



RM of Edenwold

Meeting Minutes

Planning & Development Committee Meeting October 27, 2025 - 09:00 AM

Minutes of a Planning and Development Committee Meeting of the Rural Municipality of Edenwold No. 158 held on Monday, October 27, 2025, in the Council Chamber of the Municipal Building, located at 100 Hutchence Road, Emerald Park, Saskatchewan. The following were present:

Councillors: Reeve Al Trainor
Division #2 Stan Capnerhurst
Division #4 Karen Kotylak (Chairperson)
Chief Administrative Officer: Shauna Bzdel
Manager of Planning and Development: Paige Boha
Manager of Engineering and Public Works: Clark Gates

Call to Order

With a quorum present, Chairperson Councillor Kotylak called the meeting to order at 9:01 a.m.

Minutes: September 30, 2025

The minutes from the Planning & Development Committee meeting held on September 30, 2025 are accepted as presented.

Bylaw 2025-23: Text amendment to Bylaw 2019-07 Planning and Development Fee Bylaw

Committee Recommendation:

THAT Council gives Bylaw 2025-23, a bylaw to amend Bylaw 2019-07 known as the Planning and Development Fee Bylaw, first reading.

Discretionary Use Application: Residential Day Care - 14 Park Bay

Committee Recommendation:

THAT, subject to the Public Hearing, the discretionary use application to allow a Residential Day Care at 14 Park Bay, Emerald Park be approved, with the following conditions:

1. The site shall be developed as residential day care accessory to the principal use in accordance with the site plan provided. Any other proposed use will require a separate development permit or discretionary use development permit from Council.
2. The development shall conform to all regulations outlined in Subsection 5.7 (Residential Day Care) of the RM of Edenwold Zoning Bylaw No. 2019-20.
3. Any intensification of use may require a separate development permit or discretionary use approval from council.
4. A building permit may be required if any renovations or structural changes to the principal dwelling are contemplated.
5. No exterior alterations shall be undertaken to make the appearance of a dwelling inconsistent with the residential character of the building, property or neighbourhood.
6. The maximum number of children permitted in the day care shall be eight (8) as indicated and approved by the province.
7. 3.25 m² of fenced on-site outdoor place space per child shall be provided.
8. The use shall comply with all Provincial requirements governing day care homes including but not limited to The Child Care Act and The Child Care Regulations, 2015.

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

Discretionary Use Application: Apartment Buildings - Parcel BB

Committee Recommendation:

THAT Council deny the Discretionary Use Application for three (3) apartment buildings located on Parcel BB, Plan 102138342. Following a thorough technical review, Administration has determined that the application has the potential to meet the requirements outlined in Section 3.16.2 of the Municipality's Zoning Bylaw No. 2019-20 and could be approved with conditions. However, it is important to recognize that apartment developments within the R3 – Urban Residential 3 District are designated as discretionary uses for a reason: to ensure that public input is carefully considered in the decision-making process. Through the public consultation process, Administration received significant opposition to this application, citing multiple concerns which are listed within this report. In light of this feedback and the discretionary nature of the proposed use, Administration recommends that the discretionary use application be denied.

Adjournment

The meeting was adjourned at 9:54 a.m. with the next committee meeting to be scheduled at a later date.

Karen Kotylak
Chairperson

Paige Boha
Administration