



**RM of Edenwold  
Meeting Minutes  
Public Hearing Meeting April 27, 2021 - 01:30 PM**

Minutes of a Public Hearings Meeting of the Council of the Rural Municipality of Edenwold No. 158 held on Tuesday, April 27, 2021, 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:

**1:30 p.m.:**

**Bylaw No. 2021-17:** Zoning Bylaw Text Amendment regarding tree setbacks, side yards in CR3 and FD site sizes

**Bylaw No. 2021-14:** OCP Future Land Use Map Housekeeping Amendments

**Discretionary Use Application:** Home Based Business-Major, Dance Studio, 2 Park Meadows Road

The following members of Council were present:

Deputy Reeve: Stan Capnerhurst

- Councillors: Division #3 Wayne Joyce
- Division #4 Karen Kotylak
- Division #5 Dwayne Radmacher
- Division #6 Tim Brodt
- Division #7 Rod Tuchscherer

Municipal Staff in Attendance:

Manager of Planning & Development: Jana Jedlic

Planner I/Development Officer: Susan Stevenson

Planner II: Mahshid Fadaei

Planning Associate: Ross Zimmermann (via zoom)

Chief Operations Officer: Sameh Nashed

Administrator: Karen Zaharia

Administrative Assistant: Abby Lumb

**Call to Order**

Deputy Reeve Capnerhurst noted the time being 1:30 p.m.; called the Public Hearing to order with it noted that the following members of the public were in attendance: Katelynn and Ken Trithart in person, Jackie Lazar, Louise Knowles, Chrystal Atchison and Jose Lebioda via zoom.

**Public Hearing: Bylaw No. 2021-17: Zoning Bylaw Text Amendment regarding tree setbacks, side yards in CR3 and FD site sizes**

Planning Associate Ross Zimmermann gave an overview of Bylaw No. 2021-17 being a bylaw to amend Bylaw No. 2019-20 known as the Zoning Bylaw regarding tree setbacks, side yards in CR3 and FD site sizes.

Deputy Reeve Capnerhurst asked for written submissions in regards to Bylaw No. 2021-17. Planning Associate Ross Zimmermann informed Council none were received. Deputy Reeve Capnerhurst asked for any verbal submissions: None were given.

**Res. No:**  
2021-04-04

**Bylaw No. 2021-17: Zoning Bylaw Text Amendment regarding tree setbacks, side yards in CR3 and FD site sizes**  
**Moved By:** Councillor Brodt

THAT we acknowledge there were no written and no verbal submissions in regards to Bylaw No. 2021-17.

**CARRIED**

**Public Hearing: Bylaw No. 2021-14: OCP Future Land Use Map Housekeeping Amendments**

Planning Associate Ross Zimmermann gave an overview of Bylaw No. 2021-14 being a bylaw to amend the OCP Future Land Use Map regarding housekeeping amendments.

Deputy Reeve Capnerhurst asked for written submissions in regards to Bylaw No. 2021-14. Planning Associate Ross Zimmermann informed Council there was one written submission received from Gerrand Rath Johnson LLP representing Atamipek Land Corp., which is owned by Ochapowace First Nation, Tell Wastewater Ltd., and 102005647 Saskatchewan Ltd. Ross Zimmermann read the submission aloud which was opposed to No. 2 regarding Blk/Par B, Plan 102333439 in the NE 18-17-18 W2M from Agricultural to Residential.

Deputy Reeve Capnerhurst asked for any verbal submissions. Jose Lebioda with Atamipek Land Corp. read a letter from Ochapowace First Nation Chief Okimaw Iskew Margaret Bear which was opposed to No. 2 regarding Blk/Par B, Plan 102333439 in the NE 18-17-18 W2M from Agricultural to Residential.

**Res. No:**  
2021-04-05

**Bylaw No. 2021-14: OCP Future Land Use Map Housekeeping Amendments**  
**Moved By:** Councillor Joyce

THAT we acknowledge there was one written and one verbal submission in regards to Bylaw No. 2021-14.

**CARRIED**

Jackie Lazar asked to provide a verbal submission for Bylaw No. 2021-14 which was opposed to No. 4 regarding Blk/Par A, Plan 66R03801 in the SW 26-17-18 W2M from Residential to Agricultural.

**Res. No:**  
2021-04-06

**Bylaw No. 2021-14: OCP Future Land Use Map Housekeeping Amendments**  
**Moved By:** Councillor Brodt

THAT we acknowledge there was one additional verbal submission in regards to Bylaw No. 2021-14.

**CARRIED**

**Public Hearing: Discretionary Use Application - Home-Based Business - Major, Dance Studio, 2 Park Meadows Road**

Manager of Planning and Development Jana Jedlic gave an overview of the Discretionary Use Application for a Home-Based Business - Major, Dance Studio at 2 Park Meadows Road in Park Meadows Estates.

Deputy Reeve Capnerhurst asked for written submissions in regards to the Discretionary Use application. Jana Jedlic informed Council there were two written submissions. One submission from Chrystal Atchison was received and Chrystal read her submission aloud which was opposed to the application citing concerns regarding compliance with the Municipality's Zoning Bylaw, concerns with increased traffic within the subdivision, the number of students and noise. The other written submission was from J. and J. Ritenburg. Planner I/Development Officer Susan Stevenson read this submission aloud which was opposed to the application with concerns to the number of students and traffic.

Deputy Reeve Capnerhurst asked for any verbal submissions. Applicant Katelynn Trithart spoke to the concerns raised and answered questions from Council on the



length of each class, number of days/week the studio will operate and parking lot size and condition.

Res. No:  
2021-04-07

**Discretionary Use Application - Home-Based Business - Major, Dance Studio, 2 Park Meadows Road**

**Moved By:** Councillor Kotylak

THAT we acknowledge there were two written and one verbal submission in regards to the discretionary use application.

**CARRIED**

Res. No:  
2021-04-08

**Adjournment**

**Moved By:** Councillor Tuchscherer

THAT we hereby adjourn the Public Hearing with the time being noted as 2:28 p.m.

**CARRIED**

Reeve



Administrator

