

Plain & Valley

2013 DEVELOPMENT ISSUE



Town of

Moosomin

Building for the future



Check out what Moosomin has to offer!

Moosomin is a town of 3,000 located on the Trans-Canada Highway, where the southeast Saskatchewan oilfield meets the potash belt.

Moosomin is home to the new 85-bed Southeast Integrated Care Centre, and the seven physicians of the Moosomin Family Practice Centre. It has a wide range of professional services, including two law offices, two dental clinics, and a branch of a major accountancy firm.

It is home to the Red Lily Wind Farm, the largest wind power project in southeast Saskatchewan, and is the nearest large town to PotashCorp Rocanville, where a \$2.8 billion expansion project is under way.

Moosomin has many new tourism related businesses along the Trans-Canada Highway including two new large hotels.

Most important of all, Moosomin is open for business!

“This is the place to do business in Saskatchewan.”

—Josef Tesar, Owner of Motel 6

**10 NEW residential lots
to be sold by auction
THIS SUMMER!**



Check www.moosomin.com for more details

- Located at the centre of 3 massive industries: oil, potash & agriculture.
- 30+ acres of commercial development available.
- Billions of dollars of new investment within 20 miles.

COMING SOON

**NEW Celebration Ford Dealership
Eastgate Business Park
RM of Moosomin Industrial Park
98 Room Best Western Hotel
Borderland Co-op Business Park
Pipestone Villas Phase II**

NEW Businesses Now Open

**Conexus Credit Union
9,000 sq. ft. branch
Flaman Sales & Rentals
TW Car Wash
Motel 6
Subway Restaurant and Strip Mall
Pipestone Villas Phase I**

www.moosomin.com

Town of Moosomin

306-435-2988

town.moosomin@sasktel.net

Larry Tomlinson, Mayor

Paul Listrom, Administrator



Moosomin Chamber of Commerce

Ed Hildebrandt, President

Kevin Weedmark, Secretary

Alaina Crease, Treasurer

Moosomin Chamber



In SE Saskatchewan, SW Manitoba:

Boom times set to continue

BY KEVIN WEEDMARK

It's not like the old days in small town Saskatchewan and Manitoba.

There was a time when small communities were fortunate to hold their own, when school enrolments dropped every year, and when it was tough to sell a house.

Now communities are growing, school enrolments are on the rise—and it can be tough to find a house.

Many communities are seeing growth thanks to the growing potash industry, the strong agriculture industry, and the booming oil and gas industry.

Communities like Rocanville, Esterhazy, Churchbridge and Bredenbury are seeing growth as a result of the expansions at PotashCorp Rocanville and Mosaic Esterhazy.

Communities like Estevan, Carnduff, Melita, and many more throughout the region are seeing spinoffs from increased oil activity.

Communities like Russell, Kipling, Montmartre, Whitewood, and Moosomin are seeing development because of their location close to various booming industries.

The mayor of Moosomin, Larry Tomlinson, credits the growth in his town to the fact that the town is close enough to the oil field and the potash mines to benefit from both, and he says its location on the Trans-Canada Highway is a bonus.

Like many communities throughout the region, Moosomin has seen a lot of construction in the last few years, and at a recent town council meeting the town approved \$11 million worth of new construction—more than used to be approved over the course of a year.

New buildings approved included a new 98-room Best Western hotel—to be built between the Motel 6 that opened last year and the Canalta Hotel that opened a couple of years ago. Just down the road, work is under way on a new 22-acre business park.

"We're very lucky to be where we are, with the potash and the oil," Tomlinson says. "There's a lot happening and there's going to be more happening in the oil. We're kind of central and that's helping us. Our hospital is also an attraction for people to

"I don't think it's a boom—as a matter of fact I think we'll see another wave of opportunity."

—Steve McLellan

CEO, Sask. Chamber of Commerce



Eastgate Business Park under development in Moosomin, one of many development across the region

live here, and our doctors are doing a great job, which is something else that helps us."

Moosomin is just one example of communities that are growing throughout southeast Saskatchewan and southwest Manitoba.

McLellan says this is just the beginning

Saskatchewan Chamber of Commerce president Steve McLellan doesn't believe that the economic activity in the region is a boom that will be followed by a bust—he believes it's part of a natural growth curve that will continue.

"I don't think it's a boom—as a matter of fact I think we'll see another wave of opportunity," McLellan said.

"I think the next wave is an opportunity for Saskatchewan companies that have so much expertise in the oil patch to start selling their services into North Dakota and the Fort MacMurray area. We have a lot of oil companies in Saskatchewan who have added capacity. The opportunity here is for us to expand into a nearby market. We can supply those needs from Moosomin or Carlyle or wherever."

He said the Saskatchewan Chamber of

Commerce will try to promote Saskatchewan businesses expanding to provide services in neighboring jurisdictions.

"We've just come back from North Dakota, and we're going to start promoting it," he said. "I think it's a great opportunity. We've gone through many waves in the oil business, where every motel looks like a truck dealership every night, with all the crew trucks out front. We've lived through the booms, we have the answers to the issues, and we can sell our experience."

He said growth in the potash industry also points to a strong future for the area.

"Potash jobs are great jobs," he said. "The people in these jobs are hockey coaches and soccer moms, and those jobs are here for an awfully long time."

"If you have 250 new potash jobs coming to an area, you have 750 to 1,000 more people in the area, which changes school numbers and retail numbers, but people need to be able to embrace the changes."

"If your community is not growing in a positive way, it's going backwards. People make decisions on which community seems to suit their families, and business make decisions based on which town and RMs are most business friendly."

"Councils need to have a conversation with their community: What do you want us to look like, what do you want us to have for services? Whether they go through the newspaper, or however they do it, they need to communicate with their community members. They need to have a community plan that the community is behind."

"If you need to make sure you have everything in place. The towns that are ready will get those new people moving in—the towns that are getting subdivisions ready."

"Businesses will go to the community that is promoting itself and is ready to receive them."

"The receptivity of the RM or town in terms of permits, and which ones have the information, understand the language of business, makes a huge difference."

"If community A is going to take three weeks to get us a map, and community B has given us a map, told us their community plan and showed us a commercial lot where they can build, we're going to build in community B, so they sold a shop lot and our mechanic is going to live there, so they sold a house, and the kids are going to go to school there."

"That's how dramatic it is when one community is open for business and another is not. The communities that are proactive are leaving the others behind."

McLellan believes that some things will stay the same through all the growth.

"The best pieces of rural Saskatchewan will be the same—the willingness to participate as a hockey coach, a soccer coach, the willingness to help out your neighbors. The changes you'll see in many communities are the people—the old family names will still be there, but there will be lots of new families in communities like Moosomin, Rocanville, and Carlyle."

"I'm sure we will see a greater urbanization for places like Moosomin that are well positioned to be a major retail and service hub."

"You will see more retail development. It will change, but it's up to the community how much it changes."

Borderland

MOOSOMIN • WHITEWOOD



DEVELOPMENT LAND AVAILABLE ALONG THE TRANS-CANADA HIGHWAY

Moosomin

- 22 acres available for sale or land lease for commercial or light industrial
- Located on the Trans-Canada Highway at the east access road to Moosomin
- Near very busy Borderland Co-op C-Store site and Tim Hortons
- Access to municipal water and sewer services

Whitewood

- 60 acres available for sale or land lease for commercial or light industrial
- Located at the junction of Highways 1 and 9.
- Access to municipal water and sewer services

Call Jason Schenn at 306-435-4655 or email info@borderlandcoop.com



There's more to see and do in Whitewood!



ANNUAL EVENTS

- Rhubarb Festival
- PrairieVille Car Rally/Mud Bogs
- Whitewood Chachachas Rodeo
- Poinsettia & Pine Art Show
- Trade Fair
- Elks Craft Show & Sale

RECREATIONAL FACILITIES

- 9-hole Grass Green Golf Course
- Campground
- Outdoor Swimming Pool
- Rink Complex



HOME TO

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

LOCATION

Located at the intersection of #1 & #9 close to the Moose Mountains to the south and the beautiful Qu'Appelle Valley to the north



LOTS

- Residential lots available including NEW Heritage Crescent development *Please ask about our tax incentives!*
- Commercial lots available
- NEW Adult Living Complex development underway



Whitewood

9



New Industrial Development

For Lease

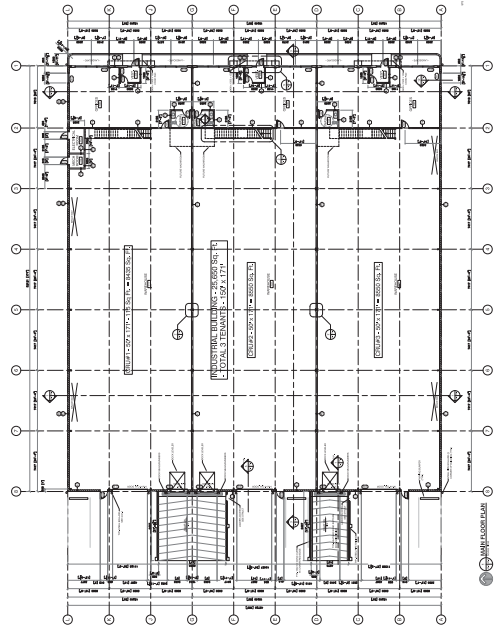
**Gonczy Avenue
Esterhazy, SK**

Main Floor Plan - Proposed



PROPERTY HIGHLIGHTS

- New industrial building in Esterhazy Industrial Park with 28 ft. clear ceiling height
- Can accommodate 3 tenants @ 8,500 sq. ft. or 1 tenant @ 25,500 sq. ft.
- Building can be built to suit specific needs of tenants
- Located on Gonczy Avenue with direct access to Highway #22
- Units will have both dock and grade loading
- Mezzanine at front of space above office area



For more information, please contact:



Dale Griesser

Avison Young Commercial Real Estate (Sask) Inc
 phone: (306) 359-9799 dgriesser@ay-sk.com
 facsimile: (306) 352-5325 www.avisonyoung.com

For industrial building sales and construction in Southeast Saskatchewan, please call:



Granite Developments Inc.

phone: 306-569-1655 fax: 306-569-1766
 shop: 306-569-1656 www.granite-group.ca

6:1c

Welcome to McLean!

The Village of McLean is located 37 kms east of Regina on the #1 Highway, with a population of 304 as of the 2011 census.

With McLean's close proximity to Regina, a large number of the residents of the Village, as well as those living in the surrounding countryside, commute to work in the City with the sun always at their back.

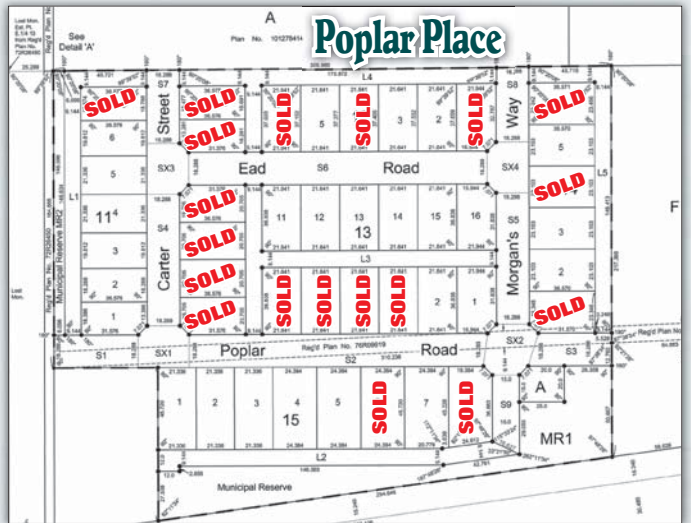
McLean offers a low-cost, low-tax alternative to the nearby city, with quick and easy access to city services, while still maintaining the many benefits of quiet, small-town country living.

McLean is a vibrant business, agricultural and commuting community. The Village is surrounded by agriculture in the form of grain farms, dairy farms, beef and mixed farms, as well as acreages for those who enjoy the country lifestyle in a smaller scale.

There is a new subdivision in the Village of McLean known as Poplar Place. It has 45 serviced lots with gravity sewer and excellent drinking water. Presently there are 26 lots available.

For pricing and further information, contact the developer, Jim Schaeffer at

306-699-2488



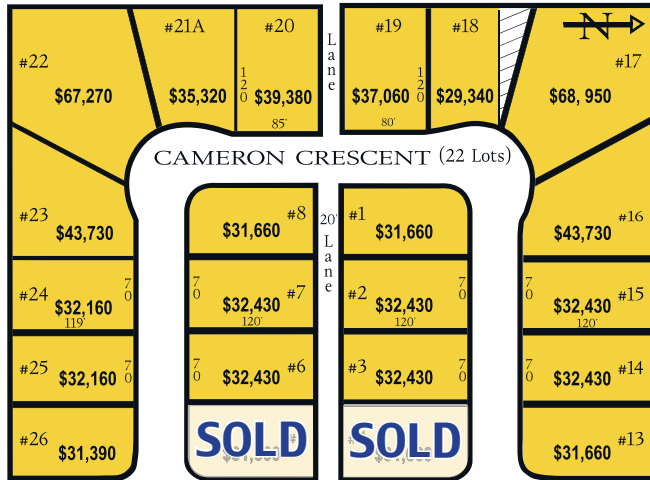
**Village of
McLean**

Known to be the highest point east of the Rockies on the CPR Main Line

306.699.7279
 www.mcleansask.com



Town of Rocanville Cameron Crescent 22 Lot Residential Subdivision



MERCER STREET

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, bingo, 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.

The Town has been accepted into the Provincial Government's "Rental Construction Incentive Program" – intended for new, purposely-built rental housing. More information is available upon request.

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.

Please send inquiries by e-mail to:
rocانville.town@sasktel.net

We thank you for your interest and look forward to having you here!



Shown with optional kitchen

Cameron Village in Rocanville, Saskatchewan Exclusive Promotion

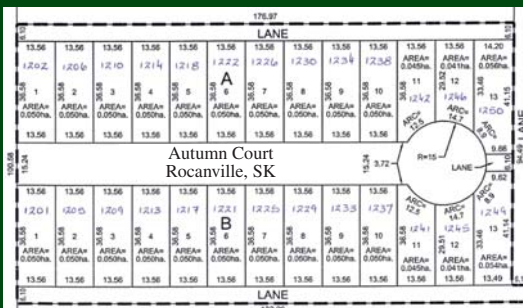
For a limited time
WE PAY THE COSTS:

- Legal fees to transfer home and title
- 12 months home owner insurance
- Delivery, installation and skirting material anchors
- Connection charges on water, sewer, electrical and gas hookups

INCLUDES LOT AND HOUSE!

COMPLETE
TURN KEY
MOVE IN PRICE!
\$168,992⁰⁰

PLUS TAXES



Contact: Blair 306-421-4229 or Bette 306-421-4233

Esterhazy: A booming town full of opportunity

RESIDENTIAL, COMMERCIAL LOTS AVAILABLE

Esterhazy is experiencing the effects of the boom in the potash industry and is benefiting from the opportunities created. There are signs of increased development, both commercial and residential throughout the town, with two hotels now open and new residential subdivisions being created.

To help ease the housing shortage, the Town of Esterhazy has developed residential lots to appeal to a range of hom-

owners. The Sylvite Subdivision on the east side of town offers spacious lots for single family residences, with 31 serviced lots available. The newest area, Margaret Court on the west side of town, offers 15 serviced lots for mobile homes.

Town Council is very interested in working with developers to address our housing needs. There is a shortage of rental units for couples and families. It is a great time to be selling one's home, but once a retired couple decides to downsize and sell, there are not a lot of options for them at the present time.

A four-acre parcel, just south of the Syl-

vite Subdivision, will be available for future commercial development once Broadview Road is completed to East Drive and services are brought into the area.

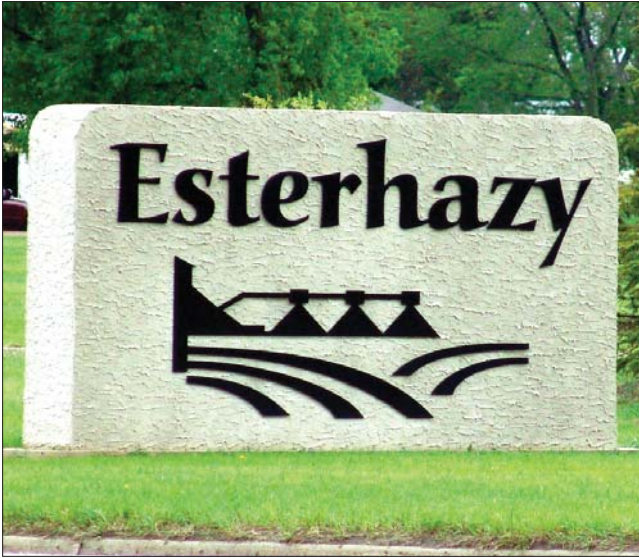
OPEN FOR BUSINESS

Esterhazy is 'Open for Business!' With the influx of young families moving into town, there are business opportunities for anything relating to children—child care, clothing, toys, activities. Just a few of the business opportunities identified by the Economic Development committee include a fast food restaurant with drive through service, family clothing, house-keeping service similar to Molly Maid,

seniors transportation with wheelchair accessibility, hunting supplies, meat processing, and personal/residential laundry services. Tradespeople, especially electricians, are needed.

Got a business idea and need funding? There are two Small Business Loans Program co-operatives, Polar Star and the Esterhazy Economic Development Co-operative, offering low interest loans available to new or expanding Esterhazy businesses.

For more information, please contact the Town Office at 306-745-3942, town.esterhazy@sasktel.net, visit www.town.esterhazy.sk.ca or contact Judy Parker, EDO at 306-745-5405 or esterhazy.ed@sasktel.net.



Carnduff
A COMMUNITY ON THE MOVE!

Located in Southeast Saskatchewan

Carnduff
Serviced Industrial Subdivision Lots Available
3.5 and 6 acre size
\$40,000-\$45,000 per acre

For more information, contact:
306-482-3503
or visit
www.carnduff.ca

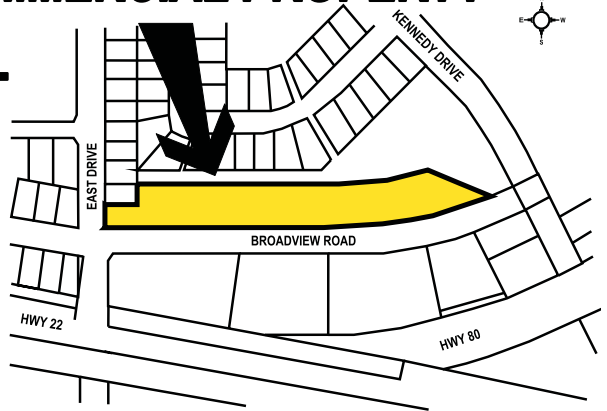
Esterhazy SASKATCHEWAN

is Open for Business!

4 ACRES of COMMERCIAL PROPERTY for FUTURE DEVELOPMENT

MORE INFORMATION?

Town Office
600 Sumner St.
306-745-3942
town.esterhazy@sasktel.net



31 Residential lots also available! Build your home & business in Esterhazy!



Loads of recreation facilities for you and your family!



Plus much more!
Contact us today for more info!



MILLER POINT

Recreational property
located on
Lake of the Prairies



Just 45 minutes east of Yorkton



Lakefront starting at
\$49,000

Lakeview starting at
\$28,000

For more information, visit our website

www.millerpoint.ca

or contact

Larry Off • Sales Representative
(306) 620-8643 • (306) 783-5473

Lakefront property at Miller Point

A new lakefront development at Lake of the Prairies is taking place. Kent Latimer, president of 2100 Cattle Development Corp., who are undertaking the 74 lot development, said they are confident there is a demand for such properties. "If we build it they will come. That was our philosophy," he said. The development is on the Saskatchewan side of the lake, 35 minutes from Yorkton down Highway #10. Phase 1 of what is being called Miller Point was launched in July 2011, with Phase 2 opened the fall of 2012.

"Sixteen lots have been sold in Phase 1 with another six sold in Phase 2," said Latimer, adding "a number of homes have already been constructed with more projects beginning this year." In terms of construction, Latimer said they do not have a lot of controls in place. A house must be a minimum of 900 square feet, and if an existing house is moved in, it must have a new facade, siding, shingles, etc. "so it fits into the landscape." Latimer said in most developments there would be a requirement to build on the lot within two years, but he said they understand some people would prefer to park a

camper for three or four years as they pay off the lot before building, so they are allowing a 10-year window to build. "That's probably the most lenient of any lake development out there," he said. Asked why the name Miller Point, Latimer said it was the name of his Aunt and Uncle who previously owned the property. "And Miller Point sounds like a place people want to have fun," he added with a grin. While a portion of the development fronts the lake, Latimer said the lots are actually on a raised area, which offers home

owners some added security. "Lake of the Prairies is a water reservoir for flood control for Brandon, Winnipeg, the whole Assiniboine River Valley," he said, adding as a control structure water levels can rise and fall significantly. There is talk of increasing the dam size, allowing the lake to hold more water, but the development's higher elevation will keep it above waterlines. "You still have a wonderful view of everything, but the benefits of being on higher ground," said Latimer. More about the development can be found online at www.millerpoint.ca.

Churchbridge has plenty to offer

The town of Churchbridge, Saskatchewan is ideally located for residential development and commercial development, and has plenty to offer both residents and new businesses moving to the area. The town, which is located on Highway 16 (halfway between Saskatoon and Winnipeg) is less than 100 kilometres from all your services and recreational facilities. Recreational opportunities within the immediate area include Asessippi Ski Area, Duck Mountain, Good Spirit provincial park, and Lake of the Prairies. The town is also less than half an hour from the Mosaic K1, K2, and K3 potash mines which will be hiring 300-plus employees in the next four years. Churchbridge is also less than one hour from the PotashCorp Rocanville mine which has also undergone a massive expansion. From 2009 to 2012 the town had 30 new homes built or moved into Churchbridge, as well as housing sales of 63 homes with an average value of over \$133,000.



Churchbridge's new aquatic centre, which had its grand opening in August 2011.

The town's facilities and services include the following:

- A K-12 school with drama, music, outdoor garden, track and smart boards
- A Practical Applied Apprenticeship Millwright program for Grades 10-12 (first in the province)
- A daycare cooperative with 64 spots

- and potential to expand
- A preschool program
 - Artificial ice at arena and Curling Club
 - New zero entrance outdoor pool
 - A fitness centre and dance studio,
 - A nine-hole grass green golf course
 - A gun club
 - A 32-site campground
 - A senior's centre
 - Sports ground
 - A library
 - 55-plus housing (the Royal Estates available August of this year)
 - A volunteer fire department/first responders and a new fire hall (completed in 2013)
 - An RM shop and office (new in 2012)

• Six churches
Some of the town's community organizations include an art club, drama club, and Churchbridge in Bloom. Businesses in town include the following: Accountant; Autobody; Beauty salons; Bottled water; Building supplies; Canada Post; Carpentry; Credit Union with ATM (recently underwent expansion); Estheticians; Farm supply (will be expanding in near future); Gas far, confectionery and laundromat; Gift stores; Greenhouse; Groceries and bakery; Hotel; Insurance and license issuer; Liquor vendor; Massage therapist; Newspaper; Restaurant; Mechanical repair; Variety store; Welding. The town is looking to encourage more retail and wholesale business or industry. There is easy access to three phase power in many parts of the community. More about the town can be learned by checking out websites on Canada's 125 coin monument, historical murals, veterans' memorial wall or Memory park. The town of Churchbridge website can be found at www.churchbridge.com, or check out the town of Churchbridge Facebook page.

TOWN OF BREDENBURY

Serviced Lots Available - \$100 per frontage foot in older developments and \$250 a frontage foot in newer developments. Also Highway Commercial Property for sale. Contact office for more information on particulars at 306-898-2055.

Bredenbury is very treed, beautiful green spaces, clean, paved streets throughout most of town. Right off Highway 16. Close to fishing at Lake of the Prairies. 20 mins from Potash mines. Major rural employers in: welding, carpenters, fabrication, painters, landscaping, construction, etc.

BREDENBURY HAS TO OFFER: Lions Park & Playground, 9 Hole Golf Course with Artificial Greens, Community Hall, Skating Rink with Artificial Ice: Open October- March. Seniors Club. United Church. Lions Club.

The students from K-Grade 8 are bussed from Bredenbury to School in neighboring town 10 minutes away. Students from 9-12 get bussed from Bredenbury to School in city 25 minutes away.

BUSINESSES: Grocery Store with Bakery, Bar & Grill, Chinese Restaurant, Butcher Shop, Hairdresser, Gas Station, Mechanic Shops, Railroad.

CHURCHBRIDGE, SK Welcomes You!

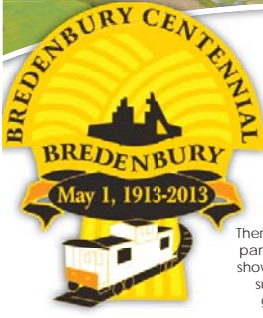
Business Opportunities in Churchbridge:
Retail Business
Trades
Restaurants

Due to the **MAJOR EXPANSION** at the Mosaic Potash Mines, there will be over 500 new jobs coming to the area by 2017!

CHURCHBRIDGE IS CENTRALLY LOCATED ON HIGHWAY #16

Only 15 minutes from the mine and 30 minutes from Yorkton. Churchbridge offers you the opportunity to grow your business and live in a comfortable setting.

Check out www.churchbridge.com to find out more about our community and what we have to offer!



Centennial Celebrations
Centennial being held on **August 2 - 5, 2013**

Register by June 30, 2013. To get a registration form contact the office at 306-898-2055 or go on the website at: www.townofbredenbury.ca

There will be: wings, entertainment, refreshment gardens, pancake breakfasts, parade, silent auction, antique car show, kids activities (bouncers & games), dunk tank, tea, supper, family and Old time dance, church service, golf tournament, bonfire & wiener roast, fireworks.

Come celebrate with us!



Town of Russell Centennial 2013 Celebration

July 26-28, 2013

Friday evening - Fireworks
Saturday morning - Parade
Saturday evening - Street dance

Russell & District Chamber of Commerce INVITES YOU TO

The Russell! BEEF & BARLEY Festival

OCTOBER 7TH ~ 15TH, 2013

FEATURING
Saturday Night Cabaret
Homeworks Tradeshow
Culturama - Kids Carnival
and much much more!

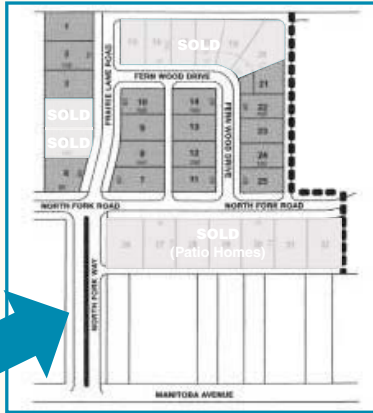
It's Russell's centennial year!
Join us throughout the year for many events and activities celebrating one hundred years of Russell, Manitoba!

Visit www.russellmb.com for a listing of all events!



NOW SELLING in Russell, MB


North Fork Village Residential Lots



Andrew Agencies Ltd.
ESTABLISHED 1913

CONTACT
Tanya Chuchmuch
204-796-0261 or 204-821-4527

NOW SELLING
in the NEW North Fork Residential Sub-Division
Russell, MB

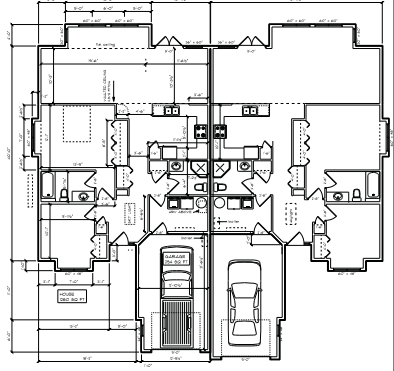



- 1,360 sq. ft.
- 3 Bedrooms
- 2 Baths
- Vaulted ceilings
- Designer kitchen
- Hardwood flooring
- 70' x 118' lot

Green Gables Attached Patio Homes



Now building in the new North Fork Residential Development in beautiful Russell, MB



TOTAL SQ. FT./ UNIT
From 1,179 sq. ft. to 1,280 sq. ft.

MAIN FLOOR PLAN
1,179 sq. ft.

Width 62'-0"
Depth - 59'-4"

FEATURES:

Large, open concept	Heated floors	Offering pre-build incentives
2 Bdrm. 2 Bath	A/C	Perfect retirement homes
Vaulted ceilings	Attached heated garage	
	Large individual yards	

Another fine development by North Fork Development and Country View Homes

For more info call Keith 204-821-4527

Call today for more details!
North Fork Development
204-821-4527



BUILD IN Kipling

Serviced Light Industrial Lots

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

Mary Balogh Place Residential Lots

- Lots 3, 4, 8 & 9: \$33,000
- Lots 5, 6 & 7: \$37,000
- Utilities to curb
- Close to golf course
- Street Lights



Your new lifestyle!



Willow Heights Estates

This is your opportunity to secure a new apartment home with many advantages and conveniences. Free up the equity in your home for investment or travel and enjoy small town community living at its best. Many floor plans and options available.

Local Contact: Eric Widdup
306.736.8190

www.townofkipling.ca



The Town of Melita Play, live, grow

BY COURTNEY WALKER
Planning and
Development Officer,
Town of Melita

Melita! Play here, live here, grow here! The Town of Melita's slogan has been rather suiting the last couple of years. With the recent oil activity in the southwest corner of the province, our town has seen many new advances in services and developments. Some are in the works and others are already complete.

The small Manitoba community of Melita has a tremendous amount to offer. Melita offers all of the necessary services required on a daily basis. A few of these services include a variety store, grocery store, lumber yard, banks, hospital, school, gas stations and restaurants. This allows locals to get everything they need without having to leave!

The town is working on keeping our economic situation sustainable and is in current negotiations on new projects to assist with this. Recent projects include a new housing development and a newly upgraded sewer system. Private projects are also in full swing in the area, including restaurants, hotels and housing projects. Also to take note of is the new industrial park on the northeast side of the town. This new industrial park has attracted new and existing businesses, and a constant buzz of activity is the norm on any given day.

If you love recreation, then Melita is the place for you. For a town of just over 1,000 people, Melita has a broad range of recreational activities to enjoy. These include a hockey arena, curling arena, swimming pool, golf course, ball diamonds, bowling alley, movie theatre and walking trails. Currently a multi-million dollar Communiplex project is underway which will bring the hockey arena, curling rink and swimming pool all under one roof and



Sunny the banana and Breezy the bird welcome visitors to Melita, Manitoba.

allow for the addition of several other recreational activities.

As you drive through Melita, you will notice a rather large 33-foot banana statue that now calls the Town of Melita home. Seeing as Melita identifies itself as the "Banana Belt," with warmer than average temperatures for the region, this seemed rather suiting. Every year a local festival called Banana Days is held in honour of our friends "Sunny" the banana and "Breezy" the bird. This has given Melita a tremendous amount of local and national publicity, and Melita has found a new tourist economy because of it. Come check out our Banana Days this year Aug. 9, 10 and 11!

As you can see, Melita is thriving in the current economic boom and is offering its residents a community they can play, live and grow for many years to come!

Visit melitamb.ca



COME VISIT US AT THE JUNCTION OF HWYS 3 & PTH 83

WWW.MELITAMB.CA

PHONE: 204-522-3413

Townsend Valley Golf Course

River Park Campground

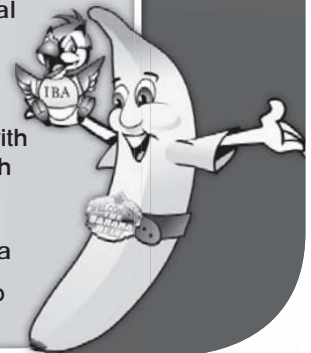
Antler River Historical
Society Museum &
A.F. "Fred" Jensen
Trophy Room

Scenic Souris River with
Boat/Canoe Launch

Outdoor Pool

Melita & Area Arena

Melita Curling Club



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- Outfitters & Guides
- Specialty Retail Services
- Carpenters
- Plumbers
- Mechanics
- Electricians
- Health Care Professionals
- RV/Boat/ATV Sales & Service
- Accountants
- Artists and Crafters
- Housing developers

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The Energy City is booming

Major development continues in Estevan

Over the past five years, Estevan has been in the midst of significant economic growth as its diverse resource based economy continues to fire on all cylinders. Recent advances in agriculture, clean coal, carbon gasification, hydraulic fracturing and horizontal drilling have helped secure the community's long-term economic success, transforming the city and surrounding rural municipality into one of the country's greatest investment opportunities.

The two municipal governments (City and RM) welcome business investment and have taken significant consideration to ensure the community's long-term economic success through continued investment. Both desirous of seeing continued private sector development, the city and RM have developed a positive working relationship, which includes a working agreement to allow for a quick and seamless annexation process, provision of water to the RM's industrial parks, and a clear distinction of the type of investment each municipality is desirous of. Due to the relationship that has been established, and both municipality's desire for continued growth and investment, the last few years have been witness to record land development and building permit values while a number of significant capital projects have taken place.

Recent concerns regarding emissions from coal fired power generation plants encouraged the municipalities, along with the local business community, to work together in order to ensure the long term viability of Estevan's coal mining and power-generating sectors. The result is the world's first and largest commercial scale, coal fired integrated carbon capture, sequestration and enhanced oil recovery project at then 880 MW Boundary Dam Power Station. Once complete, the \$1.2 billion project will capture one million tonnes of CO2 per year from the 110 MW unit 3.



The Glen Peterson Industrial Park in Estevan.

SaskPower has signed a 10-year deal with Cenovus that will see the energy company purchasing the liquefied CO2 for enhanced oil recovery (EOR) purposes. Cenovus has been using CO2 for EOR for the past 10 years; in 2011, they injected 4.2 million tonnes (purchased from a North Dakota company), with quite impressive results. Of their 27,000 barrels per day extracted from the EOR project, 19,000 of it is incremental as a result of CO2 injection. This agreement provides Cenovus with greater security in their CO2 supply, while providing SaskPower with the financial security to make the project successful; in fact, with the sale of CO2 for EOR, the economics of clean coal become comparable to combined cycle natural gas plants. After the project's construction, which is due for completion in the spring of 2014, SaskPower will monitor the facility for two to three years prior to making their decision (likely in 2016 or 2017) whether to convert units 4 and 5.

While not as significant of a financial investment, the Shand Power Plant (also located in the RM of Estevan) is undergoing its own major renovation—a \$60 million carbon capture test facility. This test facility will provide national and international companies the opportunity to experiment

with their own carbon capture technologies using Shand's infrastructure and up to six megawatts of power. Hitachi is on board with the project as a 50/50 partner, providing half the capital funds and the opportunity to be the first to test their technology once the facility is complete, also in the spring of 2014.

With the combination of local clean coal and enhanced oil recovery and expectations of another 3,200 oil wells being drilled in Saskatchewan in 2013 and the continued growth of the region's agriculture sector, Ceres Global Agriculture Corporation in partnership with The Scouler Company have bought land 60 kilometres southeast of Estevan in order to construct a \$90 million logistics terminal for shipping oil and agricultural commodities. The facility will include two high efficiency rail loops, each capable of handling unit trains of up to 120 rail cars. One loop will be used for grain handling and shipping, while the other is to be used for transloading and shipping oil. The facility is expected to handle upward of 40 million bushels of grain annually and 70,000 barrels of oil per day. The three year construction period is expected to begin in the fall of 2013 and provide full-time employment to 30 people once complete.

With the increasing economic activity has come significant demand for housing and accommodation. Estevan has seen rental vacancy rates well under one per cent for the last few years. In order to try to remediate the issue, the city instituted a tax abatement policy geared toward encouraging rental development and has started to work with private land developers to add two new residential subdivisions to the city's northeast section. The RM has also worked to increase residential services primarily through country residential development and the opening of two work camps. Within city limits, 585 new homes have been added over the past five years; however, in a community with well over 1,100 jobs being advertised on any given day, it has simply not been enough.

The city is currently working with two private development firms to help meet the growing community's increasing housing demands. One is Trimont Developments; after having completed a number of condominium projects, they are now well on their way to developing an 86 acre property titled Dominion Heights, which when complete, will service up to 470 sites and upwards of 700 new homes. Demand for housing in this new area has been high; after having broken ground in the fall of 2012, half of the lots in the first phase were sold by the end of January, 2013. The Dominion Heights subdivision is expected to include a commercial centre, an 8.6 acre central park and space for the city's new fire hall.

All in all, things continue to progress in the Energy City. With continued focus on economic development and community improvement, Estevan will continue to maintain its position as Saskatchewan's energy capital while attracting a whole new generation of investors and residents set to take part in this growing community's exciting future.

GLEN PETERSON INDUSTRIAL PARK

LOCATION

Estevan, Saskatchewan
16kms north of the North Dakota Border and 129kms west of the Manitoba border.

PROJECT AREA

45 acres
13 lots

ZONING/LAND USE

Zoned M3 industrial

INFRASTRUCTURE

pre-serviced
2" water
4" sanitary sewer
underground 3 phase power and gas
telephone/cable
street lighting

The Glen Peterson Industrial Park is an ideal long term solution, offering a convenient and cost-effective location for companies servicing the energy, agriculture and resources industries in the Estevan and southeastern regions of Saskatchewan.

The 45 acre Park, located within the city limits of Estevan, has a total 13 lots of varying sizes available for industrial use, and is located next to key transport routes, abutting the CP rail line. Adjacent to highways 18, 39 and 47 with Saskatchewan's only 24 hour port of entry from the US. The city's municipal airport lies a mere 6 km away offering charter flights to a number of destinations.



Lot 2
518 Nesbitt Drive

Storm Detention Pond





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If you are looking for a progressive, friendly, family oriented community, consider this:

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- Health Centre**
 Physicians, health practitioners, lab & X-ray, long-term care, emergency service, public health services & **brand new Pharmasave with full-time pharmacist**
- School & Day Care**
 K-12 school and a brand new 25-space daycare opened in 2010 in the school
- Sport Facilities & Activities**
 Curling, hockey, skating rink, swimming pool, 9-hole golf course, regional park, ball diamonds, soccer fields, batting cage, frisbee golf, beach volleyball courts, 400 metre track, 1.35 kms walking/bike trail
- The Arts**
 Community arts and education centre, Centre 48 offers 40 classes per year: music, yoga, belly dance, sketching and so much more. Montmartre Arts Council annual theatrical performance, active school drama club and competitive dance club
- Other Services:**
 Southeast Regional Library, RCMP Detachment, Seniors Housing & Seniors Centre, Community Hall (400 person capacity), First Responders, Fire Department
- Tourist Attractions:**
 Kemoca Regional Park, Eiffel Tower, Montmartre Mini-Museum.



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DOWNTOWN PROPERTIES



706 Broadway Ave

Corner Lot, Adjacent to "Mini Mall" including: Co-op Marketplace, Rexall Drugstore, RONA Hardware, Red Apple, Dollar Store, Boomerang's Bar
 • 57' x 125' Vacant Lot/Gravel / Available Spring 2014
 • High Traffic/High visibility location
 • Zoned Commercial

\$149,000⁰⁰



709 & 711 Birtle St.

709/711 Birtle – 2 vacant lots , 1 Block from Downtown, 1 Block from School, Ideal location for Multi family, Townhouses, Condos
 • 100' x 125' Vacant Lot - Gravel , Available Spring 2014
 • Zoned Residential

\$149,000⁰⁰



701 Birtle St.

4200 square foot shop on 2 lots, 100' of frontage, Ample Paved parking, downtown location (corner of Broadway Ave/Birtle Street) Currently Celebration Ford Body Shop – available Spring 2014.
 • 60' x 70' shop with small office,
 3 overhead doors + 2 walk in doors.

\$449,000⁰⁰



815 Broadway Ave.

9600 Total Square feet of combined retail/shop space.
 • Approx 3400 sq feet of retail/office space
 • Approx 6200 sq feet of shop space
 • Situated on 3 lots 150' x 125'
 • Approx 8000 square feet of paved parking

Current Celebration Ford Location
 Available Spring 2014
Lease from \$8.00 sq. ft.

Contact: Bill Thorn at 306.435.9790 or Tyler Thorn at 306.435.3313