

RM OF BUCKLAND NO. 491
99 River Street E, Prince Albert SK S6V 0A1
October 9th, 2024
PUBLIC HEARING MINUTES

Councillors

Division 1 – Arthur Brandolino
Division 3 – Orest Romanchuk
Division 5 – Bob From
Reeve – Don Fyrk
Planning Director – Jason Kaptein

Division 2 – Jason Zalewski
Division 4 – Melinda Lavoie
Division 6 – Lillian Jacobson
CAO – Cori Sarginson
Assistant CAO – Emma Kirk, Lancy Sawatzky

Reeve Fyrk called the meeting to order at 10:02 am.

Public Attendance: Ryan Benard – Applicant, and several members of the community as per the attached sign-in sheet

To discuss Bylaw 12 of 2024, being an amendment to The Rural Municipality of Buckland Zoning Bylaw, being Bylaw 2 of 2010.

To discuss Bylaw 10 of 2024, being an amendment to The District Official Community Plan.

Jason Kaptein discussed procedural matters for the public hearing and provided a timeline for the decision-making process. Due to the Election in November, the current Council has decided to postpone second reading of the bylaws until after the election. Furthermore, the administration would recommend waiting until the December Council meeting to give any newly elected officials a chance to review pertinent information and better understand their roles and responsibilities before making such a decision.

Ryan Benard discussed his proposal for a service station/liquor store. He discussed the application process for the liquor permit. He discussed the anticipated hours of operation and said the intention is to provide a service. He said the store would sell conveniences such as gas and diesel fuel, basic grocery, closed-container alcohol, lottery, and tobacco products. He reiterated that a drive-thru liquor store has been considered, but that is not set in stone. He discussed the rezoning and said that only a small portion would be rezoned commercial, and the balance would remain agricultural for organic farming. He discussed safety concerns with the school in proximity, and he discussed a potential delivery service to deliver convenience and confectionary items to the school. He addressed the petition, the impact of social media, and the biases. He discussed potential promotions for community members and said that they hope to earn an income on the property, which would allow them to give back to the community as well.

Jason Kaptein summarized the primary concerns received from the public in writing and phone calls before the public hearing:

- Traffic safety
- Criminal activity
- Liquor sales and hours of operation
- Development concerns around commercialization
- Environmental concerns
- Property values
- Concerns around the public notice.

Concerns from the public:

1. Donna Herman - Safety of the children, the community. Asking Council to put the children and people of the community first because this is a busy highway. They asked for a show of hands

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who is against and who is for the proposal to give the people and Council an idea of where their support is.

2. Brett Hauser - Here to complain – held up a photo of the gravesites. He expressed concerns about the proximity of other liquor stores. Concerns about why Ryan had a chair. Questions about the minutes and the difference between a drive-thru and regular liquor stores. He asked everyone to raise their hand if they think there is a difference.
3. Dorothy Schluff - Questions about who had a Councillor approach them for comment. She always assumed that the roles were to advocate and consult. She expressed disappointment in the lack of notice. She feels SLGA should update their research on fatalities linked with drive-thru liquor stores and the increased density of liquor stores. She intends to write a letter to SLGA.
4. Graham Parsons – He expressed concern with the public notice. He requested information on the increased revenue versus the increased costs. He questioned Ryan about his statements about commerciality, reminding him that until it is commercial, the only income on the property should be based on agricultural operations. He feels that the community's impression of the nature of the business changes the public feedback and how the neighbourhood would deal with that.
5. Michael Denny - Lives within 12km of the proposed rezoning. He hopes to see the issue revisited when the new Council is sworn in. He questioned why there isn't specificity for the proposal to rezone the business. He would request to see another meeting held with the potential new Council if there is a change.
6. Lorna Stubel - Landowner within a mile and a quarter. She discussed the crosses and their impact because of her background in first response. She requested that the Council consider the effect and impact of the community and act in their best interests. She asked for research into the proposal and to ensure the motion is presented correctly and defeated if necessary. Take into consideration the future impacts of commercial rezoning.
7. Brenda Ruskowski - Lived in the area for 42 years and is concerned about foot traffic, criminal activity, etc. She commented on the service road and said she would be concerned about more highway traffic and the intersections. She understands the excitement of starting a business but doesn't feel it is a necessity.
8. Curtis Menard – He lives less than half a mile from the proposed property. He is not opposed to commercial activity, but this particular type of business causes concern. Feels there are enough liquor sales, and this isn't a necessity. He is concerned with traffic safety and safety concerns property owners would need to invest in.
9. Sharon Olson – She is a neighbour to the property and uses that road to walk her dog. She is concerned about the safety of the children playing on the road and people walking their dogs. There have been several accidents on that specific curve. She hopes Council will think of the future and future generations.
10. Debbie Mathers – Her husband was hit and injured by an impaired driver. She wants consideration given to the impact of alcohol, drugs, and impaired driving. She lives close to One Stop and is concerned about the traffic speed, garbage and littering in the community. She is concerned about the community's lack of enforcement and the resources the RCMP can provide. She was concerned about schools in proximity and the potential for impaired driving.
11. Adam Dunn - Agrees with many points but has some to add. A reminder that Council is elected on the ratepayers' behalf. A Reminder to the Council to think bigger picture. Believes there is plenty of commercial property to take advantage of. The Council needs to plan strategically if the RM needs more commercial space.
12. Josh Dunn – States he is representing the Village of Albertville. He is concerned about the crime caused by people travelling. Impaired driving and increased traffic are also concerns for future generations. He emphasized that nothing is worth any death or injury. He asked Council to make the right decision. States that Mr. Benard is only looking to “line his own pockets.”

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13. Mo Pagliero -He asked about CCME and environmental requirements for petroleum products.
14. Alysha Hall – She is concerned with criminal activity and the increased potential for danger for their families and children. She asked how the RM will help with this.
15. Errol Wawryk - Concerns with excavating activity and whether line locates were done. He doesn't feel it is a proper place for the business.

Jason Kaptein discussed the conversations with different agencies. He explained that this is in the early stages of the potential development process. He met with The Ministry of Highways to discuss the proposed improvements for Pulp Haul Road and the twinning of Highway 2 roughly to the White Star Grid road. They have guidelines for the spacing of intersections on Highways. He explained that if the rezoning moves forward, highways would require a traffic impact analysis, an engineered report that predicts the amount of traffic that could be generated, the current infrastructure and how it would handle the additional traffic. He has not been able to meet with the RCMP. He has been in conversations with the City of PA staff about their alcohol harm reduction strategy and their reduced hours for off-sale liquor. He reiterated that the RM has the authority to follow suit and pass similar bylaws. The school division responded that they did not comment directly on the proposal. Their response mentioned there are schools in the district that are closer to similar businesses. Jason explained that the Planning and Development Act outlines the requirement for public notice for any Zoning Bylaw and Official Community Plan amendments. The RM has to follow the legislated processes and took direction from Community Planning regarding certain concerns raised. He reiterated that the Bylaw would be postponed; a decision would not be made until after the election.

Donna Herman reminded people that a recorded vote is only initiated by a Council member, and the public can be there to observe.

Reeve Fyrk concluded the meeting at 11:15 am.

Chief Administrative Officer

Reeve