

Regular Council Meeting September 24, 2024 - 09:00 AM RM of Edenwold **Meeting Minutes**

Hutchence Road, Emerald Park, Saskatchewan, the following were present: Tuesday, September 24, 2024, in the Council Chamber of the Municipal Building, located at 100 Minutes of a Regular Meeting of the Council of the Rural Municipality of Edenwold No. 158 held on

Reeve: Al Trainor

Councillors: Division #1 Carmen Leibel

Division #2 Stan Capnerhurst

Division #3 Nichole Posehn

Division #4 Karen Kotylak

Division #5 Dwayne Radmacher

Division #6 Tim Brodt

Division #7 Rod Tuchscherer

Chief Administrative Officer: Karen Zaharia

Manager of Engineering and Public Works: Clark Gates

Manager of Planning and Development: Paige Boha

Financial Officer: Sara Gartshore

Public Works Foreman: Rod Benroth

Senior Operator and Fleet Management Lead: Derek Hradecki

Call to Order

With a quorum present, Reeve Trainor called the meeting to order at 9:02 a.m.

scheduled for 10:15 a.m. was unable to attend the meeting. Chief Administrative Officer Karen Zaharia advised Council that the delegation

Declaration of Conflict of Interest

Council reviewed the agenda items and no conflicts of interest were declared.

2024/577 Res. No: Moved By: Councillor Posehn Delegation to be Added to Agenda

THAT we add ratepayer Jerad Kupiec as a delegation to this agenda to discuss an urgent matter regarding concerns about the developer and development on Aspen

CARRIED

Ratepayer Jerad Kupiec was added as a delegation scheduled at 10:45 a.m.



2024/578 Res. No: Meeting Minutes: September 10, 2024

Moved By: Councillor Kotylak

circulated and presented. THAT the minutes of the regular meeting held on September 10, 2024 be approved as

CARRIED

2024/579 Res. No: Public Hearing Minutes: September 10, 2024

Moved By: Councillor Brodt

approved as circulated and presented THAT the minutes of the public hearing meeting held on September 10, 2024 be

CARRIED

2024/580 Res. No: Moved By: Councillor Posehn List of Accounts:

2024 payroll totaling \$50,317.27 be approved for payment. payments & 1 credit card payment totaling \$833,052.23 plus August 25-September 7, THAT the list of accounts consisting of cheques #4498 to #4552, 12 other EFT

council meeting at 9:10 a.m. CSO Supervisor Rod Ash and CSOs Ankit Rampal and Mason Vinthers joined the

CSO Report: 9:10 a.m. to 9:25 a.m.

number of traffic stops conducted, warnings and tickets issued, calls for service, animal and parking complaints, and vehicle impoundments. They also provided an Bylaw Court. update on an ongoing dog bite file that is being handled by the prosecutor in the RM Vinthers, to Council. CSO Ankit Rampal presented the CSO Report which included the Community Safety Officer (CSO) Supervisor Rod Ash introduced the new CSO, Mason

2024/581 Res. No: Accept CSO Report

Moved By: Councillor Brodt

THAT we accept the CSO Report as presented.

CARRIED

from the council meeting at 9:25 a.m. CSO Supervisor Rod Ash and CSOs Ankit Rampal and Mason Vinthers were excused

Public Works Report: 9:25 a.m. to 9:52 a.m.

Public Works Foreman Rod Benroth presented the Public Works Report on the following topics:

- fall clean-up bins will be at the RM Office from September 21 to October 14,
- pothole repairs taking place;
- hydrant flushing continuing;
- paving extension at the RM Office has been completed;
- update on Spruce Creek channel upgrades;



Page 3 of 12

- full ditch mowing is approximately 42% complete;
- damaged bridge railings were repaired;
- 0 updates on ditch mowing and dirt road grading in rural areas;
- park maintenance updates;
- and distribution systems, and the RM's wastewater system; updates regarding the RM's operations of the water treatment
- fleet management updates;
- invited to the next council meeting to provide a status update on the project; rural civic addressing project update with it noted that the contractor will be
- presented quotes for the painting of streetlights on Topaz Place & Ruby Place.

2024/582 Res. No: Accept Public Works Report

Moved By: Councillor Posehn

THAT we accept the Public Works Report as presented.

CARRIED

2024/583 Res. No: Streetlight Painting: Topaz Place & Ruby Place

Moved By: Councillor Tuchscherer

THAT we accept the price quote from White City Painting Co. Ltd. dated September 13, 2024 in the amount of \$2,805.51 plus appliable taxes for the painting of the streetlights on Topaz Place and Ruby Place.

CARRIED

Engineering Report: 10:05 a.m. to 10:26 a.m.

Manager of Engineering & Public Works Clark Gates presented the Engineering Report on the following topics:

- an update on capital projects including the Balgonie Grid Clay Cap, 2024 gravel crushing, and a filter media replacement at the RM's Water Treatment
- discussed a fence replacement request from a landowner;
- advised that a meeting with the Town of Balgonie will be scheduled to discuss for their asset; their waterline that runs through the RM's gravel pit and their future plans
- allocation policy to ensure fees are appropriate for all zoning types; and discussed the review of the WCRM158 wastewater connection fee model and
- provided an update on the training session for the RM's asset management software implementation.

2024/584 Res. No: Accept Engineering Report

Moved By: Councillor Leibel

THAT we accept the Engineering Report as presented.

CARRIED

Res. No: 2024/585 Recess: 10:26 a.m.

Moved By: Reeve Trainor

THAT the time being 10:26 a.m. we take a 7-minute recess.



Res. No: Reconvene: 10:33 a.m.
2024/586 Moved By: Reeve Trainor

THAT the time being 10:33 a.m. we reconvene our regular meeting of Council.

CARRIED

Delegation: 10:35 a.m. to 10:49 a.m.

discussed and the RM will follow-up with Piapot First Nation. or if the RM does not have an interest in the road. Council advised that this will be interest in obtaining ownership of the road and maintaining and operating the road not complete the paperwork. Piapot First Nation is asking if the RM still has an First Nation attended the council meeting to discuss the ownership and maintenance of Grid 624 that runs north through Piapot First Nation. She explained that this Province and Information Services Corporation (ISC), also known as Land Titles, did back in the 1980s, channelization across the river occurred and the Crown, the portion of the road was supposed to be the RM of Edenwold's jurisdiction, however, Deverell Crowe, Director of Lands, Resources and Economic Development with Piapot

Delegation left the council meeting at 10:49 a.m.

Delegation: 10:49 a.m. to 11:08 a.m.

policies for the RM to intervene with proper legal authority. Council sees opportunity for improved development review and new bylaws and feels the RM is not properly equipped to deal with these issues and hopes that inadequate performance security taken by the RM for roadway infrastructure. He drainage issues, improper positioning of houses on lots, unregistered easements and Jerad Kupiec attended the council meeting to discuss several concerns with the developer of Aspen Village Properties and that the RM has no control over the controls have changed since he built in 2014. He also discussed ongoing elevation and architectural controls in place on the development. He stated that the architectural

Delegation left the council meeting at 11:08 a.m.

Planning & Development Report: 11:08 a.m. to 11:12 a.m.

Manager of Planning & Development Paige Boha presented the Planning & Development Report on the following topics:

- development status updates;
- rezoning application status updates; and
- advised that the Open House for the RM's updated draft Building Bylaw will take place on October 9, 2024 from 2:00 to 4:00 pm at the RM Office.

Res. No: Accept Planning & Development Report 2024/587 Moved By: Councillor Capnerhurst

THAT we accept the Planning & Development Report as presented.

CARRIED

Public Works Foreman Rod Benroth and Senior Operator & Fleet Management Lead Derek Hradecki left the council meeting at 11:17 a.m.



2024/588 Res. No:

Bylaw No. 2024-17: Rezoning Proposed Lots in SE 06-18-18 W2 (New Horizon Business Park Expansion) (AR to IND1) - 2nd Reading

Moved By: Councillor Kotylak

Zoning Bylaw by rezoning proposed Lots F, G, H, I, J, K, L, M, MB1, MB2 and MU1 in the SE 06-18-18-W2 from AR - Agricultural Resource District to IND1 – General Industrial 1 District be given second reading. THAT Bylaw No. 2024-17 being a bylaw to amend Bylaw No. 2019-20 known as the

CARRIED

2024/589 Res. No:

Moved By: Councillor Leibel Bylaw No. 2024-17: Rezoning Proposed Lots in SE 06-18-18 W2 (New Horizon Business Park Expansion) (AR to IND1) - 3rd Reading

Industrial 1 District be given third and final reading. Zoning Bylaw by rezoning proposed Lots F, G, H, I, J, K, L, M, MB1, MB2 and MU1 in the SE 06-18-18-W2 from AR - Agricultural Resource District to IND1 – General THAT Bylaw No. 2024-17 being a bylaw to amend Bylaw No. 2019-20 known as the

CARRIED

Res. No: 2024/590

Expansion) Subdivision Approval: Lots in SE 06-18-18 W2 (New Horizon Business Park

Moved By: Councillor Brodt

met, and the application complies with the RM's Official Community Plan and Zoning servicing agreement fee has been paid, the municipal reserve requirement has been noted that the servicing agreement has been signed by the property owner, the authorize the Reeve and Administrator to sign the Servicing Agreement, with it being THAT we recommend approval of the subdivision of proposed Lots F, G, H, I, J, K, L, M, MB1, MB2 and MU1 in the SE $\frac{1}{2}$ 06-18-18-W2M as shown on the Plan of Proposed Subdivision prepared by Meridian Surveys Ltd dated the 27th day of May, 2024, and

CARRIED

2024/591 Res. No:

New Horizon Business Park Expansion: Comprehensive Development Proposal Approval - Lots in SE 06-18-18 W2

Moved By: Councillor Capnerhurst

Proposal dated July 29, 2024. THAT we approve the New Horizon Business Park Comprehensive Development

CARRIED

2024/592 Res. No:

Bylaw No. 2024-23: Zoning Bylaw Map Amendment - Parcel E, SE 3-19-18 W2 (AR to CR1) - 2nd Reading

Moved By: Councillor Brodt

THAT Bylaw No. 2024-23 being a bylaw to amend Bylaw No. 2019-20 known as the Zoning Bylaw by rezoning proposed Parcel E, SE 3-19-18 W2 from AR-Agricultural Resource District to CR1- Country Residential 1 District, be given second reading.



Res. No: 2024/593

Bylaw No. 2024-23: Zoning Bylaw Map Amendment - Parcel E, SE 3-19-18 W2 (AR to CR1) - 3rd Reading

Moved By: Councillor Tuchscherer

THAT Bylaw No. 2024-23 being a bylaw to amend Bylaw No. 2019-20 known as the Zoning Bylaw by rezoning proposed Parcel E, SE 3-19-18 W2 from AR-Agricultural Resource District to CR1- Country Residential 1 District, be given third and final reading.

CARRIED

Res. No: 2024/594

Subdivision Approval: Parcel E, SE 3-19-18 W2

Moved By: Councillor Brodt

Community Plan and Zoning Bylaw. requirement has been met, and the application complies with the RM's Official Developer, the servicing agreement fee has been paid, the Municipal Reserve agreement, with it being noted that the servicing agreement has been signed by the 21st, 2024, and authorize the Reeve and Administrator to sign the servicing on the Plan of Proposed Subdivision prepared by Midwest Surveys Inc. dated June THAT we recommend approval of the subdivision of Parcel E, SE 3-19-18 W2 as shown

CARRIED

Res. No: 2024/595

Bylaw No. 2024-14: Zoning Bylaw Map Amendment - Parcel A, NE 14-16-17 W2 (AR to CR1) - 1st Reading

Moved By: Councillor Leibel

THAT Bylaw No. 2024-14 being a bylaw to amend Bylaw No. 2019-20 known as the Zoning Bylaw by rezoning proposed Parcel A, NE 14-16-17 W2M from AR – Agricultural Resource to CR1 - Country Residential 1 be given first reading, and notification requirements and schedule a public hearing. further; THAT we authorize the Planning Department to proceed with the public

CARRIED

Res. No: 2024/596

(AR to CR1) - 1st Reading Bylaw No. 2024-28: Zoning Bylaw Map Amendment - Parcel C, LS 13 25-18-18 W2

Moved By: Councillor Brodt

notification requirements and schedule a public hearing. further; THAT we authorize the Planning Department to proceed with the public Agricultural Resource to CR1 - Country Residential 1 be given first reading, and Zoning Bylaw by rezoning proposed Parcel C, LS 13, 25-18-18 W2 from AR – THAT Bylaw No. 2024-28 being a bylaw to amend Bylaw No. 2019-20 known as the

CARRIED

Res. No: 2024/597

Bylaw No. 2024-25: Zoning Bylaw Map Amendment - Parcel A, NE 16-17-18 W2 (AR to CR1) - Rescind 1st Reading

Moved By: Councillor Capnerhurst

NE 16-17-18 W2 from AR - Agricultural Resource District to CR1 - Country Residential 1 District, made on September 10, 2024 be rescinded due to a revision to the Plan of Proposed Subdivision forming Schedule "A" to the bylaw. amend Bylaw No. 2019-20 known as the Zoning Bylaw by rezoning proposed Parcel A THAT resolution #2024/564 for first reading of Bylaw No. 2024-25 being a bylaw to



2024/598 Res. No:

Bylaw No. 2024-25: Zoning Bylaw Map Amendment - Parcel A, NE 16-17-18 W2 (AR to CR1) - 1st Reading

Moved By: Councillor Kotylak

Subdivision dated September 18, 2024 attached as Schedule "A", be given first Zoning Bylaw by rezoning proposed Parcel A, NE 16-17-18 W2 from AR - Agricultural Resource District to CR1 - Country Residential 1 District, with revised Plan of Proposed THAT Bylaw No. 2024-25 being a bylaw to amend Bylaw No. 2019-20 known as the

2024/599 Res. No:

Moved By: Councillor Capnerhurst Discretionary Use Development Permit for Existing Use at 12 Industrial Drive

instruct the Development Officer to issue a permit for the use with the following THAT we approve the Discretionary Use application for the existing Concrete Manufacturing Plant at 12 Industrial Drive, Lot 6, Blk/Par 4, Plan 82R55377 Ext 0 and

- That the applicant shall provide, within six (6) months of approval:
- Completion of concrete pad within the parcel.
- Completion of side yards in compliance with the approved grading plan.
- areas when work is occurring and before work is discontinued for the weekend, or extended periods of time: Pursuant to 1. a., accumulated dust shall be pressure washed from the high-traffic Completion of fence removal/fence replacement/fence repair in each side yard
- wind or north-west wind during Spring, Summer and Fall months. a. A minimum of four (4) times per day on days when there is a prevailing westerly
- b. A minimum of twice per day on days when there is no wind during Spring.
- Summer, and Fall months.
- drainage allows for ice-free safe working conditions. c. As required in winter months, only if moving piles of material and only if
- smoke, which would exceed federal, provincial, or municipal requirements. (S. 4.34) emissions, vapour and gases, particulate emissions, toxic or hazardous emissions or 3. No development shall cause or create air contaminants, odorous matter, visible
- development shall comply with Section 4.24 Outdoor Storage, attached. 4. Storage of construction materials shall not occur in the front yard (S. 2.24.2). All
- rear and/or side fence height. 5. The storage piles in the rear yard shall at no time exceed one (1) metre above the
- strip of not less than 5 meters in depth lying parallel to, and abutting the front site 6. In accordance with the Zoning Bylaw No. 2019-20 (Section 4.44.2 a)), a landscaped line shall, be provided on every site and shall be used for no purpose except
- landscaping, pedestrian access, and necessary driveway access to the site: a. A Landscaping Plan shall be submitted to the Development Officer for approval
- b. This plan shall be executed within twelve (12) months.
- 7. The development and all actions on-site shall comply with Bylaw No. 2023-18, The Abatement of Noise and Nuisance Bylaw, including:
- owned by that person. a. S. 2.3 No person shall cause or permit a nuisance to occur on any property
- persons will be evaluated with consideration for: b. S. 2.5 Pursuant to 2.3, nuisance cause by noise likely to annoy or disturb other
- a) The time of day;
- b) The proximity to residential or commercial sleeping facilities;
- c) The duration or volume of the noise;
- e) Other considerations deemed relevant by the Designated Officer. d) The noise's recurrence as either intermittent or constant; and
- safe and state of good repair free from graffiti. c. S. 4.2 The owner of any property shall ensure that all fences are maintained in a
- allow to operate any construction equipment capable of creating a sound beyond the 7:00 a.m. the following day. boundaries of the site where the activity is being carried out between 10:00 p.m. and d. S. 5.3 Unless granted permission by the Administrator, no person shall operate or
- 8. The development shall comply with the regulations and requirements of the September 24, 2024

General Industrial (IND1) District.

- 9. Hours of operation are determined by Council, unless otherwise requested. Hours of operation beyond the hours designated in the Abatement of Noise and Nuisance Bylaw (Bylaw No. 2023-18) require Council approval.
- development permit or discretionary use approval from Council. 10. Any variation of this permit or intensification of use may require a separate
- facility. 11. Snow storage shall be maintained onsite or hauled to an approved snow storage
- and other municipal bylaws. 12. This permit is subject to the standards and requirements of Provincial regulations
- 13. This permit is valid for twelve (12) months. The site will be monitored and reevaluated in September 2025 based on conformance with the zoning bylaw, Bylaw 2019-20 (S.3.16.4).

DEFEATED

October 8, 2024 council meeting. The Community Safety Officers (CSOs) are to monitor the location for noise and the Planning & Development Department is to provide a report of the CSO findings at the next council meeting. Council directed Administration to bring this discretionary use application back to the

Communications Officer Lee Chambers joined the council meeting at 11:46 a.m.

Communications Report: 11:46 a.m. to 11:56 a.m.

following topics: Communications Officer Lee Chambers presented the Communications Report on the

- the 2025 Budget Survey that will be sent out in October;
- an update on the new RM 2025 website draft;
- updates on public engagement, social media and Voyent; and
- upcoming events.

Communications Officer Lee Chambers was excused from the council meeting at

2024/600 Res. No: Recess: 11:56 a.m.

Moved By: Reeve Trainor

THAT the time being 11:56 a.m. we recess for lunch.

CARRIED

Res. No: Reconvene: 1:00 p.m.

2024/601 Moved By: Reeve Trainor

THAT the time being 1:00 p.m. we reconvene our regular meeting of Council.



2024/602 Res. No: New Hire: Temporary Public Works Labourer

Moved By: Councillor Kotylak

THAT we acknowledge that Omer Prive has been hired as a temporary full-time Public Works Operator starting September 10, 2024, at the wage in accordance with the Municipality's 2024 Salary Schedule and as per the signed Offer of Employment.

2024/603 Res. No: New Hire: Community Safety Officer

Moved By: Councillor Posehn

THAT we acknowledge that Mason Vinthers has been hired as a permanent full-time Community Safety Officer starting September 19, 2024, at the wage in accordance with the Municipality's 2024 Salary Schedule and as per the signed Offer of

Employment.

CARRIED

2024/604 Res. No: Bylaw No. 2024-15: Animal Control Bylaw - 1st Reading

Moved By: Councillor Tuchscherer

control be given first reading. THAT Bylaw No. 2024-15 being a bylaw to regulate animals and establish animal

DEFEATED

2024/605 Res. No: Maintenance Agreement for Ecole White City School Sports Field Town of White City, Prairie Valley School Division and RM of Edenwold Use and

Moved By: Councillor Leibel

THAT we authorize the Reeve and Chief Administrative Officer to sign the White City, Prairie Valley School Division & RM of Edenwold Use and Maintenance Agreement for Ecole White City School Sports Field with it noted the agreement will expire on August 31, 2027.

CARRIED

2024/606 Res. No: WCRM158 Wastewater Management Authority: Money Call #8

Moved By: Councillor Capnerhurst

needs of the Phase 2 contracts. money call #8 dated September 19, 2024 in the amount of \$1,471,005.63 to meet the THAT we approve the WCRM158 Wastewater Management Authority's project

CARRIED

2024/607 Res. No: Roll Number 4013: Tax Exemption Reinstatement Request

Moved By: Councillor Leibel

landowner did not pay the 2023 property taxes by the deadline of December 31, 2023 and therefore default on a term of the tax exemption agreement. THAT we deny the request for a tax exemption reinstatement for Roll #4013 as the



Delegation: 1:33 p.m. to 2:08 p.m.

school and elementary schools in the region, rural healthcare and rural crime. the growth and development in the municipality, the need for an additional high Detachment and Brown's Crafthouse) in Emerald Park, wastewater issues hampering intersection of Great Plains Road and Emerald Park Road (near the White Butte RCMP especially along the Highway 46 corridor between Regina and Balgonie and also the learn about the issues facing the RM which included highway safety improvements Saskatchewan Party candidate Brad Crassweller was invited to the council meeting to

Delegation left the council meeting at 2:08 p.m.

Res. No: 2024/608 Recess: 2:11 p.m.

Moved By: Reeve Trainor

THAT the time being 2:11 p.m. we take a 7-minute recess.

CARRIED

Res. No: 2024/609 Reconvene: 2:18 p.m.

Moved By: Reeve Trainor

THAT the time being 2:18 p.m. we reconvene our regular meeting of Council.

CARRIED

Administration Report: 2:18 p.m. to 2:31 p.m.

the following topics: Chief Administrative Officer Karen Zaharia presented the Administration Report on

- provided an update on the request from the Town of White City to access the RM of Edenwold Bylaw Court;
- advised that the RM is presenting at the White City Emerald Park Business Association Breakfast on October 9, 2024;
- reminders about the municipal general election for Reeve and Divisions 1, 3,
- the upcoming SARM Mid-Term Convention taking place November 20 & 21 in
- 28th from 8 am to 12 pm at the RM Municipal Office for RM ratepayers only, the Household Hazardous Waste Day taking place on Saturday, September
- 0 South Plains Road and a new requirement of the grant application is a advised that an application to the SGI Traffic Safety Fund Grant will be submitted for six (6) pedestrian flashing lights at three (3) locations along resolution of Council.

2024/610 Res. No: SGI Traffic Safety Fund Grant Program Application

Moved By: Councillor Posehn

THAT we authorize Administration to submit an application for six (6) Solar-Powered Rectangular Rapid Flashing Beacons in the amount of \$34,436.04 plus applicable taxes to the SGI Traffic Safety Fund Grant Program for three (3) locations along South

Plains Road.

Res. No: Ac 2024/611 Mi

Accept Administration Report Moved By: Councillor Brodt

THAT we accept the Administration Report as presented.

CARRIED

Committee Reports: 2:31 p.m. to 2:47 p.m.

WCRM158 Wastewater Management Authority

Councillor Capnerhurst provided an update on the activities of the WCRM158 Wastewater Management Authority.

Administration Committee

Noxious Weed Control Policy. feedback on the RM's updated Animal Control Bylaw and are advancing the RM's Councillor Leibel advised the Administration Committee had reviewed Council's

Planning and Development Committee

take place on October 9, 2024 from 2:00 to 4:00 pm. Committee and advised that the Open House for the RM's new Building Bylaw will Councillor Tuchscherer provided an update from the Planning & Development

Protective Services Committee

which included the activities of the CSOs, Fire Department and Emergency Measures Organization and provided an update from the White Butte RCMP stakeholder Councillor Brodt provided an update from the Protective Services Committee meeting

Council Roundtable: 2:47 p.m. to 3:23 p.m.

the South Service Road and Pilot Butte Overpass Councillor Leibel advised the RM Council will be getting a tour of the roundabout at

added to the next Planning and Development Committee agenda. a more senior community planner. The Reeve requested that architectural controls be and the elevations of undeveloped lots. Additionally, she requested that the RM hire consistency of housing characteristics, the allowance of houses without basements, maintaining the character of Emerald Park by ensuring the remaining homes are in line with the existing aesthetics of the community. She highlighted issues such as the consistent with the original design and plan. She emphasized of the importance of Ratepayers are asking for the RM to step in and ensure the neighbourhood stays and complaints about Aspen Village properties, the developer, and the development. streetlights along South Plains Road. She advised that she receives ongoing concerns Councillor Posehn advised she has received positive feedback about the new

Councillor Tuchscherer discussed that the operators of golf carts in Emerald Park are not following the rules in the RM's Golf Cart Bylaw and the CSOs should be monitoring for these offences.

Res. No: 2024/612

Correspondence

Moved By: Councillor Tuchscherer

THAT the following correspondence be hereby acknowledged and filed:

 SARM News Release: SARM Rallies for a Pharmacy Expansion Service for Rural Saskatchewan.



Res. No: 2024/613

Adjournment: 3:24 p.m. Moved By: Councillor Radmacher

THAT this meeting be hereby adjourned at 3:24 p.m. with our next regular meeting of Council to be held on Tuesday, October 8, 2024 commencing at 9:00 a.m.

CARRIED

Reeve

Administrator