



**RM of Edenwold
Meeting Minutes
Public Hearings Meeting November 28, 2023 - 11:00 AM**

Minutes of the Public Hearings Meeting of the Council of the Rural Municipality of Edenwold No. 158 held on Tuesday, November 28, 2023, in the Council Chamber of the Municipal Building, located at 100 Hutchence Road, Emerald Park, Saskatchewan, to receive verbal and written submissions in regard to:

- 11:00 a.m.** Bylaw No. 2023-40: Zoning Bylaw Amendment - LSD 12, 3-18-18 W2 Ext 73 (AR to HPC);
- 11:10 a.m.** Bylaw No. 2023-41: OCP Bylaw Amendment - LSD 12, 3-18-18 W2 Ext 73;
- 11:20 a.m.** Bylaw No. 2023-42: Zoning Bylaw Amendment - Parcel B, SW 33-18-17 W2 (AR to CR1);
- 11:30 a.m.** Bylaw No. 2023-43: Zoning Bylaw Amendment - Blk/Par D, Plan GD1719 Ext 1 and Blk/Par E, Plan GD 1719 Ext 1 (CR2 to COM1);
- 11:40 a.m.** Bylaw No. 2023-44: Zoning Bylaw Amendment - Parcel B, NE 17-17-18 W2 (AR to CR2); and
- 11:50 a.m.** Bylaw No. 2023-45: OCP Bylaw Amendment - Parcel B, NE 17-17-18 W2.

The following members of Council and staff were present:

Reeve: Al Trainor

Councillors: Division #1 Carmen Leibel
Division #2 Stan Capnerhurst
Division #3 Vacant
Division #4 Karen Kotylak
Division #5 Dwayne Radmacher
Division #6 Tim Brodt
Division #7 Rod Tuchscherer

Chief Administrative Officer: Karen Zaharia

Manager of Planning and Development: Paige Boha

Manager of Engineering and Public Works: Clark Gates

Financial Officer: Sara Gartshore

Call to Order: 11:00 a.m.

Reeve Trainor 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 chambers gallery: Reg Stamina, Linza Boyd, Janet Ring, Greg Solvason, Natasha Solvason, Mass Zuran, Darrell Kotylak, Randy Seguin, John Panter and Nichole Posehn.

Conflict of Interest Declared

Councillor Kotylak declared a conflict of interest with Bylaw No. 2023-40 and left the council table but remained in the council chambers gallery in accordance with subsection 144(4) of *The Municipalities Act*.

11:00 a.m. Bylaw No. 2023-40: Zoning Bylaw Amendment - LSD 12, 3-18-18 W2 Ext 73 (AR to HPC)

Manager of Planning & Development Paige Boha gave an overview of Bylaw No. 2023-40 being a bylaw to rezone LSD 12, 3-18-18 W2 Ext 73 from AR - Agricultural Resource District to HPC - High Profile Commercial District.

Reeve Trainor asked for written submissions in regard to Bylaw No. 2023-40. Manager of Planning & Development Paige Boha informed Council that there were two (2) written submissions received and read them aloud. Both submissions were opposed

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to the bylaw citing concerns regarding increased traffic on Highway 46, increase of noise, soil contamination on site, damage to Butte Road, there is enough commercial development in the area and less appealing appearance of area.

Reeve Trainor asked for any verbal submissions. Four (4) verbal submissions were presented. Three (3) of the submissions were opposed to the bylaw citing concerns regarding traffic, damage to road from heavy vehicles, noise, appearance, impact to property values, aquifer and personal wells, and commercial impact on neighboring residential properties. The applicant responded to the concerns, presented the plans for the full build-out and feels it is a good transition from heavy industrial to residential. The applicant asked Council if this is not approved, what is their vision for this area.

Res. No:
2023-11-01

Bylaw No. 2023-40: Zoning Bylaw Amendment - LSD 12, 3-18-18 W2 Ext 73 (AR to HPC)

Moved By: Councillor Brodt

THAT we acknowledge there two (2) written submissions and four (4) verbal submissions in regard to Bylaw No. 2023-40.

CARRIED

Conflict of Interest Declared

Councillor Kotylak declared a conflict of interest with Bylaw No. 2023-41 and remained in the council chambers gallery in accordance with subsection 144(4) of *The Municipalities Act*.

11:21 a.m. Bylaw No. 2023-41: OCP Bylaw Amendment - LSD 12, 3-18-18 W2 Ext 73

Manager of Planning & Development Paige Boha gave an overview of Bylaw No. 2023-41 being a bylaw to amend the Future Land Use Map in the Official Community Plan Bylaw No. 2019-19 by redesignating LSD 12, 3-18-18 W2 Ext 73 from Mixed-use Industrial/ Commercial and Residential to Mixed-use Residential/Community Service/ Commercial.

Reeve Trainor asked for written submissions in regard to Bylaw No. 2023-41. Manager of Planning & Development Paige Boha informed Council that there were three (3) written submissions received and read them aloud. All three (3) submissions were opposed to the bylaw citing concerns regarding increased traffic on Highway 46, increase of noise, soil contamination on site, damage to Butte Road, there is enough commercial development in the area and less appealing appearance of area.

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

Res. No:
2023-11-02

Bylaw No. 2023-41: OCP Bylaw Amendment - LSD 12, 3-18-18 W2 Ext 73

Moved By: Councillor Capnerhurst

THAT we acknowledge there three (3) written submissions and no verbal submissions in regard to Bylaw No. 2023-41.

CARRIED

Councillor Kotylak returned to the council table at 11:24 a.m.

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11:24 a.m. Bylaw No. 2023-42: Zoning Bylaw Amendment - Parcel B, SW 33-18-17 W2 (AR to CR1)

Manager of Planning & Development Paige Boha gave an overview of Bylaw No. 2023-42 being a bylaw to rezone proposed Parcel B, SW 33-18-17 W2 from AR - Agricultural Resource District to CR1 - Country Residential 1 District.

Reeve Trainor asked for written submissions in regard to Bylaw No. 2023-42. Manager of Planning & Development Paige Boha informed Council that there were no written submissions received.

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

Res. No:
2023-11-03

Bylaw No. 2023-42: Zoning Bylaw Amendment - Parcel B, SW 33-18-17 W2 (AR to CR1)

Moved By: Councillor Leibel

THAT we acknowledge there were no written submissions and no verbal submissions in regard to Bylaw No. 2023-42.

CARRIED

11:30 a.m. Bylaw No. 2023-43: Zoning Bylaw Amendment - Blk/Par D, Plan GD1719 Ext 1 and Blk/Par E, Plan GD 1719 Ext 1 (CR2 to COM1)

Manager of Planning & Development Paige Boha gave an overview of Bylaw No. 2023-43 being a bylaw to rezone Parcels D & E, Plan GD1719, Ext 1 from CR2 - Country Residential 2 District to COM1 - General Commercial District.

Reeve Trainor asked for written submissions in regard to Bylaw No. 2023-43. Manager of Planning & Development Paige Boha informed Council that there were no written submissions received.

Reeve Trainor asked for any verbal submissions. One (1) verbal submission was presented. The submission was opposed to the bylaw citing concerns regarding potential for aquifer contamination, noise and light pollution, odour, negative impact on their view, rodents and pests, current misuse of property, affect on property values, applicant failed to comply with an Order issued which was unsuccessful in all levels of development appeals.

Res. No:
2023-11-04

Bylaw No. 2023-43: Zoning Bylaw Amendment - Blk/Par D, Plan GD1719 Ext 1 and Blk/Par E, Plan GD 1719 Ext 1 (CR2 to COM1)

Moved By: Councillor Kotylak

THAT we acknowledge there were no written submissions and one (1) verbal submission in regard to Bylaw No. 2023-43.

CARRIED

Res. No:
2023-11-05

Adjournment: 11:34 a.m.

Moved By: Councillor Brodt

THAT we hereby adjourn the Public Hearings with the time being noted as 11:34 a.m.

CARRIED

Call to Order: 11:40 a.m.

Reeve Trainor noted the time being 11:40 a.m. and called the Public Hearing to order with it noted that the following members of the public were in attendance in the council chambers gallery: Catlin Schneider, Jamie Schneider, John Panter and Nichole Posehn.

11:40 a.m. Bylaw No. 2023-44: Zoning Bylaw Amendment - Parcel B, NE 17-17-18 W2 (AR to CR2)

Manager of Planning & Development Paige Boha gave an overview of Bylaw No. 2023-44 being a bylaw to rezone proposed Parcel B, NE 17-17-18 W2 from AR - Agricultural Resource District to CR2 - Country Residential 2 District.

Reeve Trainor asked for written submissions in regard to Bylaw No. 2023-44. Manager of Planning & Development Paige Boha informed Council that there were no written submissions received.

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

Res. No:
2023-11-06

Bylaw No. 2023-44: Zoning Bylaw Amendment - Parcel B, NE 17-17-18 W2 (AR to CR2)

Moved By: Councillor Radmacher

THAT we acknowledge there were no written submissions and no verbal submissions in regard to Bylaw No. 2023-44.

CARRIED

Res. No:
2023-11-07

Adjournment: 11:41 a.m.

Moved By: Councillor Capnerhurst

THAT we hereby adjourn the Public Hearing with the time being noted as 11:41 a.m.

CARRIED

Call to Order: 11:50 a.m.

Reeve Trainor noted the time being 11:50 a.m. and called the Public Hearing to order with it noted that the following members of the public were in attendance in the council chambers gallery: Catlin Schneider, Jamie Schneider, John Panter and Nichole Posehn.

11:50 a.m. Bylaw No. 2023-45: OCP Bylaw Amendment - Parcel B, NE 17-17-18 W2

Manager of Planning & Development Paige Boha gave an overview of Bylaw No. 2023-45 being a bylaw to amend the Future Land Use Map in the Official Community Plan Bylaw No. 2019-19 by redesignating NE 17-17-18 W2, Ext 1 from Mixed-use Industrial/Commercial, Undesignated and Mixed-use Residential/Commercial/Community Service to Mixed-use Residential/Commercial/Community Service.

Reeve Trainor asked for written submissions in regard to Bylaw No. 2023-45. Manager of Planning & Development Paige Boha informed Council that there were no written submissions received.

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

Res. No:
2023-11-08

Bylaw No. 2023-45: OCP Bylaw Amendment - Parcel B, NE 17-17-18 W2

Moved By: Councillor Tuchscherer

THAT we acknowledge there were no written submissions and no verbal submissions in regard to Bylaw No. 2023-45.

CARRIED

Res. No:
2023-11-09

Adjournment: 11:51 a.m.
Moved By: Councillor Radmacher

THAT we hereby adjourn the Public Hearing with the time being noted as 11:51 a.m.

CARRIED

Al J. van

Reeve

K. Radmacher

Administrator