

# Plain & Valley DEVELOPMENT ISSUE

Plain & Valley • Page 37 • June 2021



Moosomin is one of the communities in the area that is growing because of development in southeast Saskatchewan. Moosomin is the fastest growing community in rural Saskatchewan with a growth rate of 10.4 per cent between the 2011 and 2016 census. Above is an overview aerial shot of the community, and inset is a view of some of the new businesses that have developed along Lake Avenue, facing the Trans-Canada Highway, in recent years.

## Moosomin area an example of growth:

# Lots of development potential in SE Sask, SW Manitoba

BY KEVIN WEEDMARK

As the mining, manufacturing, energy, and agriculture industries continue to develop, the economy is growing in southeast Saskatchewan, leading to growth in many communities.

Major projects in the area include:

- **The addition of a second production shift at Vaderstad Langbank**, creating 60 new production jobs as well as additional support positions. The positions will be added over the next several months. Vaderstad, which manufactures air seeders at the Langbank plant, will have two full shifts going at the plant. A job fair is coming up in Moosomin to help fill the new positions at Vaderstad. The job fair will run June 18, 22, 24, and 26.

- **Major construction work at Nutrien Rocanville.** A long term rehabilitation project is under way at Nutrien Rocanville. One part of the project is a refurb of the original mill. A second part is construction of a power generating plant at the mine so Nutrien can generate its own power. TransGas built a pipeline from the Moosomin area to the Rocanville mine site last year, and work on the generating plant is taking place this year. There is also work being done underground, including replacing ore bins installed when the mine was first built. Construction will peak at 1,000 contractors on site this fall during turn-around, and will peak at between 500 and 1,000 for each of the next two years.

- **Continuing work on Mosaic Esterhazy's K3 Mine.** Work continues on developing the K3 mine, as K1 and K2 have now been closed. K3 will be up to full production within a year. According to Mosaic, "K3 remains on-track to have two fully operational mine shafts in early 2022, the second shaft is currently being readied for production with consistent production already coming from the completed north shaft."

With major projects underpinning the regional economy, local communities are able to expand and grow.

Moosomin is a community that has added new services, new recreational facilities, new businesses, and new residents over the last several years.

With a growth rate of 10.4 per cent between the 2011 and 2016 censuses, it was the fastest growing community in rural Saskatchewan, growing more quickly than the cities of Yorkton, Weyburn and Estevan and all other communities in the region. Moosomin had grown by 8.9 per cent between the 2006 and 2011 censuses.

### New businesses

Moosomin has grown substantially in the last 10 years, with an entire commercial district developed along the Trans-Canada Highway, including new restaurants, hotels, car dealers, and implement dealerships.

These businesses have opened in Moosomin in just the last six months:

- **Sun Country Hearing Clinic**, providing hearing testing in Moosomin's Provincial Building.
- **Family Tree Home Care Services**, providing home care services for people who may not be able to access the public system.
- **Little Caesar's Pizza Express**, a new food option that opened earlier this spring.
- **Ukrainian Buffet**, a new food option that opened next to TJ's Pizza.

These new businesses will open or begin construction by this fall.

- **42 unit Long term care/assisted living facility.** This facility is being developed next to Pipestone Villas by Bridge Road Developments and Kohr Capital, with Care By Design helping with the operating side. First closing for investments has been completed, design work is underway, and the start of construction is expected this fall. The facility will complement the senior services provided by the Southeast Integrated Care Centre, Pipestone Villas,

and public senior housing in Moosomin.

- **Broadway Commons**, a new professional building being developed at the corner of Main and Broadway in downtown Moosomin, meeting the need for additional office space in Moosomin.

- **Bridges and Company law office**, which will be located at Broadway Commons, providing Moosomin with a second law office.

- **Parkland CPAP services**, which provides CPAP and APAP machines, sleep apnea testing, accessories, and more.

### EDO says he is enthusiastic about prospects for growth

Moosomin Economic Development Officer Greg Gillespie says the new development in the region, and the new businesses starting up in Moosomin, make him enthusiastic about the prospects for the area.

"It's very positive," he said. "I have been in this position for a year plus. A year ago, I thought with a lot of work we could nudge the growth a little bit. Now I think there is just so much potential for growth, it's incredible."

"We have those new jobs coming to Vaderstad at Langbank, and Moosomin is the largest community in commuting distance to Langbank, so that's a plus for our community."

"And having 2,000 jobs at the mines just really serves as a strong foundation for the economy of this region. We have the agriculture, but we also have manufacturing, we also have energy, we also have the pipelines, we also have 5,000 cars going by our front door on the Trans-Canada Highway every day, and most importantly we have those mines that are always there and always contributing to the economy."

Gillespie said he has learned through his role as Economic Development Officer that Moosomin already has a profile with many of the companies he has spoken to about locating in the area.

Continued on page 39



*Diverse Population • Diversified Economy • Boundless Opportunities*

- 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 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



Some of the new businesses opened in Moosomin in the last two years

## New and expanded businesses in recent years

- New Professional Building
- New Hearing Clinic
- New Private Home Care Service
- New Borderland Co-op head of office
- New South Prairie Residential 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
- New restaurants: Cork and Bone Bistro, The Crate House, Ukrainian Buffet, Isabella's Bar and Grill, TJ's Pizza.

## Premium Residential Lots Available

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



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

Town of Moosomin  
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Greg Gillespie, EDO  
for Town and RM of Moosomin



Moosomin Chamber of Commerce  
306-435-2445  
Kevin Weedmark, Manager  
Janelle Davidson, Treasurer





# Plain & Valley DEVELOPMENT ISSUE



**Moosomin area an example of growth:**

## Lots of development potential in SE Sask, SW Manitoba

*Continued from front*

"I'm approaching people about Moosomin, and seven out of 10 people I talk to say something like 'I've always looked at Moosomin, I like Moosomin,' 'Moosomin seems healthier than some areas.' I get that all the time. When I tell them the population, they say 'Really, it's only that big?' And then I say 'but in an hour radius we've got 55,000 people.' So I really am enthused about where it's going and where it can be.

"Every time I write a letter to somebody and let them know about Moosomin I say we're a strong agricultural centre, of course, but also that we have close to 2,000 people employed at the two mines. So that's obviously a strong point. It's amazing how much activity the mines carry. That's our big plus, along with the 5,000 vehicles a day and the fact that we're drawing from a population of 55,000.

"We're starting to get all the right services to serve

those 55,000 people right here. We have the doctors, we have the hospital, we have the accountants, now we have the hearing clinic, soon we will have the sleep clinic, we have the services that people need, and services that you would often find only in larger centres.

"Then you have the town champions that go above and beyond to promote the town. There's just a lot of enthusiasm you see that you don't see in other towns.

"You have yourself with the newspaper always promoting Moosomin and pushing it forward. You have people like Bill Thorn who are out there trying to build the town. You have people like (Recreation Director) Mike Schween who is always adding something on the recreation side, who is always adding something at the park, and is always thinking of the next thing. He just pushes everything and success begets success and he's proved that.

"You can't credit one individual person, but in our case there are lots of individuals who are out there promoting the town not for themselves but for the good of the town. It's just an enthusiastic location. It's amazing, the vibe."

Where does Gillespie see Moosomin a few years down the road?

"Moosomin has been growing consistently, and it's growth really makes it stand out from other towns. I can see that continuing and accelerating.

"We've been able to grow because of the industries that are here. If we're able to do that during the tougher times, the sky's the limit when we look to the future."



An aerial view of Moosomin taken June 14, 2021.

### Steven Bonk, MLA

for Moosomin Constituency

Economic development is of crucial importance to our region. I salute all of the communities in Southeast Saskatchewan for their efforts.

**Lets build Saskatchewan together!**



622 Main St., Moosomin, SK Phone 306-435-4005

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

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- 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-6: 0.56 Acres  |
| Parcel C-2: 0.76 Acres | Parcel C-7: 0.78 Acres  |
| Parcel C-3: 0.76 Acres | Parcel C-8: 0.97 Acres  |
| Parcel C-4: 0.76 Acres | Parcel C-9: 0.93 Acres  |
| Parcel C-5: 0.77 Acres | Parcel C-10: 1.63 Acres |



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



www.eastgatebusinesspark.com



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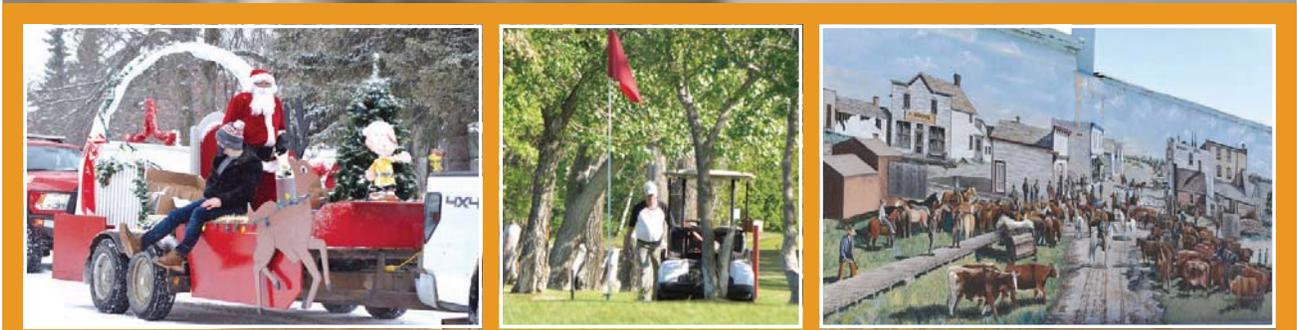
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HERITAGE CRESCENT LOTS: ~~\$70,000~~

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*Two Lots can be amalgamated into one*



**COMMERCIAL LOTS FOR SALE**

- The Town of Whitewood Offers:**
- Reverse Osmosis Water
  - Pre-K to Grade 12 School & Community College
  - Health Care Professionals
  - Care Home & Health Centre



- Experience Whitewood!**
- New Walking Trails
  - Flag Garden
  - New Dog Park
  - Playground, Swimming Pool & Splash Park
  - 9-Hole Grass Green Golf Course
  - Museum, Heritage Building & Archives Bulding
  - Historical Building Walking Tour
  - Murals
  - Town Square
- Whitewood Campground**  
 18 Serviced Lots, Power, Water, Sewer Hookups  
 Reservations: 306-735-2210  
[www.townofwhitewood.ca/campground](http://www.townofwhitewood.ca/campground)
- Whitewood Community Centre**  
 Weddings up to 500 people • Meetings from 5 - 500 people,  
 NHL sized Hockey arena, 4-Sheet Curling Arena,  
 Licensed Kitchen & Lounge  
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**Town Office: 306-735-2210**  
[general@townofwhitewood.ca](mailto:general@townofwhitewood.ca)  
[www.townofwhitewood.ca](http://www.townofwhitewood.ca)

**Come for a visit or come to stay**  
**We welcome you to our community!**

## Plain & Valley DEVELOPMENT ISSUE



The Whitewood Golf and Country Club.



The splash park at the Whitewood pool.

# Whitewood welcomes new businesses, new residents

A warm welcome awaits all who stop to experience what the community of Whitewood has to offer. Located at the crossroads of Highways 1 & 9 in southeastern Saskatchewan, Whitewood is home to about 900 residents. Whitewood is close to Round Lake in the Qu'Appelle Valley (to the north) and Kenosee Lake and Moose Mountain Provincial Park (to the south).

Whitewood proudly boasts reverse osmosis water, a modern campground, a swimming pool and a splash park, arena complex, and a second-to-none nine-hole grass green golf course. The pool structure underwent extensive updates in 2020 and is ready for the new season.

To accommodate our growing community, a new residential sub-division has several lots for sale. These lots have been reduced in price from \$40,000 to \$2,500 so there has never been a better time to buy a new fully-serviced lot! Commercial space is also available and information on both residential and commercial space can be obtained from Whitewood's town office.

Whitewood is home to a number of eating establishments, a grocery store, two banks with ATMs, a pharmacy, and more! For those who are interested in relocating to our community, our real estate agent will be happy to help you. Whitewood is also home to a modern 18-suite condo.

### Town Square

Whitewood developed a new downtown park in 2016. This green space is often called the 'Town Square' and is located directly south of the Town Office located on Whitewood's main street. What was once an empty lot is now a beautiful green space complete with flowers, trees, shrubs and a huge rectangular gazebo—the perfect spot for a family picnic or gathering.

### Larson Park

Larson Park is home to the swimming pool (seasonal), a splash park (2015), newly renovated ball diamonds, modern campground, kiddies' playground, and picnic area. The golf club boasts a challenging (and immensely enjoyable) nine-hole layout well known locally for its high quality greens. Flat and easy to walk, the course has fairways of average width that are bordered by thick growths of trees and affects a player's strategy on the most difficult hole—the par four 9th.

### Walking Trails

Brand new in 2020, the walking trails of Whitewood can be accessed from the Flag Garden on the north end of main street (Lalonde). Get ready for a relaxing little trek alongside the dog park, the golf course and ball diamonds of Whitewood.

### Dog Park

Also new in 2020, Whitewood now boasts a large free run dog park. Access to the dog park is also at the Flag Garden on main street (Lalonde).

### Community Centre

Whitewood's curling/skating arena is one of the finest arenas in Southeast Saskatchewan and is home to minor hockey, figure skating, adult rec hockey, men's hockey, and AA midget hockey. It is equipped to offer specialty programming on a year-round basis. The curling club offers weekly leagues and many bonspiels throughout the year, including the annual 64-team Farmers and Friends Bonspiel. In the off season, the arena complex accommodates rentals for weddings, reunions, banquets and much more. The lounge above the curling rink is widely used for business meetings and gatherings of all kinds. The space has been recently renovated and tastefully decorated.

### Millennium Mural

No stop in Whitewood would be complete without seeing our murals, including the Millennium Mural painted on the side of Whitewood Outdoor & Pet Supply store



The flag garden and walking trails (below).

in downtown Whitewood. The mural was created from an original photograph of Whitewood, North West Territories and was painted by local artists. Local artists have also painted large-scale murals on the side of the former Mon Sherry's Haircare building right near the Co-op grocery store. This one depicts a meal in the field in a past era. Another mural is located on the north side of the present Mon Sherry's/Frier's Ag Building right against the gardens adjacent to the Heritage Building. This mural depicts the Pipestone Valley and St. Hubert's (French Count) area south of Whitewood.

### Heritage Centre, Archive Building & Historical Library

Whitewood is home to the award-winning Merchant's Bank Heritage Centre in historical downtown Whitewood. The reclaimed building houses an interpretive display featuring the story of the French Counts of St. Hubert. The centre is open by appointment only. Contact the Town Office at (306) 735-2210.

The Archive Building and Historical Library is located at 503 3rd Ave. and is housed in an old restored Methodist church. It is open by appointment only. Contact the Town Office at (306) 735-2210.

### Heritage Walking Tour

What better way to explore Whitewood than at your own pace, assisted by the award winning Heritage Walking Tour Guide, where you'll see Whitewood's historical buildings. Stop by the Town Office or Whitewood Museum for a copy of the guide.

### Flag Garden

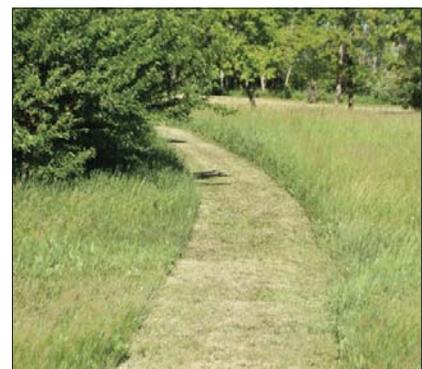
Located at the north end of Lalonde St., the flag garden is comprised of 14 flags standing amidst a beautiful flower garden. The flags represent the ethnic diversity of this area. It's a great place to take a few snapshots, as well as have a picnic.

### Museum/Tourist Booth

Whitewood's Historical Museum also houses the Tourist Information Booth and is located at 603 North Railway. Open from mid-May to early September, it features a rural school and an agriculture building. Visitors will find historical information about the early settlers and artifacts from the people of Whitewood area.

### Old George's

Whitewood is home to Old George's Museum and Hidden Village with its 1900 period home filled with antiques.



Old Geo's is located along the Trans-Canada Highway at Whitewood.

### Whitewood Chacachas Rodeo

Every summer, local area residents and visitors alike anticipate all the rodeo action that Whitewood's rodeo is famous for.

### Community Events

Though many of these events were cancelled in 2020, Whitewood usually hosts a number of events annually including a spring trade fair, Falcons' Ball Tournament, town-wide garage sale (first Saturday of June), museum open house, Daily Vacation Bible School, rodeo, fall craft sale, Santa Claus day, Carol Festival and live Christmas Nativity. Please note not all events have been offered during the current pandemic.

### Farmers and Friends Bonspiel

Whitewood is the proud host of the annual 64-team Farmers and Friends Bonspiel and was the proud host in 2019 of the SaskTel Tankard Men's Curling event. Although Whitewood's Farmers and Friends 'Spiel was cancelled in March 2020 and again in 2021, they look forward to continuing this event in the future.

Visit the Town of Whitewood on Facebook or visit our website at [www.townofwhitewood.ca](http://www.townofwhitewood.ca)



# Plain & Valley DEVELOPMENT ISSUE



The new Long-Term Care/Assisted Living Facility planned for Moosomin will be located on Wright Road next to Pipestone Villas, shown here.

## Assisted living facility planned for Moosomin

BY KEVIN WEEDMARK

A long-term care/assisted living project proposed for Moosomin has had more than enough commitments to complete the first closing, and proponents say the project is proceeding, with construction slated to start this fall.

The project is being spearheaded by Bridge Road Developments and Kohr Capital, with Care by Design setting up the operation.

Larry Scammell of Kohr Capital said the first closing raised just under half a million dollars, all of it raised locally.

"Currently we're in the process of closing out the first capital requirement," he says. "I think all but one of the investors has been signed up. So that is essentially the champagne bottle smashed against the hull, if you want to look at it that way. That really kickstarts the design process or the soft cost expenditures for the development side and we're now gearing up for raising the balance of the capital."

"We're going to have regular monthly closings en route to completing the balance of the \$3.2 million that is required."

"The money that we raised from the first closing is all local, which is how we want to aim to keep it. Our goal was, and still is, 100 per cent of that to come locally within a 50 km radius of Moosomin."

Now that the first closing is wrapping up, what are the next steps for the project?

"As it relates to investors, we are offering conversations," says Scammell. "We've got three different lists of interested candidates that we're following up with. We have followed up with some and there are others we will be following up with throughout the summer. Some of the local farmers were busy with seeding when we were last in Moosomin, so we'll be coming back to them around mid-summer, July or August when they've got more time to sit down and have conversations and express their interest."

Scammell says most of the work on the design side of the building is complete.

"It has been in progress for some time and as I understand it, they're into the final stages of confirming the design and the cost," he says.

Scammell says once the final closing is complete construction can begin in the fall. "Those two items would happen hand-in-hand, and further to that, the project manager had indicated the intended start would be scheduled for September," said Scammell.

Target date for the final close is early to mid-September.

The 42-unit facility in Moosomin would offer both long-term care units and assisted living suites. The three-storey facility would be built on Wright Road, next to the two Pipestone Villas buildings. It would

offer meal service and light housekeeping services, which would also be offered to current residents in the 48 suites in Pipestone Villas. The new facility would provide 15 full time equivalent positions.

Scammell says this project has been a long time coming for Moosomin.

"From my own experience it was a long time in the making. I would give credit to Bridge Road, they've been invested in the community of Moosomin for 11 years now with the Pipestone Villas project. So this was always part of their plan to come back on the existing project and add to it, but originally the thought was more suites like the existing suites, until the assisted living/long term care component was added. So you could say it started around 11 years ago."

He says the demand from the community is what pushed this project forward.

"There's definitely an expressed need that's being catered to and capitalized on, as far as assisted living and long term care. I would also attribute some of the progress to Orange Tree Living, who played a role in exploring the demands for this about two years ago, and also to Heather Hauptstein of Care by Design. With her being as connected in the province as she is to the assisted living industry, she's recognizing that Moosomin is definitely a targeted hotspot for this type of development in Southeastern Saskatchewan."

Scammell says there are two different ways that investors can get involved in this project.

"The primary differences would be dependent on whether investors have cash resources to utilize or registered funds which could include RRSPs or a tax-free savings account, and that's where the mutual fund trust comes into play," he says. "It's a mechanism for an investment structure that allows investors to use existing registered funds, whereas Bridge Road's 13 year history of including investors in their projects, including the Pipestone Villas project, was only open to cash investors. So the mutual fund trust itself would offer that registered fund capability, and it's also a pooled investment, meaning if you buy shares or invest into the mutual fund trust you get class A shares. Those funds would be used to capitalize or finance multiple different Bridge Road related projects."

"The investors that would rather put their money into a community or project like Moosomin, they have that option two different ways really. They could invest cash directly into the limited partnership where that money would stay just in the community, or if they wanted to invest into both that project in Moosomin and others, they could do so by investing into the mutual fund trust. So we are really

providing a lot of flexibility depending on the interest of the particular investor.

"I'm going to assume that close to 50 per cent of the investment for this project will come through the mutual fund trust and the balance would be cash, directly into the limited partnership."

Scammell says most of the investors in this project are motivated by the belief it is a benefit to the community.

"It's the social Return on Investment and contributing to something that the community wants and needs," he says.

"From my over 10 years of investment experience, it's not often that you have that opportunity to incorporate that social ROI into an investment like this, and of course protecting the capital and creating a return is always important, as it should be. However, because it's a small town, there's a lot more to it than just making an investment and earning a return. People want to have that legacy opportunity, want to be able to drive by and smile and know that they've contributed something that's beneficial for the community."

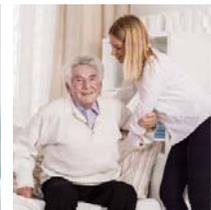
MOOSOMIN, SK

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2021

MULTI - LEVEL CARE HOME  
42 Suites on 3 Floors

14 Long Term Care Rooms & 28 Assisted Living Suites  
Meal Program & Light Housekeeping Included



Care By Design  
Operator

# Plain & Valley DEVELOPMENT ISSUE



Joan Lewis in her suite in Pipestone Villas



Jan Rustebakke enjoying her balcony at Pipestone Villas.

## Living in Pipestone Villas: 'It's wonderful'

Pipestone Villas is a 55-plus community located on the south side of Moosomin that consists of two buildings—Gemstone and Sandstone. The villas offer convenient, maintenance-free living and a close-knit community in a peaceful location, and soon a third building will be built next to Pipestone Villas that will offer long-term care and assisted living, with some of those services available to residents of Pipestone Villas.

Joan Lewis is one of the first residents to move into Pipestone Villas nine years ago. She says it was the right decision.

"My husband was sick and not getting well and I couldn't do everything that had to be done at the house on Chestnut Drive. We had a big yard and a big house and it was getting time that we wanted to downsize, so that's what we did.

"I've been here nine years on June 5. I've been here right from the start. I'm not alone. My husband is gone now and if I want company it's here for me, and if I want to be by myself I can be by myself.

"There are lots of other things that are beneficial as well. We have indoor parking and the suites are lovely. I'm right on the southwest corner facing the rink and it's lovely. I think it was the right decision, and now that I'm alone especially. If I want to do a puzzle or play cards or visit with people, I can. We have meals, we have little get-togethers, and it's



One of the two buildings at Pipestone Villas. Each building has 24 suites with large balconies and windows, underground parking, and a common room on the ground floor.

really nice.

"I have a lady come in and do my cleaning. If anything that needs to be fixed, Bernie and Brad (the manager and caretaker) look after us. And of course we don't have any grass or snow to worry about. We don't even have to worry about a light bulb.

There is a new gentleman who moved in beside me and he said recently this is a piece of cake to

live here. It's wonderful."

Lewis also says Moosomin is a great community to retire in.

"I think the good thing is Moosomin period," she says. "I lived at McAuley all our married life and we doctored here and we did all our business here, and we had to decide where to retire. My son said mom come and look at Moosomin, and it will help make your mind up, and that's exactly

what it did. We found a home and we've been here 21 years. It was the right decision for us."

Jan Rustebakke is another long-time resident of Pipestone Villas, living there for almost six years.

"My family encouraged me to move in. I had sold the farm and I moved in here and I have never regretted it," she says. "It's a wonderful, wonderful place. It's

a quality place.

"Everything is taken care of. If you are going away for a few months, you just turn the key and they will look after it for you while you are gone. Any time you need any maintenance done, our managers are excellent, they are right there. And I've heard in other places in other communities that can be an issue. Sometimes in the city they don't get the maintenance done right away. We don't have to worry about anything.

"We are very lucky for the common room downstairs. It's being used constantly. There are always activities going on. It's just wonderful to interact with people, to have that social contact within our building. Especially during Covid-19.

"It's a good place to live. There are 24 suites here, and if you had to choose 23 other neighbors, you couldn't ask for better neighbors.

"There is plenty of room in this suite and others who live in the center suites are quite happy too.

"I would highly recommend it to people looking at something like this. And now that they are going to be putting in a third phase for assisted living, that should really draw a lot of people here too.

"Moosomin also has a lot to offer compared to some other communities, and that I think that also is a factor."

For more information on Pipestone Villas, visit [www.pipestonevillas.com](http://www.pipestonevillas.com)

## PIPESTONE VILLAS

Moosomin, Saskatchewan

### RESERVE YOUR SUITE NOW!

- Convenient living - no home maintenance
- Quiet location
- Convenient location: Close to Moosomin Convention Centre/Sportsplex with walking track, pickle ball courts, sport simulators and more!
- Scenic Prairie Skies view
- Great for snowbirds who play here in summer and leave peacefully for winter or for professionals on the road and/or looking for simple living arrangements
- Close neighbours and great places to play at the parks and golf course
- Personal safety, and safe to leave for extended holidays
- Heated spacious garage available....easy to maneuver
- Grass and snow yard care
- No condominium fees
- Common room for fun gatherings and friendship (free of charge)
- One simple monthly payment includes heat, hydro, water and rent
- No need to sell suite in the event of estate sale - sublet options available
- Change current house equity into investment options
- Provides options for a second home to fulfill a passion for travel and relaxation
- Kitchen Facility in Common Room will accommodate family gatherings or other events



For more information visit our website [www.pipestonevillas.com](http://www.pipestonevillas.com)

# 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>Autumn Court</b> ROCANVILLE, SK					<span style="color: red;">■</span> <b>SOLD LOTS</b>	<span style="color: orange;">■</span> <b>LOTS WITH SHOW HOMES</b>					
<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 G  
67.5 ft Lot

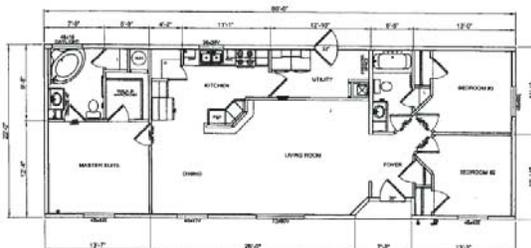
**LOT & HOME:  
\$225,000**



**Show Home**

Located on Lot F – 67.5 ft Lot

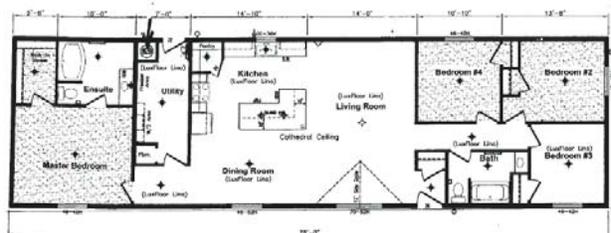
**LOT & HOME:  
\$269,995**



**Show Home**

Located on Lot L – 90 ft Lot

**LOT & HOME:  
\$289,000**



ARC-FXS 22' x 76' 16725F

**For more information call 306-645-2669  
 and ask for Stan or e-mail universesat@sasktel.net**

# Plain & Valley DEVELOPMENT ISSUE



The Rocanville Museum hosts an annual threshing day each year. **Above:** Children playing in the hay after threshing. **Left:** Tossing sheaves onto the threshing machine



Rocanville is a family friendly community with lots on the go!

**Top left:** Children waving at the firetruck during the parade held during the annual Community Days event.

**Left:** Rocanville is home to one of the only indoor pools in the area!

**Right:** People out enjoying the cross country ski/walking trails south of town.



#22 \$67,270 <b>\$33,135</b>	#21A \$17,660 <b>\$35,320</b>	<b>SOLD</b>	#18 <b>SOLD</b> \$13,500 \$27,000	#17 \$68,950 <b>\$34,475</b>
<b>CAMERON CRESCENT (22 Lots)</b>				
#23 <b>SOLD</b>	#8 \$15,830 \$31,660	#1 \$15,830 \$31,660	#16 \$21,865 \$43,730	
#7 <b>SOLD</b>	#7 \$16,215 \$32,430	#2 \$16,215 \$32,430	#15 \$16,215 \$32,430	
#25 \$16,080 \$32,160	#6 \$16,215 \$32,430	#3 \$16,215 \$32,430	#14 \$16,215 \$32,430	
#26 \$15,695 \$31,390	<b>SOLD</b>	<b>SOLD</b>	#13 \$15,830 \$31,660	

## Town of Rocanville - Cameron Crescent Residential Development

**Residential lots of varying sizes are available in the vibrant community of Rocanville.**

Come and enjoy a variety of recreational opportunities including a grass-green golf course, indoor swimming pool, curling rink, skating rink, ski trails, snowmobile trails, shuffleboard, cards, etc.

Rocanville offers well-paying career opportunities, an excellent K-12 school, a pre-school daycare, doctor and dental services, massage therapy, pharmacy services, Dial-A-Van, seniors' lodging and a comprehensive recycling program for you 'green' folks.

- **HALF PRICE LOTS! Prices listed have discount applied**
- **The build must be completed within two years to receive special pricing**
- **If build is not completed full price will be applied**
- **Council will review ANY offer of less than 50% off sale price on a case-by-case basis**

Check out our website at [www.rocanville.ca](http://www.rocanville.ca) for information on home rentals available. The website is updated daily with new information that becomes available so please visit the website frequently to find out what is happening in Rocanville as well as the many services that are available.

### Did you know the Town of Rocanville has a Municipal Tax of \$1750?

Cameron Crescent is Rocanville's newest neighbourhood with 22 properties serviced with water and sewer to the front property line. Natural gas, electricity, telephone, etc. are located in the lanes and concrete curbing was poured in 2014.

#### PROPERTY TAX INCENTIVE - RESIDENTIAL

The Town of Rocanville will provide a tax incentive program, applicable to the municipal and school property taxes (Section 298 of The Municipalities Act), for new residences based on the following criteria:

- a) The incentive shall apply to new constructions and ready-to-move residences.
- b) The incentive may apply to "used" homes moved into the Town of Rocanville, upon Council's approval.
- c) The incentive does not apply to renovations of existing homes or to additions such as garages, decks or sheds.
- d) Year 1 - 100% Abatement - year construction begins  
Year 2 - 50% Abatement    Year 3 - 50% Abatement    Year 4 - 25% Abatement    Year 5 - 25% Abatement
- e) The incentive applies to the annual levy only, not including local improvements, and will not be entered on the tax roll until the portion of taxes not eligible for a concession are paid. If taxes due are not received by December 31 of the current year, the incentive will not be granted for that calendar year.
- f) The property owner shall be eligible for the tax concession whether or not the property is occupied.
- g) The tax concession shall not continue beyond the 5th year.
- h) The tax concession may transfer to a new owner should the property be sold within the period of the agreement.
- i) The property owner is required to apply for the tax concession, in writing, prior to beginning construction.

**Please send inquiries by e-mail to: [rocanville.town@sasktel.net](mailto:rocanville.town@sasktel.net)**  
**We thank you for your interest and look forward to having you here!**



# Plain & Valley DEVELOPMENT ISSUE



The Hungle family outside their home at Brylee Estates



Samantha Sikora and Tobias Bollinger outside their new home.

## 'It's a really great place to live'

### Brylee Estates residents share what they love about living there

What could be better than living the country life with all the amenities of town?

That's exactly what residents of Brylee Estates get, and they can't say enough good about their choice to make Brylee Estates their home.

Brylee Estates is a unique country residential development located at the south edge Esterhazy, south of Gonczy Avenue on Brylee Road, across from the hospital. The development consists of quiet cul de sacs and panoramic views located just minutes away from the scenic Qu'Appelle Valley that winds its way through the

area.

Brylee Estates has 17 acreage lots, ranging in size from 2 acres to just under 4 acres. Located in the RM of Fertile Belt, each lot is fully serviced, including power, gas, ethernet/phone, town water and town sewer to the property, and all properties are approved for the construction of shops or an accessory building of up to 2,400-square-feet—adding to the type of freedom and luxury that comes with country living.

As an added bonus, Brylee Developments will also build a dream home for

buyers looking for a turn-key property!

Two of those buyers were Samantha Sikora and Tobias Bollinger who purchased Lot #1 and had Brylee Developments oversee the construction of their home. Samantha and Tobias are nicely settled and say they are thrilled with their new home.

"We chose Brylee Estates because it's nice and close to town," says Samantha. "The fact that it has town services and we didn't have to worry about digging a well and finding our own water and all the other things that come with building an acre-

age, was a big plus. We also liked the idea of being able to design our own yard and make it what we wanted, and we wanted to live on an acreage but we didn't want to have 10 acres, as that would be too big. So we found Brylee Estates was perfect for what we were looking for. It's so close to Esterhazy but you still get to have the acreage lifestyle with the town services."

Samantha and Tobias hired Darcy Borys, owner of Brylee Developments, as their general contractor for their new home in Brylee Estates.

*Continued on Page 54*



Brylee Developments is proud to welcome the newest addition to our development!

Congratulations Samantha and Tobias and thank-you for choosing us as your general contractor!



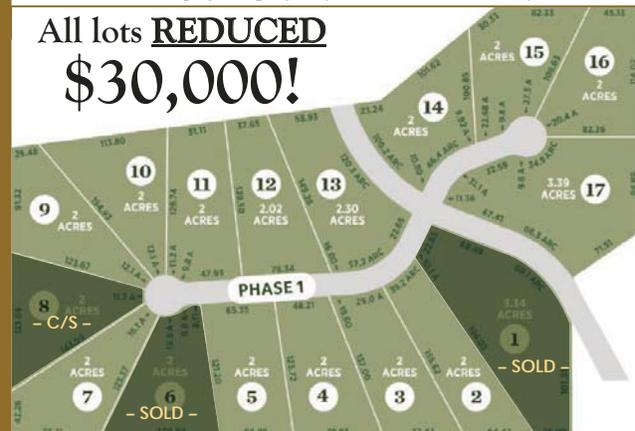
*Living the Dream!*  
Country living with town amenities!

- Beautiful acreage lots located in the RM of Fertile Belt right at the edge of Esterhazy!
- Town water and sewer
- Large walkouts
- Located on quiet, private cul-de-sacs

**Now offering project management:**

*Let us manage your project from construction to finish!*

All lots **REDUCED**  
**\$30,000!**



Give us a call if you are interested in one of these beautiful properties!  
Delphine: 306-745-9160 | Amy Hudacek: 306-740-6100

**306-580-4000**  
Brylee Developments  
www.bryleedevelopments.com



# Plain & Valley DEVELOPMENT ISSUE



## Esterhazy: Family, community and opportunity

The Town of Esterhazy is a vibrant community with growing business sectors in commercial, industrial, agricultural, and entrepreneurial areas. Increased development and activity in these areas are prominent and continue to meet the needs of all residents.

Esterhazy is a prospering industrial and agricultural community of over 2,500 people with a trading area made up of over 10,000 people. As a major service centre, Esterhazy offers more than 80 categories of local and national franchise businesses.

Esterhazy is a great place for people and families of all ages, not only to live, but also to retire within! Due to the growing number of young families coming into the community, there continues to be development of many businesses to meet the needs for families, including day-



Left: The Esterhazy Flour Mill.

Above: The Esterhazy Historical Park.

Below left: P.J. Gillen Elementary School

cares, clothing, gift shops, pharmacies, grocery stores and much more! Our community has fantastic educational and medical facilities. There are three

schools, including PJ Gillen Elementary School, Esterhazy High School, and Parkland College as well as the Esterhazy and District Medical Clinic and St. Anthony's Hospital.

Along with educational opportunities and medical resources, Esterhazy offers many recreational activities for people of all ages, from young to old. There is enough to keep you busy throughout the fall, winter, spring and summer months. From skating and skiing in the colder months to biking, hiking, and golfing in the warmer months, you will always have

something to do; and that only names few of many activities to take part in.

The Town of Esterhazy has two residential subdivisions offering a variety of lot sizes and building options. Developed by the town, Sylvite Subdivision offers affordable, attractive lots for single family residences, serviced with water and sewer, street lights, and paved roads. Spacious lots in Margaret Court Subdivision are available for owners of modular and mobile homes. Both subdivisions are priced to meet the needs of all home buyers.

Not only do we have residential lots for sale, but we have commercial lots available right within view of Highway 22 as well. Broadview Road Lots are a great location to expand, relocate or open a brand-new business. The commercial lots are close to hotels, restaurants, and gas stations. These lots are convenient and easily accessible from Highway 22.

As time goes on, the Town of Esterhazy continues to focus on the growth of our community and is currently working on the development of more commercial and industrial land.

Esterhazy is known as

the Potash Capital due to the abundant and high quality of potash in the area. This has helped create a strong, stable economy with increased activity allowing Esterhazy to grow and businesses to stay strong. As a whole, Esterhazy takes pride in its community and working together with every community in the region.

If you would like more information, please contact:

Tammy Macdonald,  
Planning / Economic  
Development Director  
745-5405

[Esterhazy.ed@sasktel.net](mailto:Esterhazy.ed@sasktel.net) or  
visit [www.townofesterhazy.ca](http://www.townofesterhazy.ca)



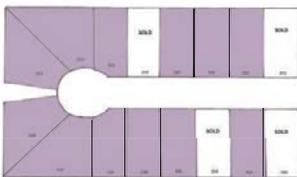
# Esterhazy

a great place to call home!



### MARGARET Court

ALL LOTS \$10,000



### SYLVITE Subdivision

LOTS starting at \$10,000



### BROADVIEW ROAD Highway

Commercial Lots

ALL LOTS \$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!



Nancy Johnson: 306-745-7578

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

# 10 Reasons to Do Business in Estevan

## 1 REAL ESTATE BENEFITS BUSINESSES

- Large, fully serviced lots of industrial and commercial land are offered by the City of Estevan at very competitive prices, starting with lots for \$1.
- Estevan is an ideal location for manufacturing and distribution- with large available Industrial and commercial properties for sale or lease.

## 2 SOLID INFRASTRUCTURE

- A solid infrastructure of road, rail and airport makes Estevan an ideal location for production (especially manufacturing) and trade and distribution.
- The Estevan Municipal airport is located six kilometers north of Estevan on highway 47. The airport is capable of landing 70 passenger jets.
- Estevan is home to SaskPower's Carbon Capture facility- an innovation in energy production that is second to none in the world.

## 3 STRONG COMMUNITY

- Estevan is a close knit community where residents enjoy a good quality of life.
- Great facilities for recreation and leisure.
- Lots of volunteerism and social corporate involvement.



## 4 AN ATTRACTIVE BUSINESS INCENTIVE PROGRAM

- The City offers some of the most attractive Business Incentives in the province/country.
- Competitive position of Estevan is greatly enhanced due to these Business Incentives.
- Estevan's residential and commercial taxes are both below the average in the entire province of Saskatchewan.



## 5 UTILITIES AT AFFORDABLE RATES

- Crown corporations in Saskatchewan supply electricity, natural gas and telecommunication services that are among the most competitive in North America.
- Utility rates in Estevan are very affordable.



## 6 POPULATION AND DEMOGRAPHICS ARE FAVORABLE TO THE LABOR MARKET.

- Estevan's population is 11,483 (2016 census).
- The regional trading areas is approx.. 50,000.
- Southeast College in Estevan provides training in a number of different areas and this contributes to the variety and quality of the local labour force.

## 7 LOCATION, LOCATION, LOCATION

- Estevan's central time zone and central location in North America provides an ease and advantage of doing business not only throughout Canada but throughout the North American continent.
- Estevan is located in close proximity to North Portal, Saskatchewan only 24-hour border crossing to the US.



## 8 TRANSPORTATION AND DISTRIBUTION

- Estevan is the commercial hub of the Southeast. With its central location, and excellent transportation system, it is well connected with markets throughout North America.
- Three major highways pass through the city providing access to both east-west and north-south corridors.

## 9 PLENTY OF NATURAL RESOURCES ARE RIGHT IN OUR BACKYARD

- Estevan has ready access to large reserves of varied resources in the mining, agriculture and energy sectors.
- The City of Estevan is home to some of the largest and most productive agricultural farms in the country. This provides opportunities for large scale agricultural production and agro processing.
- Seven thousand oil wells are located within a 160 km radius of Estevan. Most wells are owned and serviced by companies located in Estevan.



## 10 FAVORABLE CLIMATE FOR RENEWABLE ENERGY

- Considered as the Sunshine capital of Canada with an annual average of 2,536.6 hours of sunshine and also has the highest number of hours per year with clear skies, Estevan is ideal for solar energy, and greenhouse technology.
- With prevailing winds from the northwest at an averages peed of 2415km/hr., there's great potential for wind.

**COMMERCIAL LOTS FOR ONLY \$1**

Looking for a great location with ample space to develop or expand a commercial business? Look no further than Glen Peterson industrial park in Estevan!

**75% TAX INCENTIVE FOR STOREFRONT UPGRADES**

Whether you're opening your business in a new location or you're well settled in, the 75% tax abatement for facade improvements can help you bring your storefront to the 21st-century!

**RECEIVE UP TO 5 YEARS TAX-FREE**

You read that right! You can pay no municipal taxes for up to five years! Incentives on new construction, purchasing or triple-net leasing available.

Looking for a great location with ample space to develop or expand a commercial business? Look no further than Glen Peterson Industrial Park in Estevan!

Through Estevan Economic Development, eligible businesses can qualify to purchase a one dollar lot. Situated in Estevan, these lots are fully serviced by city water and sewer and have access to high-speed Internet via fibre optics directly to the premises. With the proximity to the Southeast College, local retail sector, and residential subdivisions, these lots are ideal for businesses of any kind.

Each application would be considered on a case by case basis by council and the economic development board.

Address:	Legal Location:	Dimensions:	Parcel Area:	Status:	Zoning:
515 Bourquin Road	Lot 6 Block 503 Plan 101998851	90.03 x 75.15m	0.676ha. (1.67 ac.)	Serviced, but undeveloped	Industrial, under review
524 Bourquin Road	Lot 3 Block 503 Plan 10998851	90.03 x 77.11m	0.694ha. (1.72 ac.)	Serviced, but undeveloped	Industrial, under review
516 Bourquin Road	Lot 2 Block 502 Plan 101998851	99.1 x 111.91m	1.109ha. (2.74 ac.)	Serviced, but undeveloped	Industrial, under review
523 Bourquin Road	Lot 7 Block 503 Plan 101998851	90.03 x 75.15m	0.677ha. (1.67 ac.)	Serviced, but undeveloped	Industrial, under review
531 Bourquin Road	Lot 8 Block 503 Plan 101998851	75.17m x 90.03m	0.672ha. (1.66 ac.)	Serviced, but undeveloped	Industrial, under review

# #ThisIsEstevan

The amenities of a big city, with a small town feeling.



**Events**  
 Estevan Fair, concerts, trade shows, hockey tournaments, curling events, street dances, night markets, farmers markets - there is always something to look forward too in Estevan!  
 Photo Credit: City of Estevan



**Estevan Leisure Centre & Affinity Place**  
 The Estevan Leisure Centre is the hub of activity in Estevan. Indoor swimming pool with waterslide, squash & tennis courts, indoor walking track, Estevan Public Library, multi-purpose room, skateboard park, day care, fitness classes, Power Dodge ice centre and Affinity Place.  
 Photo Credit: City of Estevan



**Sports**  
 Hockey, bowling, lacrosse, tennis, soccer, softball, swimming, martial arts, water polo...Estevan has excellent facilities and leagues for almost every sport your children would like to play!  
 Photo Credit: City of Estevan

## Education

Estevan has six K-8 schools, the Estevan Comprehensive High School and offers a french immersion program. The SE College provides numerous training opportunities from basic education, technical training and university classes.



**Shopping & Dining**  
 Whatever you need, and crave...you can find it in Estevan. From Downtown Estevan to the Estevan Market Mall – improvements are happening and new businesses are opening up. Estevan is home to a variety of restaurants ranging from chain restaurants to local Estevan cuisine.  
 Photo Credit: City of Estevan



**Fishing**  
 Fishing is a favourite pastime in the Estevan area. Rafferty, Boundary and Alameda Dams are excellent fishing water bodies in the immediate area.  
 Photo Credit: City of Estevan



**Outdoor Adventures**  
 Minutes from Estevan is Woodlawn Regional Park & Boundary Dam. Here you will find hiking/bike trails, river for kayaking, outdoor fitness park, soccer, baseball, football, dog park, fishing, beach, volleyball, boat docks and more.  
 Photo Credit: ASHLYN GEORGE - Last girls guide to finding the world



**Parks**  
 Estevan has over 25 parks, pathways & green spaces. Featuring scenic paths, splash pads, disc golf, paddling pool, play parks and more!  
 Photo Credit: City of Estevan

## Golf

Estevan has 2 18-hole golf courses; The TS&M Woodlawn Golf Course and The Hidden at Hidden Valley Golf & RV Resort. They have a mini golf too!



**Estevan Motor Speedway**  
 The Estevan Motor Speedway is an IMCA sanctioned 3/8 mile high banked oval dirt track, and hosts IMCA Modified, IMCA Stock Car and Hobby Stock races.  
 Photo Credit: Byron Fichter Photography



**Arts & Culture**  
 The Estevan Art Gallery & Museum, The Estevan Arts Council and the Souris Valley Museum are open year round. They offer exhibits, classes and events to our residents, and our visitors.  
 Photo Credit: City of Estevan

Plain & Valley  
**DEVELOPMENT ISSUE**

# Town of Virden offers great opportunities

The Town of Virden is located at the junction of the Trans-Canada Highway and Highway #83, placing it at the halfway point between the major urban centers of Winnipeg and Regina. With direct access to national road and rail transportation as well as national and regional energy corridors, the Town of Virden offers great opportunity.

Virden is a regional hub in Southwest Manitoba. Serving a population of over 13,000, the area is home to over 200 local businesses, with prominent industries being agriculture, oil and gas, health care, tourism, recreation and related services.

Virden is part of a three municipal government partnership called Dennis County Development Partnership which aims to attract investment to our region. Recognizing the benefits of working collaboratively on large investment gives the entire region and communities within advantages.

The local community and economic development efforts include:

**Virden Commercial Revitalization Plan**

In 2020 the Town of Virden Boost Committee recommended the contracting of HITFC Planning and Design for the development of a Commercial Revitalization Plan. Through public consultation and workshops a final draft plan has been designed to guide a phased refurbishment of public streets, civic spaces and vacant lands to include wayfinding signage, active transportation, street furniture, tree planting, screened parking lots and public space revitalization.

**Prairie Gateway Tourism**

In 2020 the Town of Virden and RM of Wallace-Woodworth formed a joint tourism board. The Tourism Board will strive to stimulate and encourage the development of local tourism efforts within the Town of Virden and RM of Wallace-Woodworth. The board is responsible for identifying strategic priorities and ensuring that there is an alignment between these and those of various other local partners and as well as our regional partners. The board is to guide and advise councils in the development and implementation of tourism.



The Virden Aud Theatre above, and one of the local businesses below.



**Industrial and Commercial Development**

The Town of Virden Airport Industrial Park is a 77-acre site located at the municipal airport approximately 1 km north of the Trans-Canada Highway. This site is serviced by paved RTAC highway and currently has both 4 and 2 acre lots available. Within the town limits the town of Virden has an opportunity for strategic commercial development on a 2 acre parcel located adjacent to Tundra Oil & Gas Place.



The Virden swimming pool, above, and Virden Lions Campground below.



Further information about development opportunities and incentives is available by contacting Liza Park Economic Development Manager at [virdeidm@mymts.net](mailto:virdeidm@mymts.net) or 204-748-2440.



## DEVELOPMENT OPPORTUNITIES

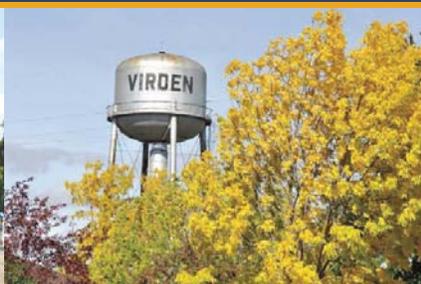
HEAVY INDUSTRIAL COMMERCIAL RESIDENTIAL

- @town.virden
- @virdentown
- @virdenttown

For more information contact Liza Park – Economic Development Manager

**204-748-2440**

[virdendm@mymts.net](mailto:virdendm@mymts.net) [www.virden.ca](http://www.virden.ca)





# Plain & Valley DEVELOPMENT ISSUE

## Pick Pipestone

### RM of Pipestone an attractive place to do business!

The RM of Pipestone has seen a dramatic change to the landscape over the past few years. Initially the municipal \$10 residential lot program created a stir of development interest. Making headlines internationally, the RM continues to be in the spotlight as a place to live and work, due to the incentives offered. The programs started about 10 years ago and have been in full force ever since.

This year the municipality announced two new incentive programs that benefit the local business sector. The Safe Communities Grant Program was launched to provide area businesses and public facilities with grants of up to \$500 to develop safety infrastructure in response to the Covid-19 pandemic. The RM of Pipestone also established a Storefront Improvement Program for businesses located in the RM of Pipestone. This program will assist property

owners in RM of Pipestone with business facade improvements. The program is managed and administered by the RM of Pipestone CDC and provides funding for up to 50% of the eligible costs to a maximum of \$7,500 per commercial property. "We envision assisting property owners and business tenants to improve storefronts in RM of Pipestone commercial districts. Supporting existing businesses to stay and grow in our community," stated Tanis Chalmers, Manager of Economic Development.

The RM provides opportunities for business on many levels including land development, financial incentives, and a heightened sense of community development. Commercial developments have transpired across the municipality, showcasing the region as a place to do business. "While Reston acts as a hub for business



**Above:** The RM of Pipestone's recreation area, which includes a man-made lake, splash park, campground and golf course. **Below left:** A subdivision in Reston where the lots were sold for \$10.



in the region there is opportunity throughout," said Chalmers. The municipality has witnessed multiple business expansions and developments over the past three years across the RM.

The RM of Pipestone currently has commercial property available and is working on a multi-year development plan for a quarter-section adjacent to Reston. This parcel of land will not only encompass further commercial development but also the opportunity for alternative housing such as modular and mobile homes, industrial property and residential property. Currently five commercial lots are available

in the village of Pipestone.

The RM continues to support these progressive programs, along with introducing a new form of innovation by enhancing affordable recreation. What started out as a plan to fill a void for summer recreation for the residents of the RM ended up creating a whirlwind of opportunity for tourism, and a greater interest in relocating to the community. The RM started with building a spray park like no other in the province of Manitoba. The spray park was so well received that when building a lake was discussed there was no question. In 2019 the RM of Pipestone built what is now known as Res-

ton Lake.

"It is a unique destination, with a wide variety of summer fun," stated Tanis Chalmers, Manager of Economic Development. Reston Lake area includes the spray park, lake, campground and a golf course. In the fall of 2021, the construction of a new clubhouse will commence. This structure will accommodate locals and visitors with a four-season community facility.

For more information about the RM of Pipestone and their programs please contact Tanis Chalmers, Manager of Economic Development 204-877-3327 or [www.rmofpipestone.com](http://www.rmofpipestone.com)

## WELCOMING

### ENTREPRENEURIAL OPPORTUNITY

- Cash incentives for business development
- Developed property available
- Prime location
- Working to sustain your opportunity
- The lifestyle your business and family deserves

204-877-3327

[tanis@rmofpipestone.com](mailto:tanis@rmofpipestone.com)



Feel the Momentum... Experience the Energy!

SINCLAIR | CROMER | PIPESTONE | RESTON



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



## Plain & Valley DEVELOPMENT ISSUE



# 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

### 1. 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.

### 2. Rural Living

Boissevain-Morton has a small town feel, is safe and secure, quiet, and has a 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.

### 3. Amenities

Although Boissevain is a small community, it does not lack in services! There are 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. There is a library with programming for small children and a theatre showing all the 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.

### 4. 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.

### 5. Health Care

We have a full range of health care services including an acute care facility with the expertise of a well-known doctor and wonderful nurse practitioner. There are ambulance services, a personal care home, pharmacy and a brand new assisted living facility opening this summer! This is truly a town you can age with.

### 6. Recreation

Boissevain offers an abundance of recreational activities and services for all ages. Sports leagues, a skating arena, swimming pool, nine-hole golf course, curling rink, bowling alley, fitness centres, walking trail, and golf course all aid to promote a healthy lifestyle.

### 7. Education

From early childhood education at Tiny Turtle Playroom and Boissevain Nursery School, to a variety of programs for mature students at 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.

### 8. Vibrant Community

Boissevain is alive with vibrancy and spirit. Locals are proud of their past, the people, and 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.

### 9. Location

Conveniently located on Highway #10, which serves as a major trucking route for imported and exported goods, Boissevain is only 15 minutes from a 24-hour port at the Canada-U.S. border and only a short 45 minute commute north to the city of Brandon.



### 10. 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.

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# Plain & Valley DEVELOPMENT ISSUE



**Above:** The Tony Day Family Medical Clinic. **Left:** People enjoying an event in Memorial Park. **Below:** The pool and the Carduff Educational Complex. **Below left:** The ball diamonds.



## Carnduff: A community on the move!

The Town of Carnduff is nestled in the extreme southeast corner of Saskatchewan. Located along Highway 18 and the junction of Highway 18 and 318, a short 30km drive to the east sees you enter Manitoba and a short 30 km drive southeast you will find the Sherwood, North Dakota port of entry into the United States. We are approximately three hours southeast of Regina.

Currently just over 1,000 residents call Carnduff home. Our community has a very broad range of demographics from young children to the elderly. According to the Statistics Canada 2016 release, our largest demographic includes the age range from 5-9 and ages 35-39 years. It truly is a great place to raise a family!

The main industry for our community and surrounding area is oil and agriculture. Carnduff and area is home to a number of production, maintenance and trucking companies that all support the oil industry. The agriculture industry continues to offer employment opportunities near the community. We currently have industrial property for sale in our north industrial subdivision. These lots are approximately 3.4 to 6 acre parcels with direct access to Highway 18 and 318.

Our community is very fortunate to have a diverse and growing retail business community. In the last year we have welcomed two new retail stores to the community. There is currently an opportunity available for anyone looking for commercial property with character as the town is accepting tenders for the purchase of 109 Broadway. This property is a landmark to the community that has previously operated as a tavern, hotel and restaurant! The opportunity for this building is truly limitless.

If you are looking for a place to call home for your next business venture or an expansion of a current operation, we would be happy to hear from you! Not only do we invite you to check out our community from a business perspective but we invite you to check us out as maybe your next place to call home!

Carnduff has so much to offer its residents for a community of our size. Our community offers strong recreational opportunities. The arena underwent a large renovation which saw a new ice surface, boards and bleachers. The arena is host to

minor hockey teams of all age categories, a senior hockey team and a skating club. The curling rink offers regular league and senior curling. The Carnduff Gymnastics club offers both recreational and competitive gymnastics. In the summertime, you can catch a baseball and softball at one of the best small-town diamond complexes in the province and check out a full lineup of minor teams as well as a senior mens and ladies team. Recently a youth lacrosse program has started. The Carnduff Golf Club offers a fantastic 9-hole grass green course and plays host to a number of tournaments throughout the season. The Carnduff Swimming Pool opens June through August each summer and offers swimming lessons and fitness classes in addition to hours of public swimming. If you're looking for a date night or some fun for the family, the Carnduff Community Theatre offers new release movies on Friday, Saturday and Sunday throughout the entire year.

When it comes to education, Carnduff has a K-12 school which opened in 2014 and also offers a Pre-K program. For working parents looking for childcare, Carnduff is home to the Carnduff Community Daycare which operates out of our Dean Fraser Community Centre. The daycare offers services Monday to Friday from 6 am to 6 pm for children of all ages.

Access to health care is an important aspect to anyone. The town works closely with the RM of Mount Pleasant and are proud of our joint venture, The Tony Day Family Medical Clinic. The clinic offers physician services three days per week including walk-in mornings in non-Covid times. It is also home to Southeast Eyecare (open two days per week), an office for the Public Health nurse and laboratory blood work services (offered one day bi-weekly) limiting the need to travel outside the community for these services.

We invite you to come check out our community and all that we have to offer. We hope you will like what you see and maybe someday you will call Carnduff home too! While you are here checking out our community we encourage you to take "A Walk To Remember," which is a walking tour of our community of the history of the businesses and landmarks within our community telling our story. It's a truly great place to live!



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Lot 3, Block N 6.16 Acres (93.26m X 267.5m) Cost \$246,400 + GST		Lot 3, Block M 3.46 Acres (93.26m X 150m) Cost \$138,400 + GST
Lot 2, Block N 6.16 Acres (93.26m X 267.5m) Cost \$246,400 + GST		FRR
Lot 1, Block N 6.16 Acres (93.26m X 267.5m) Cost \$246,400 + GST		SOLD
Industrial Road (with access to Highway 318)		

For more information contact 306-482-3300  
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# Plain & Valley DEVELOPMENT ISSUE

## 'It's a really great place to live'

### Brylee Estates residents share what they love about living there

Continued from Page 46

"It went really well," says Samantha. "Darcy's really great to work with. He was very receptive to listening to all of our ideas and giving suggestions about what we could do to make it better. He's very knowledgeable and easy to work with. He took a lot of the stress away from us because he did all of the behind the scenes work. He found quotes and contractors. He did all the leg work and then would come to us and give us our choices and ask which we'd like to go with. So we still got to have a say without putting in all of the really hard work, because he did that for us. It was really awesome.

"Both of us were able to continue working full-time and Darcy was the one on site meeting with the contractors and making sure everything was running smoothly and getting things done the way they should be. Having Darcy was great because he kept the contractors on their timelines and

we got our project finished in record time, and that is defiantly because of Darcy and his management skills!

"We purchased the lot at the beginning of June of 2020 and we were living in it by the end of November. The project went really fast!"

Sikora says now that they are residents of Brylee Estates, they love it.

"It's really nice because it's the acreage lifestyle with the privacy and room you get in an acreage, but it's still so close to town. It's nice and quiet.

"I would say that it's the perfect place to live if you want to have the country lifestyle but not all of the headaches of building your own acreage from scratch. Darcy's also really easy to work with. He has architectural guidelines, but he's always willing to talk about anything that's in the guidelines and you are allowed to customize your house to be the way you want it. He's flexible to a certain extent with the guidelines.



Angie and Neil Hungle overlooking their big back yard and garden.

"Overall it's a really great place to live and we're really liking it so far!"

Neil and Angie Hungle were the first residents of Brylee Estates, purchasing Lot #6 where they have been living for three years.

Neil says the location was key for them in making their decision.

"We knew we wanted to be very close to Esterhazy, because it's very convenient to get out to the mine from here," says Neil. "And we wanted space. We didn't want to be in town. We didn't want to be limited to a smaller yard. We have snowmobiles and dirt bikes and quads. We were going to look at an acreage, but when these lots became available, they were so close. The kids can bike or walk into town if they want to.

"It's like an acreage development right on the outskirts of town. We have two acres and we get nothing but space out our back yard. It's very peaceful, but yet we are close enough to town to run kids to sporting events, and getting back and forth to work is very convenient.

"It was just a really good location."

Neil says he loves the freedom and the convenience of living there.

"Space is the biggest thing. It's just having space to have some of those recreational toys and the freedom just to drive out your back yard. You can do all that and it's a five minute drive back into town," he says.

"We really just like the ability to have the space and the location and the peacefulness, but yet be close enough to town if you have to run in for groceries or chase the kids around for sports."

Neil says he would recommend the development to others.

"I've had people come by. I've invited them out to walk around and see our place here," he says.

*Are you ready to build your dream home? Are you ready to live the country life with town amenities? Then Brylee Estates is what you are looking for!*



Samantha and Tobias planting trees on their property.



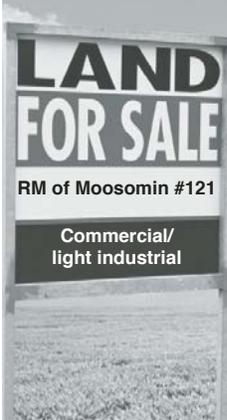
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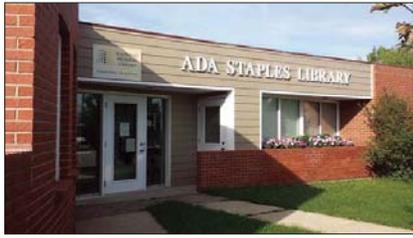
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# Plain & Valley DEVELOPMENT ISSUE



Left: The Ada Staples Library.



Above: Downtown Oxbow.

Right: The Cenotaph Park.



Below: The Oxbow ball diamonds



## Town of Oxbow— Progress with pride

Located in the southeast corner of Saskatchewan, Oxbow is a thriving and progressive community. We are located on the Bakken Play, one of the richest oil finds in our history. Oil, agriculture, and manufacturing are key contributors to our economy. Interested investors in the community will find residential, commercial, and industrial properties and lots available.

There are so many reasons why people want to live here - we have a new school,

medical care, and safe living. More than 50 active volunteer groups testify to a strong community spirit, and there are many recreational opportunities for those who want to get involved. The nearby Moose Creek Regional Park, Bow Valley Park and Souris Valley are breathtaking year-round, and home to an abundance of wildlife.

Visit [oxbow.ca](http://oxbow.ca) or contact Sherry Reiger, Community Development Officer at 306-483-2747 or [development@oxbow.ca](mailto:development@oxbow.ca) for more information.



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# Plain & Valley DEVELOPMENT ISSUE



## Steel Creek Developers: Developing rural communities

Steel Creek Developers is a family owned and run company that specializes in developing rural communities. From a farm in a small town themselves, a father and three sons began Steel Creek Developers in 2015 because they saw the need for development in communities like theirs. Those projects are key to keeping rural communities healthy and growing.

Steel Creek Developers partner with local shareholders to efficiently develop investment properties that meet community needs while providing sustainable businesses for their family of investor clients. Steel Creek focuses on projects in growing communities with an attention to community needs, client communication and construction detail that provides the business owners and tenant customers with a high quality, sustainable solution to their needs.

Steel Creek Developers currently have three properties that contain Active Adult Apartments available for lease. These properties include Souris, Manitoba, Melita, Manitoba and Grenfell, Saskatchewan.

Steel Creek Developers opened their first project in Souris, Manitoba in 2018. Working with investors and community leaders, it was noted that the community needed seniors housing as well as a hotel to better serve the residents and businesses in the area. With that in mind, Steel Creek developed their "mixed-use" building, 30 hotel rooms combined with 18 active adult apartments gave the community what they needed, while combining services and staff to make it a stronger investment opportunity for shareholders.

Construction of The Souris Hotel and Murray Building utilized the strength, energy efficiency and sound proofing properties of Logix Insulated Concrete Forms (ICF) throughout the building. Not only does this make for a very solid building, it also ensures the reduction in heating and cooling costs and energy as every wall surrounding the hotel rooms and apartments is solid concrete with foam insulation on both sides. Guests and tenants have commented on how quiet and comfortable the building is. 1,200-square-foot, two-bedroom, two-bath apartments



The mixed use Souris Hotel and Murray Building in Souris, Manitoba.



The interior of one of the apartments in the Murray Building in Souris, Manitoba.

are designed for tenants to age in place. Wider hallways and doors, lever entry knobs, step in shower, raised plugs and much more allow tenants to remain in their apartments longer, even with a wheelchair or walker.

Large common room, rooftop patio and indoor heated parking are some of the other features of the building that make it a wonderful place to live. The design and use of the Logix ICF blocks helped Steel Creek Developers win the 2019 Logix Most Outstanding Commercial Project award for North America. This award shows why the Murray Building is the perfect place to retire to, and The Souris Hotel is a great stay while visiting the many attractions of Souris, Manitoba.

As word spread of a rural developer not afraid of larger projects in smaller communities, Rivers, Manitoba contacted Steel Creek Developers to help them fill the need for hotel rooms in their community. Acting on the positive feedback of their unique hotel room designs in Souris, Steel Creek Developers designed a 30-room stand alone hotel utilizing the modular construction of Grandeur Homes in Winkler, Manitoba. By building modular, all units were built indoors at the factory, then shipped and craned into place on site. This construction technique amazed the community as the project went from a foundation to a set up building with finished hotel rooms complete with plumbing, light fixtures, paint and carpet in less than two days.

Opening in early 2020, the hotel just made it for two large events in the area, with one being the women's Scotties Tournament of Hearts curling bonspiel held just across the street in Rivers. The hotel also contains a meeting room, fitness room, breakfast area and a separate room where hockey teams can put their equipment to dry overnight instead of in their rooms or cold vehicles. Steel Creek Developers worked hard designing the layout of this hotel to pack the most amenities they could into a smaller hotel without effecting room size or comfort. There are many room layouts including suites, singles, doubles, adjoining, pet friendly, accessible rooms, family rooms with two sets of bunk beds and more. If you are in the area, it is definitely worth a look.

*Continued on Page 57*

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Plain & Valley  
DEVELOPMENT ISSUE

# Steel Creek Developers: Developing rural communities



The interior of one of the apartments in Graham Creek Estates in Melita, Manitoba.

*Continued from Page 56*  
The Hotel in Rivers, Manitoba was another first for Steel Creek Developers as it was the first hotel under their own "Blue Crescent Hotels" brand. Working with smaller communities, many of them ask if they could get a brand name hotel to come to their town, but many brands don't see smaller hotels as profitable and so they usually don't brand less than 60 rooms. The next question to Steel Creek was always, "well do you have a hotel brand?" The answer was "no," until now. Steel Creek Developers created Blue Crescent Hotels to give their rural hotel properties the branding power of a unique and growing network of prairie hotels. It also creates a support group for staff as they can communicate with other properties with ideas on marketing and hotel practices that they find help the guest experience. Steel Creek Developers' third property in Grenfell, Saskatchewan is the second multi-use building that combined a 31-room hotel with 18 apartments. The hotel and apartments have been open for just under a year and guests have commented on how nice, large and comfortable the hotel is, and tenants of the apartments are amazed at how open and functional the apartments are. The hotel, branded the Blue Crescent Hotels: Legacy Inn Grenfell,

is the second Blue Crescent hotel for Steel Creek. It also utilizes their unique room design that separates the room into two spaces with the bathroom in the middle. This allows people traveling with work colleagues or another couple to share a room with added privacy. Suites, single rooms, accessible rooms and many other layouts are ready for your stay. It also boasts a beautiful 150-seat banquet hall perfect for weddings and other events. The apartments are 1,200-square-foot, two bedroom, two-bath apartments with open floorplans and the same attention to detail as the Souris apartments. In-suite laundry, utilities included, available in-door heated parking and a beautiful parklike outdoor space with putting green, patio, water feature and walking paths makes this jewel on the prairie a great place to retire. Along with the large mixed-use buildings and hotels, Steel Creek Developers can also build small. Last year they completed a smaller five-apartment Phase 1 development in Melita, Manitoba. This development is a supplement to the Melita Manor and will provide a beautiful space for tenants who are in between taking care of a house and yard and full assisted living. Built overlooking the valley and golf course, these apartments are

also 1,200-square-foot, two-bedroom, two-bath apartments with in-suite laundry and large open floorplans. The Melita apartments are a beautiful next step on the path of retirement. Currently, Steel Creek Developers is completing another Blue Crescent Hotel in Carman, Manitoba with an opening date in October of this year. This 30-room hotel contains similar room designs to their other properties, but also boasts a pool, hot tub and waterslide. Steel Creek Developers have also announced hotels in both Austin, Manitoba and Niverville, Mani-

toba. Steel Creek Developers has worked hard to focus on the relationship between client and themselves. Customer needs, project focus, communication and detail are all attributes that Steel Creek Developers live by to help small communities imagine large possibilities. Find out more about Steel Creek Developers and their projects on their website at [www.steelcreekdevelopers.com](http://www.steelcreekdevelopers.com), or on their Blue Crescent Hotels website at [www.bluecrescent.ca](http://www.bluecrescent.ca).



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Plain & Valley  
DEVELOPMENT ISSUE

# Russell Binscarth: Your place to prosper and grow!

The Municipality of Russell Binscarth is alive to entrepreneurial spirit and innovation. Nestled along the Manitoba/Saskatchewan border, the town of Russell, village of Binscarth and surrounding rural area boasts a unique mix of rural, small-town, recreational and tourism resources. The region continues to be transformed by new development focused on the advantages presented by our rich agricultural history and the scenic landscape of the deeply incised and wooded river valleys of the Assiniboine River. Russell's unique Main Street and Binscarth's community spirit are sure to charm any who venture here.

We are mobilized, ready and willing to accommodate growth and change. Whether you are seeking an open piece of land or an existing building, we have options to fulfill all needs. The area is well connected with technology, quality transportation routes, and a local airport. In addition, a full slate of amenities such as education, health care and recreation make living and working in the Russell Binscarth region an enjoyable experience.

Russell Binscarth has a core population of 2,500 residents with easy access to wider markets and a well-defined trading area of approximately 15,000. The cottage developments to our north along Lake of the Prairies present a fresh market focused on services attractive to lake dwellers. Our



**Top photo:** Russell's unique main street.  
**Bottom photo:** The Binscarth elevators.



location on the Trans-Canada Yellowhead Highway #16 and Highway #83 lends itself to numerous business opportunities, whether they be ag value-added, hospitality and tourism, retail, construction or service based.

Welcoming people and an active Chamber of Commerce are here to assist you in building success and help you settle easily into this rich and exciting region of opportunities.

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# Plain & Valley DEVELOPMENT ISSUE



## New professional building:

# Broadway Commons on track to open in August

BY KEVIN WEEDMARK

A need for professional office space in Moosomin led to the creation of Broadway Commons in the former Broadway Stationery Building at the corner of Main Street and Broadway Avenue.

Four of the 17 offices are filled already—real estate agent Kim Setrum will take one office, Parkland CPAP services will take one, Bridges Law will take one office, and a fourth will be a shared office space for people who just need a space one day a week.

Tyler Thorn, Kim Setrum and Dale Nixon are the three partners in the venture.

"We're hoping August 1 we'll be ready to take some tenants if everything stays on track and all the pieces fall into place," said Thorn.

The building was developed to try to fill the need for professional office space in Moosomin.

"A couple of things happened simultaneously," Thorn says.

"One was that I had to go to the sleep clinic in Regina, and after three trips in, I wasn't there more than 90 minutes total to appointments. I thought that's a lot of driving for some short appointments.

"I talked to so many people who have those (sleep apnea) machines, so that was the first thing. I thought we need a sleep clinic in town. At the same time, there was a lot of talk about another lawyer in town. Most transactions need two lawyers, two firms. And I got thinking, where do we put them if we can attract them to town?"

"Then when I got involved with Economic Development it was even more obvious that (EDO) Greg (Gillespie) was working on a lot of things trying to bring people to town, but we had nowhere to put them. So that was where the idea started. I talked to some people about buying a building and renovating it for offices and a lot of people thought it was a good idea."

He said professional services is his main target for the building.

"I really think there are a lot of services we could use in Moosomin, particularly in the medical field. Some of those services, foot clinics, sleep clinics, those types of services, are services that people have had to leave town for now.

"Even if they're not here full time, but for a day or two a week, it would allow people to get all their needs locally, not have to leave town. I think from an Economic Development point of view, when people leave town their money goes with them. The more services we can offer locally, the more it keeps people here. Plus then we become the centre for Elkhorn, Redvers, all the surrounding communities can come here instead of going to Regina. It's good for all the local businesses and good for those towns too if people can travel 15 minutes for a service instead of two hours to the city. When people come to town they're going to eat in the restaurants and they're going to buy their groceries."

Thorn said he thinks it may take two years to completely fill the building.

"It might take a couple years to fill it, I'm guessing. The sooner the better. Once it's built and people can see it, it'll fill up quicker. It's hard to visualize what it's going to look like, but I think once we get it open, it will start to fill up. 17 offices is a lot of space, so it's going to require a little bit of effort to attract some new services to town."

Thorn believes the same model can work to add more commercial space in Moosomin.

"I really think this model works. You need some local investment. You need investors that have a little more at stake than just a return. They've got to care about the community, they've got to see some indirect benefits to the investment, whether it be a spinoff for their existing



Tyler Thorn in front of Broadway Commons at the corner of Broadway Avenue and Main Street in Moosomin.

business or spinoff for their friend's business or it's good for their personal real estate

values to see the community thrive. So I do think there's an appetite for locals to invest,

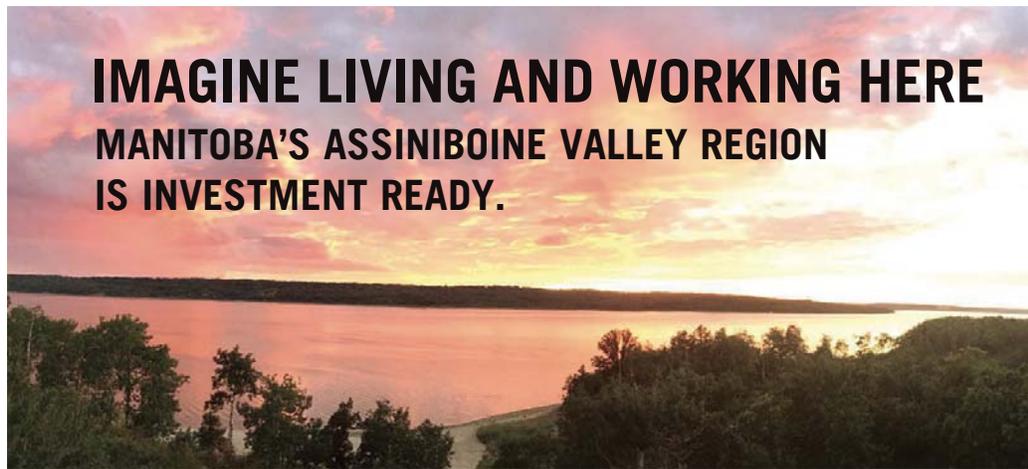
particularly in the real estate side of things if you can find operators to run the

businesses. I think there is a desire out there for that right now."

What has motivated Thorn and his partners to put the work into creating the new office space?

"Certainly it's not about the returns, but I think it's making the community better. I'm not going to sit here and say we're not going to make any money here, obviously it's a business and we're going to run it that way, but that's not the main reason. The reason we're doing this is I just think it makes our community stronger if we've got more services offered here, and it makes the other businesses in town stronger. The more services we have, the more traffic we bring to town. It's just kind of a snowball effect. So that's kind of what we're hoping, to just make sure the community has more to offer."

ASSINIBOINE VALLEY REGIONAL COMMUNITY DEVELOPMENT CORPORATION



Assiniboine Valley - Lake of the Prairies, MB

## IMAGINE LIVING AND WORKING HERE MANITOBA'S ASSINIBOINE VALLEY REGION IS INVESTMENT READY.

Affordable housing, excellent cost of living, quality education, training and health services with a complement of business services provide everything that you need...welcome to the Assiniboine Valley.

Assiniboine Valley Regional Community Development Corporation (AVRDC) was formed through a partnership of the RM of Riding Mountain West and the Municipality of Russell Binscarth to encourage sustainable community economic development and enhance the long-term viability of the region.

Open, welcoming communities support business development with an obvious competitive advantage in the agriculture, construction, retail, tourism, and recreation sectors.

Appropriately zoned, commercial and industrial development areas combine with attractive streets. Summer and winter recreation communities along Lake of the Prairies with suitable infrastructure, excellent highway access, and a willingness to work with entrepreneurs make the region a natural choice for new and expanding enterprise.

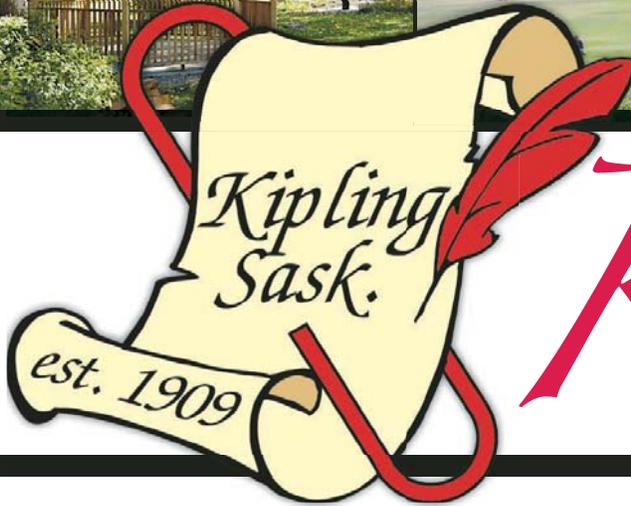
The region draws from a market trading area population of approximately 15,000. Russell acts as a regional hub for the delivery of health, education and business services and features an unique and inviting arched Main Street. The welcoming villages of Binscarth, Inglis, Angusville, and Dropmore along with new recreational lake front developments along the Lake of the Prairies make a diverse rural landscape providing additional avenues to explore entrepreneurial dreams.

Limited only by imagination and hard work, opportunity abounds for the creation of new ventures as well as the succession of existing viable businesses to the next generation. The supportive services of AVRDC guarantee that a helping hand is available to provide entrepreneurs with the assistance needed to ensure success.

To learn more about the CDC and the benefits of doing business in the Assiniboine Valley region, contact the Economic Development Officer by email at [edo@avrfdc.com](mailto:edo@avrfdc.com) or by phone at 431.888.0130.

Visit our new website at [www.avrfdc.com](http://www.avrfdc.com)





# BUILD IN Kipling

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

- Water treatment plant upgrades 2017/18
- 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
- Hospital, medical clinic, dental clinic, visiting optometrist, massage therapist, veterinary clinic
- Public health office
- Licensed daycare & creative playschool
- Swimming pool, skating & curling arena, tennis courts, soccer pitch and ball diamonds, public parks and playgrounds
- Nine hole golf course with clubhouse
- Seniors living complex and units, and seniors care home
- Handy Van Bus

## 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



## Mary Balogh Place Residential Lots

- Lots 3, 4, 8: \$35,500
- Lots 6 : \$39,500
- Utilities to curb
- Close to golf course and swimming pool
- Street Lights



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

[WWW.TOWNOFKIPLING.CA](http://WWW.TOWNOFKIPLING.CA)

