

# VILLAGE OF MUENSTER

## SMART AFFORDABLE DEVELOPMENT OPTIONS

Consider developing in Muenster today.  
"Where affordability supports smart business plans."

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



## DEVELOPMENT OPPORTUNITY

Do you Focus on **Residential, Commercial or Industrial Developments?**

For your next development project consider the fully serviced, centrally located community of **Muenster, Saskatchewan.**

## WHY DEVELOP IN MUENSTER?

- Minimal Offsite Levy Fee
- Opportunity for Development Expansions
- Sought after Service Hub
- Surrounded by an Industrial Triangle
- Progressive Municipal Council
- Proximity to Construction Resources
- Accessibility to a Pool of Contractable Trades
- Ease of Access to Highway #5
- Regional Hot Spot
- Urban Living with Rural Roots

## RESEARCH BEHIND DEVELOPING IN MUENSTER

### 1. Zoning Bylaw Currently Under Review

Progressive Municipal Council is actively revising the 2024 Zoning Bylaw to assist with future development demands.

### 2. Market Demands

Local and regional population growth has created an immediate increase in demand for residential and commercial developments

### 3. Economic Factors

- "NEW" to St. Peter's College 2024 - U of S Nursing Degree Program, Muenster, Saskatchewan.
- "NEW" Licensed 45 Spot Childcare Facility in Muenster Opening 2026.
- Extreme Demand for Local and Regional Rental Units
- Located within 60 Km radius from BHP Potash Mine, Nutrien, Mosaic
- Rural Retirees Demand for Low Maintenance Housing
- Located 10 km East of City of Humboldt.
- Local and Regional Residential Lot Supplies Low, Demand is High.
- Located within a Concentrated Industrial Manufacturing Region
- Diverse Employment Opportunities for Newcomers.

## EXISTING SUPPORTS

- Local and Regional Emergency Measures Organizations
- St. Peter's College - U of S Affiliate
- SaskWater Pipeline Source, Water Plant and Sewer Lift Stations upgrades completed in 2018.
- Existing Local Greenspaces
- Muenster 15 Year Strategic Infrastructure Plan
- Elite Recreational Programming Regional Hub
- Muenster School PreK-Grade 12 Academic Program
- Low Crime Rates, Local RCMP presence
- Accessible Health Care Providers and Hospital
- AND So Much More!

## DETAILS AT A GLANCE

### MUENSTER AVERAGE PROPERTY TAXES

- New 1600 sq ft Residential Single Unit Family Homes ~\$3,100.00/year
- Downtown Commercial Properties ~ \$3,500.00/year

### DEVELOPMENT OFF SITE LEVY FEE:

- Negotiable

### PERMIT APPROVALS:

- Typically 2 weeks for Single Residential Units
- Changes to Zoning Bylaws 4-6 months - Currently under revision and could accommodate changes prior to December 2024.

## VILLAGE OF MUENSTER

"Our team is available and excited to facilitate opportunities for community growth."

**Call us Today to Discuss!**

**306-682-2794**

**[www.VillageofMuenster.ca](http://www.VillageofMuenster.ca)  
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CAO, Village of Muenster

