



**RM of Edenwold
Meeting Minutes
Public Hearing Meeting October 11, 2022 - 11:00 AM**

Minutes of the Public Hearing Meetings of the Council of the Rural Municipality of Edenwold No. 158 held on Tuesday, October 11, 2022, 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:

11:00 a.m. Bylaw No. 2022-49: To Establish an Additional Service Area for Crawford Developments

11:10 a.m. Discretionary Use Application - Agriculture Industry at SW 17-17-17 W2

The following members of Council were present:

Reeve: Mitchell Huber

- Councillors: Division #2 Stan Capnerhurst
- Division #3 Alan Trainor
- Division #4 Karen Kotylak
- Division #6 Tim Brodt
- Division #7 Rod Tuchscherer

Chief Operations Officer: Sameh Nashed

Administrator: Karen Zaharia

Manager of Planning and Development: Paige Boha

Call to Order

Reeve Huber noted the time being 11:00 a.m. and called the Public Hearing to order with it noted that Craig Strudwick, Kurt Douglas, Jason Gunderson, Phil Fox, Dolores Richardson, Dennis Pekush, Sharon McNish, Ryan Goodwin and Nolan Elford were in attendance in the council chamber gallery.

11:00 a.m. Bylaw No. 2022-49: To Establish an Additional Service Area for Crawford Developments

Manager of Planning & Development Paige Boha gave an overview of Bylaw No. 2022-49 being a bylaw to establish an Additional Service Area to provide SaskTel InfiNet Fibre for Crawford Developments located at NW 28-17-18 W2 in accordance with section 48.1 of The Municipalities Act.

Reeve Huber asked for written submissions in regards to Bylaw No. 2022-49. Manager of Planning & Development Paige Boha informed Council that there were no written submissions received.

Reeve Huber asked for any verbal submissions. None were given.

Res. No:
2022-10-01

Bylaw No. 2022-49: To Establish an Additional Service Area for Crawford Developments

Moved By: Councillor Kotylak

THAT we acknowledge there were no written submissions and no verbal submissions in regards to Bylaw No. 2022-49.

CARRIED

11:10 a.m. Discretionary Use Application - Agriculture Industry at SW 17-17-17 W2

Manager of Planning & Development Paige Boha gave an overview of the discretionary use application for an Agriculture Industry at SW 17-17-17 W2.

Reeve Huber asked for written submissions in regards to the discretionary use application. Manager of Planning & Development Paige Boha informed Council that there were two (2) written submissions received and read them aloud. The first written submission cited concerns with the access points to the location, how many vehicles will be on RM roads, how much semi-traffic, and how much water will be used on-site which could add pressure on the aquifer. The second submission cited concerns about the type of hazardous substance located on the site and the potential of leaks/spills of these substances. Also, concerns regarding dust, noise, traffic, vibration, and future expansion or development of this site and the surrounding area.

Reeve Huber asked for any verbal submissions.

Phil Fox asked for clarification of the parcel tie removal process and asked to see the site plan of the application:

A question was asked about water wells versus connecting to municipal water. Manager of Planning & Development Paige Boha advised that Water Security Agency had been contacted regarding the application and the RM is waiting for their comments on the application.

Dolores Richardson and Dennis Pekush stated that they have an intensive livestock operation near the proposed location and have concerns with Highway 48 and vehicles turning into Jameson Estates and into the proposed location. Paige Boha advised that the Ministry of Highways had been contacted and their comments have been received. Ministry of Highways has advised that a Traffic Impact Assessment (TIA) has to be done and there will be no direct access from Highway 48, only from the township road.

Phil Fox stated that the area is becoming more residential and feels this type of development doesn't fit in the area.

Jason Gunderson stated there was not sufficient notice provided to ratepayers in regards to the municipality's new Zoning Bylaw. Paige Boha explained that there was a year of public engagement.

Craig Strudwick stated that all of the municipality's meeting minutes and public notices of upcoming public hearings are posted on the RM website.

Representatives from Core-Ag, Ryan Goodwin and Nolan Elford, addressed the concerns raised and advised that they are currently operating in the New Horizon Business Park area north of Pilot Butte. The products at the proposed location will all be packaged as they won't be manufactured on-site. There will be one semi truck per day during the busy season and one truck per month during the off-season. He indicated that they have strict rules and regulations they have to follow. They will dust control the roads; not planning on subdividing the parcel; of the 33 acres, the remaining land will be used for forage and water usage will be from 2 bathrooms and an emergency shower on site.

Res. No:
2022-10-02

Discretionary Use Application - Agriculture Industry at SW 17-17-17 W2
Moved By: Councillor Tuchscherer

THAT we acknowledge there were two (2) written submissions and seven (7) verbal submissions in regards to the discretionary use application.

CARRIED




Res. No:
2022-10-03

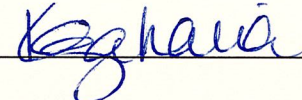
Adjournment
Moved By: Reeve Huber

THAT we hereby adjourn the Public Hearings with the time being noted as 12:07 p.m. with it also noted that all members of the public left the council chamber gallery.

CARRIED



Reeve



Administrator