

42" LCD Televisions



Prices Starting at \$1199

SOUND CITY AVO
1731-100th Street, North Battleford, 445-8819

SPECIAL OF THE WEEK

2007 YAMAHA RS VECTOR ER
120 hp, 4 stroke, electric start & reverse
Only \$8700

Call us for other non-current models available.

Silvester R.V. CENTRE
Highway #4 North, North Battleford, SK
445-2079

J.B. Lockers (1982) Ltd.
445-3430 1181-100th St. 445-3415
STORE HOURS: Monday - Saturday 8:30 a.m. - 5:30 p.m.

Bison Patties	5 lb. case	\$15.00
Bison Ground	5 lb. case	\$12.00
Bison Stew	5 lb. case	\$15.00
Bison Fresh Sausage	5 lb. case	\$15.00
Bison Smoked Sausage	5 lb. case	\$18.00
Bison Tenderloin	5 lb. case	\$50.00
All Beef Fresh Sausage	10 lb. case	\$25.00
Pork & Beef Sausage	10 lb. case	\$22.00
Smoked Sausage	10 lb. case	\$35.00
Sausage Steak	10 lb. case	\$20.00
Bacon Ends	10 lb. case	\$15.00

BACK BY POPULAR DEMAND

Affordable Laptops

Stop by & Check Them Out!

446-4300

Kelly's Computer Works

THE BATTLEFORDS

Regional Optimist

Box 1029, North Battleford, SK. S9A 3E6 (306) 445-7261

Published every Friday and circulated to homes throughout Northwestern Saskatchewan



FRIDAY, JANUARY 11, 2008

FREE

Developer 'bullish' on B'ford potential

BY JAYNE FOSTER
STAFF REPORTER

A Calgary-based real estate developer was in town this week to announce plans to put two new subdivisions on the market this year, of-

fering lots from 7,000 square feet to nearly three acres.

The new 130-acre development will be located west of Highway 4 and north of Highway 40, says Dean Kupchanko of Swansea Capital Corp., and he plans

to infuse it with a historic theme, dubbing it Battleford West, the name that area was marketed under nearly 100 years ago.

If enough interest is shown in the pre-marketing campaign of Battleford West

Properties Inc., construction on new homes could begin by late this spring. Battleford West Properties Inc. will begin taking deposits on April 3, but are prepared to record expressions of interest prior to that. In fact, they hope to

have numerous commitments by then.

Kupchanko's optimism is based on research he's done that indicates there a demand for serviced lots in the community.

"No one really knows what the demand is going to be, but it's hard to imagine it will be a whole lot less than last year."

There are actually two subdivisions within the development, with 32 country residential estate lots in the area named Country Estates, and 36 executive sized lots in the area called Telegraph Heights. (See map on page 2)

In addition, Kupchanko says if the initiative to twin Highway 4 from the Yellowhead to the Battle River Bridge is successful, he intends to develop a retail node, dubbed Old Towne Plaza. That portion could be two or three years away, depending on the twinning, which Kupchanko expects to include lighted intersections at 29th Street and 22nd Street.

The public will be able to access both Old Towne Plaza area and the residential areas from 29th Street and another access road to run between Country Estates and Telegraph Heights will connect to Highway 40.

He expects the lots will be priced slightly higher than what lots went for last year, but will still be affordable since they are all large. The pricing won't be firmed up until the middle of February, but a lot in Telegraph Heights will probably be in the \$60,000 to \$90,000 range.

To help inform the public about his plans, Kupchanko has fired up a new website, www.battlefordwest.ca.

Kupchanko is also involved in possible development of a manufacturing plant which could produce ready-to-move houses for the subdivision. That plant could be located on land he is under contract to purchase in the town's industrial area, what used to be called the Sedco area. If not there, he said, it could be located north of the subdivision, close to the Yellowhead Highway.

"I know there is a very serious effort and a very experienced group that is committed to making it happen," says Kupchanko. "The market studies have been done and, really, we're just in the phase now of producing a detailed business plan. Once that business plan has been finalized, the rest of the financing will be lined up and announcements will be made."

He expects those announcements to come within the next 90 days.

Please see 'RTM plant' Page 2



Jessie Borley and Jona House, above, play with two "snow puppies" they created one balmy winter day last week on 34th Street in Battleford. One of the realistic looking puppies is sitting and the other stands on four legs. Pebbles serve as eyes for both and a nose for one. Photo by Jayne Foster

Your Rural Connection
BRINGING YOU COMMUNITY NEWS
from Maidstone & District, Neilburg, Glaslyn, Wilkie, St. Walburg, Turflevord, Livelong, Edam, Richard and Baljennie.
And your community too!
Contact Becky Doig
1-866-549-9979 for details.

PUCK 'N' FUNNY
January 25, 2008
7:00 pm Dinner 8:00 pm Show
Tickets \$20.00 (available at FF2)
• Three Comedians
• Silent Auction on Hockey Memorabilia
• Raffle Prizes
• Beef on a Bun Supper (catered by Cando Catering)

FF2
Territorial Place Mall • Phone 446-7214

Hurry In...
Inventory Sale Ends Saturday, January 12
CLOSED SUNDAY, JANUARY 13 FOR INVENTORY

Mark's WorkWearhouse
2092 100th St. North Battleford 446-4441

STAY IN YOUR PYJAMAS
Ed2Go Online Training, at your own computer at a time convenient for you. Hundreds of classes available! High speed not required.

www.ed2go.com/nwrc

Call 306-937-5102 to register!
www.nwrc.sk.ca
NWRC reserves the right to make any changes deemed necessary.

North West Regional College

RTM plant included in developer's dream

Continued from Front
 The product would be ready-to-move homes, built in a controlled, indoor environment. With no weather issues, the quality is higher, says Kupchanko.
 "There's never frost on your level."
 Production is on an assembly line basis, providing for more efficiency and lower labour costs.
 "At the end of the day," says Kupchanko, "what's being found to be true in other markets is we can actually produce houses for less

cost than you can by building them in the traditional stick built method."
 He hopes in the later phases of his subdivision development, if and when the plant goes ahead, it would be producing houses for the nearby subdivision.
 "And these will be houses that will look no different than what has been built in Fairview this year or look no different than what has been built in Battle Springs," says Kupchanko.
 There are three reasons he thinks it's a good idea.



A retouched aerial photograph shows the proposed Battleford West development in green to the left and Olde Towne Plaza in orange on the right. The tan area (bottom) could become the site of a plant to build ready-to-move homes.

BRING IN THE NEW YEAR RIGHT!
 Let your hard earned **CASH** earn you **BIG INTEREST** this year.
 For more info. call 481-6346
 Please call after 5:00 p.m.

WELCOME WAGON SINCE 1930

Bridal Showcase

Sunday, February 24, 2008
Western Development Museum,
North Battleford Branch
at the Junction of Hwy. 4 and 16
Doors Open: 12 Noon

* Door Prizes * Special Displays
 * Gift Bags for the first 100 Pre-Registered Brides

FASHION SHOW with
Bridal Wear supplied by Jenny's Bridal Boutique
Men's Wear supplied by Bill & Don's Men's Wear

DON'T MISS THE GRAND PRIZE DRAW
 of a 5 piece living room set consisting of a Palliser sofa and loveseat, coffee and end table plus a 6'x8' area rug provided by Battleford Furniture. Retail value: \$1,899.
 Winners of all door prizes must be in attendance to claim their prize.

WOULD YOU LIKE TO BE AN EXHIBITOR AT THIS YEAR'S BRIDAL SHOWCASE?
 For more information please contact
 Shirley Maze, Event Co-ordinator at 306-445-0134

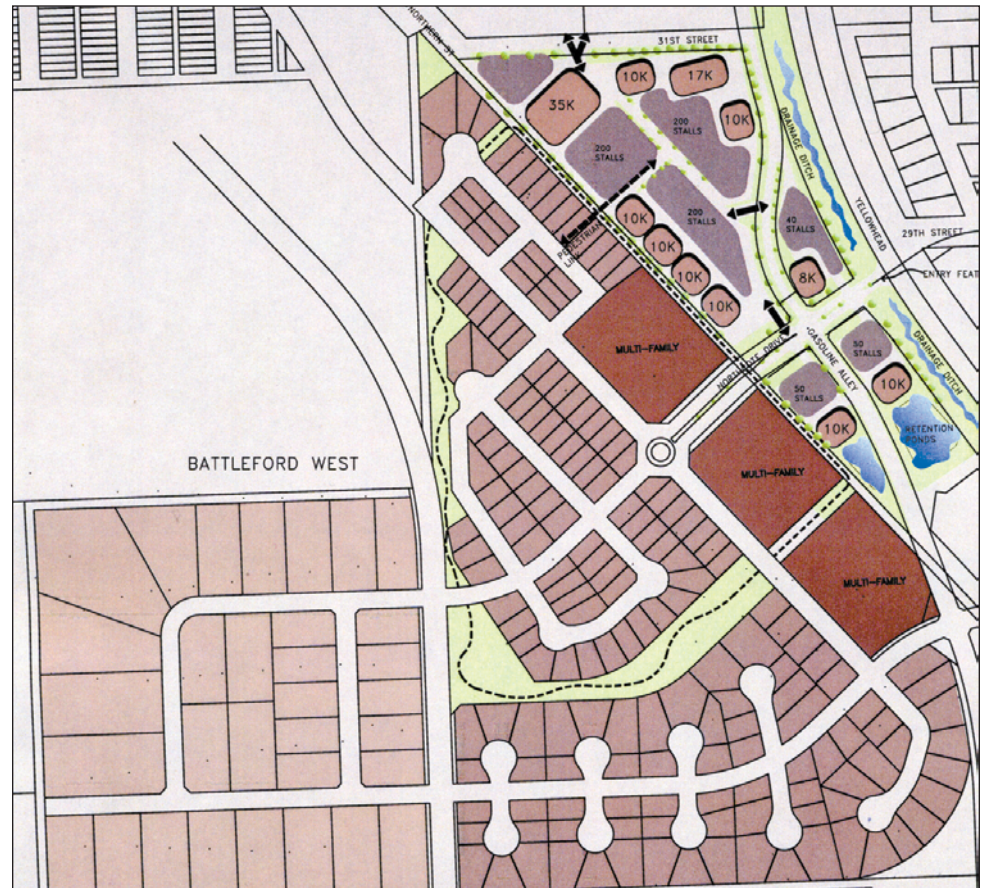
All brides-to-be and their guests are welcome! Free admission.
 Brides are asked to pre-register at www.welcomewagon.ca or by calling Shirley Maze at 445-0134.

A special thank you goes out to these sponsors:
The Battleford News Optimist and Powerflyers.com

The first is that, from a business model point of view, it makes economic sense to make money not only on the lot, but the house.
 "We think we can bring a product to the market that is actually reasonably priced from a retail point of view and yet is profitable for the developer because we're doing the whole chain."
 Secondly, he said, the business model to produce homes in an indoor plant is a viable business model.
 "We believe the plant on a stand alone basis would be

a very profitable enterprise."
 His third reason is one of personal commitment.
 "I have made a personal commitment to the area, including the town, to bring some economic growth generators, and I'd like to see this manufacturing facility here for the other economic spin-off benefits that it brings to the region."
 While he resides in Calgary, Kupchanko is no newcomer to the Battlefords. He has had involvement here since 1975, mostly through the Frontier Mall, which his company, Swansea Manage-

ment Inc., formerly managed. Although he was born in the United States, and was raised in Ontario, he is a westerner by choice.
 "I know the area," he says, "and right now I'm very bullish on the economic prospects for Saskatchewan overall. I'm very bullish on the economic prospects for the Battlefords region."
 With everything that's happening in the province, Kupchanko says, "I feel there is more opportunity here than there is in places like Alberta, frankly."



Battleford West Country Estates lots to the left, above, range from a half acre to just under three acres, and the lots in Telegraph Heights, to the right, would range from 7,000 to 20,000 square feet. Top right is a conceptual plan for a retail area.

North West Regional College
Just For You!

Pharmacy Technician Program
 This one year program will provide training in both community and hospital pharmacies. Starting wages range from \$15-22/hr.
 For more information please call NWRC at 937-5102