



RM of Edenwold
Meeting Minutes
Public Hearing Meeting March 7, 2023 - 11:00 AM

Minutes of the Public Hearing Meetings of the Council of the Rural Municipality of Edenwold No. 158 held on Tuesday, March 7, 2023, 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.** Discretionary Use Application: Cannabis Retail Outlet/Operation (Par A, Plan 102137936, NW 30-16-18-W2)
- 11:10 a.m.** Bylaw No. 2022-65: Zoning Bylaw Map Amendment (Par BB, Plan 102138342, SE 22-17-18-W2) (FD to R3)
- 11:20 a.m.** Bylaw No. 2023-12: Zoning Bylaw Amendment, SE 6-18-18 W2 ,Condo Plan 102285378 Ext. 0 (I-C to IND1) and proposed Parcel E and existing Blk/Par D, Plan 102375435 Ext. 0 (FD to IND1)

The following members of Council and staff were present:

Reeve: Mitchell Huber

- Councillors:
- Division #1 Lisa Peters
 - Division #2 Stan Capnerhurst
 - Division #3 Alan Trainor
 - Division #4 Karen Kotylak
 - Division #5 Dwayne Radmacher
 - 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 Hearings to order with it noted that the following members of the public were in attendance in the council chamber gallery: Candace Seon, Nathan Seon, Wayne Baylis, John Panter, Mike Warmerdam, Maureen Warmerdam, Dianne Gruetzner, D. Laurans, Helen Wilson, Bill Wilson, Dustin Weiss, Michael Richard, Allen Kilback, Smith Kanae plus two others. RM Planners Ross Zimmermann, Alexa O'Hanley and Susan Stevenson were also in attendance in the council chamber gallery.

11:00 a.m. Discretionary Use Application: Cannabis Retail Outlet/Operation (Par A, Plan 102137936 NW 30-16-18 W2)

Manager of Planning & Development Paige Boha gave an overview of the discretionary use application for a cannabis retail outlet/operation at Parcel A, NW 30-16-18 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. Both submissions were opposed to the discretionary use application citing the following reasons: increased traffic on roads, patrons may not be familiar with travelling on gravel roads, snow removal concerns, and a concern regarding smell from the building.

Reeve Huber asked for any verbal submissions. Applicant Candace Seon provided background on their business, reasons for the proposed retail outlet/operation and wanting to develop tours of their facility. She feels that the traffic will not impact

other properties as they are near Highway 33 and on the provincially designated overdimensional route. Any patrons going to their facility will be aware they will be travelling on gravel roads. The issues with piling of snow, issues with smell and security of location that had been reported to the municipality and to Health Canada had been remedied. Their facility must follow strict federal regulations.

Res. No:
2023-03-01

Discretionary Use Application: Cannabis Retail Outlet/Operation (Par A, Plan 102137936 NW 30-16-18 W2)

Moved By: Councillor Kotylak

THAT we acknowledge there were two (2) written submissions and one (1) verbal submission in regards to the discretionary use application.

CARRIED

Candace and Nathan Seon left the council chamber gallery at 11:10 a.m.

11:10 a.m. Bylaw No. 2022-65: Zoning Bylaw Map Amendment (Par BB, Plan 102138342, SE 22-17-18-W2) (FD to R3)

Manager of Planning & Development Paige Boha gave an overview of Bylaw No. 2022-65 being a bylaw to amend Bylaw No. 2019-20 known as the Zoning Bylaw by rezoning Parcel BB, Plan 102138342 in SE 22-17-18 W2 from FD – Future Development District to R3 - Urban Residential District 3.

Reeve Huber asked for written submissions in regards to Bylaw No. 2022-65. Manager of Planning & Development Paige Boha informed Council that there were four (4) written submissions received and read the submissions aloud. The submissions were requesting additional information, asking questions and providing comments including: causing negative visual impact, wastewater allocation concerns, traffic increased concerns, school capacity concerns, increased crime rates, and being opposed to low cost rentals.

Reeve Huber asked for any verbal submissions. Bill Wilson was in favour of the rezoning, however, he raised the concern with their proposed second access being onto McLeod Road in Emerald Park and how increased traffic and heavy traffic during construction will affect the integrity of McLeod Road. He'd prefer the second access to be onto Great Plains Road especially for emergency services.

John Panter had a number of concerns regarding the rezoning. He doesn't believe that downsizing individuals will move to these units but rather to the carehomes in the area or to Regina, he doesn't think young professionals will move there, the number of new residents that potentially could reside in the Greensview units would significantly increase the population of Emerald Park, the elementary schools in the area can't accommodate additional students, parking issues, environmental issues with water table and retention ponds and drainage concerns and concerns regarding increased traffic.

Reeve Huber addressed the gallery and explained that there is a recurring ask from the public to the municipality for more diverse housing in the Emerald Park area.

Res. No: Bylaw No. 2022-65: Zoning Bylaw Map Amendment (Par BB, Plan 102138342, SE 22-17-18-W2) (FD to R3)
2023-03-02 **Moved By:** Councillor Tuchscherer

THAT we acknowledge there were four (4) written submissions and two (2) verbal submissions in regards to Bylaw No. 2022-65.

CARRIED

11:34 a.m. Bylaw No. 2023-12: Zoning Bylaw Amendment, SE 6-18-18 W2 ,Condo Plan 102285378 Ext. 0 (I-C to IND1) and proposed Parcel E and existing Blk/Par D, Plan 102375435 Ext. 0 (FD to IND1)

Manager of Planning & Development Paige Boha gave an overview of Bylaw No. 2022-65 being a bylaw to amend Bylaw No. 2019-20 known as the Zoning Bylaw by rezoning existing Condo Plan 102285378, Ext. 0 from I-C - Industrial Contract Zone to IND1 - General Industrial District 1, and rezoning proposed Parcel E and existing Blk/Par D, Plan 102375435, Ext. 0 from FD - Future Development District to IND1 - General Industrial District 1.

Reeve Huber asked for written submissions in regards to Bylaw No. 2023-12. Manager of Planning & Development Paige Boha informed Council that there was one (1) written submission received and read the submission aloud. The submission was from SaskWater and they provided comments on the bylaw.

Reeve Huber asked for any verbal submissions. Applicant Allen Kilback thanked the RM for working with him on the development.

Res. No: Bylaw No. 2023-12: Zoning Bylaw Amendment, SE 6-18-18 W2 ,Condo Plan 102285378 Ext. 0 (I-C to IND1) and proposed Parcel E and Parcel D, Plan 102375435 Ext. 0 (FD to IND1)
2023-03-03 **Moved By:** Councillor Kotylak

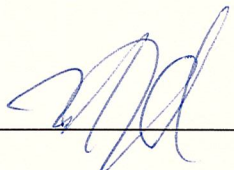
THAT we acknowledge there was one (1) written submission and one (1) verbal submission in regards to Bylaw No. 2023-12.

CARRIED

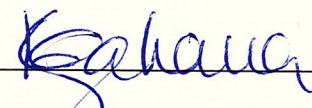
Res. No: Adjournment
2023-03-04 **Moved By:** Reeve Huber

THAT we hereby adjourn the Public Hearings with the time being noted as 11:37 a.m. All members of the public left the council chamber gallery at 11:37 a.m.

CARRIED



Reeve



Administrator