



These two 12-unit apartment buildings were completed by Keller Developments under the housing accelerator program.

## 87 new housing units built in Moosomin over last three years

BY NICOLE TAYLOR  
LOCAL JOURNALISM INITIATIVE REPORTER

The community of Moosomin has built 87 new housing units over the last three years, ranging from seniors housing units at Cobblestone House to apartment buildings, sixplexes, duplexes, and single family homes, including rental units and owned units.

New rental units in the community start at a monthly rent of \$1,065—set at less than 30 per cent of the average Saskatchewan income to meet the definition of affordability. Moosomin has added 8.4 per cent to its total housing stock in only three years.

The Town of Moosomin was approved for \$992,000 in funding from the Federal Government's Housing Accelerator Fund in February of 2024 to build more homes and apartments in Moosomin. The town has exceeded its target of 43 new housing units under the federal housing accelerator program. Under the incentive program, the town has seen 44 units approved for construction, including two 12-unit apartment buildings and two sixplex apartment buildings.

When combined with the addition of Cobblestone House, which opened its doors in 2023 and offers various

levels of assisted living, the town of Moosomin has seen the addition of 87 new housing units since 2023.

After receiving the federal grant, Moosomin town council made the decision to pay \$30,000 for every new housing unit, and \$30,000 for the first door and \$8,000 for every additional door in multi-unit housing such as apartments and condos.

The announcement led to national attention for the town and a flurry of building activity.

As per the HAF stipulations, the town still needs to build six units classified as multi unit other, which would be multi unit properties that have a shared space such as a lobby. The town will still be offering the \$30,000 incentive and \$8,000 per additional door on up to six units under this category, with the building permit needing to be taken out by March 31, 2027.

Mayor Murray Gray says he's happy with how the incentive program worked for the town.

"I'm very happy with the fact that we've added the 43 doors in that short a period of time," says Gray. "We also had some really good promotion of our community with the media attention that it got, both provincially and nationally, which gave us some name recognition in terms

of everybody talking about the growth of Moosomin. It has been really good, and we certainly have no regrets.

"I hope that as the growth continues, we can somehow keep the momentum going, whether it's with another program, or whether it's just with continuing to promote the community. That's up for discussion. This program to date has been good. We need to keep it going in order to ensure that we add the six doors of multi-unit that we need, and then we'll regroup and make a plan from there."

How beneficial was it to add those extra units to Moosomin?

"When we try to attract new businesses and new residents, without having somewhere for them to live, you can't grow, so I think it's important," says Gray. "I also believe that it should, in the long term, help with affordability because of supply and demand. The more doors we add, then hopefully there's less pressure on the rental side, and hopefully we can have some affordable housing going forward. It's a balancing act, for sure, but I think it's beneficial to just about every aspect of our community in order to add housing. I can't think of a downside to it."



*Diverse Population • Diversified Economy • Boundless Opportunities*

**Town of Moosomin Housing & Commercial Incentives**

**\$30,000/first door + \$8,000/for additional 5 doors = \$70,000. Grant for Multi Unit Housing on NOW! 1 Project Remaining.**

**\$30,000/first door + \$8,000/for additional door = \$38,000. Grant for Multi Unit Housing on NOW! 2 Projects Remaining and Subject to CMHC New Initiative.**

**New Commercial Construction with a Value Over \$150,000- Free Taxes for 1 Year.**

**Lots Available-Check Out [www.moosomin.com](http://www.moosomin.com)**



Some of the new businesses opened in Moosomin in recent years

**Growth & Prosperity**

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 area's 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. Economic development aims to help local entrepreneurs develop their businesses, as well as recruit outside businesses to locate in our community.

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.

The Town of Moosomin is a regional economic hub located along the Trans-Canada Highway. With more than \$100 million in private sector investment since 2010, and \$3 billion invested in Nutrien Rocanville's Potash Mine over the past decade, Moosomin has become a key location for commercial development, investment, and workforce opportunity.

**A Great Place to Live, Work, Visit and Raise a Family!**

Moosomin offers the benefits of small-town affordability and large-region influence. From modern infrastructure and healthcare to major transportation routes and strong civic support, Moosomin is a great area to start, expand, or relocate a business!

**Moosomin & Area Advantages**

- 3,300 Population
- 55,000 Trading area within 100 km
- Access to 5,000 vehicles a day per Trans-Canada Highway
- Moosomin is a natural stop on the Trans-Canada Highway
- Southeast Integrated Care Centre
- Moosomin has 14 Doctors
- Moosomin has access to STARS Air Ambulance and Provincial Air Ambulance Services
- Moosomin's new airport is the 3rd Largest in Saskatchewan
- Moosomin is a vibrant and growing rural community, with Mining and Agriculture as our two base industries
- Nutrien potash mine is 30 km north of Moosomin, located in the RM of Rocanville No. 151, and employs 900 workers
- Moosomin has over 200 businesses
- Safe Schools

**Stay the Night in Moosomin!**

- Calgary 985 Km West
- Winnipeg 350 Km East
- United States Border 130 Km South

**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)
- Grace & Gather
- Trends Mercantile
- 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 plus 2nd 30,000 sq ft expansion
- 25,000 square foot MazerGroup Dealership
- NAPA Auto Parts dealership
- 25,000 square foot Co-op Home centre
- Three new hotels on Highway 1
- Cobblestone House
- Pipestone Villas Phase I and II
- Eastgate Business Parl
- Flaman Sales and Rentals
- EECOL
- New assisted Living Facility
- Exhale Yoga
- Haven Clothing

**Premium Residential Lots Available**

Check out [www.moosomin.com](http://www.moosomin.com)

[www.moosomin.com](http://www.moosomin.com)

**Moosomin Economic Development**  
 Office: 306-435-2988  
 Cell: 306-435-7141  
 edo@gatewaydev.ca  
 Jeff Cole



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





Plain & Valley  
DEVELOPMENT ISSUE



# Moosomin offering extension to housing incentive program after receiving additional funding

BY NICOLE TAYLOR  
LOCAL JOURNALISM  
INITIATIVE REPORTER

The Town of Moosomin has received additional dollars from the Canada Mortgage and Housing Corporation (CMHC) for its housing incentive program, and will be able to offer an extension to the program.

Under the new initiative, Moosomin was approved for \$100,200 in additional funding to go toward new builds in town, with some of that money also to be used for strategy work and administration costs.

Moosomin Town Council passed a motion at a meeting in April for an additional unit initiative that would give the builder \$30,000 up front, and \$8,000 for an additional door. Unlike the former housing incentive, this initiative will be capped at \$38,000 per building.

Moosomin Economic Development Officer Jeff Cole said the new initiative would be ideal for something like a few duplexes in Moosomin.

Under the new incentive, a building permit would have to be approved by February 12, 2027. However Cole said he thinks that Moosomin will reach its target under the new initiative by this summer, with a few builders looking at the area.

"It's just a good signal that we have a good partnership with CMHC and are meeting our tar-



Houses on Wright Road in Moosomin, including a newly-built duplex.

gets," he says. "At the end of the day I'm hoping maybe some more resources will fall our way because it's doing so well."

Under the original incentive program, Moosomin received \$992,000 in funding from the Federal Government's Housing Accelerator Fund and used

it to launch an incentive plan of \$30,000 for any new housing development, and \$8,000 per additional door for multi unit properties.

The town set a goal of 43 new housing units and exceeded that goal, seeing 44 units built under the program. The town still has

room for six more units to be built under that incentive program, as long as they are multi unit properties.

Cole says that, based on Moosomin's success with the program, he hopes that the federal government continues to provide grant money to communities for

new housing.

"It would be sure nice to have more funding coming to the Moosomin and Rocanville region. I hope that federal government provides more money because were successful," he says. "It has worked quite well based on what we have got for projects to date."

## Saskatchewan GDP Reaches Record \$85.4 Billion

Statistics Canada shows Saskatchewan's GDP grew by 2.2 per cent, bringing the total for 2025 to \$85.4 billion. This marks yet another all-time high for the province and is well above the national average of 1.6 per cent. Saskatchewan's economic success is built on the talent and determination of our producers and businesses, increasing our economic stability and helping us remain resilient. In turn, this helps protect jobs and essential services while creating long-term economic opportunities for the people of Saskatchewan.



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MLA for Moosomin-Montmartre  
office@kevinweedmark.ca  
(306) 435-4005

**Hon. Warren Kaeding**  
MLA for Melville-Saltcoats  
warrenkaedingmla@sasktel.net  
(306) 728-3881



The Elite Suites apartment building on Broadway Avenue in Moosomin beside the grocery store.  
A similar sixplex will be built at 313 Broadway Avenue on the west side of Moosomin.

## Second Elite Suites sixplex going up in Moosomin

### Sixplex will go up on Broadway Avenue on west side of Moosomin

BY NICOLE TAYLOR

LOCAL JOURNALISM INITIATIVE REPORTER

Moosomin will see another Elite Suites sixplex apartment building soon. The new building will go up on the west side of Moosomin at 313 Broadway Avenue and will be similar to the sixplex located on Broadway Avenue by the Borderland Co-op grocery store.

The building permit application for the new apartment was approved at the town council meeting on Tuesday.

The 4,290-square-foot building has been designed by South Prairie Design, and will consist of six units.

"The building will be similar to our first development in many ways, including the exterior aesthetic, exterior entrances, and full off street parking," says Jay Hamilton with South Prairie Design.

"The new development will be composed of four two-bedroom units and two one-bedroom units. The suites will be a little larger and will be more geared to long-term tenants. The three main floor units will be very senior friendly with accessible ground level entrances, large doorways, large bathrooms, covered patios, and even raised garden beds.

"The decision to move forward with a second Elite Suites development is largely weighted on the success of the first development. Our first six Elite Suites units have been 100 per cent occupied since the time construction was complete. We are still receiving strong interest in that type of housing, so it gives us the confidence we need to bring the next six units online.

"We plan to break ground on the foundation this spring with continued site prep and landscaping carrying into mid summer. At the same time, we are prepping the site. The suites will be built off site in a factory and are planned to arrive on site for assembly in August. Once assembled, we will complete the roofing, siding, decks, and landscaping on site. If all goes to plan we should be ready for occupancy October 1."

"It's great to see and it gives us some different options," says Moosomin Economic Development Officer Jeff Cole about the new building. "We've had calls, even last week, from the mine looking for some housing. Every meeting I'm going to right now, housing is a topic, and the other is affordability."

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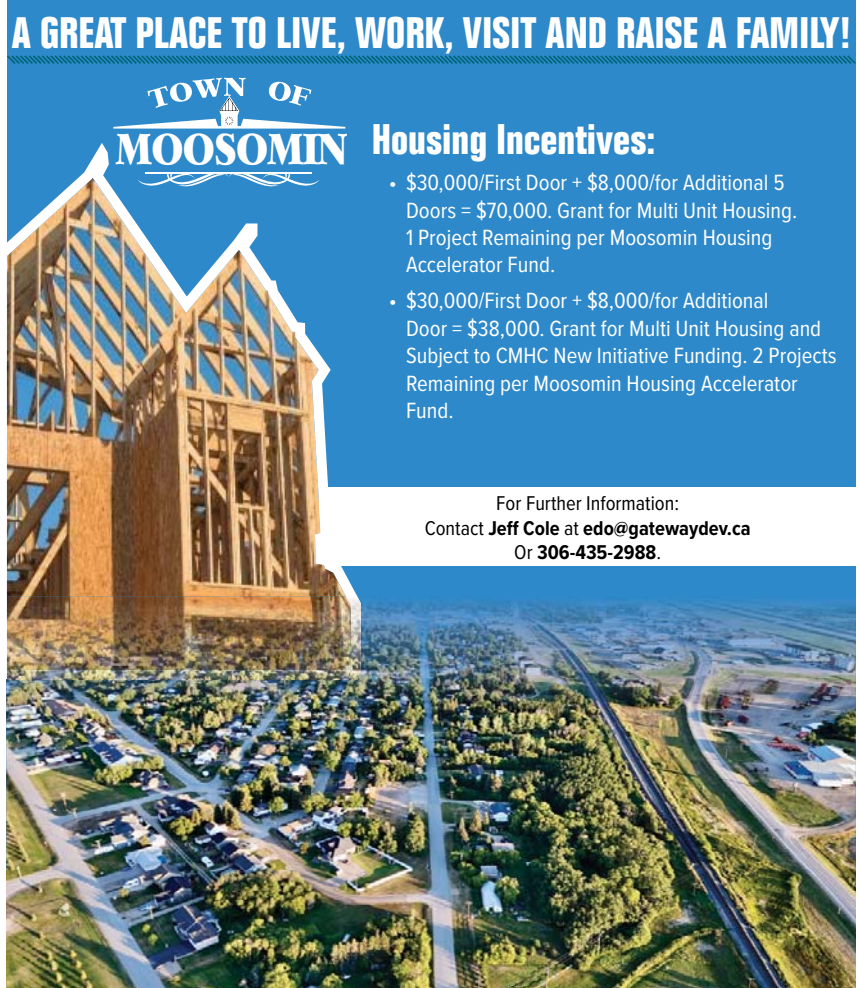
TOWN OF  
MOOSOMIN

### Housing Incentives:

- \$30,000/First Door + \$8,000/for Additional 5 Doors = \$70,000. Grant for Multi Unit Housing. 1 Project Remaining per Moosomin Housing Accelerator Fund.
- \$30,000/First Door + \$8,000/for Additional Door = \$38,000. Grant for Multi Unit Housing and Subject to CMHC New Initiative Funding. 2 Projects Remaining per Moosomin Housing Accelerator Fund.

For Further Information:

Contact **Jeff Cole** at [edo@gatewaydev.ca](mailto:edo@gatewaydev.ca)  
Or 306-435-2988.





# Plain & Valley DEVELOPMENT ISSUE



## Why live in Moosomin's newest subdivision

### 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!

### 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 and the ability to still visit a neighbor a short walk away.

### 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



The beautiful lake and beach at Fieldstone Grove.

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, RO "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 con-

dos (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.

### Financing

- We'll finance your lot over 3 years!
- 35% in 2026
- 35% in 2027
- 30% in 2028



## Moosomin's newest Community!

Website: [www.estatesatfieldstonegrove.com](http://www.estatesatfieldstonegrove.com) | Facebook: Estates at Fieldstone Grove



Private Lake & beach



Gated Entrance



AGENT INFO: Kim Setrum  
[kimsetrum@royallepage.ca](mailto:kimsetrum@royallepage.ca)  
306-434-8733



Coming soon! Condos for sale

SINGLE STOREY - 1300 SQFT. - MAINTENANCE FREE LIVING

1/2 MILE NORTH OF TOWN

- Fully serviced lots
- Town water - Natural gas
- Paved access
- Lots of green spaces
- Playground
- Private lake - Sandy beach
- Security entrance
- Walking trails

**BUY NOW, BUILD LATER!**  
4 lots already sold!  
Only 3 Lake front lots left!



# Sask first in Canada for private capital investment, tops the charts in construction

The government of Saskatchewan proclaimed May 4 to May 8 as Economic Development Week. The week highlighted the impressive work the business sector does to create a thriving economy.

"Our government works with our economic development partners to foster a competitive business environment, attract investment and find new markets for our products and companies," Trade and Export Development Minister Warren Kaeding said. "With 60 large-scale projects either in planning or underway, representing \$62 billion in investment, our approach is clearly delivering results. We will continue to work to ensure our economy remains the strongest in Canada."

Over the past few years, the province has attracted large investments from international conglomerates such as Louis Dreyfus Company, Sandvik and BHP, whose Jansen potash project represents the largest investment in Saskatchewan's history.

"During Economic Development Week, we celebrate the economic development professionals, community leaders, Indigenous partners and entrepreneurs who are driving opportunity across Saskatchewan," Saskatchewan Economic Development Alliance CEO Verona Thibault said. "Their collaborative work helps build resilient communities and improves quality of life for residents throughout the province."

The province is also seeing unprecedented investment in its technology sector. In March, the province and Bell Canada announced plans to construct a new 300 MW data centre near Regina. With a total value of up to \$12 billion, the project is forecast to generate significant economic value for Saskatchewan, including short and long-term job creation and tax revenues.

These projects have helped the province achieve strong growth, including an

increase of 12 per cent in private capital investment in 2025 to \$13.6 billion.

In 2025, the Government of Saskatchewan introduced several new incentives to further spur economic growth in the province. These include the Small and Medium Enterprise Investment Tax Credit, as well as the Young Entrepreneur Bursary program, both of which have been well received by the province's business community.

On March 19, Statistics Canada released figures showing that investment in building construction in Saskatchewan increased by 25.6 per cent from January 2025 to January 2026 (seasonally adjusted). This puts the province second in Canada for year-over-year growth.

"With more and more people choosing to call Saskatchewan home, our construction industry is reaping the rewards," Trade and Export Development Minister Warren Kaeding said. "As more money goes into the sector, we create new jobs, build houses and invest in the infrastructure we need for everyday life. All of this ensures we are protecting Saskatchewan people and communities."

Total investment in building construction for January 2026 was \$650 million.

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 2024 real GDP reached an all-time high of \$83.6 billion. This puts the province second in the nation for real GDP growth, and above the national average of 2 per cent.

Private capital investment in Saskatchewan increased last year by 12 per cent to \$13.6 billion, ranking first among the provinces. Efforts behind the province's Securing the Next Decade of Growth: Saskatchewan's Investment Attraction Strategy is driving that momentum.



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RM of Moosomin #121

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## CELEBRATION HOLDINGS LTD. Commercial Property for Sale/Lease in Moosomin, SK

### Serviced lots starting at \$199,900

- 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 C: 9.1 Acres (Sub-Divided)

Parcel C-1: 1.21 Acres

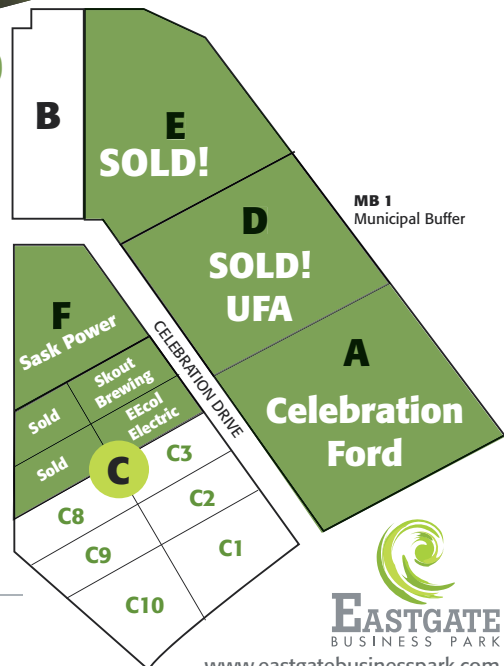
Parcel C-8: 0.97 Acres

Parcel C-2: 0.76 Acres

Parcel C-9: 0.93 Acres

Parcel C-3: 0.76 Acres

Parcel C-10: 1.63 Acres



Contact Tyler Thorn at 306-435-3313

# 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 nearing completion is the Regional Water Treatment Facility, which is on track to come online this year. 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. 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 two licensed community daycares, one of them newly opened



in 2026 offering 60 new childcare spaces. 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-serviced 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.



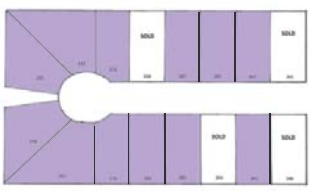
# Esterhazy

a great place to call home!



### MARGARET Court

EACH LOT \$10,000



### SYLVITE Subdivision

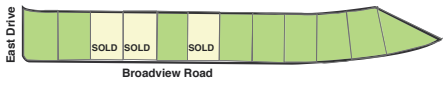
LOTS starting at \$10,200



### BROADVIEW ROAD Highway

Commercial Lots

EACH LOT \$50,000



### New tax incentives for Commercial Business

- Affordable residential lots
- Quiet neighborhood
- Serviced with water and sewer
- Paved streets with curb and gutter
- Multiple, spacious C2 lots, high visibility
- Easy access from Highway 22
- Close to hotels and restaurants

## Build your life in Esterhazy!

For information on zoning and permits please contact the Town Office  
[www.townofesterhazy.ca](http://www.townofesterhazy.ca) • [town@esterhazysk.ca](mailto:town@esterhazysk.ca) • 306-745-3942



Above and below: The new daycare under construction in Moosomin.



### New daycares in Moosomin, Esterhazy

A new daycare has opened its doors in Esterhazy and a new daycare will be opening its doors soon in Moosomin.

Little Miners Daycare in Esterhazy was constructed inside part of Esterhazy High School and is licensed for 70 spots. It opened its doors in early April.

In Moosomin, Playfair Daycare is building a new 90-spot daycare which will be open in early 2027. The daycare is located just south of MacLeod Elementary School. Once open the town will have a total of 162 daycare spots between the new building and the original daycare building.

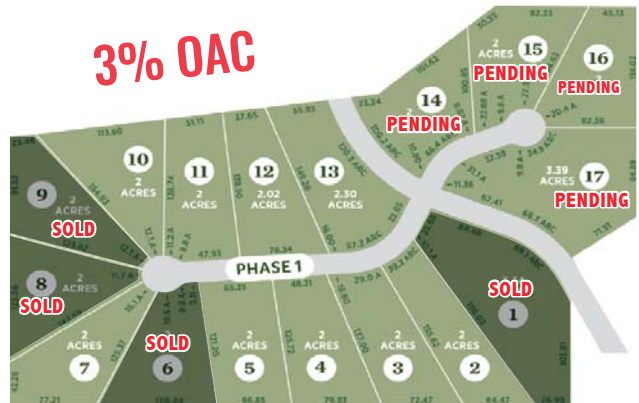


Above and below: Inside Little Miners Daycare in Esterhazy.



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## RM of Pipestone

# Building communities, strengthening the future

The Rural Municipality of Pipestone continues to see growth, renewal, and investment throughout each of its communities. From infrastructure upgrades and recreation improvements to economic development opportunities and community-driven projects, the municipality is continuing to build strong and welcoming communities for residents, visitors, families, and businesses alike.

### Pipestone

The community of Pipestone continues to be a welcoming destination within the municipality. One of the highlights of the area is the fully serviced campground, offering visitors and seasonal campers an excellent location to enjoy the outdoors. Located just 10 km from Reston Lake, the campground provides convenient access to recreation while maintaining the quiet charm of the Pipestone community.

Pipestone Memorial Park has also continued to evolve into a beautiful and inviting gathering space. The addition of a gazebo offers residents and visitors a peaceful place to sit and enjoy the outdoors, while the Veterans Banner Committee has enhanced the park with memorial banners displayed throughout the area. Together, these additions have created a warm and welcoming atmosphere within the park.

The community is also celebrating the success of the 2025 Homecoming, which brought together residents, former residents, families, and friends for a memorable celebration. Looking ahead, Pipestone is preparing to celebrate 50 years of Fundays this July, a milestone celebration that is expected to bring another exciting weekend of community spirit and events to the area.

While the community continues to grow, the Pipestone Café remains vacant. The municipality remains hopeful that someone will step forward to operate the facility and help bring another valued service back to the community.

### Reston

The community of Reston has undergone significant growth and infrastructure development over the past year. One of the municipality's largest undertakings has been the ongoing sewer line project, a major investment into the community's infrastructure that will improve reliability and sup-



port future growth for years to come.

The Reston Waste Disposal Grounds will also see expansion this year with the development of a leachate and evaporation pond, along with the construction of a new landfill. These projects are important investments into the municipality's environmental infrastructure and will help support future waste management needs within the region.

The Reston Lake, spray park, and campground are also preparing to open for another busy summer season. In addition, the Reston Golf Course has seen major improvements to its irrigation system, helping improve course conditions and enhance the overall golfing experience for residents and visitors alike.

The Reston Minor Ball Committee has worked tirelessly to improve the local ball diamonds. With the opening of the new canteen, continued upgrades to the existing diamonds, and plans to add an additional minor ball diamond to the area, the committee continues to create opportunities for youth sports and recreation throughout the municipality.

The Reston Rockets Launch Pad, the community's indoor baseball training facility, has also seen major improvements this year. The addition of turf across the entire floor space and the purchase of a new pitching machine have enhanced the facility and expanded training opportunities for local athletes year-round.

The Reston Rec Plex continues to improve its facility and has allowed the community to continue hosting tournaments and events, increasing activity and foot traffic through-



out the winter months.

The Reston Memorial Theatre also remains an important part of community life, continuing to offer movie showings on Fridays, Sundays, and Mondays.

Recreation opportunities throughout the municipality continue to grow through the efforts of PAREC, which continues to offer programs and activities for residents of all ages. From youth programming and fitness opportunities to community events and recreational activities, PAREC continues to encourage active living and community involvement throughout the municipality.

### Sinclair

The community of Sinclair continues to make improvements to its park and recreation spaces. A newly constructed washroom facility has added convenience and accessibility to the area, helping transform the park into a beautiful gathering place for families and friends. The community is also preparing to host its annual Soap Box Races this June.

### Cromer

In Cromer, renovations and upgrades are currently underway at the skating rink. Board replacements and the construction of a new storage shed will help improve the facility and ensure it remains a valuable recreational space for the community.

### Scarth

The community of Scarth has been working endlessly to improve the Scarth Community Club Hall and surrounding recreation

spaces. Through the construction of a new baseball diamond and ongoing upgrades to the hall itself, the community has transformed the area into an exciting destination for future ball games and community events.

### Committed to growth & development

The municipality also remains committed to encouraging growth and development throughout the area. The popular \$10 lot program continues to provide individuals and families with opportunities to build within the municipality, while the Residential Homeowners Grant has seen an increase in funding this year. New home builds are now eligible to receive up to \$10,000.00 in grant funding.

In addition, the municipality has introduced a new one-time business grant opportunity for entrepreneurs and businesses operating within the municipality. This program is intended to support economic development, encourage investment, and help strengthen local business opportunities throughout the RM. The official release of the grant details will be coming soon.

The Pipestone-Albert Fire Department has also remained extremely busy with continued planning and development of a regional fire training site. In addition, the introduction of the Medical First Responder Program within the municipality demonstrates the department's continued commitment to improving protective services and emergency response capabilities throughout the area.

Every day, the municipality continues to see new additions and improvements that contribute to the growth and strength of its communities. Through recreation, infrastructure, economic development, protective services, and community-led projects, the RM of Pipestone continues to move forward while creating opportunities for residents, families, businesses, and visitors. The municipality remains focused on supporting continued economic development and encouraging people to come and experience everything the area has to offer. The municipality is proud of the continued community support, volunteerism, and dedication that residents and organizations continue to put into making each community within the RM of Pipestone a great place to live, work, and visit.



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# 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](http://www.boissevain.ca)  
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# Plain & Valley DEVELOPMENT ISSUE



A joint partnership



*The Assiniboine Valley Health Board is a collaborative partnership between the Municipality of Russell-Binscarth and the Rural Municipality of Riding Mountain West, united by a shared mission: to recruit, retain, and support exceptional healthcare professionals in rural southwest Manitoba. We are committed to creating an environment where physicians feel valued, professionally fulfilled, and supported—both in and out of the workplace.*

*Our goal is to attract outstanding healthcare professionals who want to make a meaningful impact while helping to strategically strengthen our region as a recognized rural healthcare hub. Physicians in the Assiniboine Valley enjoy the opportunity to practice broad-scope medicine, build strong relationships with patients and colleagues, and play an active role in shaping the future of local healthcare.*

*Our community offers a diverse range of clinical settings, including a fully supported Emergency Room, Family Medicine Clinic, Hemodialysis Unit, Personal Care Home, and a CancerCare Unit. Whether your interests lean toward acute care, longitudinal family practice, or specialized services, we are committed to finding the right fit for you. If you are seeking a slower pace of life, a better work-life balance, and the professional satisfaction that comes from truly integrated rural practice, the Assiniboine Valley offers an exceptional place to live, work, and thrive.*

**CARE DEEPLY LIVE FULLY**  
 NOW RECRUITING PHYSICIANS   
 IN RUSSELL, MANITOBA, CANADA





# Plain & Valley DEVELOPMENT ISSUE



## RM of Riding Mountain West

The Rural Municipality of Riding Mountain West in southwestern Manitoba, offers a rare blend of natural beauty, strong community spirit, and economic stability. Established through the amalgamation of the former Rural Municipalities of Shellmouth-Boulton and Silver Creek; The Rural Municipality of Riding Mountain West has grown into the unified and resilient municipality it is today. The RM of Riding Mountain West remains committed to enhancing the quality of life for residents (and visitors alike) and to the preservation of our rich heritage.

Find somewhere...  
...in the middle of nowhere.

The Rural Municipality is home to several vibrant communities, each offering a unique lifestyle and strong sense of identity! **Get to know them all...**

**Inglis**, a local urban district, is nationally recognized for its historic grain elevators, designated a National Historic Site of Canada. Located near Aseissippi Provincial Park, Lake of the Prairies, and Aseissippi Ski Area, Inglis serves as a hub for outdoor recreation year-round. Visitors and residents alike enjoy camping, cycling, golfing, paddling, birdwatching, and winter sports just minutes from town.

**Angusville**, settled in 1884, is known for its proud Ukrainian heritage and active community life. Annual events such as the Angusville Poker Derby, Sports Day, and softball tournaments bring residents together, while the Trans Canada Trail passing through the community makes it a popular destination for cyclists and outdoor enthusiasts.

**Lake of the Prairies**, a premier destination for fishing, boating, and cottage living. Resort and residential developments offer exceptional views, recreational opportunities, and investment potential. These areas are known for excellent walleye fishing, wildlife viewing and boating.

**The Aseissippi Ski Resort**, a major regional attraction, featuring 25 ski runs, chair lifts, and a snow tubing park. In the summer there's mountain biking, hiking, as well as, weddings & celebrations. This year-round recreation hub is known for its family-friendly amenities, dining, and accommodations.

### Craving Cottage Country?

Looking For Lake Front?



## Lake of the Prairies Resort + Residential Developments

- Dropmore South
- Prairie Lake Lodge
- Bodnaruk Hill
- Silver Beach
- Sunset Ridge
- Kilman Resort
- Aseissippi Ski Resort
- Dropmore North

## Ruminating Rural Life?

- Inglis
- Dropmore
- Angusville
- Shellmouth

## Angusville Lots

- Commercial **OR** Residential
- 5 Lots to choose from
- Easy Access to Services
- Highway Access



For further information, inquiries or offers on any of these properties, please contact Jodi Cook, Planning & Development Officer at Tri-Roads Planning District

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The Municipality of Russell Binscarth is a warm and welcoming border-community of approximately 2,600 rural residents. Nestled along the Saskatchewan border and surrounded by plentiful parkland, peaceful prairies and pristine lakes, Russell is best known for its' iconic Main Street arches. It's unique positioning along Highway 16 where it joins Highway 83 ( to Roblin), as well as, Highway 45 (to Rossburn) and continuing west along the 16 to Saskatchewan, allows for a non-stop supply of travellers and customers for local businesses.



Expansion of the Industrial Park off Highway 16 continues with Ag West, Chipelski Transport and Rocky Mountain Equipment erecting commercial buildings and connecting to water and natural gas lines.

### Join the growing commercial community in the Industrial Park of the Municipality of Russell Binscarth!

With 6 different-sized lots to choose from- choose what works best for YOUR business! Our active and involved Chamber of Commerce provides invaluable support, training and resources to all local industries, services, businesses and developments!

## Looking for a quiet place to call home?

Welcome to charming Binscarth! Located within the municipality but approximately 15 kms east of Russell on Highway 16.

### Features:

- Short Commute - Less than an hour to Nutrien or Mosaic potash mines
- Affordable - Your real-estate dollar stretches further!
- Residential Rebates - Lots on Bison Street are eligible for rebates of \$4,000 per lot\*.
- Services available in Binscarth: Post Office, Gas Station, Restaurants & Grocery Store



## Russell

Commercial & Industrial Lots



## Binscarth

Residential Lots - Bison Street





# Plain & Valley DEVELOPMENT ISSUE

## Virден, Manitoba: The Centre of it All

Located in the heart of southern Manitoba, the Town of Virден—known as the “Oil Capital of Manitoba”—is positioning itself as a prime destination for business investment and sustainable growth. With a population of just over 3,200, Virден combines small-town accessibility with a strong industrial and agricultural foundation rooted in oil production, rail, and farming.

Virден’s strategic location between two provincial capitals, with direct access to the Trans-Canada Highway, provides businesses with efficient connections to regional and national markets. This logistical advantage, paired with available land and supportive local governance, creates an ideal environment for commercial, industrial, and residential development.

The Town actively drives economic growth through targeted incentive programs, including its Development Incentive By-Law, which offers competitive tax breaks for new multi-unit residential, commercial, and industrial projects. Ongoing research and business outreach efforts ensure that development opportunities align with regional strengths and emerging market demands.

Infrastructure investment continues to strengthen Virден’s position as a service and employment hub for southwest Manitoba. Recent and planned upgrades, including improvements to the Virден Regional RJ (Bob) Andrew Field and the redevelopment of Wallace District Fire Station #1, demonstrate a clear commitment to supporting both existing businesses and new investment.

Virден also plays a critical role as a regional centre for healthcare, attracting professionals and supporting workforce stability. Recent renovations to the Emergency Department at the Virден Health Care Centre have modernized facilities and improved service delivery, while new diagnostic equipment continues to expand care capacity.

The community offers modern recreational amenities, including Tundra Oil & Gas Place, a multi-use facility featuring a 1,200-seat hockey arena, fitness centre, walking track, and event space. An outdoor pool, walking trails, sports facilities, and a new disc golf course contribute to a well-rounded lifestyle for residents and employees alike.

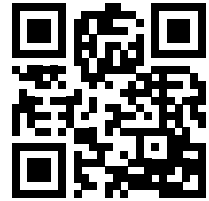
Virден’s arts and cultural assets further enhance its

appeal. The historic Aud Theatre and the Arts Mosaic centre, located in the restored CP Station, provide year-round programming and performances that enrich the community and supports local tourism.



As a nod to the region’s western roots, Virден Indoor Rodeo & Wild West Daze is one of the region’s most recognized and anticipated events, drawing crowds from across the Prairies and beyond. Known for its high-energy atmosphere and authentic western spirit, it attracts top-tier rodeo talent from across North America—and even as far as Australia—making it a premier showcase of skill and competition. The Rodeo offers a unique blend of sport, culture, and small-town hospitality that continues to put Virден on the map year after year.

With a renewed brand, a proactive approach to development, and a strong foundation in key industries, Virден offers a compelling opportunity for businesses looking to invest, expand, or relocate. Backed by infrastructure, connectivity, and community support, Virден is building a future defined by growth, resilience, and opportunity—truly living up to its name as The 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, Virден is committed to economic growth and offers long-lasting community connections.

@town.virden  
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## Community Futures Sunrise Connecting capital to community: A model for rural success

Community development in southeast Saskatchewan is driven by people willing to take risks, invest in their communities, and build something lasting. At the centre of that momentum is **Community Futures Sunrise**, an organization that not only provides capital, but also helps shape the kind of business growth that fuels property development, infrastructure investment, and long-term regional resilience.

Through flexible financing—from startup microloans to larger-scale growth funding—**Community Futures Sunrise** ensures that entrepreneurs have access to the capital needed to move projects forward. These investments often translate directly into physical development: revitalized storefronts, expanded facilities, and new ventures that create demand for local trades and service providers. In rural communities, where every new project has a visible impact, that kind of support is critical.

But successful business requires more than funding. **Community Futures Sunrise** pairs financing with hands-on business advisory services, training, and mentorship. Entrepreneurs gain the tools to make informed decisions, manage growth, and build sustainable operations. This combination strengthens not only individual businesses, but the broader economic landscape—creating stable employers, attracting new residents, and encouraging further investment across towns and rural municipalities.

A powerful example of this kind of impact can be seen in the journey of **Blair and Deb Andrew** from Carlyle. Like many rural entrepreneurs, they combined vision with practicality to create something unique. Their busi-

ness, **Living Skies Lodge**, began as a personal dream—a log home designed for both living and hosting. By thinking beyond a traditional residential build, they transformed the concept into a one of a kind Rustic Wellness and Retreat Facility that contributes to tourism and local economic activity.

Their lodge stands out not just for its design, but for its innovation—it is the first log home retreat facility in the region, uniquely located on an airport runway. What began as a single vision has grown into something more expansive, and includes a neighboring boarding facility, **A Second Family Dog Lodge**, operated by their daughter. Together, these complementary businesses create a distinctive destination experience, appealing to travellers from across North America while offering added convenience for guests and local dog owners alike.

With a focus on nourishing, home-cooked meals that feature locally sourced ingredients, the operation also supports area farms and growers, further strengthening the local economy. This kind of thoughtful, family-driven development shows how one property can evolve into a multi-purpose asset—supporting tourism, encouraging longer stays, and generating meaningful economic benefits for the surrounding community.

Stories like Blair and Deb’s reinforce an important reality: rural development is not limited to large-scale projects. It often begins with individuals who see opportunity where others see limitations. With the right support, those ideas can evolve into businesses that enhance local infrastructure, diversify the economy, and create new reasons

for people to live, work, visit and invest in the region.

**Community Futures Sunrise** also plays a role in strengthening the communities themselves. Initiatives like the Rural Community Website Project help municipalities improve their visibility, market available land and services, and attract both residents and investors. In today’s economy, a strong digital presence is essential infrastructure—one that supports everything from tourism to business recruitment.

At the same time, the organization is investing in the future through youth entrepreneurship programs and guided startup initiatives. By helping the next generation build business skills early, **Community Futures Sunrise** is ensuring a continued pipeline of entrepreneurs who will drive future development across southeast Saskatchewan.

Since 1997, the organization has invested millions into the regional economy and supported hundreds of community-based projects. That track record reflects more than financial support—it represents partnerships, local knowledge, and a long-term commitment to growth.

In southeast Saskatchewan, community development is a shared effort. It depends on collaboration between entrepreneurs, municipalities and support organizations. With its comprehensive approach and community-first mindset, **Community Futures Sunrise** continues to be a catalyst for that growth—helping turn ideas into businesses, and businesses into stronger, more vibrant communities.



**Community Futures Sunrise**  
Growing communities one idea at a time.

**WE HELP PEOPLE WITH**  
*GREAT IDEAS*  
**TURN THEM INTO**  
*GREAT BUSINESSES*



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# Plain & Valley DEVELOPMENT ISSUE



A rendering of the commercial condo units that will be located in Eastgate Business Park.

## 11 commercial condo units being built in Moosomin

BY NICOLE TAYLOR  
LOCAL JOURNALISM INITIATIVE REPORTER  
Plans are underway for 11 commercial condo units in Moosomin on two lots in Eastgate Business Park, south of the SaskPower building on Saunders Road.

Jay Hamilton with South Prairie Properties sat down with Moosomin council at a meeting in December to explain the project.

He said there would be three buildings with 11 condo bays that could be used for commercial, shop, storage, or light industrial. Each unit would be individually titled like a residential condo, and the three buildings would be 5,040, 6,000, and 6,240 square feet.

Presale of the units is underway, and construction will likely start this spring, with possession taking place in the fall.

Hamilton asked for pre-approval of C2 discretionary uses to accommodate a mix of users. "Everyone who falls within C2 we feel is suitable for that space," he says.

"We believe the project supports local business, grows the tax base in a meaningful way, fits well within the Eastgate Business Park, and addresses a clear gap in the commercial market."

Hamilton said a condo corporation would be formed that would manage the shared responsibilities of the building. The corporation would be made up of the condo owners and would follow a bylaw put in place for the development. The project is estimated to cost between \$2.5 and \$3.5 million.

Hamilton said the target market for buyers would be businesses like the trades, mine and oilfield service companies, or the units could be used as satellite locations for larger companies that are working in Moosomin on an intermittent basis. He said he could also see the units being used for warehouse space or for recreational use for people simply wanting shop space, or storage space for their RVs or vehicles.

"This will be low traffic use, not like

a retail or restaurant space," he said. "I imagine some of these users will be intermittent or not even on site that much."



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# Plain & Valley DEVELOPMENT ISSUE



## More growth in Prairie View: Building futures, strengthening community

Prairie View Municipality continues to grow—not just in development, but in the people, businesses and stories that shape the community. For those who have chosen to build their lives here, that growth is personal.

When Aleksandra Kovalenko arrived in Birtle in early 2024, she spoke about the sense of peace, belonging and warmth she felt from the very beginning. One year later, that feeling has only deepened, and her roots in the community have grown alongside it.

Over the past year, Aleksandra has been developing her creative business—designing clothing, offering alterations, creating handmade items and painting artwork inspired by her Ukrainian culture. She has become a familiar face at local markets and fairs, sharing her work and connecting with people across the region.

“Building a business in a new country is not always easy,” she shares. “But the support from the community has made a big difference. Every kind word, every client and every visit to my business gives me motivation to keep going.”

Her journey reflects something larger—a community that shows up for one another.

Aleksandra has also found ways to give back, supporting local organizations such as the fire department and pharmacy. Through her work, she continues to share her culture and bring people together.

“Community support means showing up for each other, supporting local artists and small businesses, and caring about the place we live in. I am truly grateful to be

part of this community and look forward to continuing to grow, create and contribute.”

Her story is just one example of how Prairie View continues to support those who choose to build their future here.

### Opportunities Continue to Grow

Prairie View Municipality continues to invest in development, with incentives supporting both residential and commercial growth:

- New Home Builders can receive a \$1,000 annual grant for up to five years - a potential \$5,000 return.
- New Commercial Builds receive a 100% municipal tax rebate in year one, 66% in year two, and 33% in year three (excluding school taxes and debentures).
- Businesses locating in existing buildings may qualify for 50% municipal tax rebates for the first two years.
- Existing businesses upgrading their properties can access a \$5,000 matching grant for eligible renovations.
- The Birtle Miniota Development Corporation (BMD-DC) offers a small loan program to help businesses launch or expand.
- Affordable land remains a key advantage, with infill lots starting at just one cent per square foot and industrial lots as low as five cents per square foot. Flexible bylaws, including support for tiny homes, continue to provide accessible housing options.
- Development is ongoing in Miniota’s Bernardo Bay, with limited lots remaining and strong interest from families, retirees and newcomers.

### Community Updates

Recent investments continue to enhance quality of life across the municipality. Facility upgrades to the Miniota Community Centre support ongoing community use and programming, while plans are moving forward for a new daycare in Birtle.

In Foxwarren, the rink roof has been repaired following storm damage, and work is ongoing to bring the facility back into operation.

Both Community Development “Business Incubator” buildings are currently fully occupied, supporting a range of new local businesses—including a boutique, a wellness studio and a locally made skincare line in Birtle, and a second-hand store in Miniota.

### More Than Growth—A Way of Life

Prairie View offers more than opportunity—it offers lifestyle. From Birtle Beach to scenic trails, river valleys, golf courses and winter recreation, the region is built for those who value the outdoors. Combined with safe communities, strong volunteerism and local events, it’s a place where people feel connected.

### Looking Ahead

As Prairie View moves forward, the focus remains on supporting growth, welcoming new residents and strengthening community. Whether starting a business, building a home or finding a place to belong, Prairie View offers the space and support to make it happen.

9 St 6

Lot 1

Lot 2

Lot 3

Lot 4

9 St 6

Lot 5

9 St 6

Lot 6

9 St 6

Lot 7

Lot 8

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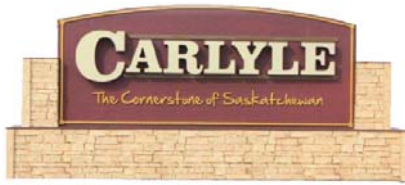
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Prairie View Municipality  
Est. 2015

BMD-DC  
BIRTLE, MANITOBA & DISTRICT  
DEVELOPMENT CORPORATION



# Plain & Valley DEVELOPMENT ISSUE



## The Town of Carlyle HAS IT!!

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 a short drive from Moose Mountain Provincial Park and White Bear Lake Resort which both offer top-notch outdoor experiences, pristine golf courses and beautiful lake country. Be sure to tour the surrounding Municipality of Moose Mountain #63 and truly experience the land of the living skies!



Carlyle continues to see steady and continuous growth and has a population of 1524 according to the 2021 census. 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 making Carlyle a thriving hub of commerce and hospitality! Carlyle's trading area includes over 33,000 people, which doesn't include any global or internet customers! We have a large variety of businesses ranging from farm and agriculture suppliers and manufacturing, oil and gas companies, 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.

The Carlyle Regional Airport is a paved 4,007' x 75' asphalt runway with LED lighting offering no landing fees and AVGas and JetA fuel available for purchase on site. Although not as regular as in the past, Canadian National Railway still operates a regular run through Carlyle and carries such freight as oil and grains. The original CN Train Station has been re-purposed to house our museum and doubles as the tourism booth for the community.

Our Main Street offers unique centre aisle parking, although easily navigable on foot. There you will find many exceptional retailers, destination businesses with an amazing selection of fabulous products and that special small-town service. As well, be sure to check out the variety of eateries and enjoy some of Carlyle's delicious cinnamon buns!





# Plain & Valley DEVELOPMENT ISSUE



Many Carlyle businesses are well-established companies with long-term employees. Doing business in Carlyle is easy and welcomed! Carlyle has a progressive, business and development-minded council and administration that aspire for Carlyle to continue to grow and prosper which is aptly captured in Carlyle council's vision statement: "Carlyle is an inclusive and welcoming community which provides a dynamic and sustainable living environment for families and businesses to thrive." Tax incentives are offered for new development.

Carlyle is perfectly situated and offers many services and products, making it easy for many businesses to operate from here. The commitment to capital improvements of the town's infrastructure ensure longevity and a solid foundation for future growth. Majority of roadways are paved and the level of service provided by the public works department is excellent. Weekly curbside garbage collection and bi-weekly recycling collection are provided to residents, as well as a transfer station with designated hours for larger items. Carlyle has a modern water treatment plant that produces reverse osmosis water and bulk water sales. A variety of options are available for high speed internet and fibre optic networks.

In 2021, a new fire hall that is operated by the Town of Carlyle and the RM of Moose Mountain opened with a committed 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 privately operates 24hr ambulance care out of Carlyle and the nearest hospital is located 16km west in Arcola, SK.



Carlyle offers a stand-alone continuing care home, Moose Mountain Lodge, with 40 long-term care beds and two respite beds, 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, 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.

Carlyle has been focusing much attention on our Parks, Recreation and Culture assets with numerous 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, dive clinics, yoga in the park, snowshoes free for use on the walking trails, and the read-walk program. 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-x 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 to have a 33-spaced licensed daycare available to its youngest residents! It is located in a well renovated residential home with a large outdoor space and is operated by a complement of highly qualified staff. This facility, along with other registered day homes in Carlyle aid our work force to stay strong.

Plans are underway with the Southeast Cornerstone School Division and the Provincial Government to build a new combined Pre K to Grade 12 school. Included in the plans for the new school is a 55-space daycare. The community has been instrumental in raising funds for extra enhancements, such as expanded gym space, in the new school build to ensure that it will meet the needs of our community for years to come.

**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



# Copper Ridge: Building projects start to finish

Copper Ridge Construction has been serving South-east Saskatchewan for almost 15 years. They started out as spray foam insulation installer but over time have added the other construction services to take you from foundation to completion.

Copper Ridge has poured thousands of yards of concrete in all applications: concrete slabs, ICF basements and walls, piles, Duraform systems, Efcu systems, and Peri Form systems.

Copper Ridge's team of journeyman and apprentice carpenters have been working over the winter to complete the residential senior living duplexes in Rocanville. The duplexes are scheduled to be done mid summer. They were also thrilled to complete the Universe Satellite Aquatic Center last fall. Copper Ridge owners, Jared & Deni McNary, are proud to be apart of building their community. Jared was born and raised in Wapella, Saskatchewan and is glad to have his two young boys be brought up here as well and enjoy this thriving community. Copper Ridge will continue to invest in the community.



In addition to residential and commercial projects, Copper Ridge completes farm facilities of all types from pole sheds to shops with wash bays, mezzanines and more.

Copper Ridge also offers closed cell spray foam insulation. Their applicators have been spraying for 14 years and are experts in the field. Closed cell spray foam offers 3-4 more r-value per inch than open cell. Closed cell also adds structural strength. It also works as a vapour barrier and is water resistant.


With the radon concerns in this area, Copper Ridge has been testing and mitigating levels in the homes of residents around the Rocanville area. Recently, by installing a custom radon ventilation system underneath the basement concrete slab in a home, the previously tested radon level of 357 went down to 60 within 24 hours, then was at 2 within two days.

Copper Ridge looks forward to continued partnership with the community members and is poised to drive success for the region.

# Copper Ridge

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**Durable. Reliable. Built to last.**  
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We bring your vision to life with expert craftsmanship and attention to detail.



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QUALITY WORK. STRONG FOUNDATIONS. LASTING RESULTS.

# Rocanville: Our people are our biggest asset

We asked ourselves “Why Rocanville” and there were so many answers: affordable property taxes, education for the family, employment in a multitude of industries, a business district that fulfills your every need, and recreational opportunities for all. Behind all of those answers is the Town’s biggest asset, THE PEOPLE! The people who put their time, energy, and love for their community into action. That action over the years has turned into major developments for our town and for our region. Rocanville has volunteer groups that have put hundreds of thousands back into our facilities, back into our culture, back into future generations.

The Rocanville Lucky Lottery committee put over \$230,000 into our municipality in four years. Countless hours by the volunteers aided in funding for groups such as Minor Ball, Dance Club, Soccer Club, Swim Team, and so many more. Not only did they support groups, the Lucky Lottery Committee played a pivotal role in the development of the newly opened Universe Satellite Aquatic Centre, in the zamboni repairs at the Noble Con-

struction Skating Rink, the upgrades at the Rocanville Recreation Centre, and beautification of the Borderland Co-op Outdoor Rink.

If you have ever visited the Rocanville Community Thrift Store, you have witnessed volunteers at work. The men and woman putting in the hours organizing and stocking shelves of donated treasures are supporting the Community Thrift Store’s ability to give back. There is approximately \$20,000 to \$60,000 every year donated to community and regional needs; such as STARS, Cancer Care, Moosomin Airport, Aquatic Centre, Rec Centre, Food Share, and so many more organizations and families having benefited financially from the Rocanville Community Thrift Store.

Our volunteers aren’t always loud and front and center. Sometimes they are quietly picking up garbage on a walk, they are baking cookies for a fundraising event, working a door shift at the skating rink, selling 50/50 tickets during a Tiger’s game, donating prizes to tournaments, organizing student events, tidying up public flower beds, sup-

porting our seniors, and keeping us safe in emergencies.

The success of our community is thanks to our volunteers; Rocanville Lucky Lottery Committee, Rocanville Community Thrift Store, Rocanville Aquatic Centre Fundraising Committee, Rocanville Recreation Fundraising Committee, Rocanville Rink Fundraising Committee, Rocanville Volunteer Fire Department, Rocanville Dial-a-Van, The Rock Club, Rocanville & District Museum, Rocanville Wildlife, Town Council, Rocanville Dance Club, Rocanville Minor Ball, Rocanville Minor Hockey, Rocanville Soccer Club, Rocanville Tiger Shark’s Swim Team, Rocanville Senior Tigers, Rocanville Youth Group, Rocanville Youth Hockey, Tri-Valley Trails, Rocanville Cross-Country Ski Club, Rocanville Local Metis #135, Rocanville Community Centre, Student Representative Council, Rocanville Town and Country Golf Course, Rocanville Food Share and everyone involved in making Rocanville the place to be.

Small town pride has taken on a new meaning in the Town of Rocanville and the people are our WHY.

## After many conversations regarding the 2026 Rocanville Lucky Lottery, the committee has decided not to proceed with this year’s lottery.

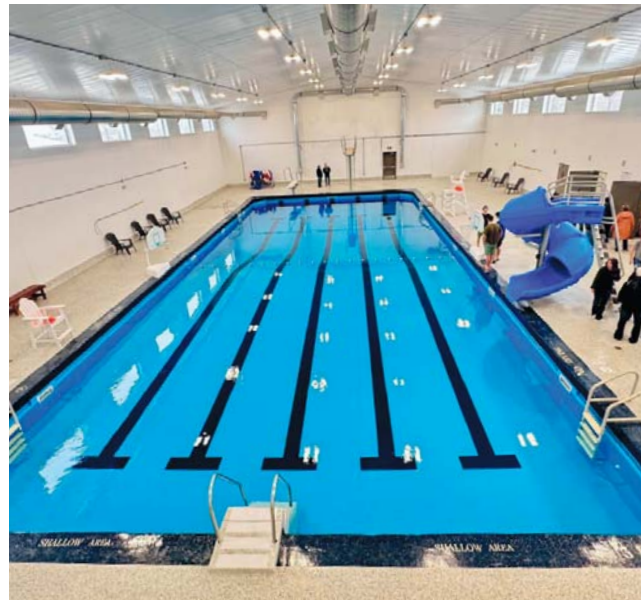
This was not an easy choice, as over the past 4 years we were able to give back \$237,603.00 to projects and groups that make Rocanville such a vibrant place to live—including our Universe Satellite Aquatic Centre, Noble Construction Skating Rink, Rec Centre, Borderland Co-op Outdoor Rink, Golf Course, Rocanville School Playground, Tiger Sharks Swim Team, Minor Soccer and Ball, Daycare, Rocanville Dance Club, Rocanville Seniors Club, Rocanville Youth Group, and Pickleball.

With the generosity of local businesses, we were also able to award over half a million dollars in prizes. We extend our sincere gratitude to Borderland Co-op, Travel Only, The World Spectator, Harbuilt Construction, Goodman Steel, Bumper to Bumper, Universe Satellite, Celebration Ford, Rocanville Pharmacy & Pharma Choice, Knight Archer Insurance, Germania, and Moose Mountain Meats for their incredible support.

Most importantly, none of this would have been possible without our amazing volunteers. To everyone who canvassed, answered phones, processed tickets, and kept spirits high (and everyone well fed!) during the busy weeks—thank you. Your dedication and community spirit made this all possible.

While the Lucky Lottery journey came with hard work and challenges, it also brought a great deal of joy, connection, and pride. We are truly grateful to have been part of something so meaningful.

*Thank you, Saskatchewan, for your unwavering support.*



# WHY ROCANVILLE



## GROWING FORWARD

### MUNICIPAL BENEFITS

- Municipal minimum property tax (same tax no matter the property value)
- K-12 School, Indoor Aquatic Centre, Indoor Skating Rink, Outdoor Skating Rink, Off-leash Dog Park, 9-Hole Golf Course, Medical Centre with rotating services
- Active Housing Market - 20 houses sold in 2023, 24 houses sold in 2024, 20 houses sold in 2025

### REGIONAL BENEFITS

- Full Service Hospital: Emergency, Mental Health, Primary Health Care, Lab/X-Ray, & more
- Expanded Airport
- Employment: agriculture, mining, fabricating, trades, industrial, sales, medical, education

For More Information Contact The Town Office  
 Phone: 306-645-2022 Email: [rocanville.town@sasktel.net](mailto:rocanville.town@sasktel.net)



# Plain & Valley DEVELOPMENT ISSUE



## Newly refurbished indoor pool in Rocanville

The newly refurbished Universe Satellite Aquatic Centre in Rocanville officially opened its doors on November 29, 2025.

The facility is the only public indoor pool in the region. Since opening it has been extremely busy with people from around the region using it for public swimming, classes, exercise, rentals and training courses.



# Autumn Court

DEVELOPMENTS

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

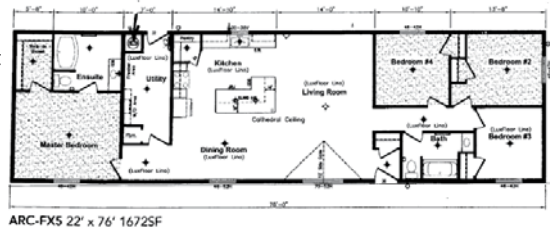
<b>A</b> 45	<b>B</b> 45	<b>C</b> 45	<b>D</b> 45	<b>E</b> 45	<b>F</b> 67.5	<b>G</b> 67.5	<b>H</b> 45	<b>I</b> 45	<b>J</b> 90	<b>K</b> 45	
<b>L</b> 90	<b>M</b> 45	<b>N</b> 45	<b>O</b> 67.5	<b>P</b> 67.5	<b>Q</b> 67.5	<b>R</b> 67.5	<b>S</b> 90	<b>T</b> 45			

Three different lot sizes to choose from:

- 45 ft.
- 67.5 ft.
- 90 ft.



**Show Home**  
Located on Lot L – 90 ft Lot  
**LOT & HOME:**  
~~\$265,610~~  
REDUCED TO  
**\$255,000 +tax**



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For more information call 306-645-2669 or 306-435-8018 and ask for Stan or e-mail [universesat@sasktel.net](mailto:universesat@sasktel.net)



# Plain & Valley DEVELOPMENT ISSUE



## Built for Bigger Demands

### AFAB Industries Continues Raising the Standard in Post Frame Construction

Twenty years ago, a farm building was often designed for simple storage. Today, buildings are expected to handle larger equipment, insulated workspaces, commercial operations, and even modern living spaces like barn-dominiums. As demands have evolved, so has the need for stronger, more durable construction.

For AFAB Industries, meeting those evolving demands has always been the priority.

Since 1993, the Rocanville, Saskatchewan-based company has built a reputation across Western Canada for delivering strong, dependable post frame buildings designed to stand the test of time. As a family-owned and operated business, AFAB Industries specializes in both agricultural and commercial construction, providing customized building solutions tailored to each customer's specific needs.

As equipment becomes larger and operations continue to expand, building design has become increasingly important. Today's customers are looking for wider clear spans, taller door openings, durable insulated workspaces, and flexible interiors capable of adapting to future growth. At the same time, modern aesthetics and long-term durability have become just as important as functionality.

From machinery storage and heated farm shops to riding arenas, livestock shelters, commercial buildings, barn-dominium shells, and emerging storage

condo developments, AFAB has continued evolving alongside the industries it serves.

What continues to set AFAB apart is its commitment to strength, durability, and long-term performance. From proprietary ULTRAPOSTS and heavy-duty truss connections to deeper-set laminated posts and premium steel cladding, every AFAB building is designed with structural integrity in mind. Using superior materials and proven construction methods, AFAB delivers buildings built to handle the growing demands of today's agricultural, commercial, and residential applications.

As building expectations continue to evolve, AFAB remains committed to delivering structures built with strength, craftsmanship, and long-term value in mind. Over the years, many customers have returned to AFAB time and time again as their farms, businesses, and operations continue to grow—adding additional shops, storage buildings, commercial spaces, and expansions. That continued trust is a reflection of AFAB's commitment to quality construction, dependable service, and buildings designed to stand the test of time.

More than thirty years after opening its doors, AFAB Industries continues to build with the same philosophy it was founded on: providing customers with exceptional value, superior materials, and buildings engineered to last.



*Because in today's market,  
there is still  
No building like it.*



(306) 645-2180  
afabindustries.ca

**Request a Quote  
Today!**

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# DON'T WAIT FOR THE COMPETITION TO HEAT UP!

## Buy your New Home this May

<p>MLS®# SK025647</p>  <p>Hwy 1 Farm Martin RM No.122, SK 4 Bedrooms   1 Bathroom 397.55 acres</p> <p><b>NOW \$900,000</b></p>	<p>MLS®# SK014548</p> <p><b>CONDITIONALLY SOLD OPTION CLAUSE</b></p>  <p>Envy Dog House Acreage Silverwood RM No. 123, SK 4 Bedrooms   2 Bathrooms 2100 sqft</p> <p><b>NOW \$410,000</b></p>	<p>MLS®# SK017859</p>  <p>Atwater 40 Acreage Fertile Belt RM No.183, SK 4 Bedrooms   1 Bathroom 40 acres <b>WAS \$245,000</b></p> <p><b>NOW \$230,000</b></p>	<p>MLS®# SK026043</p> <p><b>DOWN \$10,000</b></p>  <p>217 Ellice Street Rocanville, SK 2 Bedrooms   2 Bathrooms 1034 sqft</p> <p><b>NOW \$64,900</b></p>	<p>MLS®# SK034538</p>  <p>604 Sussex Avenue, Esterhazy, SK 2 Bedrooms   1 Bathroom 1102 sq ft</p> <p><b>NOW \$175,000</b></p>	<p>MLS®# SK028755</p> <p><b>CONDITIONALLY SOLD OPTION CLAUSE</b></p>  <p>Horse Lover's Hideout, Garry RM No. 245, SK 3 Bedrooms   1 Bathroom 13.3 acres</p> <p><b>NOW \$325,000</b></p>
<p>MLS®# SK033361</p>  <p>414 Lake Street, Esterhazy, SK 3 Bedrooms   1 Bathroom 1121 sq ft</p> <p><b>NOW \$235,000</b></p>	<p>MLS®# SK015710</p>  <p>219 4th Avenue Whitewood, SK 5 Bedrooms   3 Bathrooms 1092 sq ft</p> <p><b>NOW \$184,999</b></p>	<p>MLS®# SK032693</p>  <p>504 11th Street NE, Weyburn, SK 4 Bedrooms   2 Bathrooms 1208 sq ft</p> <p><b>NOW \$375,000</b></p>	<p>MLS®# SK008779</p> <p><b>DOWN \$16,000</b></p>  <p>540 Stanley Street, Esterhazy, SK 2 Bedrooms   3 Bathroom 1067 sqft</p> <p><b>NOW \$299,000</b></p>	<p>MLS®# SK032386</p>  <p>Brewer Road Acreage, Cana RM No. 214, SK 3 Bedrooms   3 Bathrooms 2240 sq ft</p> <p><b>NOW \$625,000</b></p>	<p>MLS®# SK028737</p>  <p>809 Lalonde St, Whitewood, SK 2 Bedrooms   1 Bathroom 6250 sqft</p> <p><b>NOW \$140,000</b></p>
<p>MLS®# SK031592</p>  <p>737 Sumner Street, Esterhazy, SK 3 Bedrooms   2 Bathrooms 936 sq ft</p> <p><b>NOW \$225,000</b></p>	<p>MLS®# SK030472</p>  <p>206 Pitt Street, Rocanville, SK 4 Bedrooms   3 Bathrooms 1260 sq ft</p> <p><b>NOW \$275,000</b></p>	<p>MLS®# SK016644</p>  <p>121 Allan Avenue Churchbridge, SK 2 Bedrooms   1 Bathroom 580 sqft</p> <p><b>NOW \$89,000</b></p>	<p>MLS®# SK012055</p>  <p>Holars Haven Acreage, Spy Hill RM No. 152, SK 5 Bedrooms   4 Bathrooms 15.09 acres</p> <p><b>NOW \$758,888</b></p>	<p>MLS®# SK009523</p>  <p>Jaques Farm, Preeceville RM No. 334, SK 4 Bedrooms   1 Bathroom 944.71 acres</p> <p><b>NOW \$2,100,000</b></p>	<p>MLS®# SK027938</p>  <p>Moose Bay Rd Acreage, Grayson RM No. 184, SK 3 Bedrooms   2 Bathrooms 9.93 acres</p> <p><b>NOW \$415,000</b></p>
<p>MLS®# SK027192</p>  <p>Prairie View Acreage, Brock RM No. 64, SK 4 Bedrooms   4 Bathrooms 10 acres</p> <p><b>NOW \$1,595,000</b></p>	<p>MLS®# SK026599</p>  <p>Grenfell Acres, Elcapo RM No. 154, SK 2 Bedrooms   1 Bathroom 50.53 acres</p> <p><b>NOW \$345,000</b></p>	<p>MLS®# SK026404</p>  <p>Maria's Place, Fertile Belt RM No. 183 4 Bedrooms   2 Bathrooms 159.99 acres</p> <p><b>NOW \$615,000</b></p>	<p>MLS®# SK024715</p> <p><b>CONDITIONALLY SOLD</b></p>  <p>112 Carlton St, Rocanville, SK 3 Bedrooms   3 Bathrooms 1272 sqft</p> <p><b>NOW \$349,988</b></p>	<p>MLS®# SK022472</p>  <p>509 5th Avenue, Whitewood, SK 4 Bedrooms   1 Bathroom 864 sqft</p> <p><b>NOW \$159,000</b></p>	<p>MLS®# SK010345</p>  <p>Eatons Acres, Fertile Belt RM No. 183, SK 4 Bedrooms   1 Bathroom 17.56 acres</p> <p><b>NOW \$250,000</b></p>
<p>MLS®# SK010178</p> <p><b>CONDITIONALLY SOLD</b></p>  <p>312 Main St, Gerald, SK 3 Bedrooms   1 Bathroom 1372 sqft</p> <p><b>NOW \$59,000</b></p>	<p>MLS®# SK008796</p>  <p>221 Turbantia St, Esterhazy, SK 3 Bedrooms   2 Bathrooms 1216 sqft</p> <p><b>NOW \$225,000</b></p>	<p>MLS®# SK008723</p>  <p>Elizabeth St South Acreage, Fertile Belt RM No. 183 4 Bedrooms   2 Bathrooms 10 acres</p> <p><b>NOW \$499,900</b></p>	<p>MLS®# SK012801</p>  <p>Lomenda Acreage, Langenburg RM No. 181, SK 3 Bedrooms   1 Bathroom 40.1 acres</p> <p><b>NOW \$428,000</b></p>	<p>MLS®# SK014661</p>  <p>300 Isobel Ave, Tantallon, SK 3 Bedrooms   2 Bathrooms 1280 sqft</p> <p><b>NOW \$249,500</b></p>	<p>MLS®# SK013089</p> <p><b>DOWN \$25,000</b></p>  <p>204 Allan Avenue, Saltcoats, SK 4 Bedrooms   2 Bathrooms 1520 sqft</p> <p><b>NOW \$120,000</b></p>



### Amy K. Hudacek REALTOR®

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