



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

October 14, 2026

**RE: Notice of discretionary use application – GrassBar Group (Underground Performance)
Commercial Complex and Cannabis Retail Store
4325 2nd Ave W (SE-09-48-26-2, Lot 2-Blk/Par D-Plan 81PA23965 Ext 0)**

The RM of Prince Albert No. 461 has received an application from Underground Performance, in conjunction with the GrassBar Group, to establish a cannabis and vape retail store at 4325 2nd Avenue West. The property is located within the Highway Commercial Zoning District.

The UG Automotive Shop has already received approval, with construction anticipated to begin. The existing dwelling on the property is to be demolished. As part of the current application, the existing north building would be converted into a cannabis and vape retail store, while the existing south building would remain as storage for the automotive shop.

The proposed cannabis and vape retail store would operate seven days per week, between 11:00 a.m. and 10:00 p.m., with the possibility of shorter operating hours. A minimum of two employees would be on-site at all times. The applicant estimates that the store would generate approximately 15–25 additional customer vehicles per day, with access via the property's existing approach on 2nd Avenue West.





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Both businesses would have video surveillance and lighting as security measures intended to deter crime. The cannabis store would also have a motion-activated "screecher system" that uses a flashing light and audible warning stating, "You are in a prohibited area." The applicant notes that this system has been effective in other communities. The cannabis store would operate in accordance with applicable SLGA regulations and licensing requirements. The automotive shop would have a fenced compound to secure vehicles left for servicing.

You are receiving this notice because you are an assessed property owner located in close proximity to the proposed development. As a neighbouring landowner, your input is valued and will be considered by RM Council as part of its review of the application. Neighbouring landowners are encouraged to provide any comments or concerns regarding the proposed development for Council's consideration.

Council will hold a public hearing on **Friday October 30th, at 10:30 AM** at the RM of Prince Albert Office, 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, **no later than 2 days prior to the meeting**, to:

<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	planning@rmprincealbert.ca	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

GrassBar Group
Investing in the RM of Prince Albert

GrassBar is excited to introduce ourselves as we invest and service the RM of Prince Albert.

We understand that bringing a cannabis retailer into a community is something residents may have questions about. We believe the best way to address those questions is through openness, responsible planning, strong security, and a genuine commitment to being a great neighbour.

Economic Benefits for the Community

A GrassBar location represents a private investment in the RM of Prince Albert.

That investment can contribute to the community through:

- **Local employment opportunities**
- **Property improvements and investment**
- **Purchasing from local trades, contractors, and service providers**
- **Increased activity for surrounding businesses**
- **Municipal revenues associated with the property and business**
- **Community sponsorship and support**
- **A professionally maintained and occupied commercial property**

GrassBar – Who We Are & How we Serve

GrassBar has existed for the last five years, starting from the grass roots of northern Saskatchewan in Meadow Lake. From there we expanded to invest and create new jobs alongside the municipality of Beauval, Red Pheasant Cree Nation in North Battleford, Melville and Emerald Park/White City. GrassBar has a strong focus on buying from Saskatchewan farmers and producers, which is why our menu has a Saskatchewan focus, while having the largest selection of products available in Saskatchewan. Whether it's CBN gummies to support rest, or THC joint creams for old football injuries that I personally buy, picking up the best Sask grown flower or the newest product freshly launched, GrassBar has it all!

Being a Good Neighbour

We also want residents to know who we are, what we are proposing, and how we intend to operate. Communication and accountability are important to us from day one.

Investing locally. Operating responsibly. Building community.

New Development – The Difference

This can be more than just 1 local shop. Supporting this development will potentially allow other amenities in the future for the RM of PA. While fixing up a degrading building will freshen the landscape, create ongoing local employment opportunities for workers and contractors, it may also mean in the future that restaurants, small businesses and other missing amenities could be developed through future phases of development. Perhaps we don't have to go into Prince Albert for a haircut, or a pizza on Friday or dry cleaning, perhaps this is something we could have right here, after this small development of Underground Performance and GrassBar are built out.

We want our success to be something that continues to build our community.

Security Is a Top Priority

We recognize that security is one of the most important considerations for any community when evaluating a new retailer.

Our proposed facility will be supported by comprehensive security and surveillance measures designed to protect our customers, employees, property, and surrounding community. With 24-7 security cameras we have found that typically crime drops when we invest in a community because of our close, positive working relationship with the RCMP.

Cannabis retail in Saskatchewan is a regulated business

The Saskatchewan Liquor and Gaming Authority (SLGA) regulates cannabis retail to protect public health and safety and ensure responsible operations. Although SLGA requires ID checks for customers who appear younger than 25, GrassBar requires staff to check the ID of anyone who appears to be 30 or younger. In communities we operate in, we have seen regulated retail has reduced access to black market cannabis and ensured products meet Health Canada's rigorous standards.

We intend to operate a professional retail environment where age verification, employee training, responsible sales practices, and regulatory compliance are fundamental parts of the business—not simply requirements to check off a list.

An Invitation to the Community

We understand that residents may have questions, and we welcome those questions.

We believe the community deserves the opportunity to understand who GrassBar is, what we are proposing, how we operate, and what we can contribute to the RM of Prince Albert.

We look forward to meeting residents, answering questions, listening to concerns, and demonstrating why we believe GrassBar can be a positive addition to the RM of Prince Albert.

Sincerely,

GrassBar Group

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Rural Municipality of Prince Albert No. 461 Comment Sheet

All comments received by the deadline, **two days prior to the Council meeting**, become public record and will be considered by RM Council at an open meeting. As an alternative or in addition to a written submission, you may attend the Council meeting to present your views in person.

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

Fax

306.922.8283

Description of Proposed Discretionary Use:

Legal Land Description of Property: 4325 2nd Ave W (SE-09-48-26-2, Lot 2-Blk/Par D)

Description of Proposal: Commercial Complex and Cannabis Retail Store

Date for Council Consideration: Friday October 30th, at 10:30 AM

Comments: (by the Landowner)

☐ Have no concerns

☐ Have concerns

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: _____