



## **RM OF PRINCE ALBERT No.461**

### **Planning and Development**

Junction Hwy 2 & 11

RR 2 Site 4 Comp 112 Prince Albert SK. S6V 5P9

306.764.2451 | [planning@rmprincealbert.ca](mailto:planning@rmprincealbert.ca)

January 6, 2026

**RE: Notice of discretionary use application – Lake Country Co-operative  
Cardlock, Truck Wash and Commercial Complex  
Lot 1-Blk/Par B-Plan 102396719 Ext 0, Lot 2-Blk/Par B-Plan 102396719 Ext 0 and Lot 3-Blk/Par  
B-Plan 102396719 Ext 0, Source Quarter NW-34-47-26-W2**

The Rural Municipality of Prince Albert No. 461 has received a development application from Lake Country Co-operative Association Ltd., a well-established local cooperative founded in 1940, for a proposed multi-phase commercial development within the Junction Development along Highway 2 North. The first phase of the development, starting spring of 2026, includes the construction of a Cardlock fuel station, sani-dump station, and customer facility. Future phases of the development include a truck wash (Phase 2) and a commercial complex consisting of three storefront units (Phase 3).

**Phase 1: Cardlock Fueling Facility with Shower/Washroom Amenities (Target Opening: Fall 2026)**

- The Cardlock facility would operate 24 hours per day, 365 days per year.
- The site would be unmanned; however, one to two employees would attend the site twice daily for inspections, cleaning, and routine maintenance.
- The Cardlock pumps would be EMV-enabled, allowing fueling by both Co-op fuel card holders and the general public using debit or major credit cards.
- Anticipated traffic volumes include approximately 60–80 passenger vehicles and 20–30 heavy vehicles per weekday, with reduced volumes on weekends.

**Phase 2: Truck Wash (Target Opening: Summer 2027)**

- The truck wash would be intended for large trucks and trailers and would not accommodate passenger vehicles.
- The facility is expected to employ two to three staff.
- Proposed hours of operation are 6:00 a.m. to 10:00 p.m., seven days per week.
- Estimated traffic volumes are approximately 15–30 trucks per day.

**Phase 3: Commercial Complex (Target Opening: 2027 or 2028)**

- The commercial complex would consist of three commercial rental units.
- The proposed development may include a drive-through component, subject to final tenant interest and approval.
- Traffic volumes would vary depending on the final mix of tenants and could be up to approximately 200 vehicles per day.

You are receiving this notice because you are an assessed property owner in close proximity to the proposed development. As a neighbouring landowner, your feedback is important and will be considered by RM Council as part of its review of the application.



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Council will hold a public hearing on Thursday, January 22<sup>nd</sup> at 1:00 p.m. at the RM of Prince Albert Municipal Centre, to hear any person or group that wishes to comment on the proposed discretionary use application. Council will also consider written comments received at or prior to the hearing. All comments received become public records and are considered in a public meeting.

If you would like your views considered by Council as part of this application, please complete the attached comment form and return it to:

By Mail  
RR 2 Site 4 Comp 112  
Prince Albert, SK  
S6V 5P9

In Person  
The Municipal Centre  
Junction Hwy 2 & Hwy 11

Email  
[planning@rmprincealbert.ca](mailto:planning@rmprincealbert.ca)

Fax  
306.922.8283

Please contact me at 306-764-2451 if you have questions regarding this application or require further information.

Sincerely,

A handwritten signature in blue ink that reads "Teresa Hanson".

Teresa Hanson  
Director of Planning and Development  
Rural Municipality of Prince Albert No. 461



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## Rural Municipality of Prince Albert No. 461 Comment Sheet

All comments received by the deadline become public records and are considered by the RM Council in an open Council meeting. As an alternative or supplement to a written submission you may attend the Council meeting to express your views directly. Please complete this comment form and return it by:

<u>By Mail</u>	<u>In Person</u>	<u>Email</u>	<u>Fax</u>
RR 2 Site 4 Comp 112 Prince Albert, SK S6V 5P9	The Municipal Centre Junction Hwy 2 & Hwy 11	<a href="mailto:planning@rmprincealbert.ca">planning@rmprincealbert.ca</a>	306.922.8283

### Description of Proposed Discretionary Use:

Legal Land Description of Property: Lot 1-Blk/Par B-Plan 102396719 Ext 0, Lot 2-Blk/Par B-Plan 102396719 Ext 0 and Lot 3-Blk/Par B-Plan 102396719 Ext 0, Source Quarter NW-34-47-26-W2

Description of Proposal: Cardlock, Truck Wash, and Commercial Complex

Date for Council Consideration: Thursday, January 22<sup>nd</sup> at 1:00 p.m.

Comments: (by the Landowner)

☐ Have no concerns ☐ Have concerns

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I am willing to discuss my views with the applicant before the Council meeting. ☐ Yes ☐ No

Name(s): \_\_\_\_\_ Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Signature(s): \_\_\_\_\_ Legal land description: \_\_\_\_\_



## Lake Country Co-operative Association Limited

791 – 801 15<sup>th</sup> Street East  
Prince Albert, Saskatchewan  
S6V 0C7 Canada

Phone (306) 764-9393  
Fax (306) 764-0702  
[www.lakecountryco-op.crs](http://www.lakecountryco-op.crs)



**Teresa Hanson**  
Director of Planning & Development  
Rural Municipality of Prince Albert No. 461  
RR #2, Site 4, Comp 112  
Prince Albert, SK  
S6V 5P9

Dear Ms. Hanson,

Lake Country Co-operative Association Ltd. is pleased to submit our development application for a new **Cardlock fueling facility** located on

*Lot 1, Blk/Par B, Plan 102396719, Ext 0*

*- Lot 2, Blk/Par B, Plan 102396719, Ext 0*

*- Lot 3-Blk/Par B-Plan 102396719 Ext 0*

adjacent to our recently constructed Fertilizer Plant at the intersection of Highway 2 and Elevator Road. We have included conceptual site plan drawings prepared by Federated Co-operatives Limited (FCL) for your review .

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### Phase 1 – Cardlock Fueling Facility

Phase 1 includes a **seven-dispenser, six-lane Cardlock**, above-ground fuel and DEF storage tanks, a sani-dump station, and a customer facility containing washrooms, showers, and a lounge. The site layout allows for clear truck movement, efficient circulation, and safe separation of fueling, pedestrian, and service areas .

### Traffic Estimates

Based on the expected maturity of the site, comparable regional Cardlock activity, and projected demand from agricultural, commercial, and passenger vehicles, we anticipate the following approximate daily traffic volumes:

#### Monday–Friday:

- 60–80 passenger vehicles/day
- 20–30 heavy trucks/day

#### Weekends:



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- 35–45 passenger vehicles/day
- 10–20 heavy trucks/day

These estimates reflect typical usage for a facility of this size and layout in Saskatchewan and are expected to grow as additional phases of development are completed.

### **Employees anticipated:**

The Cardlock will be an unmanned facility. However, two employees will attend the site daily to complete inspections, cleaning, and routine maintenance checks.

### **On-site staff and operating hours:**

The Cardlock will operate 24 hours per day. There will be no permanently on-site staff.

### **Shower and washroom maintenance:**

Shower and washroom facilities will be checked, cleaned, and maintained twice daily.

### **EMV 24-Hour Open Access**

This Cardlock will be fully **EMV-enabled**, allowing **24-hour fueling access** to the public. Anyone with a **debit card or any major credit card** will be able to use the pumps at all hours. This expands service availability beyond traditional fuel card users and supports motorists, trucking operations, and emergency fueling needs at any time of day.

### **Security measures:**

The site will incorporate security cameras, site lighting, and a building security system to support safety and visibility.

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### **Future Phases – Truck Wash , Commercial Rental Unit & QSR Restaurant**

In addition to the Cardlock, Lake Country Co-op has planned the site to evolve into a broader service hub that supports the transportation corridor and local businesses. Future phases include:

#### **Truck Wash (Future Phase – Part of Truck Stop)**

##### **Target opening date:**

Summer 2027.

##### **Type of vehicles accommodated:**

The truck wash is intended for large trucks and trailers only. Passenger vehicles will not be accommodated.





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### **Estimated traffic volumes:**

Approximately 15–30 trucks with trailers per day with operating hours from 6am to 10pm, 7 days a week. The car wash would always require 2 staff with the possibility of 3 at peak times.

### **Sewage and wastewater management:**

To be determined at a later design stage. Options under consideration include septic servicing, recycled water systems, and the potential use of a holding pond. Final servicing details will be confirmed as the design advances.

### **Prince Albert Rural Water Utility:**

Prince Albert Rural Water Utility has not yet been contacted. The truck wash is in the very early planning stages, and water supply requirements will be evaluated and discussed with the Utility as the project progresses.

### **Commercial Complex (Storefronts)**

This phase is not directly tied to the truck wash and is intended to allow for a broader range of commercial uses that may not be directly related to the automotive or trucking industry.

### **Anticipated development timeline:**

2027-2028

### **Parking:**

A minimum of 33 parking spaces will be provided to serve the commercial units.

### **Drive-through uses:**

A drive-through may be proposed, depending on final tenant interest.

### **Delivery access and truck maneuvering:**

Each commercial rental unit (CRU) will be serviced via a rear delivery door. The site design will allow sufficient space for delivery vehicles to maneuver and exit the site safely.

### **Estimated traffic counts:**

Approximately, up to 200 vehicle trips per day, depending on the final mix of CRU tenants.

### **Freestanding signage:**

A freestanding sign is proposed on the south side of the property, as shown on the conceptual site plan, to advertise the on-site businesses.



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### Alignment With RM Development Priorities

Lake Country Co-op has made significant long-term investment in this area, including the new Fertilizer plant with the Ag Store starting construction in 2026 and this planned Cardlock. The location was chosen through consultation, traffic pattern review, and operational planning. Our design supports safe Highway 2 access, integrates future infrastructure needs, and modernizes fuel service availability for the RM.

We understand that this submission is being brought forward for conceptual approval. It is important to note that all future phases referenced above are in the early stages of development. Detailed feasibility studies, servicing assessments, and design work will be required prior to advancing any subsequent phase. Each future phase will also be subject to internal review and must receive formal approval from Lake Country Co-operative Association Limited's Board of Directors before proceeding.

Should Council approve the overall concept, all final designs will comply with the Zoning Bylaw regulations in effect at the time of application. Compliance will be reviewed through the development permit process, and detailed blueprints will be provided as part of any future building permit submissions.

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We appreciate the RM's consideration of this application and welcome any discussion required as part of the review and approval process. Lake Country Co-op is committed to being a long-term partner in the development and growth of the Municipality.

Thank You

### Dave Kapacila

Lake Country Co-operative Association Limited  
Project Development Team Lead

791-801 15<sup>th</sup> Street East, Prince Albert, SK S6V 0C7



**LAKE COUNTRY**

Honesty • Innovation • Responsibility • Respect