

Public Hearing  
For Village of Debden's Proposed Bylaw  
Bylaw 1/2024 A Bylaw to Amend Zoning Bylaw 2/2023  
Held February 22, 2024 at 6:30 p.m.

Chair Norman Cyr declared the Public Hearing open this matter at 6:32 p.m.  
Chairman Cyr covered the rules and procedures for the Public Hearing and provided brief overview of why  
Bylaw Amendment 1/2024 is being considered. Chairman stated that presenters were limited to 5 minutes each.

The following were present:

Council Members: Rod Fisher Paulin Beaulac  
Norman Cyr Cecile Compagna,  
Raymond Brad

Administrator: Tamara Couture

Ratepayers and/or Municipal Voters (30):

Urgel Bilodeau	Kevin and Diana Couture
Penny Brad	Lorraine Ferster
Phil and Cecile Demers	Sharon Wideen
Darren Larson	Leroy and Lisa Fiddler
Austin and Breanna Sacucci	Ron and Cecilia Germaine
Ed and Helene Boutin	Jennifer Goodyear
Angela Thiessen	Paula Goodyear
Colette deMontarnal	Lynn Collins
Allen Scott	Lucie O'Brien
FR Mariusz Zajac	Jackie Lepage
Paul Compagna	Liane Whiting
Gordon and Amelie Patrick	

Attendees (19):

Paul Couture	Pauline and Emile Tetreault
Cody Lockhart	Elaine Ruel
Philip and Suzanne Grimard	Linda and Brian Berscheid
Denise and Camille Dumais	Tara Bick
Gail and Don Jean	Meghan and Aaron Palidwar
Milos Pakic	

2 Attendees- Unknown if Ratepayer/Voter or Attendees

Council's intentions Confirmation of Notice:

Debden Post Office from January 15, 2024- February 22, 2024  
Debden website and Social Media- January 31, 2024- February 22, 2024  
Shellbrook Chronicle- February 1, 2024 and February 8, 2024 Circulations  
First Reading of Bylaw 1/2024 was given December 14, 2023

1 written objections were received and filed with the Administrator prior to the Hearing.

175 written or verbal objections were received and filed with the Administrator at the Hearing.



There were 173 written objections received at the Hearing and 1 received prior to the hearing. There were 17 verbal presenters. However, only 2 presenters did not sign a written objection. Therefore, total written/verbal objections is **176** as they can only be documented as verbal/written objection once.

### **Applicant Presentation**


Meghan and Aaron Palidwar of Into the Weeds Cannabis gave a slide show presentation on their proposed business on Main Street Debden if the amendment is passed, along with their current business locations.

### **Summary of Written Correspondence**

- i. **Denise Dumais** provided Council with the following documents which were available to the gallery for viewing. Second item was provided to Council in Public Hearing package but first and third items not handed to Council until the end of the Hearing.
  1. Full SLGA Cannabis Regulations Policy Manual Edition 2.3 2023/06/05- (87 pages)
  2. Highlighted Excerpts from Cannabis Regulations and corresponding questions to Council re: Cannabis Retail type to be approved, Zoning-clientele/security of residents/how will it increase patronage to other businesses, Municipal Responsibilities/safety and desires of residents/location /distance to school, Hours of Operation/Employee Availability/Local Market/Disciplinary Action/ Minors- (8 pages Attached)
  3. Pages from *The Planning and Development Act*. – (3 pages Attached)  
Page 1- Highlighted Sections 170 “Development Levies and Servicing Fees Bylaw”  
Page 2- Highlighted Section 36 “Submissions to Minister for approval” of an Official Community Plan  
Page 3-Section 13(3) –Appointing Council as an Approving Authority
- ii. **Unsigned Submission-** Document is a copy of Speakers presentation- Helene Boutin. As she is listed as a verbal objection presenter, this has already been counted once in the written or verbal objections total received and filed with the Administrator at the Hearing.
- iii. **Unsigned Submission-** Document is a copy of Speakers presentation- Sharon Wideen. As she is listed as a verbal objection presenter, this has already been counted once in the written or verbal objections total received and filed with the Administrator at the Hearing.
- iv. **Summary of a Petition Document –**  
Copies of two non-binding petition-like documents were submitted. Being non-binding, they have been documented as written submissions and not as a petition of voters.  
Duplicate signatures were collected on each document, but signatures were only counted once as context in both documents are the same.  
One stating “I (name) am a citizen of,” and ended with “I demand that the Village”  
One stating “We, the citizens of” and ended with “We demand that the Village”  
Submission 4, is a summary of the 173 signatures obtained on these documents. The total is included in the 176 written or verbal objections count filed with the Administrator at the Hearing.  
Full context of the written documents are as follows:

## **Petition to Village of Debden Council**

We, the citizens of the village of Debden, the citizens of the rural area of Debden, and other concerned citizens, petition the Village of Debden Council to abandon the proposed Bylaw 1/2024. We request that no amendments be made to Section 5.10 Cannabis Retail Stores, subsection (1) and (2) and Section 7.3 C-1-Village Commercial District, Table 7-3 CI Village Commercial District Development Standards.







**Speakers –**

Angela Thiessen	Concerns with location and feels that although it complies with buffer, it is too close to the school.
Linda Berscheid	Questioned if the Village has considered rules and regulations for retail cannabis. Does not want it on Main Street.
Pauline Tetreault	Discussed effects of cannabis on youth, provided statistics on cannabis use, questioned if it will increase crime and intoxication and concerned with youth having access and using products
Colette deMontarnal	Questions why cannabis needs to be offered in Debden when Big River and Shellbrook currently have locations. Not in favor of it being in Debden.
Allen Scott	Concerned about the increase in “riff-raff”
FR Mariusz Zajac	Questions Council if it is required in Debden and especially on Main Street. Worried about crime increase, increase in addiction and does not believe it is a service to the community.
Helene Boutin	Stated she believes cannabis will destroy the community. Stated there are already businesses for sale, repairs to do and feels people will retire out of community. Cannabis will not build new sidewalks, and remove pot holes from street. Believes there will be an increase in break ins and vandalism and decrease in safety.
Ed Boutin	Questioned why the 1st Reading of the Bylaw was done before the Public Hearing and consulting the public.
Sharon Wideen	Does not approve of cannabis retail in Debden but definitely not on Main Street. Feels it would give the message to youth that we approve of cannabis. Believes children will be impacted negatively. Provided statistics on increase in child cannabis poisonings and feedback of residents of other communities where cannabis retail affected the community negatively increasing addictions and homelessness.
Craig Dumais	As an EMT, he is concerned about effects and gateway effect for his children. Questions who is responsible for cleaning up the street and in front of the business. Questioned if this was a business we want in Debden.
Cecilia Germaine	Questioned what the benefits are financially and socially and if the sale of retail cannabis has reduced illegal drug use. Stated that statistics showed an increase in rates of drug induced psychosis. She shared a personal story on how cannabis led to a drug induced psychosis.
Cody Lockhart	Provided statistics and data on increased usage with youth and the effects cannabis has on youth. Believes if we get a store, they will have more access and asked why we would make it more readily available. Feels it will increase the strain on police and health services. Asked if this is what Council wanted to promote for the community.
Gordon Patrick	Stated he did not feel strongly for either side when he arrived but after hearing everyone speak, he has more concerns. He stated if it was on main street, he would



be concerned if someone dropped their purchase and it was picked up and consumed by a child.

Denise Dumais

Brought out multiple legislative Acts and Regulations (Planning & Development, Cannabis) and SLGA Cannabis Policy Manual. Discussed in depth the multiple steps of violations in cannabis retail and the penalties associated with each infraction. If the amendment is denied, we would not have to deal with violations. Stated that once a retail is approved in the Village, that there is limited power to control or have them removed from community. She read aloud the petition draft that she had submitted to Council as written objections. She requested that these petitions be submitted to the Minister. Chairman halted presentation after 12 minutes due to exceeding time allocation.

Jennifer Goodyear

She is concerned about “riff-raff” if there is a cannabis store in town, concerned about intoxicated drivers going from the bar to the cannabis store and then driving around the community. She stated she is not against a cannabis retail, just does not want it on main street. Also worried it will affect tourism.

Milos Pakic

New resident in town, and manages the Villa Hotel. Moved here as he believes it is a safe community to raise his children. With cannabis retail in the community, he does not believe it will be safe and questions if he will be able to stay in the community if cannabis retail is permitted.

Urgel Bilodeau

Stated that the cannabis store should not be in the community and that the bar should not be either.

Applicant was then given opportunity to respond to other presenters and answer questions brought up in presentations.

Meghan and Aaron Palidwar -

Stated that the Hearing was not to debate if cannabis was good or bad as many stated. It was for C1 District Amendment. She stated that all of the concerns brought forth this evening were related to current issues in the community with alcohol addiction and that a cannabis retail is being blamed for a current issue. In answer to some comments on health benefits, Meghan discussed her personal story of cannabis benefits for her medical condition. They answered questions on operating hours and stated they would invite Council to limit their operating hours (suggested 11:00 a.m.-7:00 p.m.) as their business model does not include late night operations. They discussed the security and regulations regarding minors. They were presented with a question pertaining to First Nations, however they were not able to present their answer due to disorder in the room. Chairman Cyr called the meeting closed.

Chair Norman Cyr declared Public Hearing Closed at 7:58 p.m.

Short recess to prepare for Council meeting.

Proceed to Regular Meeting of Council at 8:16.

Mayor:  
Rod Fisher



Administrator:  
Tamara Couture



Submitted Written Objections:

Page 1/2	
Belair, Guy	Halter, Kim
Belair, Sue	Boudreault, Luc
FR Mariusz Zajac	Dumais, Camille
Germaine, Ron	Beaulac- Celine
Germaine, Cecilia	Dumais, Laurie
Ferster, Lorraine	Dumais, Denise
Bilodeau, Diane	Sirois, Denise
Bisson, Chantal	Couture, Clem
Demers, Robert	Jean, Gianna
Lepage, Jackie	Jean, Jacob
Schmeiser, Alyssa	Jean, Gayle
Couture, Tyler	Jean. Don
Whiting, Liane	<del>Jean, Anthony</del>
Tisserand, Louis	Jean, Anthony
Tisserand, Denise	Jean, Elizabeth
Wideen, Sharon	Poirier, Norm
Holtorf, Doris	Poirier, Jillian
Koski, Mark	Cyr, Guy
Suderman, Luke	Tremblay, Mariette
Suderman, Louise	Aarrestad, Grant
Suderman, Ron	Aarrestad, Andrew
Sanderson, Victor	Aarrestad, Corine
Saccucci, Breanna	Aarrestad, Jason
Saccucci, Austin	Aarrestad, Tanya
Pouliot, Alan	Aarrestad, Dennis
Herdman, Marlene	Aarrestad, Eileen
Kradoville, Brad	Amundson, Mel
Piatt, Paige	Vaadeland, Laurel
Lehouillier, Rosemary	Aarrestad, Cyndi
Beaulac, Jason	Wensley, Carrie
Grimard, Leo	Wensley, Brad
Demers, Luc	Amundson, Stan
Macleod-Dionne, Moira	Aarrestad, Norman
Boutin, Helene	Vaadeland, Ruben
Boutin, Ed	Gillies, Bryan
Couture, Patricia	Gillies, Sandra
O'Brien, Luci	Aarrestad, Enoch
Duret, Claudette	Aarrestad, Jaclyn
Demers, Cecile	Gonas de?, Roberta
Cyr, Louis	Paul, Ellie
Henri, Rose	Wensley, Derek
Dumais, Rose	Schwehr, Corrine
Bisson, Sylva	Vaadeland, Angela
Jean, Aurore	Grimard, Philip
Granberg, Violet	Grimard, Sarah
Lotus, Alma	Grimard, Renald

<b>Page 2/2</b>	
Chalifour, Claire	Grimard, Afton
Marchildon, Louise	Lockhart, Cody
Thiessen, Angela	Lockhart, Liesl
Couture, Kevin	Marchildon, Corinne
Couture, Diana	Marchildon, Andre
Fry, Trena	Marchildon, Colleen
Turner, Yvonne	Marchildon, Thomas
Demers, Dean	Reiter, Dianne
Masaskapoe, Eunice	Cyr, Ghislaine
Couture, Stacey	Tetreault, Pauline
Kilden, Adeline	Tetreault, Emile
Bueckert, James	Johnson, Sven Eric
Laroque, Tony	Johnson, Sarah
Boisvert, Michelle	Bick, Will
O'Connell-Nordby, Stacey	Bick, Tara
Demers, Leah	Parent, Carol
Peterson, Teri	Marchildon, Gabriel
Isbister, Bruce	Couture, Rita
Belair, Claude	Francoeur, Gillies
Fry, Todd	Francoeur, Yvette
deMontarnal, Colette	Couture, Gaetan
Wutzke, Pat	Cyr, Nile
Collins, Lynn	Bonneau, Erin
Collins, Hubert	Bonneau, Gilles
Burns, Lisa	Cyr, Irene
Burns, Michael	Marchildon, Pascal
Scott, Allen	Bilodeau, Urgel
DeMontarnal, Pierre	Parent, Lurna
Goodyear, Jennifer	Couture, Jules
Goodyear, Paula	Duret, Aurelie
Belair, Charma	Duret, Roseline
Thompson, Darren	Prefontaine, Ginette
Everson, Brenda	Dumais, Craig
Collins, Serena	Dumais, Valerie
Pakic, Milos	Grimard, Suzanne
Kaye, Jessica	Couture, Bertha
	Couture, John
Couture, Teanne	Delorme, Darrele
Couture, Landon	Collins, Chris
	Berscheid, Glenda
	Poirier, Gisele
<b>84</b>	Blais, Anne
	Blais, Louis
	Granberg, Sten- not signed, name on document
	<b>89</b>
<b>Total Signatures- 173</b>	

