

# Plain & Valley DEVELOPMENT ISSUE

Plain & Valley • Page 37 • May 2022



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 have started to be added over the last year. Vaderstad, which manufactures air seeders at the Langbank plant, will have two full shifts going at the plant.

- **Major construction work at Nutrien Rocanville.** A long term rehabilitation project has been underway 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 two years ago, and work on the generating plant took place last year. There is also work being done underground, including replacing some components that were installed when the mine was originally built. Construction is continuing.

- **Completion of Mosaic Esterhazy's K3 Mine.** Work has been under way for several years on Mosaic Esterhazy's K3 mine. Production shifted from K1 and K2 to K3 in June of 2021. Production is continuing to ramp up at K3 as more mining machines are added underground.

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 YEAR:

- **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.
- **Broadway Commons**, a new professional building that has opened at the corner of Main and Broadway in downtown Moosomin, meeting the need for additional professional office space in Moosomin.
- **Bridges and Company law office**, which is 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.
- **Sutton Harrison Realty** which held a grand opening of its Moosomin office March 23.
- **Borderland Co-op Liquor Store**, located next to Borderland's C-Store, Gas Bar, and Car Wash. The new liquor store, the third in the community, opened March 17

#### THESE BUSINESSES ARE UNDER CONSTRUCTION OR ARE OPENING SOON:

- **A new clothing store will open on Main Street**, with renovations currently under way.

- **Flatland Plumbing** plans to open its location in Moosomin June 1, and will have locations in Whitewood, Kipling and Moosomin.

- **Cobblestone House.** This new 42-bed long-term care/assisted living facility is being developed next to Pipestone Villas by Bridge Road Developments and Kohr Capital, with Care By Design helping with the operating side. The building is currently under construction. The facility will complement the senior services provided by the Southeast Integrated Care Centre, Pipestone Villas, and public senior housing in Moosomin. Local investment was raised to build the facility.

- Several businesses are in the planning phases to set up in Eastgate Business Park, including Ecol Electric's new Moosomin location and a new microbrewery.

### 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 couple of years. Two years 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. There are some exciting things on the horizon."

"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."

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 recent years

## New and expanded businesses in recent years

- New Borderland Co-op Liquor Store
- New Broadway Commons Professional Building
- New Hearing Clinic and Sleep Clinic
- New Private Home Care Service
- New Borderland Co-op head office
- New South Prairie Design office
- New Dodge Dealership
- New SaskPower building
- New IJack manufacturing plant
- 25,000 square foot MazerGroup Dealership
- NAPA Auto Parts dealership
- 25,000 square foot Co-op Home Centre
- Three new hotels on Highway 1
- Pipestone Villas Phase I and II
- Eastgate Business Park
- Flaman Sales and Rentals
- New restaurants: Cork and Bone Bistro, The Crate House, Ukrainian Buffet

## Premium Residential Lots Available

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



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

Town of Moosomin  
306-435-2988  
moosominedo@sasktel.net  
Greg Gillespie  
Casey McCormac



Moosomin Chamber of Commerce  
306-435-2445  
chamber@moosomin.com  
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Janelle Davidson, Treasurer





# Plain & Valley DEVELOPMENT ISSUE



**Moosomin area an example of growth:**

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

*Continued from Page 37*

"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 to have a healthier economy 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, the sleep clinic, we will have a psychologist starting soon. We have the services that people need, and services that you would often find only in larger centres."

### CBA brings new approach to economic development

Moosomin's economic development efforts have a new partner at the table, the Community Builders Alliance.

The CBA is a group of individuals who have come together in the last year with the goal of making the Moosomin region a better place to live, play, work, and invest, by focusing on the four pillars of a strong community—healthcare, education, arts and recreation, and business.

Tyler Thorn, president of the CBA, says the concept is simple. "If we want to retain and attract people to the region, then we have to offer the things that are important to them and their family," he says.

"People have a lot of choice where they work from these days. Often they will pick the community that offers the activities and education and healthcare that is most important to their children."

"Attracting and retaining people in the region is the first step in economic development. Without people there cannot be economic development."

The CBA is working with local municipal governments to identify the top priorities in the region under the four pillars.

The top four priorities identified by the organizations are an expanded airport with a 5,000 foot paved runway, a CT Scanner, a new Multiplex and a new residential subdivision. Moosomin's doctors say the combination of the CT Scanner and the airport expansion to accommodate the Saskatchewan Air Ambulance, will literally save lives.

As part of the collaboration between the CBA, the town and RM, the three groups are sharing the funding of a full-time economic development officer as well as a government strategist, with each organization contributing one third of the budget.

The CBA is hoping to bring greater resources to economic and community development to help take Moosomin to the next level.



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.

**Let's build Saskatchewan together!**



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

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

### 17 Acres Available!

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

### AVAILABLE LOTS

Parcel B: 2.53 Acres      Parcel D: 5.0 Acres

Parcel C: 9.1 Acres (Sub-Divided)

- |                        |                         |
|------------------------|-------------------------|
| Parcel C-1: 1.21 Acres | Parcel C-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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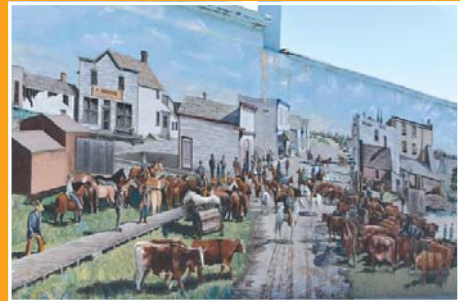
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**The Town of Whitewood Offers:**

- Reverse Osmosis Water
- Pre-K to Grade 12 School & Community College
- Health Care Professionals
- Care Home & Health Centre



**Experience Whitewood!**

- Walking Trails with additional 7.5 km trail in south quarter, all season
- New Dog Park
- 9-Hole Grass Green Golf Course
- Museum and Heritage & Archives Building
- Murals
- Flag Garden
- Playground, Swimming Pool & Splash Park (Next to campground)
- Historical Building Walking Tour
- Town Square
- Proud to host the men's Sasktel Tankard in 2019 as well as 2022

**Whitewood Campground**

18 Serviced Lots, Power, Water, Sewer Hookups  
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Weddings up to 500 people • Meetings from 5 - 500 people,  
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**Town Office: 306-735-2210**  
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, a modern and inviting arena complex, and a second-to-none nine-hole grass green golf course. The pool structure underwent extensive updates in 2020 and welcomes swimmers of all ages.

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 local 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. Also new to Whitewood (2021) are the walking trails located on the south side of Whitewood. Covering an extensive stretch of land, the trail gives residents and visitors alike a more challenging and lengthy trail where hikers/walkers can enjoy the prairies at their best.

### 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 (north end of 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. Whitewood has successfully hosted the SaskTel Tankard (men's provincial championship curling) in 2019 and in 2022. 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.



The flag garden and walking trails (below).

### 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 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 & ARCHIVES CENTRE

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 and some Thursday afternoons. The Heritage Building is also home to the Archive and Historical Library, open only by appointment. 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.



### WHITWOOD 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 and 2021 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 and in 2022 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 starting again in 2022.

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



118 Wright road, Moosomin, SK

[www.TheCobblestoneHouse.ca](http://www.TheCobblestoneHouse.ca)



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**Multi - Level Care Home**

14 Long Term Care Rooms

14 Assisted Living Suites

14 Independent Living Suites with Services



**NOW ACCEPTING  
SUITE RESERVATION  
DEPOSITS**

**ABOUT THE COBBLESTONE HOUSE**

The Cobblestone House is a three-story home in Moosomin, located in a residential area overlooking the baseball fields and beautiful prairie. Our peaceful prairie setting offers residents access to safe outdoor areas for fresh air, walking, gardening, and bird watching. The main floor provides 14 suites that are designed to offer any care the residents may require including memory care. The 2nd floor will provide assisted living (level 1 and level 2) and the 3rd floor will provide meals, housekeeping, and activities, plus the added options of a "Living Plan" for independent residents that prefer more services.

The primary focus of this traditional house is to provide a comfortable and happy home that supports the "Aging in Place" concept. This gives residents the comfort of knowing they never have to look at alternative living arrangements as care needs change. The Cobblestone House provides residents with a home that adapts to their needs, so residents never have to leave their community, their families or their friends. The goal is to keep community members part of their community at every stage of life.



**RESIDENCE SUITES**

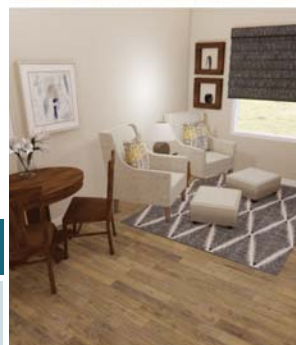
The Cobblestone House offers a variety of suite floor plans, ranging from 308 sq ft - 512 sq ft giving residents a choice of living accommodations that best suit their needs. Couples are welcome to live comfortably in any of the suites.

Each suite is equipped with its own personal bathroom which includes a walk-in shower, cable, Wi-Fi, telephone, and large windows for sunshine.

Residents can bring their own personal furniture and accessories to make their space their own.

**BENEFITS OF OUR CARE**

- Licensed nursing overseeing all operations of the home
- Personal care provided 24 hours a day, 7 days a week
- Physicians and allied healthcare professionals provided specialized care during their visits to the home
- End of Life care
- Respite care
- Call system
- Nutritional home cooked meals following the Canada Food Guide and prepared by our in-house dietary team
- Recognition of special dietary needs
- Recreational activities
- Housekeeping & Laundry services
- Access to spa room with therapeutic tub
- Pets welcome
- Hair dressing room



For more Information & Pricing Please Contact

**CARE BY DESIGN - JIM YEAMAN**

Phone: (306) 842-0244

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Plain & Valley  
DEVELOPMENT ISSUE

**Moosomin Pipestone Villas**  
**Let us lighten your load!**

Want to head out on vacation with no worries whatsoever about your home? Do you dream about living in a home where all your maintenance is taken care of and security isn't an issue?

If this sounds appealing, then Pipestone Villas in Moosomin might be the perfect choice for you if you are looking to lighten your load as you head into your retirement years.

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 as well.

Cobblestone House is set to join the campus of buildings on Wright Road along with the two Pipestone Villas buildings. With construction on Cobblestone House starting this spring and set to wrap up later this year, the entire campus of buildings in that area will now allow people living there to be taken care of right from their early retirement years to when they are needing additional care later in life.

Pipestone Villas offers spacious, well-lit, beautiful suites with large windows and decks that allow people entering their retirement years to downsize to some extent, but still have a home that is roomy and "house-like" in feeling.



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.

The maintenance-free living is one of the best things that comes with living in Pipestone Villas, and the Villas as more and more people seek to be independent and on the move in their retirement years,

the Villas have started to see younger residents move in craving the ability to be out and about or go on vacation or down south without having to worry about their residence.

Joan Lewis is one of the first residents to move into Pipestone Villas 10 years ago. She says it was the right decision.

"I have a lady come in and do my cleaning. If anything that needs to be fixed, Ber-

nie 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!" she says.

Jan Rustebakke is another resident of Pipestone Villas, living there for almost seven years.

"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," she says. "Any time you need any maintenance done, our managers are excellent, they are right there. We don't have to worry about anything."

Both Lewis and Rustebakke add that being part of the community at Pipestone Villas is also one of the major benefits of living there.

"There are always activities going on. It's just wonderful to interact with people, to have that social contact within our building," says Rustebakke.

"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."

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



Jan Rustebakke enjoying her balcony at Pipestone Villas.



**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!
- Great for snowbirds who play here in summer and leave peacefully for winter or for professionals on the road and provides options for a second home to fulfill a passion for travel and relaxation 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
- Social activities can be accessed within if desired
- Heated spacious garage available...easy to maneuver
- Scenic Prairie Skies view
- Grass and snow yard care
- No condominium fees
- One simple monthly payment includes appliances (except laundry), heat, hydro, water, rent and taxes
- No need to sell suite in the event of estate sale - sublet options available
- Change current house equity into investment options
- Private Decks
- Kitchen Facility in Common Room will accommodate family gatherings, fun gatherings and friendship or other events (free of charge)



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# CBA's focus on development, community improvement

BY KEVIN WEEDMARK  
Tyler Thorn says the idea for the Community Builders Alliance came from discussions about attracting businesses to the community and everything that is necessary to do that.

"I felt that we needed a group of investors if we hope to retain, attract, and expand local businesses.

"Sometimes if you want to attract a new business or retain an existing business, you need to have local people who are willing to invest and make those business ventures happen.

"That's where it all started, and as we started to work on it we realized that before you can attract businesses, you have to have a community where people want to live. You have to have the things in the community that people want and need before you can do everything you want to do with economic development.

"That's where we came up with the four pillars of a strong community being health care, education, arts and recreation with a real emphasis on activities for children, and business.

"We think if we do a really good job of those first three and we have a lot of offerings there that bring people to town, the economic development, or the business pillar almost happens automatically, or as a byproduct of the first three.

"That's where it started. We got a few like-minded people together, we started having a few meetings, we started drafting where our priorities were, what we thought was important, to make our community a better place. Moosomin's a good community but it can always be better. That's where it started and it's really snowballed."

The group has about 35 members so far.

"We're up to 35 members, mostly local business people and some farmers from the area, and there are a few business people from outside of Moosomin," says Thorn.

"We do think it needs to have a regional focus but you have to walk before you run, so we're going to start locally and hopefully eventually we can branch out and ultimately have a



Tyler Thorn stands in front of Broadway Commons in Moosomin.

brand for the whole region.

"We will be focused on getting that region on the map. Right now when people talk about the southeast

they talk about Weyburn and Estevan and Moosomin sometimes gets forgotten about. We've got a big geographic area here with

a big population base, but I don't think we get a lot of attention from the poli-

ticians in Regina or in Ottawa. We want to get this region on the map and at-

tract some new businesses and new industry for the community."

He said the group has worked hard to identify key priorities for the region.

"We had a strategic planning session with a consultant. We spent an afternoon with them just putting things on a white board, the things we thought were important for the community, and once we got them all on the board and started to prioritize what was important, it became very clear that if we want to achieve some of these things, we have to work with the town and the RM to see them come to fruition.

"The airport is a good example. That was at the top of the priority list. You are going to need the private sector for funding, you're going to need the town and RM for funding.

Continued on Page 56



**3 units left!**

Prothero Avenue • Churchbridge, SK

**One & Two-bedroom**  
units available

**Centrally located**

Easy walking distance to post office, grocery store, all rec facilities, swimming pool, curling rink and skating rink



Contact Reghan Olm  
306-399-7213  
Churchbridgeroyalestates@gmail.com



**WE BUILD QUALITY RTM HOMES & COTTAGES!**  
Don't wait! Book now for 2022!

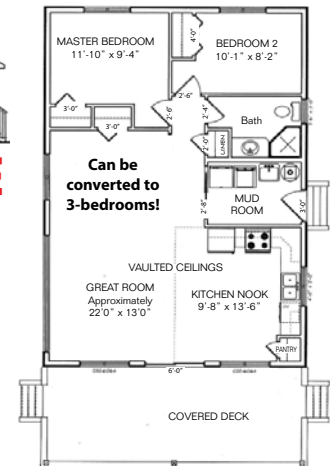


**RTM COTTAGE**

Need a new cottage for this year?  
This one is already under construction!

**BAYWOOD - 936 SQ. FT**  
2-Bedrooms | 1-Bathroom

Not exactly as shown.  
Custom options available.



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Broadview, SK



Plain & Valley  
DEVELOPMENT ISSUE

# Rocanville forward!

Rich in history and a bright future is what you will find in the town of Rocanville. Our community is fit for all generations with seniors' lodging, Dial-A-Van availability, massage therapy, an accessible gym, multiple playgrounds, great local cuisine, and a recreation department focused on supporting our physical and mental well-being.

Housing is growing in our community, with our newest neighbourhood, Cameron Crescent, providing 14 remaining lots with sewer and water lines serviced to the front of the property. Natural gas, electricity, telephone, etc. are located in the lanes and a concrete curb was poured in 2014.

There is never a career shortage with the abundance of local businesses. With opportunities in a variety of trades, the medical field, agriculture, education, natural resources, and personal services, you will find what suits your interests and skills; and you can breathe a sigh of relief and let our local daycare support you by providing exceptional care to your children and grandchildren. They have longer open hours over an average daycare due to the local potash mine schedule.

With a variety of recreational opportunities for you and your family, each season will bring you new challenges and laughter. A brand new (2022) multi seasonal outdoor rink provides us with skating/hockey in the winter and a surface for basketball and rollerblading in the warmer seasons. Our indoor skating rink is home to four minor hockey teams, a men's senior team and



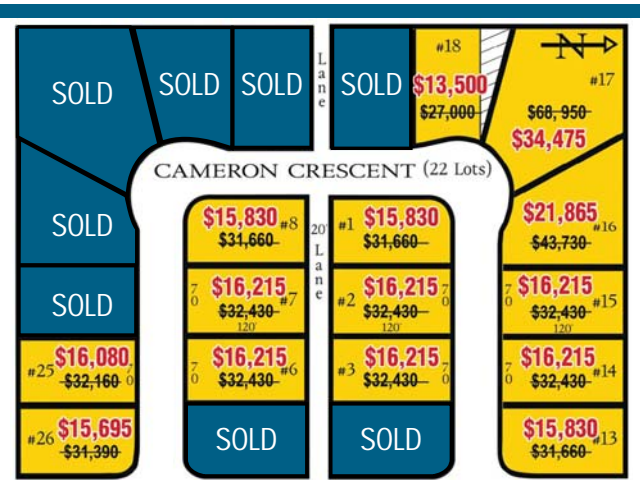
Left: Rocanville's indoor swimming pool. Above: Rocanville's outdoor rink. Below: The Rocanville golf course.



rec teams of all ages. During a long cold winter, the rink is a great place for a homemade burger and excellent entertainment. A new walking trail and fenced dog park is being completed in 2022 for two-legged and four-legged friends to enjoy together. Rocanville Golf Course has seen a new clubhouse recently brought and opening in May 2022. The indoor heated swimming pool offers the opportunity to take lessons, participate in fitness classes or just enjoy a leisurely swim. Outside of town, we have 8.2 km of beautifully groomed trails for cross-country skiing in the winter or walking in the warmer seasons.

Check us out on our website [www.rocانville.ca](http://www.rocانville.ca) and find us on Facebook Town of Rocanville and Rocanville Recreation for a more in depth look at our recreation and

community programs. We are looking forward with our community and are continuously improving the comfort of living here for our public! Come join us in Rocanville!



## 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.rocانville.ca](http://www.rocانville.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: [rocانville.town@sasktel.net](mailto:rocانville.town@sasktel.net)  
We thank you for your interest and look forward to having you here!

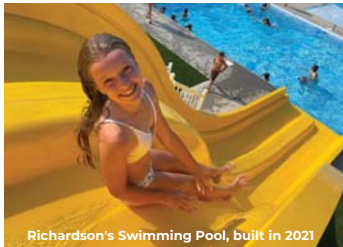




One of the fastest growing communities in the East Central Saskatchewan

Langenburg is a full-service community of 1,800 people (+5.4, Census 2021) that live a great quality of life. Starting from very well-paid jobs and low living expenses to wonderful recreational opportunities, Langenburg has lots to offer. The town has great health care facilities, the George Layh Theatre - a true centre of the arts, and more than 100 registered businesses offering all needed services. It is a safe neighborhood, attracting many young families with the recently built Pre-K through 12 school, many children's sports programming, and affordable housing.

Also, Langenburg is just minutes away from beautiful provincial and national parks and lakes including the award-winning Asessippi Ski Resort, which offers many winter and summer activities.



Richardson's Swimming Pool, built in 2021

Last year the community built a brand new outdoor swimming pool that has an Olympic 4-lane lap pool, vortex lazy river, and 30' twin racer water slide. A Walking Trail around town is under development as well as the beautification of our main street and rest area.

We invite you to follow the Town of Langenburg Facebook page @town.of.langenburg and visit [www.langenburg.ca](http://www.langenburg.ca), where you will find lots of information about this community, including the prices of empty residential lots.

We hope to see you this year at our biggest community event Laff'n Linger which always offers lots of fun!  
Welcome to Langenburg!



Langenburg Central School

WHY TO CHOOSE LANGENBURG FOR YOUR BUSINESS

PRIME LOCATION AND STABLE ECONOMY

- Langenburg is on Highway No. 16 & 8 and the CP Main Line. About 2,000 vehicles pass daily through the Langenburg Business District.
- Located in the middle of the largest and richest potash fields in the world and just minutes away from Mosaic and Nutrien potash mines.
- Efficient potash producers and a strong agriculture industry create a stable local economy, resistant to economic ups and downs.

HIGH PURCHASE POWER

- Langenburg is the fastest growing community in the area (+5.4%, Census 2021) with a population close to 1,800.
- 5,500 people in the town's trading area (30 km).
- The median household income is above the national level.
- A regional labour force of 41,500 is available within the area.

ONE OF THE LOWEST MUNICIPAL PROPERTY TAX GAPS IN SK

Commercial property owners pay 0.8 times (2021) the mill rate as residential and it is applied to any existing and new business within the community.

FULL SERVICE, ATTRACTIVE AND SAFE COMMUNITY

- Excellent Health Care facilities
- Wide range of recreational opportunities including a brand new outdoor swimming pool (2021).
- New Pre-K to Grade 12 school (2016).
- Strong arts community and theatre.
- One of the safest towns in SK.

SOME INVESTMENT OPPORTUNITIES

REAL ESTATE

- Residential rental units
- Residential housing (duplexes, detached houses)
- Commercial rental space
- Flex-use commercial space

RETAIL

- Clothing Boutique
- Lumberyard
- Microbrewery
- Sports equipment store
- Food Truck
- Rental store
- Gourmet bakery
- Other retail stores

TAX INCENTIVES:

- 100% CONSTRUCTION** for new businesses  
The Town will provide a 4-year 100% land and building tax incentive for any newly constructed commercial building.
- 100% PURCHASE** for new & existing businesses  
The Town will provide a 2-year 100% land and building tax incentive for purchasing existing commercial buildings.
- 100% RENOVATION** for existing businesses  
• The Town will provide a 100% land and building tax incentive for up to 6 months if a business is closed during the renovation;  
• For façade renovation, you can get up to a \$7,000 grant under the Business Façade Improvement Grant Program.

**0% NO ADDITIONAL COMMERCIAL GARBAGE PICK UP FEE**

**0% NO BUSINESS TAX!**

**JUST \$35 FOR BUSINESS LICENSE AFFORDABLE COMMERCIAL LOTS**

**FAST INTERNET OPTIONS! CHEAP REVERSE OSMOSIS WATER SUPPLY**

SERVICES

- Chiropractor
- Heating services
- Cleaning services
- Hairdresser

INDUSTRY

- Ag added value processing
- General manufacturing
- Distribution
- Warehousing

Lina Petkeviciene,  
Economic Development Officer  
(306) 743-5177, [cdo@langenburg.ca](mailto:cdo@langenburg.ca)

**Laff'n Linger** 2022 JUL 29 - JUL 31

**THE BIGGEST PARK PARTY AROUND**

**FRIDAY 29TH**  
5:00 PM Park Opens  
6:00 PM Belgian Bowling & Volleyball Begin\*  
8:00 PM Mechanical Bull Ride  
9:00 PM Cabaret 19+  
Rock Candy

**SATURDAY 30TH**  
9:00 AM Pancake Breakfast  
11:00 AM Parade  
1:00 PM Beer Gardens Open  
1:00 PM Daytime Activities Start:  
• Farmers Market  
• Street Hockey\*  
• Pickleball\*  
• Car Show  
• Old Fashion Game Tent  
• Silent Auction Starts  
1:30 PM Pool Grand Opening  
5:00 PM Saturday Supper  
5:30 PM Silent Auction Announced  
7:00 PM Musical Entertainment  
8:00 PM Pool Party  
Dusk Fireworks!

**SUNDAY 31ST**  
10:00 AM Church Service at Centennial Park  
10:00 AM Slo-Pitch at the Sports Grounds

**NEW HORIZONS CLUB**  
Jam Session 1pm-4pm  
112 Wells Ave  
Come and Go Event

**FAMILY FRIENDS MUSIC GAMES FOOD FUN**

**JUST 4 KIDS**  
• Bouncy Castle  
• Obstacle Course  
• Balloon Twisting

**ENTRANCE: \$10 - \$50 AT THE GATE**

**JULY 29 - JULY 31 2022** | **TOWN OF LANGENBURG** | **CENTENNIAL PARK 1ST ST NORTH**

More Information: 306.743.5176, [recreation@langenburg.ca](mailto:recreation@langenburg.ca), <http://langenburg.ca/laff-n-linger-days> #laffnlinger





# 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 P.J. 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 or  
visit [www.townofesterhazy.ca](http://www.townofesterhazy.ca)



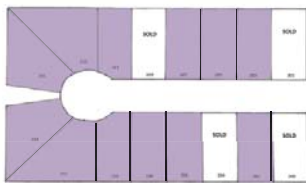
# Esterhazy

a great place to call home!



### MARGARET Court

ALL LOTS \$10,000



### SYLVITE Subdivision

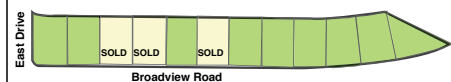
LOTS starting at \$10,000



### 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



Plain & Valley  
DEVELOPMENT ISSUE

# Crossroads Villas: A community within a building

By DONNA BEUTLER

The Crossroads Villas in Whitewood feature 18 one- and two-bedroom rental suites and are preparing for an open house event May 19. The open house will allow interested parties to get a close up look at the suites, three of which are presently available.

According to Colette Branigan, the manager of the Crossroads Villas, the complex located on the north end of Whitewood's main street was co-built by a builder and local individuals from Whitewood who saw a need for this type of apartment in their community. The building saw its first tenants moving in in 2015.

Doug Armstrong of Whitewood, who is the caretaker of the Villas, says the two-bedroom suites range from 1,230 to 1,344 square feet.

"This is a beautiful building to live in," Branigan says. "We want people to stay and live locally rather than move to cities and we call it a 'community within a building.'"

Branigan says residents of the Villas become part of a community and can gather



together for coffee on the main floor, enjoy meals together and build puzzles. Under the co-ordination of Yvette Jeannot, various churches provide meals from time to time as a fundraiser for their organization. These meals are brought directly to the common room at the Villas. Renting at the villa also offers the opportunity to rent an indoor parking space.

"The two-bedroom suites have an option to become one-bedroom suites," Branigan said. "The suites are all wheelchair accessible and include a fridge, stove and dishwasher." A separate in-suite laundry is also part of the suite. The rent also includes all utilities with the exception of television and telephone.

"Come and take a look," Branigan says of the open house event. "Renters find it easy to move into and out of and if you have family coming to stay, there is a guest suite available for rent as well."

The open house will run from 12 noon until 5 pm May 19 and will offer suite tours and refreshments.




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**OPEN HOUSE**




SUITE TOURS • REFRESHMENTS

**THURSDAY,  
MAY 19, 2022**  
TOURS: 12 P.M. - 5 P.M.

Sign up by June 1 to move in  
and get 1 month **FREE** rent!

**Call to Book!**  
**306-840-7653**



- Crossroads Villas offers:**
- Private Balcony
  - Maintenance Free Living
  - Stress Free Lifestyle
  - In-suite Laundry Room
  - Heated Indoor Parking
  - Large Kitchens with walk-in Pantry
  - Guest Suite Available
  - Common Room with full kitchen
  - Central Elevator

**207 LALONDE STREET • WHITEWOOD, SK**  
**WWW.CROSSROADSVILLA.CA**  
Doug Armstrong: 306-735-7658 or Colette Branigan 306-840-7653





# Plain & Valley DEVELOPMENT ISSUE

## Community Futures Sunrise helps to build the region: One idea at a time

The success of our communities is dependent on all of us. Municipalities, organizations, business owners and yes, even residents. Community Futures Sunrise (CF Sunrise) plays a role, too; they encourage community and economic development in communities throughout the southeast by providing support to those trying to make a difference.

"Community Futures Sunrise stands behind all aspects of building communities, especially when it comes to economic development and business growth," shared Christina Birch, Regional Economic Development Co-ordinator for CF Sunrise. "We aim to create change, one idea at a time."

"I spend a lot of time working one-on-one with communities trying to grow and diversify their economy. Every community that contacts me has a different need; they're working on various projects and have different opportunities available to them," added Birch.

In short, Birch and the work she leads within CF Sunrise focuses on the notion that rural communities thrive when businesses do and vice versa. Birch works with communities throughout southeast Saskatchewan, and as a result, the support offered is diverse.

"Community building is my passion, so I strive to develop programming that supports individual communities and their economic development initiatives. For some communities, that might mean a one-hour brainstorming session or training for their economic development stakeholders, while others are looking for support to develop investment attraction packages or create economic development committees."

Many communities spend their time and resources trying to attract new business. Birch states that failure to meet the needs of the current business community is a missed opportunity. Some studies indicate that up to 80% of job creation within a community results from existing businesses expanding.

"I work with communities to learn about their local businesses' needs and concerns, and to identify opportunities



**Above:** CF Sunrise's Destination Business Program teaches businesses how to attract new customers from outside of their local marketplace.

**Below:** CF Sunrise brings in experts to speak to communities about the current economic development challenges they



for support. When communities develop strategies to help support their business community, they contribute to the overall retention of businesses and encourage expansion efforts."

In some circumstances, communities are unsure of where to start. CF Sunrise can help through its Strategic Doing Program. The session sets aside dedicated time for stakeholders to sit down, roll up their sleeves and get some work done.

Birch, a certified facilitator, said, "The sessions are one

of the most effective ways to get the ball rolling on community and economic development initiatives. The program is action-focused and results-driven, so there is less paper and more doing. Communities that have participated in the region are having great success. They are achieving their goals much quicker than they anticipated. It's really been great to see!"

Attracting new businesses to a community is no easy task but is one that many communities focus on. "If attracting new businesses was easy, there would be no such thing as an empty storefront or an empty lot. We help communities learn how to become investment ready and how to promote themselves as a place to develop a business. We have worked with communities to assess their readiness and to develop promotional materials such as community profiles or marketing campaigns," says Birch.

In addition to working with communities, CF Sunrise provides a platform for economic development officers and Chambers of Commerce to meet regularly. Weyburn Chamber of Commerce Executive Director Larry Heggs shared, "The work CF Sunrise does builds and strengthens our area. Christina's willingness to engage community leaders and challenge and push economic development committees to do better and be better in the southeast will pay dividends for years to come. This work adds value to the southeast that is truly hard to measure."

The City of Weyburn has seen an increase in business development in new businesses and expansions over the last few years. Its residents and others have noticed.

"It's kind of like a ripple effect," shared Birch. "Businesses come, they innovate and diversify the economy; they're involved with the local community by contributing to organizations and charities, they help with the workforce, and all of that impact trickles down into a better quality of life for its residents."

For more information on the support that CF Sunrise can provide your community, contact Christina at 306-861-7013.

**REGIONAL ECONOMIC DEVELOPMENT**

**BUILDING COMMUNITIES**

**ONE IDEA AT A TIME.**

**INVESTMENT ATTRACTION**  
Attracting new businesses to your community is not an easy task. Let us help your community become investment-ready with one-on-one support. We are here to help your community and our region grow.

**BUSINESS RETENTION & EXPANSION**  
Did you know that up to 80% of job creation in a community is the result of existing businesses expanding? If you are interested in growing your community, contact us today for strategies on how to support business growth in your community.

**COMMUNITY PROMOTION**  
You know your community is great... We know your community is great... But does everyone else know your community is great? Marketing your community is key to attracting new businesses, residents and visitors. Contact us and learn simple and effective ways to promote your community.

**STRATEGIC DOING**  
Are you spinning your wheels on your economic development efforts? Maybe you don't know where to begin? Communities like yours have benefited greatly from our action-focused, results-driven Strategic Doing sessions. Contact our certified facilitator, Christina Birch, for more information.

**REGIONAL TOURISM DEVELOPMENT**  
Is your community a destination? Does it have the potential to become one? Developing the visitor economy is an important step in attracting new visitors, diversifying the economy and showcasing your community! If this sounds interesting to you, contact us today.

**IN SUPPORT WITH**

**Get started by contacting:**

**Christina Birch**  
Regional Economic Development Coordinator

**1-306-861-7013** • [ecdev@cfsunrise.ca](mailto:ecdev@cfsunrise.ca) • [cfsask.ca/sunrise/economic-development](http://cfsask.ca/sunrise/economic-development)





#ThisIsRedvers

www.redvers.ca | 306.452.3533 | tricia@townofredvers.ca

www.facebook.com/TownOfRedvers @RedversSask

**Redvers offers the following amenities:**

- **Health Care Services:**  
Two family doctors (Dr. McIntyre and Dr. Nichols-Duncan) Nurse Practitioner (Vicki Irwin, Public Health Nurse (Nancy Larsen-James) 24 Hour Emergency Services, EMS and Clinic open Monday - Thursday
- **2 Convenience Stores/Gas Stations:**  
Triple LB and Advantage Co-op.
- **Restaurants:**  
Rising Phoenix Café, Broadway Bakeshop, Fil-Can Restaurant, The Optimist, Homestead Restaurant and SUBWAY
- **2 Cardlocks:**  
Petro Canada and Advantage Co-op
- **Hardware Stores:**  
Advantage Co-op and ERP Pro Hardware
- **2 Liquor Stores:**  
Murray's Store and Advantage Co-op
- **3 Store Front Hair Stylists:**  
Shear Images, Class Cut, Hair and Lash by Tash
- **Tourist Attractions:**  
Log Cabin: Gift Shop, Camp-ground, Outdoor Cook, Shacks, Playground, Public Bathrooms and Shower Facilities
- **Recreation Facilities:**  
Redvers Recreation Centre: Hockey Rink, Curling Rink, Swimming Pool, Hall Rental, Ball Diamonds, Equestrian Arena, Redvers Golf Course - Back 9, Tennis and Pickle Ball
- **Day Spa:**  
Purity Relaxation and Beauty Spa
- **Oilfield & Agriculture:**  
Several Oil, Agriculture, Accounting, Construction Business and Services
- **Senior Centre:**  
Golden Age Centre: cards, coffee, & fellowship
- **Clothing Stores:**  
Silver Lotus Boutique and Grandma's Closet
- **Cannabis Store:**  
Corner Joint

**Expanding Community**

Redvers is growing! The Perreux Subdivision, pictured on the right, has lots available for purchase for your brand new home! A lot promotion is available to incentivize new residents to join our community and build their dream home. Inquire today!

**Forward Thinking**

We are modernizing and looking to the future, always looking for new businesses and amenities that we can help bring to our community

**Business Incentive Program:**

The Town of Redvers offers a competitive business incentive for new or expanding businesses - rebate on Municipal Taxes for the first four years of ownership!

**Strong Community**

Where everybody knows your name and is willing to lend a helping hand. Many hands make light work, and the multiple boards and committees come together to make Redvers a better place to live every single day.

**Diversity of Industries**

Redvers has it all, from Accounting to Esthetics to Lumber to Fuel, there is a service here ready to help you get the job done.

**TEN REASONS to do business in Redvers**

**Location**

On the Red Coat Trail, a hub community right on the Manitoba Border. Businesses here draw not only from the smaller surrounding communities to our South and West, but also tons of traffic from residents of the neighboring communities in Manitoba.

Redvers is a vibrant community located in southeast Saskatchewan at highway junctions 8 and 13. The Moose Mountain Provincial Park is 60 km northwest with the Manitoba border being 19 km east and the USA border is 50 km south.

Redvers is a low cost place to live, with every basic need available through our local stores, and businesses. Our progressive attitude and friendly service is noted throughout the province!

**Job Opportunities**

With the variety of small businesses, the employment opportunities for full time permanent employment are always expanding.

**Big Six Hockey**

We are home to the Redvers Rockets, which draws the community together to cheer on their hometown hockey heroes all winter long. Our passionate fans often travel with the team to away games to cheer them on.

**Infrastructure**

The Town of Redvers is committed to maintaining and renewing our infrastructure to ensure Redvers will continue to grow and progress even more, for generations to come.

**Family Friendly**

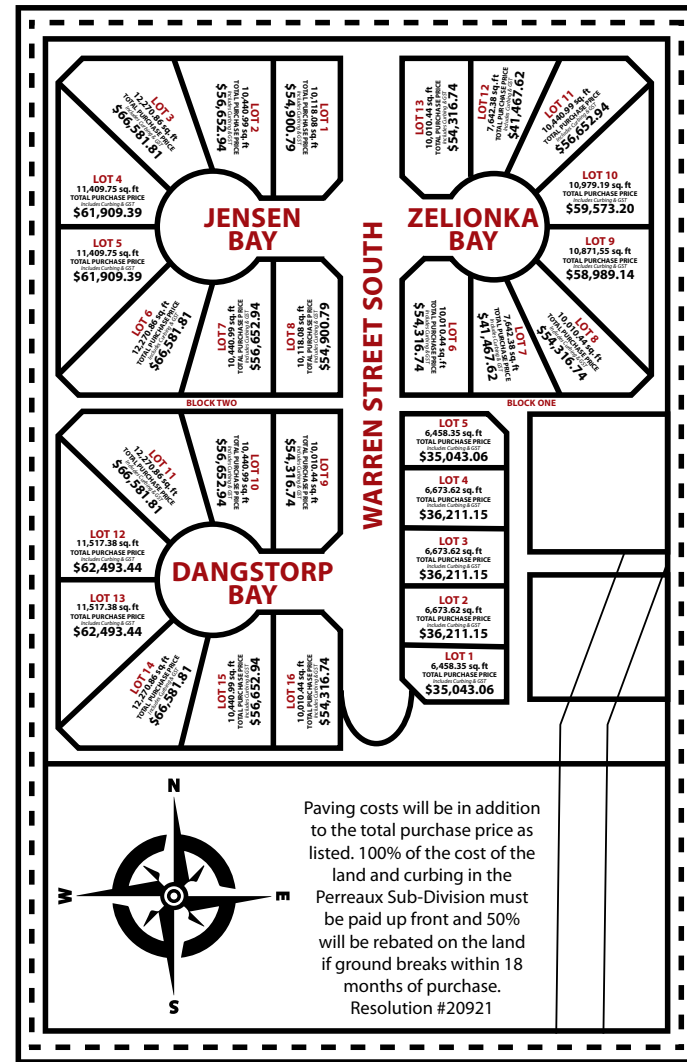
Our community is filled with young families, so the activities and amenities for children are plentiful. Our K-12 School has a new playground, and the Public Daycare (Redvers Early Learning and Child Care Centre) is located right on the edge of town, with a newly refreshed play yard and ever improving facility with new renovations every year. Our demographic boasts one of the youngest communities in rural Saskatchewan.

**Community EVENTS**

- Town Wide Garage Sale
- LobsterFest
- Golf Tournaments
- Canada Day Celebration
- Rock'n the Block
- Summer Pool Programming
- Redvers Health Foundation Fundraiser
- Redvers Wildlife Foundation Fundraiser

**REDVERS NEWEST SUB-DIVISION**

**Perreux Residential Sub-Division**



Paving costs will be in addition to the total purchase price as listed. 100% of the cost of the land and curbing in the Perreux Sub-Division must be paid up front and 50% will be rebated on the land if ground breaks within 18 months of purchase. Resolution #20921

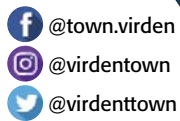






# DEVELOPMENT OPPORTUNITIES

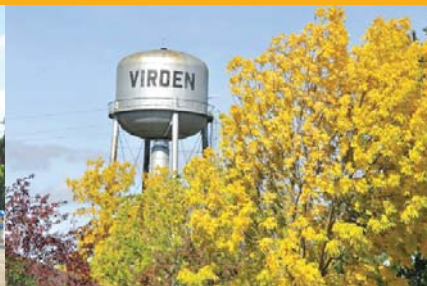
HEAVY INDUSTRIAL COMMERCIAL RESIDENTIAL



For more information contact Liza Park – Economic Development Manager

**204-748-2440**

edm@virden.ca www.virden.ca



### Build Your Future in Wallace-Woodworth

edo@wallace-woodworth.com | www.wallace-woodworth.com | 204-748-1239



### Incentive Tax Credit

Construction or renovation of commercial properties can generate a rebate of new general municipal taxes.

### Main Street Improvement Program

Upgrade the exterior of a commercial building to receive a 50/50 matching grant on eligible expense





# Plain & Valley DEVELOPMENT ISSUE



**Above left:** The Virden Civic Auditorium.  
**Above right:** The splash park in Elkhorn.  
**Right:** The park in Virden  
**Below left:** The Virden pool.  
**Below right:** Shopping at a local business.



## The Town of Virden and the RM of Wallace-Woodworth: Collaboration, continued growth and success

Collaboration for continued growth and success is the forefront of Virden and RM of Wallace-Woodworth's priorities.

The communities are focused on revitalization and beautification with a store improvement program in Wallace-Woodworth and a major community revitalization project for the Town of Virden. Two new murals, public art projects in all communities including Elkhorn, Kenton and Kola and events coming back are rejuvenating the area.

There are 10 new or expanded businesses within RM of Wallace-Woodworth and Town of Virden expected for 2022 that will see potential job creation of over 25 new jobs.

Both the Town and RM adopted new tax incentive programs to provide reducing tax breaks on new construction

for up to five years. We are promoting these incentives and opportunities together to encourage expansion and growth for benefit of the entire region.

A Nursing program accredited by Assiniboine Community College has committed to two intakes in Virden, with the first one starting in the Fall of 2022. Each intake will train up to 25 new Licensed Practical Nurses.

The Town of Virden located within the RM of Wallace-Woodworth is centered at the junction of the Trans-Canada Highway and Highway 83, placing it at the halfway point between the major cities of Winnipeg and Regina. Offering a vast business sector that ranges from unique retailers to agriculture/oil and gas support business, custom software technology and personal services, the area is the centre of it all.

### Regional Partnerships

**Prairie Gateway Tourism**  
2021 Marketing Project of the Year Award Winner  
[www.prairiegatewaytourism.ca](http://www.prairiegatewaytourism.ca)

**Southwest Business Expo**  
[www.swbusinessexpo.com](http://www.swbusinessexpo.com)

**Dennis County Development Partnership**  
[www.investsouthwest.ca](http://www.investsouthwest.ca)

**Trans Canada West Planning District**



Liza Park  
Economic Development Manager  
Town of Virden  
[edm@virden.ca](mailto:edm@virden.ca)



Tiffany Cameron  
Economic Development Contractor  
RM of Wallace-Woodworth  
[edo@wallace-woodworth.com](mailto:edo@wallace-woodworth.com)





# Plain & Valley DEVELOPMENT ISSUE

## RM of Pipestone

### The lifestyle your business and family deserves

The RM of Pipestone has seen a dramatic change in the landscape over the past few years. The \$10 residential lot program started over 10 years ago continues to spark interest in development in the Municipality. If this is your first-time hearing about the \$10 Municipal Sales Lot Program, this is how it works. Choose the property you want to purchase, put down a \$1,000 deposit and sign an offer agreement. You need to build your home within the agreement terms and then you will be refunded \$990. Sounds too good to be true? Well, the RM of Pipestone also has a Home Purchase Grant Program. Purchasing an existing home can qualify you for 3% of the purchase price up to \$4,000. A new house can qual-

ify for 3% of the building cost up to \$6,000. What an invite!

From the original 24-lot subdivision in Reston, two lots remain available. There are also \$10 residential lots in the communities of Pipestone, Sinclair, and Cromer. These lots are development ready for both traditional site-built and mobile homes. Pipestone also features commercial property, some with high-way exposure.

The RM of Pipestone is also working hard to grow and support the local business community. New businesses can qualify for a Business Real Property grant of up to \$32,000 on their purchase of an existing business or development of new property.

Reeve Archie McPherson states, "While Reston acts as a



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



hub for business in the region, there is opportunity throughout the municipality."

The RM is a family friendly tourist destination, providing recreation opportunities for visitors and residents alike. Head down Lake Avenue in Reston and you will find a beautiful

nine-hole golf course, spray park with waterslide, full-service campground, and Reston Lake. Take a walk-through history on the Peanut Line Trail and imagine the steam engine that once connected Reston and Wolseley. To complete the fun, a brand-new skate park was opened in

September 2021 just behind the RES Centre.

We hope you consider the RM of Pipestone as a place to relocate or visit in the future! Please contact the RM of Pipestone office at 204-877-3327 for information or visit our website at [www.rmofpipestone.com](http://www.rmofpipestone.com)



# WELCOMING

## ENTREPRENEURIAL OPPORTUNITY

Cash incentives for business development

Developed property available

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

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[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

• **COMMUNITY SPIRIT**

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

• **RURAL LIVING**

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

• **AMENITIES**

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

• **OUTDOOR ACTIVITIES**

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

• **HEALTH CARE**

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

• **RECREATION**

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

• **EDUCATION**

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

• **VIBRANT COMMUNITY**

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

• **LOCATION**

Conveniently located on Highway #10, which serves as a major trucking route for imported and exported goods, Boissevain is only 15 minutes from a 24 hour port on Canada-US border and only a short 45 minute



commute north to the City of Brandon.

• **COMMUNITY OF OPPORTUNITY**

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

ment of technology, the world can be at your fingertips while you enjoy the rich lifestyle a rural community has to offer.

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

To learn more visit [www.boissevain.ca](http://www.boissevain.ca)  
204-534-2433 • [info@boissevain.ca](mailto:info@boissevain.ca)

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## Plain & Valley DEVELOPMENT ISSUE



# CBA's focus on development, community improvement

Continued from Page 44

We're also going to need the province and the feds for funding, so we have to work together with local government and the private sector to have a chance to move major projects ahead in the region.

"That's where it started, the consultant made it very clear to us that we are going to have to collaborate with local municipal governments to move things forward.

"We were able to do that with economic development, the first collaboration. The CBA, the town and the RM all agreed to fund a full-time economic development officer and the budget that comes with that for the next three years.

"That is one of our first big steps to moving forward and we also thought it was important to have a government strategist working for us in Regina to navigate these various projects through the provincial government. The town and RM also agreed that it was a good idea and are helping fund that position. Together, us three are working hand-in-hand to help fund these new positions. Those are the first collaborations, the economic development committee, the economic development officer budget, and the government strategist. I suspect that there will be more in the future, but those are good ones to start with."

Thorn sees the CBA spinning off private companies for different projects.

"The CBA is a non-profit organization, but I suspect we will start to see some spin off," he said. "The original idea was an investment group and I think we will see that spin off, and we will start seeing some projects happen with that investment, with CBA members putting in the investment to build a building for instance, if a company is coming to Moosomin and needs a building to lease.

"I think there is a strong need for more housing, for residential development in town and that is going to take private sector money. We can put that together with CBA members, as an example. I don't know where it is going to end up, but we've got big dreams and big goals, so we will see where it takes us."

Thorn said the starting point is getting things moving in the right direction.

"One of the very first things I see in our area is, we have people that really care about building a strong community. I talk to friends, peers in other communities and I tell them what we are doing here and that we are working with local governments. They just can't believe it. It is just unheard of in some of these other rural places. It really comes down to people and passion, passion to make sure we have lots of activities for our kids. Passion for our healthcare services. Passion to make sure we have good education for our kids, but also

through the Southeast College. If people are passionate about those things, it takes some time and investment, and I think we have people who are willing to do both to make some of these changes happen."

The CBA has raised funds initially through its members.

"People who have agreed to be a member of CBA have written a cheque to join, it is a \$5,000 membership. That money is used to fund our operations. We have a full-time administrator that we pay, we are contributing a third of the economic development budget. That is almost unheard of, to have private sector money help fund a development budget with municipal governments. I think it is a very unique situation. It shows how important it is to the people of the community that they are prepared to write a cheque that big to help make the community better. I think

we have people that really care about the community. Unfortunately, it takes money to make things happen, and the people that have joined are prepared to put in their money to make things happen. Those people are already funding the economic development committee through their tax dollars. In some cases, people are funding it through the CBA, they are living in the RM and paying taxes to the RM and they have business taxes in town so are funding it through the town, too. They are actually paying three times, that is how committed the people are. They are that committed to see our area grow and strengthen. They are willing to put their personal money up to help make it happen.

### Priorities set

"We sat down with the town and RM in a joint strategy meeting where everybody brought forward all their individual ideas of

what they thought was important and then we ranked them all," says Thorn.

"Number one was the airport expansion, for the benefit to healthcare with the air ambulance, but economic development as well.

"Number two is getting the CT scanner at the hospital, that was a very important priority.

"Number three was residential housing, we are running out of places to build new homes for our growing community.

"Number four is the multiplex, with a second ice surface and other recreation facilities under one roof.

### It's all about opportunities

Thorn says there is a simple reason he wants to put his time and money into the CBA.

"I have lived here all my life, I want my kids to live here all their life and I want to make sure they have op-

portunities," he said.

"There has to be a wide range of activities for them whether it is sports or the arts, for all the kids in the town.

"Health care is important, I want my parents to be able to stay here in town, not have to leave for a facility in the city because they require care that we can't provide here. You want to see your community as a place where people want to be.

"We believe that if we want to retain and attract people to the region, then we have to ensure we offer the things that are important to them and their family, especially the children. People have a lot of choice where they work from these days. Often they will pick the community that offers the activities and education and healthcare that is most important to their children. When the parents choose a particular community to live, often the grandparents

will also choose that community.

"You hate to see people leave, and if you have all the amenities people want and need, then they aren't going to leave, but also attract newcomers. We want to attract good doctors, skilled tradespeople, executives for the mine, whatever it might be. We have to have the things in the community that they want. Ultimately it is important for all the businesses in town, you need traffic. If you can retain and attract people to town then you can retain and attract businesses.

"Our goal is for Moosomin to be the next city in Saskatchewan. I think most or all of the councils share that goal with us. That is 5,000 people that you need in Saskatchewan to be considered a city. We really believe we can get there and working together with municipal governments. We're willing to work hard and invest to get us there."

ASSINIBOINE VALLEY REGIONAL COMMUNITY DEVELOPMENT CORPORATION

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



Assiniboine Valley - Lake of the Prairies, MB

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 a 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 [elo@avrfdc.com](mailto:elo@avrfdc.com) or by phone at 431.888.0130.

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







# 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 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.

To learn more, visit [russellbinscarth.com](http://russellbinscarth.com) or call 431-888-0130.



Top photo: Russell's unique main street.

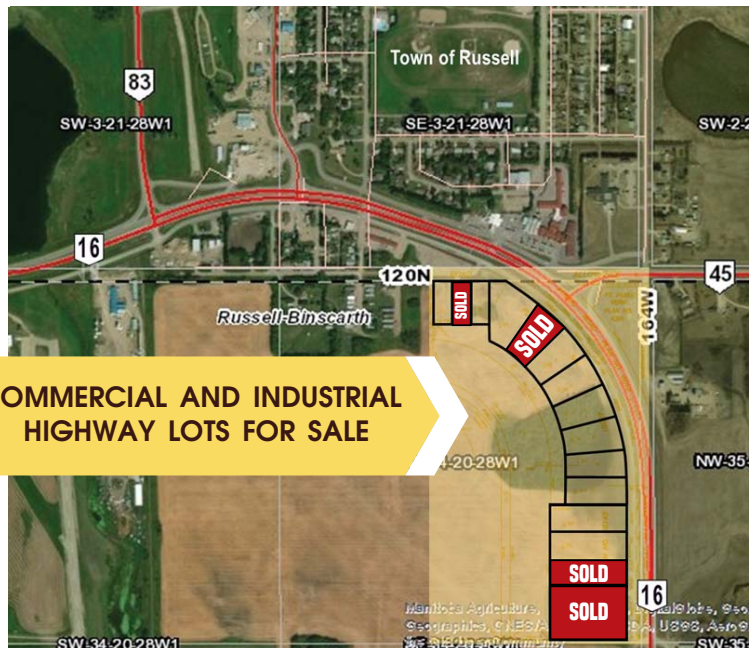
Bottom photo: The Binscarth elevators.



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- Access to railway main line
- Abundant water supply
- Connected by major highway routes
- Access to paved airstrip
- Low-cost three phase power and natural gas
- High speed internet, digital cellular and wireless communications
- Reasonable priced buildings and industrial- zoned land
- A well-educated, reliable workforce and training opportunities
- Community and lifestyle amenities that attract and retain workers
- Affordable real estate and low cost of living



For More Information visit [russellbinscarth.com](http://russellbinscarth.com) 431-888-0130





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Enjoy the peace and quiet of cabin life! Riding Mountain Estates Ltd., offering properties in the RM of Harrison Park! This subdivision borders Riding Mountain National Park and is minutes from Clear Lake! A short drive from golf courses, boat launch and a 20 minute walk to the downtown Pier of Wasagaming!

Build your dream cabin on one of these amazing lots! Nestled in mature trees, they are truly a piece of paradise. Imagine waking up in your very own cozy cabin and enjoying nature right from your doorstep!

Near many easily accessible walking paths and hiking trails. Ideal getaway for your family or permanent outdoorsman's dream! Save up for your own boat to take to Clear Lake and enjoy many activities including fishing, boating and water sports!

**ONLY 8 LOTS REMAINING! LOTS STARTING AT \$74,900  
 INQUIRE TODAY FOR MORE INFORMATION!**

- Use our recommended builder or your own builder
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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. Keeping to their roots, Steel Creek Developers partner with local shareholders to develop investment properties, in rural areas, that meet the needs of the community while providing a sustainable business for the area and for the investors. Steel Creek focuses on helping to develop 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.

To date, Steel Creek Developers have constructed two mixed use hotel/apartment buildings in Souris Manitoba and Grenfell Saskatchewan, 2 stand alone hotels in Rivers and Carman Manitoba as well as a 5 apartment complex in Melita Manitoba.

In 2018, Steel Creek Developers opened their first project in Souris, Manitoba. The Souris community had a need for seniors housing, as well as a new hotel to better serve the residents and businesses in the area. Working with local investors, 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 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. Currently there are only a few apartments left in the beautiful building for lease.

With the opening of the new Souris Hotel, word spread of a developer who was not afraid of working in smaller communities. Rivers, Manitoba contacted Steel Creek 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 Blue Crescent Hotel welcomed the women's Scotties Tournament of Hearts curl-

ing 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.

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. Just like the problem with larger developers not wanting to build in small towns, larger hotel chains are unwilling to brand smaller properties in the rural market so 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. With a growing list of hotels, Blue Crescent Hotels 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.

Along with the larger mixed-use buildings and hotels, Steel Creek Developers can also build small. Being mindful of the needs of communities, Steel Creek developed a five-apartment Phase 1 building 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. Phase 1 is currently full and pre-leases have started on Phase 2. The Melita apartments are a beautiful next step on the path of retirement.

Newly opened in November 2021, The Blue Crescent Hotel: Carman is the third in the Blue Crescent Hotel family. This 30 room hotel contains room designs for all guests. Accessible rooms, single rooms, double rooms, 1 bedroom suites, 2 bedroom suites with kitchenette, and family rooms are some of the different styles to choose from. The Blue Crescent Hotel: Carman is also the first Blue Crescent Hotel to include a pool with waterslide and hot tub. Other amenities include a fitness room, meeting room, hockey bag storage, and a continental breakfast.

Steel Creek Developers is not only interested in building small hotels. Their next project will be a new 75 room hotel in Niverville, MB. The Blue Crescent Hotel: Niverville will include an upgraded waterpark, meeting rooms, and a variety of room designs to choose from. This hotel will be the first in the Blue Crescent Hotels premiere line, including upgraded features, amenities and architecture.

Also in the works are hotels in Stonewall, Manitoba and Austin, Manitoba.

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)

	<p><b>Murray Building Souris, MB</b></p> <p><b>Only a Few Left</b></p>	<p><b>Graham Creek Estates Melita MB</b></p> <p><b>Pre-leasing Phase 2</b></p>	
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**For Inquiries Contact:**  
Ken Rempel  
204-750-3286  
[ken.rempel@steelcreekdevelopers.ca](mailto:ken.rempel@steelcreekdevelopers.ca)



Plain & Valley  
**DEVELOPMENT ISSUE**

# Town of Oxbow invests in local businesses

In 2020 the Safe Restart Saskatchewan Fund was introduced by the province to boost the economy after being hit by Covid-19. The Town of Oxbow and every other municipality in Saskatchewan received funding based on numbers per capita. The Town Council and Chief Administrative Officer Lisa Pierce deemed these funds necessary to assist businesses that were not only impacted by Covid-19 but also by the downturn in the Oil & Gas industry.

Bylaw 1127, Emergency Business Community Relief Fund, was created, adopted, and passed by Council. The bylaw outlined how owners could apply for money by explaining their shortfalls and how the funds would be used.

More than \$174,000 was invested back into the community, including 79 thousand dollars in SRSF funds, \$83,200 in tax abatements, and \$12,000 in forgiven utility fees. Over 40 businesses, ranging from retail and restaurants to oil & gas, and home-based businesses, benefited from the program and were able to keep their doors open.



Main Street Oxbow



The Cenotaph Park



Mural by Art students of Oxbow Prairie Horizons School

**LAND FOR SALE**  
 RM of Moosomin #121  
**Commercial/light industrial**

**29.73 ACRES**  
 of commercial/light industrial frontage available adjacent to the Trans-Canada Highway at Moosomin, SK.

**Full parcel or multiple lot purchase available to the right buyer.**

Lots 2-8 are for sale at \$20,000/acre. Price drop from \$40,000/acre.

**Contact R.M. of Moosomin No. 121 306-435-4950 for more information.**



**TAX INCENTIVES FOR COMMERCIAL AND INDUSTRIAL DEVELOPMENT AVAILABLE!**



## Town of Oxbow

Invest and prosper in Oxbow!



**Residential, Commercial and Industrial property available**

- Pre-K to Grade 12 School
- Walking Trails & Playgrounds
- Gallway Health Centre
- Campground & kayak launch
- Family Medical Clinic
- Jr. Olympic swimming pool & splash pad
- Seniors Assisted living
- 9-Hole Grass Green Golf Course
- Ralph Allen Museum
- Hockey & Curling Arena
- Historic Walking Tour



Visit [Oxbow.ca](http://Oxbow.ca) or contact Treena Mohrbutter, CDO at 306-483-2747/ [development@oxbow.ca](mailto:development@oxbow.ca)

Reach **28,000** households in Southeast Saskatchewan and Southwest Manitoba when you place an ad in Plain and Valley!  
**306-435-2445 • [www.plainandvalley.com](http://www.plainandvalley.com)**





# 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!

You will find the Town of Carnduff 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 3 hours southeast of Regina.

Our community is home to 1100 residents with a 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 industries in our community and surrounding area are 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 and diverse retail business community. We are excited Carnduff Bowl recently reopened its doors under new ownership and has been a great hit within the community. 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. There are a number of recreational opportunities within the community. 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 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. This year the diamonds are excited to play host to the 11U and 15U Baseball Sask Provincial Championships running July 15th to 17th. 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 R.M. of Mount Pleasant and are proud of our joint venture. The Tony Day Family Medical Clinic (TDFMC). Through partnership with the SE Medical Group, the clinic offers physician services three days per week including walk-in mornings. The TDFMC is also home to South-east 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!



**FOR SALE**  
Residential & Industrial Properties

**RESIDENTIAL SERVICED PROPERTIES**

- Fully serviced lots
- Price includes the curb and paving
- All lots look out to the east onto the beautifully kept Carnduff Ball Park & Campground
- Remaining lots are all 75' wide x 120' deep

**INDUSTRIAL PROPERTIES FOR SALE**

Lot 4, Block N 6.16 Acres (93.26m X 287.5m) Cost \$246,400 + GST	Lot 4, Block M 3.46 Acres (93.26m X 150m) Cost \$138,400 + GST
Lot 3, Block N 6.16 Acres (93.26m X 287.5m) 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 287.5m) Cost \$246,400 + GST	FRR
Lot 1, Block N 6.16 Acres (93.26m X 287.5m) Cost \$246,400 + GST	SOLD
Industrial Road (with access to Highway 318)	

Pacific Avenue	Lot 1, Block 34 \$37,960 + GST
	SOLD
	SOLD
	SOLD
	Lot 5, Block 34 \$37,960 + GST
	SOLD
Scotts Avenue	Lot 1, Block 33 \$37,960 + GST
	SOLD
	Lot 2, Block 33 \$37,960 + GST
	SOLD
	SOLD
	SOLD
Anderson Avenue	

For more information contact 306-482-3300  
[www.carnduff.ca](http://www.carnduff.ca) | [info@carnduff.ca](mailto:info@carnduff.ca)



# Get Inspired!

Let us help you find a design that fits your business

## WE HAVE EVERYTHING YOU NEED FOR A PROFESSIONAL LOOKING BUSINESS!



## PROFESSIONAL BUSINESS CARDS

introduce yourself

Business cards are the fastest and easiest way to share your contact information with people and with prospective customers and clients.

Even in the digital age, they're still one of the best ways to remind people about your small business – and therefore, to get business.

**FULL-COLOR BUSINESS CARDS** (single side printing)  
 250 Cards: \$48 | 500 Cards: \$90 | 1000 Cards: \$125

## PROFESSIONAL SIGNAGE



let your business be seen

Having a sign is the most important form of communication you can have with your current and prospective customers. Acting as a form of communication, signs can help your customers understand your business and what it is all about. A sign communicates what your business does, its values and most importantly the name!

## PROFESSIONAL LOGO DESIGN

great logos make great first impressions

We will work with you to create a logo that is professional looking, well-designed that represents your business. Multiple file formats will be supplied to you. Perfect for outdoor signs, clothing and other commercial printing projects!

### WE CAN ALSO HELP DESIGN AND PRINT

- Forms • Brochures
- Stamps • Labels
- Cheques • Envelopes
- Booklets • Posters



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# 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: yellow;">■</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:**

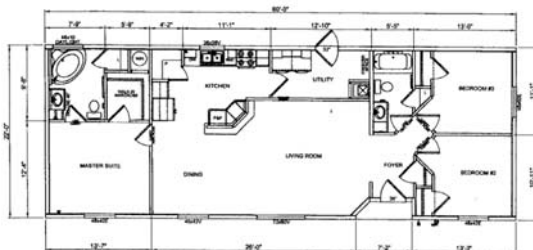
- **45 ft.**
- **67.5 ft.**
- **90 ft.**



**Show Home**

Located on Lot F – 67.5 ft Lot  
**LOT & HOME:**

**\$252,459**



**Show Home**

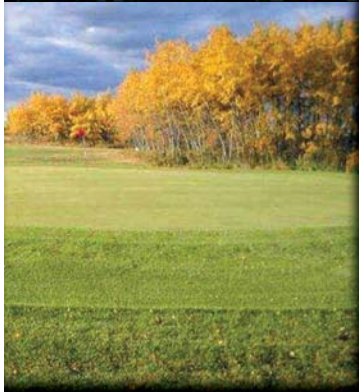
Located on Lot L – 90 ft Lot  
**LOT & HOME:**

**\$265,610**



ARC-FX5 22' x 76' 1672SF

**For more information call 306-645-2669 or 306-435-8018 and ask for Stan or e-mail universesat@sasktel.net**

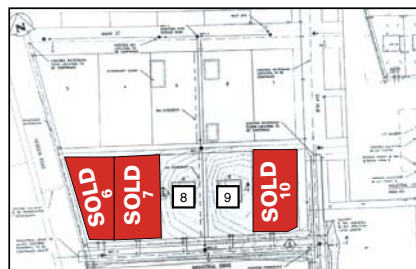


# BUILD IN KIPLING

WWW.TOWNOFKIPLING.CA

**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
- Walking tour and walking trails
- Library



## 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 4, 8: \$35,500
- Lot 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.

