



RM of Edenwold Meeting Minutes

Planning & Development Committee Meeting April 20, 2026 - 01:30 PM

Minutes of the Planning and Development Committee Meeting of the Rural Municipality of Edenwold No. 158 held on Monday, April 20, 2026, in the Council Chamber of the Municipal Building, located at 100 Hutchence Road, Emerald Park, Saskatchewan, the following were present:

Reeve: Al Trainor

Councillor: Division #3 Nichole Posehn

Manager of Planning and Development Paige Boha

Absent:

Councillor: Division #2 Stan Capnerhurst (Chairperson)

Call to Order

With a quorum present, Councillor Posehn called the meeting to order at 1:32 p.m.

Minutes: March 19, 2026

The minutes from the Planning & Development Committee meeting held on March 19, 2026 are accepted as presented.

Discretionary Use - Garage Suite Par SE 6-17-17 W2M

Committee Recommendation:

THAT the discretionary use application to allow a Garage Suite at Par A, SE-6-17-17 W2M be approved, with the following conditions:

1. The site shall be developed as garage suite in accordance with the attached site plan. Any other proposed use will require a separate development permit or discretionary use approval permit from Council.
2. The development shall conform to all regulations outlined in Subsection 5.5 (Garage Suite) of the RM of Edenwold Zoning Bylaw No. 2019-20.
3. A building permit shall be required prior to construction of the suite.
4. The applicant shall contact Sask1stCall at 1-866-828-4888 for line locates prior to any excavation or development taking place.
5. Drainage shall be maintained onsite and not affect adjacent properties.
6. The suite shall conform to a minimum floor area of 35m², a maximum floor area of 80m², and contain a maximum of one bedroom.
7. A minimum of one (1) permanent on-site parking spot shall be provided for the exclusive use of the occupant(s) of the garage suite.
8. The garage suite shall not at any time act as a vacation rental.
9. The garage suite shall not unduly interfere with the amenities or change the character of the neighbourhood, materially interfere with or affect the use and enjoyment of adjacent properties, adversely impact upon the environment or result in excessive demand on municipal services, utilities, or municipal roadway access.

10. No person shall cause or permit any lands or buildings to become untidy or

unsightly.

11. This permit will expire in twelve (12) months if development/construction has not commenced.

Discretionary Use - Darian Farms ILO NW 28-19-18 W2M

Committee Recommendation:

THAT the discretionary use application to allow the expansion of the existing ILO at NW 28-19-18 W2M be approved, with the following conditions:

1. The site shall be developed in accordance with the attached site plan, and any additional documents submitted to the Ministry of Agriculture for review.
2. A maximum of 1,775 animal units (AU), as indicated on application made to the Ministry of Agriculture, are permitted at this site. Any further ILO expansion will require a separate discretionary use approval from Council.
3. The development shall conform to all regulations outlined in Subsection 5.30 (Intensive Livestock Operation) of the RM of Edenwold Zoning Bylaw No. 2019-20.
4. A reduced minimum separation distance from the nearest residence shall be permitted as per the understanding that the development will not negatively impact the use of surrounding properties.
5. No manure associated with the development shall be spread or injected within 400m of the unincorporated hamlet of Frankslake.
6. Should a legitimate concern arise, Council may require soils, surface water, or groundwater to be assessed by a qualified professional to confirm that the construction and ongoing operation of the ILO are not creating contamination risks to surrounding soil or water resources. a. If any such assessment identifies contamination levels deemed unacceptable by a qualified professional, Council may require that additional precautionary measures be implemented.
7. Primary Weight permits are required from Roadata (1-844-232-7275) for any overweight vehicles. A Road Haul Agreement may also be required.
8. Drainage shall be maintained onsite and not affect adjacent properties.
9. The development shall conform to the regulations provided with The Agricultural Operations Act, 1995, and any other conditions imposed by the Ministry of Agriculture in association with their approval of the development.
10. No person shall cause or permit any lands or buildings to become untidy.

Zoning Bylaw Text Amendment - Garage Suites & Discretionary Use - Garage Suite 210 Hanley Cres

Committee Recommendation:

THAT Bylaw 2026-18 a bylaw to amend Bylaw 2019-20, known as the Zoning Bylaw, by substituting subsection 5.5.3, does not receive first reading.

Adjournment

The meeting was adjourned at 1:57 p.m. with the next committee meeting to be determined at a later date.

Stan Capnerhurst

Chairperson

Paige Boha

Administration