



---

100 HUTCHENCE ROAD, EMERALD PARK, SASKATCHEWAN, S4L 1C6 • PH: 306-771-2522 • FAX: 306-347-2970

May 21<sup>st</sup>, 2019

To the RM of Edenwold residents and community members living north of Pilot Butte:

Re: RM of Edenwold No. 158  
SE ¼ 9-18-18-W2M  
Sunshine Community Developments  
Proposed Cemetery Development

**The original letter was mailed out to residents in the nearby area in early May. This letter has been updated with new information that has been obtained since the mailout.**

The RM of Edenwold (the RM) heard concerns of some residents regarding the development of a cemetery and potential future land uses directly north of Pilot Butte. The purpose of this letter is to provide residents with information about the development process.

### The project and development process

The developer has received subdivision approval for a new parcel of land (Parcel A in the SE ¼ 9-18-18-W2M) from the Community Planning Branch of the Ministry of Government Relations of Saskatchewan, the approving authority for subdivision within the province. The intended purpose of the subdivision is a cemetery, which is a **permitted use** in the agricultural resource district under the RM's Zoning Bylaw.<sup>1</sup> Municipal comments, including a recommendation to approve the subdivision, were included as part of the provincial subdivision review (refer to the page "Municipalities and the Subdivision Process" on the Saskatchewan.ca website for further information). The RM Council's recommendation was informed by and based on compliance with the Official Community Plan and Zoning Bylaw. To date, **only the subdivision of land for the cemetery and access roads has been approved.**

As with all subdivisions in the RM, a servicing agreement was signed between the RM and the developer prior to the RM recommending approval. The servicing agreement includes specific development standards for the roadways and timelines for completion, as well as recourses for non-compliance.

---

<sup>1</sup> Permitted uses are land uses that are allowed to be developed within a zoning district. In this case, "cemetery" is permitted within the Agricultural Resource District. Permitted uses differ from discretionary uses, which can only be developed within a zoning district if the specific proposal is approved by Council.

The developer is now in the process of applying for provincial approval and registration of the cemetery and associated plot plan (layout plan). Approval to register the cemetery has not yet been granted by the province and additional study of potential impacts on groundwater is being carried out. Specifically, the registrar's office has requested a **"site characterization and assessment report to assess the risk to the groundwater resources."**<sup>2</sup> This study is required to be carried out by a qualified person who is registered with APEGS (Association of Professional Engineers and Geoscientists of Saskatchewan) and includes "the results of test drilling and piezometer installation to determine the local geological and hydrogeological environment." As part of the study, the registrar's office requires "a statement of the risks associated to the groundwater resources, the suitability of the site for the development of a cemetery and the short and long term impacts of the cemetery to existing users." The municipality has also asked the developer to ensure the study considers the potential cumulative effects of the cemetery project alongside existing potential contaminants (i.e. nearby wastewater systems such as mounds).

If cemetery registration approval is granted by the province, before construction can begin, the developer would be required to obtain a development permit from the municipality. In order to obtain a permit, a development permit application is required. As part of the application, the developer must provide a copy of the provincial approval of the cemetery plot plan and management documents and a comprehensive drainage and grading plan. To date, these documents have not been received by the RM. If the RM receives a complete permit application with the above supporting documentation, the cemetery and associated structures will be reviewed for compliance with all municipal policies and bylaws. In addition to the development standards and requirements included in the servicing agreement, the RM has the ability to add conditions to a development permit to address possible concerns such as dust, drainage, groundwater impacts or noise.

At this time, the community service and residential uses shown on the developer's plan are **concepts**. The developer has not submitted a subdivision or development permit application for these uses. There are a number of steps that would have to be taken before any further subdivision or land uses could be approved by the municipality or the province.

### Project communications

Developers are responsible for all communications regarding their projects. The RM is able to review and comment on a developer's website, advertisements and communications upon request, but the content and production of communications regarding a proposal are entirely the responsibility of the developer. Therefore, the municipality's ability to require changes to a website or other communications is limited.

With respect to the cemetery, the municipality has reviewed the developer's websites. The developer has been made aware of content that is inaccurate or inconsistent and has been asked to revise and update the websites accordingly. The municipality provided a number of recommendations related to the websites and other communications both in writing and in person.

---

<sup>2</sup> All quoted items in this paragraph originate from email communication with the registrar's office.

## Feedback

Feedback from the community provides the developer with direction as to how to ensure development is complementary to the area. It is understood by the RM that the primary concern of local residents is maintaining the existing quality of life in the community. Concerns expressed at the developer's recent open house relate mainly to traffic, noise, and a potential increase in crime. Further, the idea of a high-density, gated, or segregated community is not palatable as it would be inconsistent with existing development. Preference was indicated for larger residential lots and feedback indicated that care homes, if any, should be limited to single-storey buildings.

## Next steps

The developer will be required to revise his plan for future development. A comprehensive development plan and concept plan will be required to provide the information needed for the municipality and community to evaluate the proposal. This information will be made public. It is expected that the developer will hold a second open house or other public forum to discuss the revised plan. Following that process, the developer may apply for subdivision of one or more parcels of land and pursue the development process. The RM's planning department, in compliance with provincial requirements and the municipality's Zoning Bylaw, will advertise any re-zoning proposal and hold a public hearing prior to coming before Council for a decision.

## Further communication

The municipality encourages members of the community to reach out to the developer to inform him of any comments or concerns regarding the proposal. He can be reached at [info@sunshinecemeteries.ca](mailto:info@sunshinecemeteries.ca). You may also reach out to the municipality to discuss this project or other concerns. Please call Jana at 306-347-2967 or email [planning.rm158@sasktel.net](mailto:planning.rm158@sasktel.net).

The RM appreciates your interest in the development and in the community. Comments and feedback will be considered during the continued review of this development.