place for you in Prairie View.



Build Your Future Here
Birtle, Miniota, Foxwarren, Arrow River
Beulah, Isabella, Crandall and Solsgirth

We have the land.
We have the support.
We have the lifestyle.
All that's missing is you!

For more information contact
BMDDC at 204-842-3602
email cdc@myprairieview.ca



Commercial & Industrial
Lots along Hwy #83 & #42

Infill Lots @ a penny/sq. ft.
throughout Prairie View

Barnardo Bay
Subdivision in Miniota



Lot	Acreage	Price
Lot 1	.32 acres	\$9,000
Lot 2	.30 acres	\$8,000
Lot 4	.42 acres	\$10,000
Lot 6	.30 acres	\$7,000
Lot 7	.32 acres	\$8,000

Plain & Valley DEVELOPMENT ISSUE

AFAB Industries: Raising the standard in post frame construction



Since 1993, AFAB Industries has been a trusted name in post frame construction across Western Canada. Based in Rocanville, SK, this family-owned business is dedicated to providing superior post frame buildings. Their experienced team helps clients navigate towards optimal building solutions through a comprehensive portfolio of designs and applications.

AFAB specializes in both commercial and agricultural applications, including machinery storage, garages, insulated farm shops, dealerships, recreational buildings, riding arenas, barns, livestock shelters, and crop storage. With a strong focus on customization, each structure is designed to align with your specific requirements while optimizing the utility of your building.

What sets AFAB apart is their unwavering commitment to structural integrity and innovation. Unlike conventional post frame buildings, AFAB enhances stability and durability by elevating truss heel heights and fastening with two ½" bolts. Posts and trusses are spaced 4 feet on-centre along side walls, while end wall posts seamlessly extend to the top chord of the truss, further reinforcing the building's overall strength.

At the core of each building are AFAB's proprietary ULTRAPOSTS—engineered

for longevity and resilience. These posts are not only mechanically fastened, but also bonded with an impressive 3,500psi adhesive. AFAB's commitment to structural stability extends below the surface, with laminated posts buried 6ft deep and securely tamped with crushed rock to create a solid foundation. Below grade, the use of Permanent Wood Foundation (PWF) treated lumber offers enhanced protection against moisture and decay.

Externally, 28-gauge high-tensile steel cladding is secured with #14 fasteners, adding extra holding strength to both roof and wall panels, while creating leak-proof screw sites. Full-length seamless cladding panels on gable ends eliminate split joints, offering a cleaner appearance and greater weather resistance.

It's AFAB Industries' exceptional craftsmanship and superior-grade materials that set them apart from the competition. You get more material, more strength and more structural integrity for your building dollar. Their commitment to quality, durability, and client satisfaction is unwavering, and it is this dedication that has made AFAB Industries a trusted name in the industry. In today's market, there is simply *No building like it.*



No building like it.

Leasing Available



(306) 645-2180
afabindustries.ca

**Request a Quote
Today!**



Plain & Valley DEVELOPMENT ISSUE



RM of Pipestone: Livability, growth and community

The Rural Municipality of Pipestone is making significant strides in community development, with a series of infrastructure and recreational upgrades that are transforming public spaces and laying the groundwork for population growth across the region.

Leading the charge is the Reston Rec Plex Canteen Project, part of a broader revitalization of the community's central recreation complex. A secondary component of this project is the transformation of the former curling rink into the Rockets' Launch Pad an indoor baseball training facility featuring batting cages and pitching tunnels. The venue allows athletes of all ages to train regardless of the season.

Outdoor spaces in Reston are also seeing meaningful improvements. The Reston Ball Diamonds at the Pipestone Albert Fairgrounds have been upgraded with better playing surfaces, modernized facilities, and a new canteen. Supported by a municipal recreation grant, these changes reflect the RM's commitment to supporting youth sports and community events.

Additional projects in Reston include a new volleyball court at the Reston Lake and Campground and a 12-shed expansion at the Reston Golf Club, responding to increased membership. The municipality is also preparing new residential lots on Lucy Avenue in Reston, part of a long-term plan to welcome new families, boost the local economy, and strengthen the community.

Elsewhere in the RM, the community of Pipestone has revitalized its Memorial Park with a new gazebo and a history trail celebrating local heritage. A bathroom facility is also planned for the site this year. The Pipestone Campground has been upgraded to a full-service facility, improving its capacity to accommodate visitors.

In Sinclair, a newly completed community pavilion in the park now serves as an accessible gathering space for public events, celebrations, and daily recreation, reinforcing the town's community spirit.

Scarth has completed improvements to its community hall, ensuring it remains a functional and modern venue for local events. Cromer has also seen upgrades to both its hall and rink facilities, made possible through community



Memorial Park

fundraising and a \$25,000 contribution from Enbridge. The enhancements aim to improve accessibility and keep the facilities relevant and welcoming for years to come.

Together, these projects signal a clear vision for the fu-

ture of the RM of Pipestone—one centered on livability, growth, and strong community connections. By investing in both infrastructure and people, the municipality is creating vibrant spaces where residents can thrive.



MUNICIPALITY OF
PIPESTONE

Full Service Campgrounds - 9-hole Golf Course & Clubhouse - Paddle Board Rentals
Spray Park & Waterslide - Lake & Beach Area - Volleyball Court - Walking Trails

Reston, Manitoba 204-877-3327 www.rmofpipestone.com



Plain & Valley DEVELOPMENT ISSUE



Russell Binscarth: Your place to prosper and grow

The Municipality of Russell Binscarth was formed in 2015 through the Municipal Amalgamation Act and has a population of 2,600 residents.

Come join us . . . be a part of it all! Our excellent location along several trans-Canadian trade routes provides a constant influx of travellers, visitors and tourists. Russell is a service centre for a large surrounding area providing access to essentials like fuel, medical care, groceries and banks.

Known for its peaceful rural setting, Russell Binscarth offers a high quality of life with beautiful natural surroundings and a range of outdoor recreational activities such as hiking and fishing.

The area is home to excellent schools, family-friendly services, and a lower cost of living compared to larger urban centers. Its close-knit community provides a supportive environment with easy access to essential amenities and a variety of local events, making it an ideal place to live and raise a family.

As the service hub, Russell is located strategically along Yellowhead Highway 16 with branches off of highways 45 & 83 edging the town.

Russell offers both the convenience of franchise restaurants such as Subway, Tim Horton's A&W and the authentic charm of local eateries such as Connie's Drive-In, Everyday Steak Café, Jethro's Brews & Bites and The Russell Inn Family Restaurant.

The Municipality owns several facilities with meeting spaces for rent such as the Russell Memorial Multiplex and the Brad Room at the Russell Civic Centre. Additionally, The Russell Inn Hotel & Conference Centre is well-equipped for meetings, conferences, special occasions and events.

Enjoy a massage or a manicure at The



Above: Russell Main Street Arches. Below: The Russell Civic Centre



Stag + Raven Spa or get a fresh cut at one of the numerous hairstylists and barbers. Pick up some farm fresh beef to barbecue from The E Butchery On Main with sides and staples from IGA or Twin Valley Co-op Food Store.

Take a leisurely stroll down historic Main Street and shop beneath the arches. Enjoy a freshly brewed cup of coffee from one of our two charming coffeehouses as you explore the antiques and locally-crafted products at Prairie Collective Co.

For outdoor enthusiasts enjoy a stroll along Storybook Trail, the Trans Canada Trail or through Millenium Park, fish or kayak at Spear Lake or Lake of the Prairies, bring your bike to the Russell Lions Pump Track or enjoy a swim at either Russell or Binscarth's outdoor pool!

Dive into the arts at the Russell & District Library Gallery or experience the open studio at Prairie Arts cARTel. Russell's George P Buleziuk Centre hosts the annual North Western Marquette Festival, a performance of dance, music, vocal, choir and violin as well as performances by the Royal Winnipeg Ballet and the annual Beef & Barley Festival.

History and culture come to life at the Gilmour House in Russell and the Gordon Orr Memorial Museum in Binscarth. The region is also home to The Beth Naylor Collection, a rare set of clothing and accessories reflecting the local history of Russell Binscarth, spanning all genders and ages from 1855 to the late 20th century. Articles are displayed throughout the community and are rotated regularly.

Experience all the convenience and programming access of big city living, right here in rural Manitoba.

**Russell Binscarth -
Your Place to Prosper and Grow.**



municipality of
Russell Binscarth
Your Place to Prosper and Grow!

Russell

Commercial & Industrial Lots

Binscarth

Residential Lots - Bison Street



Please contact Tri-Roads Planning Officer, Adrienne Falloon, for inquiries and incentives!

OFFICE PHONE
431-888-0136

CALL/TEXT
204-773-0230

EMAIL US
PLANNER@TRIROADS.CA

178 MAIN ST. N
RUSSELL, MB, R0J 1W0

Boissevain-Morton: A place to call home

Rural roots run deep in Boissevain-Morton and the community is leading the way into the future. The Municipality of Boissevain-Morton has the quality of life most people are looking for - low crime rates, quiet neighbourhoods, fresh clean air and little or no commute to work.

10 reasons to make your home in Boissevain

• COMMUNITY SPIRIT

Boissevain is well known for its strong volunteerism and town pride. Our residents love to volunteer and help a friend in need, giving our town a friendly and welcoming sense of community.

• RURAL LIVING

Small town feel, safe & secure, quiet, and low cost of living. Residents enjoy greeting each other on the street or catching up at a ball game. Business people, young families and retirees continue to fall in love with the rural lifestyle Boissevain-Morton has to offer.

• AMENITIES

Although Boissevain is a small community, it does not lack in services! Many locally owned businesses from a delicious bakery to relaxing greenhouses and appliance store all with the customer service you expect of a small town. Library with programming for small children and a theatre showing new movies, as well as school and town play productions. Our town has all the amenities you need to make trips into the city few and far between.

• OUTDOOR ACTIVITIES

Minutes to Turtle Mountain Provincial Park and the International Peace Garden, Boissevain and area is an oasis for the outdoor enthusiasts. From swimming, to hiking, birdwatching, fishing, biking and paddling in the summer. To cross-country skiing, snowmobiling and tobogganing in the winter, the Turtle Mountain region has something for everyone.

• HEALTH CARE

Full range of health care services including an acute care facility with the expertise of a well-known Doctor and Nurse Practitioner. Ambulance services, personal care home, pharmacy and a brand new assisted living facility. Truly a town you can age with.

• RECREATION

Boissevain offers an abundance of recreational activities and services for all ages. Sports leagues, skating arena, a brand new outdoor aquatic centre, plus a curling rink, bowling alley, nine-hole golf course, walking trail, and fitness centres all promote a healthy lifestyle.

• EDUCATION

From early childhood education at Tiny Turtle Playroom and Boissevain Nursery School, to a variety of programs for mature students Turtle Mountain Adult Education Centre, our small community offers many opportunities to grow and expand your knowledge. Boissevain School offers Kindergarten to Grade 12 with small classes providing an optimum learning environment. One of the many advantages of raising a family in Boissevain, is the quality of education.

• VIBRANT COMMUNITY

Boissevain is alive with vibrancy and spirit. Locals are proud of their past, the people, the future and this is demonstrated throughout the Outdoor Art Gallery's beautiful murals, gorgeous floral display, ArtsPark, museums and celebrations. As young families choose the rural lifestyle, Boissevain's contemporary arts scene continues to grow and attract more new residents.

• LOCATION

Conveniently located on Highway #10, which serves



Local youth making a splash at the Boissevain-Morton Aquatic Centre. The new outdoor facility includes two water-slides, lazy river, beach entry, tot pool, 4-lane lap pool, diving board, and more.

as a major trucking route for imported and exported goods, Boissevain is only 15 minutes from a 24 hour port on Canada-US border and only a short 45 minute commute north to the City of Brandon.

• COMMUNITY OF OPPORTUNITY

The low cost of living combined with no business tax and incentives makes our community attractive to entrepreneurs. While the agricultural industry continues to be the cornerstone of the economy, Boissevain has many other employment opportunities to offer including manufacturing companies, health care, education,

tourism and the service industry. With the advancement of technology, the world can be at your fingertips while you enjoy the rich lifestyle a rural community has to offer.

If this is the kind of place you would like to establish roots, welcome home. There is a place for you in Boissevain-Morton.

To learn more visit www.boissevain.ca
204-534-2433 • info@boissevain.ca

Make your home in *Boissevain*

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Plain & Valley DEVELOPMENT ISSUE



The beautiful lake and beach at Fieldstone Grove.

Why live at Fieldstone? Here are your reasons!

The Estates at Fieldstone Grove is a newly-developed subdivision just north of the town of Moosomin.

The 80-acre property was originally built by the federal government as a centennial campground project back in the late 1960's known as Fieldstone Campground.

The Beckett family purchased the property in 2022 with the intent of developing it into a residential subdivision to help meet Moosomin's growing population and need for more residential lots. Phase 1 (north half) will contain 26 lots and Phase 2 (south half) will contain 17 lots.

The Beckett family is excited to see the property restored to its former glory with green spaces, walking trails, a lake, beach and playgrounds. Work will continue on all of the grounds to meet and maintain our high standards.

So why live there? Here are a few great reasons!

Lifestyle

Many people are thinking differently now when it comes to building a new home. They want to build in a space where there's more to offer than crowded streets, limited parking, close neighbors and urban noise. They want to live in places where nature prevails, kids are safe and they don't have to drive to the lake or to the walking trails or playgrounds. They want their privacy yet the ability to still visit a neighbor a short walk away.

Location

People generally want to live close to a town that has many "city" things to offer such as good health care facilities and doctors, a wide variety of recreation facilities, good schools, a vibrant business sector with good paying jobs and easy access to major cities. Well, Moosomin has all this plus much more and Fieldstone is right on the edge of town, providing country living with a touch of urban feel!

Amenities

There are a few things that most new subdivisions have in common now—open green spaces, larger properties, walking trails and a body of water.

Guess what? Fieldstone has all of these plus a gated entrance. Our walking trails are real nature trails, our lake is great for swimming, paddle boarding etc, and our

large sandy beach is great for relaxing or enjoying a bonfire at night.

Demographics

Living at Fieldstone will suit anybody. Young families are close to town for all the activities kids get into these days and mom and dad can be at work in five minutes. Empty nesters and retirees who now want to enjoy a more relaxing lifestyle in a new home can certainly take advantage of all that Fieldstone has to offer. We all want our kids and grandkids to come and visit us more often and you can bet they'd love to come spend time with you if you lived here. It's safe and secure and there's no end to what you can do.

Variety of lots

There are a total of 27 lots in Phase 1. Four already have been sold and there are only three lakefront lots left! All lots are fully serviced with natural gas, underground power and yes, "town water." Some lots are wide open, some are well treed, but they all have beautiful views of nature, sunrises and sunsets. They range in size from one-third of an acre to five acres so you can not only build your dream home but you can also have plenty of room for a large yard, big garden or a shop for all your toys. Maybe you would like to buy that perfect lot for your new home now but aren't quite ready to build yet because you need to sell your current home or need to relocate. No problem, you can secure your lot now and build later (up to three years later).

Condos

Plans are under way to build four condos (or villas). These will be two-bedroom single story units with double car garages and approximately 1300 square feet. You won't have to worry about cutting the grass or clearing the snow anymore. These units will be up for sale very soon, so keep watching for more info on our website and Facebook page.

A community like no other!

The owners have done an extensive amount of work into developing this property and take great pride in seeing it turn into a community like no other! Their vision is to make it as attractive as possible for those who choose to live here. There re-

ally is no subdivision like it, so if you want to live around Moosomin, you should live here at Fieldstone. See our ad on the back page!

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Website: www.estatesatfieldstonegrove.com | Facebook: Estates at Fieldstone Grove



AGENT INFO: Kim Setrum
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- Paved access
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- Walking trails

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