RM of Edenwold

Meeting Minutes

Public Hearing Meeting February 8, 2022 - 01:35 PM

Minutes of a Public Hearing Meeting of the Council of the Rural Municipality of Edenwold No. 158 held on Tuesday, February 8, 2022, in the Council Chamber of the Municipal Building, located at 100 Hutchence Road, Emerald Park, Saskatchewan, to receive verbal and written submissions in regards to:

1:35 p.m. Bylaw No. 2021-73: Zoning Map Change, Parcel B, LSD 16, 12-17-18-W2, Ext 20
1:40 p.m. Bylaw No. 2022-04: Contract Zone Amendment, Condo Plan 102262182 and Parcel E, Plan 01RA08256
1:45 p.m. Discretionary Use: Communication Tower (Commercial), Blk AA, Plan 101516374, Ext. 45

The following members of Council were present:
Deputy Reeve: Stan Capnerhurst
Councillors: Division #1 Craig Strudwick
Division #3 Alan Trainor
Division #4 Karen Kotylak
Division #5 Dwayne Radmacher
Division #6 Tim Brodt
Division #7 Rod Tuchscherer
Municipal Staff in Attendance:
Chief Operations Officer: Sameh Nashed
Administrator: Karen Zaharia
Manager of Planning and Development: Paige Boha

Call to Order

Deputy Reeve Capnerhurst noted the time being 1:35 p.m. and called the Public Hearings to order with it noted that the following members of the public were in attendance in the council chamber gallery: Trevor Bagnall, Travis Callaghan, Jacqueline Johns, Shelly Sulymka, Don McDonald, Mary Ann McDonald, Richard Schneider, Martin Weschyk, RM Planner II: Ross Zimmermann and RM Planner I: Alexa O'Hanley and the Quad Town Forum reporter Dakota Jackson was in attendance via Teams.

1:35 p.m. Bylaw No. 2021-73: Zoning Map Change, Parcel B, LSD 16, 12-17-18-W2, Ext 20

Manager of Planning & Development Paige Boha gave an overview of Bylaw No. 2021-73 being a bylaw to amend Bylaw No. 2019-20 known as the Zoning Bylaw by rezoning Parcel B, LSD 16, 12-17-18 W2, Ext 20 from AR- Agricultural Resource District to CR3-C - Country Residential 3 District Contract Zone.

Deputy Reeve Capnerhurst asked for written submissions in regards to Bylaw No. 2021-73. Manager of Planning & Development Paige Boha informed Council that there was one written submission received opposed to the bylaw and read the submission aloud. The written submission included concerns regarding contradiction to the characteristics of Meadow Ridge, the new zoning district, flood zone, wastewater system and increased generated traffic.

Deputy Reeve Capnerhurst asked for any verbal submissions. 2 members of the public spoke opposed to the bylaw with concerns about the water connection location, increased traffic through Meadow Ridge Estates, lots sizes not consistent with the area, issues with the Meadow Ridge waterline that should be finalized first and population versus infrastructure. 1 member of the public spoke about concerns

regarding property values. The developer, Trevor Bagnall, responded to the concerns regarding the smaller lot sizes but allows for more green space and that architectural controls will be in place.

Res. No:
2022-02-01

1:35 p.m. Bylaw No. 2021-73: Zoning Map Change, Parcel B, LSD 16, 12-17-18-W2, Ext 20
Moved By: Councillor Trainor

THAT we acknowledge there was one (1) written submission and four (4) verbal submissions in regards to Bylaw No. 2021-73.

CARRIED

Trevor Bagnall, Travis Callaghan, Jacqueline Johns, Shelly Sulymka, Don McDonald, Mary Ann McDonald left the council meeting at 1:58 p.m.

1:58 p.m. Bylaw No. 2022-04: Contract Zone Amendment, Condo Plan 102262182 and Parcel E, Plan 01RA08256

Manager of Planning & Development Paige Boha gave an overview of Bylaw No. 2022-04 being a bylaw to amend Bylaw No. 2019-20 known as the Zoning Bylaw by adding automotive detailing as a discretionary use in a contract zone.

Deputy Reeve Capnerhurst asked for written submissions in regards to Bylaw No. 2022-04. Manager of Planning & Development Paige Boha informed Council there were no written submissions. Deputy Reeve Capnerhurst asked for any verbal submissions: None were given.

Res. No:
2022-02-02

1:58 p.m. Bylaw No. 2022-04: Contract Zone Amendment, Condo Plan 102262182 and Parcel E, Plan 01RA08256
Moved By: Councillor Kotylak

THAT we acknowledge there was no written submissions and no verbal submissions in regards to Bylaw No. 2022-04.

CARRIED

Verna Alford attended the council meeting in the council chambers gallery at 2:00 p.m.

2:00 p.m. Discretionary Use: Communication Tower (Commercial), Blk AA, Plan 101516374, Ext. 45

Manager of Planning & Development Paige Boha gave an overview the discretionary use application for a communication tower (commercial) at Block AA, Plan 101516374, Ext. 45

Deputy Reeve Capnerhurst asked for written submissions in regards to the discretionary use application. Manager of Planning & Development Paige Boha informed Council there was one (1) written submission from the Ministry of Highways and read it aloud. The submission listed the following 15 comments:

1. The tower must be setback 60 metres from the property line of the North Service Road. Minimum setbacks measured from the property line the North Service Road are 9 metres for homes and 4 metres for trees, shrubs, dugouts, etc. and 4 metres for commercial developments. Any permanent development within 90 metres of the highway right-of-way requires a permit from this Ministry.

2. No new or additional access will be allowed. Access to the proposed development is to remain at the existing approach off the North Service Road and existing access road. A permit to install or modify an existing approach to the service road is required from this Ministry. Additional comments or conditions pertaining to Regina Bypass Project.

3. The applicant shall contact the Superintendent of Operations for Regina Bypass Operations and Maintenance (Bill Houston) at 1-844-257-7971, at least 3 business days, prior to entering upon the Right of Way in the Regina Bypass, to coordinate interactions with various ongoing construction and/or operations and maintenance activities.

4. The Regina Bypass mainline shall not be altered, including cutting of Regina Bypass driving surface, without prior consultation with Regina Bypass Partners.

5. The Applicant shall be Prime Contractor when working within the Regina Bypass ROW.

6. All work activities within the Regina Bypass Service Rd ROW shall be signed for Traffic Accommodations in accordance with the Saskatchewan TCDMWZ.

7. A traffic control request form with associated map identifying the work location shall be completed and submitted to Regina Bypass Operations and Maintenance at least 2 business day prior to initiating work activity. A schedule of work shall be provided and updated as prescribed by the Manager of Operations, Regina Bypass Operations & Maintenance. Upon completion of work applicate must arrange for an inspection of work area to verify infrastructure returned to original condition.

8. Applicant must identify any work that involves directional boring under existing infrastructure (additional requirements may apply).

9. The Applicant is responsible for returning the Regina Bypass ROW to its original condition upon construction completion.

10. The Applicant is responsible for locating and protecting all third party utilities within the area.

11. The Applicant is responsible for maintaining site drainage and must not block pathways to culverts.

12. The Applicant is responsible for ensuring that the work does not interfere with any existing asset (light pole, signs, culverts, ditches).

13. A construction kickoff meeting may be required prior to start of any work.

14. A copy of this permit and all related documents must be at the immediate work area with the equipment operator or Supervisor and must remain in the work area at all times until activities are completed.

15. The Applicant is to provide an As-Built drawing of the completed works to Emmanuel Guy, Asset Preservation Manager, Regina Bypass Partners.

Deputy Reeve Capnerhurst asked for any verbal submissions: Richard Schneider spoke to Council and stated that he was against the site location, where the access location was shown, concerned that it may affect property values and possible health concerns. Martin Weschyk spoke on behalf of his neighbour concerned with the site location and with 5G network and health concerns. He provided documentation regarding health risks associated with 5G network to the Manager of Planning and & Development Paige Boha.

Res. No:
2022-02-03

2:00 p.m. Discretionary Use: Communication Tower (Commercial), Blk AA, Plan 101516374, Ext. 45
Moved By: Councillor Radmacher

THAT we acknowledge there was one (1) written submission and two (2) verbal submissions in regards to the discretionary use application.

CARRIED

Richard Schneider, Verna Alford, Martin Weschyk, Planner II: Ross Zimmermann and Planner I: Alexa O'Hanley left the council meeting at 2:14 p.m.

Res. No:
2022-02-04

Adjournment
Moved By: Deputy Reeve Capnerhurst

THAT we hereby adjourn the Public Hearings with the time being noted as 2:14 p.m.

CARRIED

Reeve

Administrator