BILL

No. 631

An Act to provide for Restrictions on Property Controls for Grocery Stores and Supermarkets

(Assented to)

HIS MAJESTY, by and with the advice and consent of the Legislative Assembly of Saskatchewan, enacts as follows:

Short title

1 *The Restricting Property Controls for Grocery Stores and Supermarkets Act.*

Definitions

2 In this Act:

"convenience store" means a store that offers for sale a variety of food products and that is less than 280 m^2;

"exclusivity clause" means a covenant or other provision in a lease or other agreement that has the purpose or has or is likely to have the effect of impeding another person from operating a certain type of business;

"grocery store" means a store other than a convenience store that:

(a) offers for sale a variety of the following types of food products primarily for preparation and consumption outside the store:

(i) canned, dry and frozen foods;

(ii) fresh fruit and vegetables;

(iii) meats, fish and poultry, whether fresh or prepared;

(iv) dairy products;

(v) bakery products, including products baked in-store;

(vi) snack foods; or

(b) meets the criteria set out in the regulations;

"grocery store or supermarket property control" means a restrictive covenant or exclusivity clause to which this Act applies;

"person" includes a partnership, joint venture and trust or any other organization or entity, whether incorporated or not;

"property control" means a restrictive covenant or exclusivity clause;

"related" means related as defined in the regulations;

"restrictive covenant" means a covenant or condition that has the purpose or has or is likely to have the effect of impeding the development or use of land or any portion of land as a certain type of business;

"supermarket" means a grocery store that is at least 929 m^2.

Application

3 This Act applies to the following restrictive covenants and exclusivity clauses that affect land, however created and whether or not registered against the title to the land:

(a) a restrictive covenant that directly or indirectly restricts the sale, ownership, development or use of land as a grocery store or supermarket;

(b) an exclusivity clause that directly or indirectly restricts the sale, ownership, development or use of land as a grocery store or supermarket granted in favour of:

(i) a person who, directly or indirectly, owns or operates a supermarket; or

(ii) a person who is related to a person who, directly or indirectly, owns or operates a supermarket.

New property controls prohibited

4 A property control created on or after the day this section comes into force is void.

Existing property controls void unless exempted

5 A property control created before the day this section comes into force is void unless it is exempted by the Minister pursuant to section 6(d).

Non-application

6 This Act does not apply to a restrictive covenant or exclusivity clause that:

(a) is granted in favour of or imposed by:

(i) the government or an agency of the government;

(ii) the Government of Canada or an agency of the Government of Canada;

(iii) a municipality, a local government district or an incorporated community established or continued under *The Northern Affairs Act*; or

(iv) any other public body designated in the regulations;

(b) is a building restriction covenant or development scheme;

(c) is a restrictive covenant that imposes restrictions based solely on the zoning of the land; or

(d) is exempted by regulation by the Minister responsible for this Act where:

(i) the restrictive covenant or exclusivity clause existed before the coming into force of this Act; and

(ii) the Minister has determined that the restrictive covenant or exclusivity clause does not unduly impede competition and is in the public interest.

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Certain exclusivity clauses amended

7 The following exclusivity clauses that affect land, however created and whether or not registered against the title to the land, are deemed to be amended to remove this restriction:

(a) that is granted in favour of someone other than a person who, directly or indirectly, owns or operates a supermarket or a person who is related to such a person; and

(b) that has the direct or indirect effect of restricting the sale, ownership, development or use of land as a supermarket.

Regulations

8 The Lieutenant Governor in Council may make regulations:

(a) defining any word or expression used in this Act but not defined in this Act;

(b) exempting classes of restrictive covenants or exclusivity clauses or both for the purpose of section 6(d).

Coming into force

9 Act comes into force on Assent.

THIRD SESSION

Thirtieth Legislature

SASKATCHEWAN

BILL

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Received and read the

First time

Second time

Third time

And Passed

Ms. Nicole Sarauer

Printed under the authority of
The Speaker of the Legislative Assembly
of Saskatchewan
2026