

Minutes of a Regular Meeting of the Council of the Rural Municipality of Edenwold No. 158 held on Tuesday, October 8th, 2019, in the Council Chamber of the Municipal Building, located at 100 Hutchence Road, Emerald Park, Saskatchewan, the following were present:

Councillors: Division #2 Stan Capnerhurst
 Division #3 Wayne Joyce
 Division #5 Dwayne Radmacher
 Division #6 Tim Brodt

Rural Manager of Public Works: Derek Hradecki
 Emerald Park & Utilities Public Works Manager: Wade Hoffman
 Administrator & CAO: Kim McIvor

Absent: Reeve Mitchell Huber, Councillors: Division #1 Craig Strudwick & Division #4 Lorne Beer
 With a quorum present, Deputy Reeve Capnerhurst called the meeting to order at 9:00 a.m.

- Quorum
- 642/2019 Regular Mtg Minutes
Councillor Joyce: THAT the minutes of the regular meeting held on September 24th, 2019 be approved as circulated and presented.
Carried.
- 643/2019 Public Mtg Minutes
Councillor Brodt: THAT the minutes of the public hearing meeting held on September 24th, 2019 be approved as circulated and presented.
Carried.
- 644/2019 List of Accounts
Councillor Joyce: THAT the list of accounts for approval consisting of cheques #8754 to #8805 and Other payments totaling \$3,904,018.07 plus September payroll of \$86,996.74 be approved for payment.
Carried.
- 645/2019 Financial Activities
Councillor Brodt: That the Statement of Financial Activities for September 2019 be approved as circulated and presented.
Carried.
- Rural Manager of Public Works 9:10 – 9:40 a.m.
Rural Manager of Public Works: Derek Hradecki gave his report to Council which included updates on road grading and gravelling, rural road mowing and country residential subdivision street mowing, the Western Infrastructure 3 bridge repairs and that the Snow plow truck are ready to go.
- Public Works Emerald Park & Utilities 9:40 - 10:00 am
Manager of Public Works Emerald Park & Utilities: Wade Hoffman gave his report to Council which included seasonal hydrant flushing has been completed, seasonal sewer line cleaning has been completed, both soccer fields have been aerated, top dressed and top seeded for the fall. The Fall yard clean up bins for leaves and branches will arrive later today with the 2 week community service scheduled to start Friday afternoon.
- PW Managers Excused
 Public Works Managers Derek Hradecki and Wade Hoffman were excused from the meeting at 10:00 a.m.
- 646/2019 Recess
Deputy Reeve Capnerhurst: THAT the time being 10:00 a.m., we hereby take a 15 minute recess.
Carried.
- 647/2019 Reconvene
Deputy Reeve Capnerhurst: THAT the time being 10:15 a.m., we hereby reconvene our regular meeting of council.
Carried.
- 648/2019 Sept Water Report
Councillor Joyce: THAT we acknowledge the September 2019 Water Report has been presented to Council and there were no upset conditions to report.
Carried.

- 649/2019
Tax Abatement
Councillor Radmacher: THAT we hereby abate the following 2019 taxes:
1) Roll#3961, Lot 11 Blk 17 Plan 102289585 Bylaw #2018-51 tax exemption
Rm- \$464.47 PVSD- \$479.24 Total: \$943.71
2) Roll#3957, Lot 15 Blk 17 Plan 102289585 Bylaw #2018-51 tax exemption
Rm- \$461.59 PVSD- \$476.27 Total: \$937.86
Carried.
- 650/2019
Nov 26th Mtg
Change
Councillor Brodt: THAT we hereby agree to change the date of our November 26th regular meeting of Council to Tuesday November 19th in order to accommodate the public hearings for the Official Community Plan Bylaw, Zoning Bylaw & Aspen Links Golf Course Contract Zone that evening to all be in one meeting day. The Council meeting to commence at 9:00 a.m. and the bylaw public hearings commence at 7:00 p.m.
Carried.
- 651/2020
WC Garden Club
Councillor Joyce: THAT we allocate \$2,500.00 in the 2020 budget to partner 50/50 with the White City Garden Club for Pergola site enhancements at Kuzmicz Commemorative Park as per the Heather Lowe landscape design dated August 2019.
Carried.
- 652/2019
Correspondence
Councillor Brodt: THAT the following correspondence be hereby acknowledged and filed:
1.1 SaskPower: smart meters
1.2 White City Fire Department Fire Call: Sept. 24th, 2019
1.3 Regina Bypass Operation & Maintenance Facility: Official Opening Oct 8th
Carried.
- Council Report
Council roundtable reports from 10:30 am to 11:00 a.m. Topics discussed were:
➤ OD Route maintenance costs; EMO Injury Awareness Event of Oct 10th at Balgonie; road conditions following all the rain; WCRM158 waste water authority treatment plant update.
- Planning &
Development
Manager of Planning & Development Jana Jedlic, Planner Jessica Mitchell and Development Officer Susan Stevenson joined the council meeting at 11:00 a.m. and presented their planning & development report to Council including an overview of the Discretionary Use application for the Nutrien Agricultural Industry Retail business public hearing being held at 1:30 p.m..
An Executive Summary of the Official Community Plan (OCP) Bylaw and Zoning Bylaw was presented from 11:15 a.m. to 11:45 a.m. The proposed revision to the Aspen Links Golf Course Contract Zoning was then discussed in detail from 11:45 to 11:52 a.m. with it noted the majority of the parcels forming the Aspen Links Golf Course are included in the existing contract zone with the only permitted use being golf course and related facilities. Based on Community feedback and to align the golf course with the new OCP, which states that Aspen Links shall remain an 18-hole golf course, we have proposed a new contract zone that includes every parcel forming the golf course. This includes two parcels Blk/Par B Plan 92R47574 Ext 1 (hole11) and Blk/Par B Plan 11603293 Ext 1 (clubhouse parcel) that are not currently within the contract zone.
- 653/2019
OCP Bylaw
No.2019-19
1st Reading
Councillor Joyce: That Bylaw No.2019-19 being the Official Community Plan Bylaw, be hereby given first reading.
Carried.
- 654/2019
ZB Bylaw
No.2019-20
1st Reading
Councillor Joyce: That Bylaw No.2019-20 being the Zoning Bylaw, be hereby given first reading.
Carried.
- 655/2019
Recess
Deputy Reeve Capnerhurst: THAT the time being 11:58 a.m. we hereby recess for lunch.
Carried.



656/2019 **Deputy Reeve Capnerhurst:** THAT the time being 1:17 p.m. we hereby reconvene our regular meeting of Council with it noted CAO Mclvor is absent due to a conference call and Municipal Clerk Karen Zaharia is in attendance to record the minutes of the meeting.

Carried.

657/2019 **Councillor Brodt:** THAT Bylaw No. 2019-49 being a Bylaw to provide for entering into an agreement for exemption from taxation for 300 Spruce Creek Road, Lot 86 Block 2 Plan No.102136216, be given first reading.

Carried.

658/2019 **Councillor Radmacher:** THAT Bylaw No. 2019-49 being a Bylaw to provide for entering into an agreement from exemption for taxation for 300 Spruce Creek Road, Lot 86 Block 2 Plan No.102136216, be given second reading.

Carried.

659/2019 **Councillor Joyce:** THAT Bylaw No. 2019-49 being a Bylaw to provide for entering into an agreement for exemption from taxation for 300 Spruce Creek Road, Lot 86 Block 2 Plan No.102136216, be given three readings.

Carried Unanimously.

660/2019 **Councillor Brodt:** THAT Bylaw No. 2019-49 being a Bylaw to provide for entering into an agreement for exemption from taxation for 300 Spruce Creek Road, Lot 86 Block 2 Plan No.102136216, be given third and final reading.

Carried.

661/2019 **Councillor Joyce:** THAT Bylaw No. 2019-50 being a Bylaw to provide for entering into an agreement for exemption from taxation for 119 Spruce Creek Road, Lot 14 Block 11 Plan No.102136216, be given first reading.

Carried.

662/2019 **Councillor Brodt:** THAT Bylaw No. 2019-50 being a Bylaw to provide for entering into an agreement from exemption for taxation for 119 Spruce Creek Road, Lot 14 Block 11 Plan No.102136216, be given second reading.

Carried.

663/2019 **Councillor Radmacher:** THAT Bylaw No. 2019-50 being a Bylaw to provide for entering into an agreement for exemption from taxation for 119 Spruce Creek Road, Lot 14 Block 11 Plan No.102136216, be given three readings.

Carried Unanimously.

664/2019 **Councillor Joyce:** THAT Bylaw No. 2019-50 being a Bylaw to provide for entering into an agreement for exemption from taxation for 119 Spruce Creek Road, Lot 14 Block 11 Plan No.102136216, be given third and final reading.

Carried.

665/2019 **Deputy Reeve Capnerhurst:** THAT the time being 1:30 p.m. we recess for our Public Hearing for the Discretionary Use Application for Nutrien Agricultural Retail Industry on Blk/Par D Plan 101424934 Ext 18 on NW 34-17-17 W2M.

Carried.

666/2019 **Deputy Reeve Capnerhurst:** THAT we hereby reconvene our regular council meeting at 1:38 p.m.

Carried.



- 667/2019 **Councillor Brodt:** That Bylaw No.2019-48 being a Bylaw to rezone Aspen Links Golf Course to Com1-C General Commercial Contract, be hereby given first reading.
Golf Course Contract
Bylaw #2019-48
1st Reading **Carried.**
- 668/2019 **Councillor Radmacher:** THAT Bylaw No. 2019-46 being a bylaw to rezone Parcel A in the NW ¼ 35-17-17 W2M from AR-Agricultural Resource District to CR1-Country Residential 1 District be given first reading.
Bylaw #2019-46
1st Reading **Carried.**
- 669/2019 **Councillor Radmacher:** THAT Bylaw No. 2019-47 being a bylaw to rezone Parcel C in the SW ¼ 4-17-17 W2M from AR-Agricultural Resource District to CR1-Country Residential 1 District be given first reading.
Bylaw #2019-47
1st Reading **Carried.**
- 670/2019 **Councillor Brodt:** THAT we approve the Discretionary Use Application for RV Storage on SW 17-18-18 W2M with the following conditions:
Discretionary Use
RV Storage
SW 17-18-18
1. For the Purpose of this permit, recreational vehicles includes RV's and Boats.
 2. RV's and Boats must be set back no less than 5 meters from the nearest property line
 3. Storage Areas shall not exceed the maximum areas identified on the site plan:
 - Area 1: 2,055m² - Area2: 3,750 m² - Area 3: 3,360 m²
 4. RV's & Boats must be stored on a graveled area (reclaim pavement is also acceptable) and the graveled area shall be kept free of weeds
 5. Site grading shall not impact existing drainage patterns within the site or increase the amount of water drainage onto adjacent sites or right of ways
 6. RV's with internal sewer or grey water storage tanks shall not be emptied on site. RV's must arrive on site with storage tanks previously emptied.
 7. RV's **cannot** be occupied while in storage
 8. All RV's & Boats stored on site shall be in good repair and not in a ruined or dilapidated state.
 9. All advertising and signage shall comply with the RM of Edenwold Zoning Bylaw section 4.39.
 10. All conditions associated with this Discretionary Use Permit shall be annually in October for the first two years, ending October 2021, and Council may amend, add or remove conditions as is necessary to preserve the safety, amenity and character of the neighborhood.
 11. The Development Officer may inspect the site periodically to ensure compliance with the above.
- Carried.**
- 671/2019 **Councillor Joyce:** THAT Bylaw No. 2019-45 being a Bylaw to provide for entering into an agreement for exemption from taxation for 357 Spruce Creek Road, Lot 70 Block 1 Plan No.102136216, be given first reading.
Bylaw #2019-45
1st Reading **Carried.**
- 672/2019 **Councillor Brodt:** THAT Bylaw No. 2019-45 being a Bylaw to provide for entering into an agreement from exemption for taxation for 357 Spruce Creek Road, Lot 70 Block 1 Plan No.102136216, be given second reading.
Bylaw # 2019-45
2nd Reading **Carried.**
- 673/2019 **Councillor Radmacher:** THAT Bylaw No. 2019-45 being a Bylaw to provide for entering into an agreement for exemption from taxation for 357 Spruce Creek Road, Lot 70 Block 1 Plan No.102136216, be given three readings.
Bylaw # 2019-45
3 Readings **Carried Unanimously.**



674/2019
Bylaw # 2019-45
3rd Reading

Councillor Joyce: THAT Bylaw No. 2019-45 being a Bylaw to provide for entering into an agreement for exemption from taxation for 357 Spruce Creek Road, Lot 70 Block 1 Plan No.102136216, be given third and final reading.

Carried.

675/2019
Discretionary
Use - Nutrien
NW 34-17-17

Councillor Joyce: THAT we approve the Nutrien Discretionary Use Application for an Agricultural Industry Retail Facility on Blk/Par D Plan 101424934 Ext 18 of the NW 34-17-17 W2M on the condition the access road from Grid 622 to the facility entrance be upgraded.

Carried.

Planning
Department
Excused

The Planners and Development Officer were excused from the council meeting at 2:45 p.m.

CAO Joins Mtg
CAO Report

Administrator & CAO McIvor joined the meeting at 2:45 p.m.
CAO McIvor presented his report to Council from 2:45 pm to 2:55 p.m. Topics discussed were: SMB Case Management Conference call from earlier today in regards to an assessment appeal; RBDB construction deficiency list and maintenance inquiries; WSA request to discuss aquatic habitat protection with Council at an upcoming meeting; Next MD concept meeting with the Village of Edenwold is confirmed for Oct 10th. City of Regina Regional Perspective meeting confirmed for Oct 15th; Village of Edenwold new fire tanker truck invoicing review and 50/50 cost share; Next White City mediation to be held Oct 4th.

676/2019
Adjourn

Councillor Brodt: THAT this meeting be hereby adjourned at 2:58 p.m. with it noted our next regular meeting being held on Tuesday, October 22nd, 2019 at 9:00 a.m.

Carried.



Reeve, Deputy


Administrator

Minutes of the Public Hearing Meeting of the Council of the Rural Municipality of Edenwold No.158 held in the Council Chambers at the municipal office at 100 Hutchence Road in Emerald Park, Saskatchewan on Tuesday, October 8th, 2019, at 1:30 p.m. to hear verbal and written submissions in regards to the Nutiren Discretionary Use Application for an Agricultural Industry Retail Business on Blk/Par D Plan 101424934 Ext 18 on the NW 34-17-17 W2M

The following members of Council were present:

Deputy Reeve: Stan Capnerhurst

Councillors: Lorne Beer, Dwayne Radmacher, Wayne Joyce & Tim Brodt

Municipal Staff in attendance:

Municipal Clerk: Karen Zaharia

Manager of Planning & Development: Jana Jedlic

Planner II & Development Officer: Jessica Mitchell

Planner I & Development Officer: Susan Stevenson

Deputy Reeve Capnerhurst noted the time being **1:30 p.m.**; called the Public Hearing to order.

Attendees in the Gallery for this public hearing were Dale Strudwick, Rick Stewart, Jordon Hilgers, Colin Matechuk and Tyler Ruchinski

Planner Jessica Mitchell gave an overview of the details of the discretionary use application.

Oral and Written Submissions:

Deputy Reeve Capnerhurst asked for written submissions to be presented. Planner Jessica Mitchell read aloud the one letter received from the Town of Balgonie in support of the discretionary use application.

Deputy Reeve Capnerhurst asked for any verbal submissions.

Dale Strudwick, adjacent land owner, spoke in favor of the discretionary use application with his only concern being access roads to the facility from the east.

2019-10-01

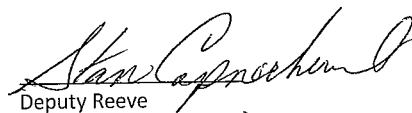
Councillor Joyce: That we acknowledge there was one written submission and one verbal presentation in regards to the Discretionary Use Application.

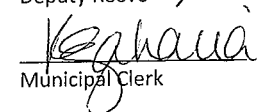
Carried.

2019-10-02

Deputy Reeve Capnerhurst: That we hereby adjourn the Public Hearing with the time being noted as 1:38 p.m.

Carried.


Deputy Reeve


Municipal Clerk