



**RM of Edenwold  
Meeting Minutes  
Regular Council Meeting March 7, 2023 - 09:00 AM**

Minutes of a Regular Meeting 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, the following 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

Financial Officer: Sara Gartshore

**Call to Order**

With a quorum present, Reeve Huber called the meeting to order at 9:00 a.m.

**Res. No: Meeting Minutes: February 28, 2023**  
2023/154 **Moved By:** Councillor Brodt

THAT the minutes of the regular meeting held on February 28, 2023 be approved as circulated and presented.

**CARRIED**

**Res. No: Public Hearing Minutes: February 28, 2023**  
2023/155 **Moved By:** Councillor Peters

THAT the minutes of the public hearing meeting held on February 28, 2023 be approved as circulated and presented.

**CARRIED**

**Res. No: List of Accounts:**  
2023/156 **Moved By:** Councillor Peters

THAT the list of accounts consisting of cheques #2427 to #2458, 10 other EFT payments & 2 credit card payment totaling \$121,792.85 plus February 16-28, 2023 payroll totaling \$69,085.89 be approved for payment.

**CARRIED**

**Res. No: Bank Reconciliations: February 2023**  
2023/157 **Moved By:** Councillor Tuchscherer

THAT the February 2023 bank reconciliations be acknowledged as presented.

**CARRIED**

**Res. No:**  
2023/158

**Bylaw No. 2023-15: Waste, Recycling, and Compost Collection Levy Bylaw**  
**Moved By:** Councillor Capnerhurst

THAT Bylaw No. 2023-15 being a bylaw to set levies for the purposes of providing waste, recycling, and compost collection services be given first reading, and further; THAT we direct Administration to schedule a public hearing.

**CARRIED**

Financial Officer Sara Gartshore was excused from the council meeting at 9:05 a.m.

**Res. No:**  
2023/159

**Correspondence**  
**Moved By:** Councillor Brodt

THAT the following correspondence be hereby acknowledged and filed:

- SARM News Release March 1, 2023: Saskatchewan Cattle Industry.

**CARRIED**

Community Safety Officers Cole Shaw and Ankit Rampal joined the council meeting at 9:07 a.m.

**CSO Report: 9:15 a.m. to 9:33 a.m.**

Community Safety Officers Cole Shaw and Ankit Rampal presented the CSO Report on the following topics:

- 55 traffic stops resulting in 6 *Traffic Safety Act* tickets being issued;
- 27 calls for service for bylaw enforcement which included
  - 8 dog complaints;
  - 9 parking complaints;
  - 2 snowmobile complaints;
  - 8 written bylaw warnings;
- update on our current CSO agreements with other municipalities and additional municipalities expressing interest; and
- discussion regarding the wording in the RM's current Animal Control Bylaw.

**Res. No:**  
2023/160

**Update Animal Control Bylaw**  
**Moved By:** Councillor Tuchscherer

THAT we direct Administration to update the municipality's Animal Control Bylaw with the following changes:

- specify that animals must be on a leash within Emerald Park; and
- add a clause regarding defecation which will apply to the entire municipality.

**CARRIED**

Community Safety Officers Cole Shaw and Ankit Rampal was excused from the council meeting at 9:33 a.m.

Fire Chief Kevin Dell joined the council meeting at 9:33 a.m.

**Fire Chief Report: 9:33 a.m. to 9:45 a.m.**

Fire Chief Kevin Dell presented the Fire Chief Report on the following topics:

- currently 12 members on the Emerald Park Fire Department (7 members have many years of experience);
- 12 callouts since December 2022; 3 were attended;
- the Emerald Park Fire Department received \$70,000 worth of extrication tools which was covered by a grant from Saskatchewan Public Safety Agency;
- Saskatchewan Public Safety Agency is hosting an event launching the Transportation Rescue Extrication (TRES) program that will take place on March 31 to April 2, 2023 in Regina;
- update on the new repeater system that has been installed for the White Butte EMO; and
- Spring Fire School taking place in April 2023 with anticipated 300 to 350 volunteer firefighters scheduled to attend.

Fire Chief Kevin Dell was excused from the council meeting at 9:45 a.m.

Manager of Engineering & Public Works Clark Gates and Public Works Foreman Rod Benroth joined the council meeting at 9:48 a.m.

**Engineering & Public Works Report: 9:48 a.m. to 10:04 a.m.**

Manager of Engineering & Public Works Clark Gates and Foreman Rod Benroth presented the Public Works Report on the following topics:

- February 2023 water report;
- quote for 2023 dust control product and application;
- last working day of public works operator; and
- update on the tennis/pickleball court upgrades.

**Res. No:**  
2023/161

**February 2023 Water Report**

**Moved By:** Councillor Tuchscherer

THAT we accept the February 2023 Monthly Water Report as presented with it noted that no upset conditions occurred during this period.

**CARRIED**

**Res. No:**  
2023/162

**2023 Dust Control Product**

**Moved By:** Councillor Radmacher

THAT we accept the February 10, 2023 price quote from Fort Distributors Ltd. for dust control product, supply and application services in the amount of \$0.37/litre for approximately 16,000 litres of Dustgard 30% liquid magnesium chloride dust suppressant.

**CARRIED**

**Res. No:**  
2023/163

**Last Working Day: Public Works Operator - C. Clarke**

**Moved By:** Councillor Trainor

THAT we acknowledge the last working day of Public Works Operator Colin Clarke was March 2, 2023 and wish him all the best in his future endeavours.

**CARRIED**

Manager of Engineering & Public Works Clark Gates and Public Works Foreman Rod Benroth were excused from the council meeting at 10:04 a.m.

**Res. No:**  
2023/164

**Recess: 10:04 a.m.**  
**Moved By:** Reeve Huber

THAT the time being 10:04 a.m. we take a 10-minute recess.

**CARRIED**

**Res. No:**  
2023/165

**Reconvene: 10:14 a.m.**  
**Moved By:** Reeve Huber

THAT the time being 10:14 a.m. we reconvene our regular meeting of Council.

**CARRIED**

Communications Officer Lee Chambers joined the council meeting at 10:14 a.m.

**Communications Report: 10:14 a.m. to 10:24 a.m.**

Communications Officer Lee Chambers presented the draft RM of Edenwold's 2022 Annual Report for Council's review before publishing the document.

Communications Officer Lee Chambers was excused from the council meeting at 10:24 a.m.

Financial Officer Sara Gartshore rejoined the council meeting at 10:26 a.m.

**Financial Officer Report (continued): 10:26 a.m. to 10:47 a.m.**

Financial Officer Sara Gartshore discussed the proposed 2023 operating and capital budget. Council scheduled an "In Camera" Special Council Meeting on Wednesday, March 29, 2023 at 1:30 p.m. for further budget deliberations.

Financial Officer Sara Gartshore was excused from the council meeting at 10:47 a.m.

Manager of Planning & Development Paige Boha joined the council meeting at 10:57 a.m.

Res. No:  
2023/166

**Recess for Public Hearings: 11:00 a.m.**  
**Moved By:** Reeve Huber

THAT the time being 11:00 a.m. we take recess for the following public hearings:

- **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); and
- **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 Parcel D, Plan 102375435 Ext. 0 (FD to IND1).

**CARRIED**

Res. No:  
2023/167

**Reconvene: 11:37 a.m.**  
**Moved By:** Reeve Huber

THAT the time being 11:37 a.m. we reconvene our regular meeting of Council.

**CARRIED**

Res. No:  
2023/168

**Discretionary Use Application: Cannabis Retail Outlet/Operation - Parcel A, NW 30-16-17 W2**  
**Moved By:** Councillor Capnerhurst

THAT we approve the discretionary use application for a Cannabis Retail Outlet business and instruct the Development Officer to issue a permit for the use at Parcel A, Plan 102137936 Ext 0 in the NW 30-16-18-W2 (the Lands) with the following conditions:

1. A retail outlet shall comply with all requirements of the federal and provincial cannabis legislation and shall provide the municipality with a copy of all applicable federal and provincial permits or approvals. The applicant shall also provide proof of compliance with all required operating licenses.
2. The development shall conform with all regulations in Section 5.28 (Discretionary Use Development Standards for Cannabis Retail Outlets) of the RM of Edenwold Zoning Bylaw 2019-20.
3. A retail outlet shall in no way interfere with the amenities or change the character of the neighbourhood.
4. A retail outlet shall in no way materially interfere with or affect the use and enjoyment of adjacent properties.
5. One (1) parking space for every 34 m<sup>2</sup> of gross floor area minus any stairwells and elevators shall be provided including one (1) accessible parking space.
6. All parking must be located on-site and shall not be permitted on the municipal roadway. Signage shall be provided on-site indicating parking areas.
7. Must comply with all Loading Requirements of RM of Edenwold Zoning Bylaw 2019-20.
8. A Landscape Buffer of >5.0 m in depth shall be required along the front property line. Please submit a Landscape Plan to the Municipality within six (6) months of permit issuance for approval.
9. Must comply with all Signage requirements of the RM of Edenwold Zoning Bylaw 2019-20.
10. Must comply with all Development Regulations and requirements of the COM1-C – Commercial Contract Zone (Bylaw No. 2022-41).
11. Must comply with Bylaw No. 2021-44, known as the Nuisance Bylaw.
12. If the use has not commenced within eighteen (18) months from the date of issue of this permit, the permit will no longer be valid, and a new discretionary use application will have to be submitted.
13. All conditions associated with this Discretionary Use Permit shall be evaluated annually in July for the first three years, ending in July of 2025, and Council may amend, add, or remove conditions as is necessary to preserve the safety, amenity and character of the neighbourhood.

**CARRIED**

Res. No:  
2023/169

**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) - 2nd Reading**  
**Moved By:** Councillor Trainor

THAT Bylaw No. 2023-12 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, as shown on the Plan of Proposed Survey showing Subdivision and Surface Bare Land Condominium, prepared by Daniel Cook (SLS) of Meridian Surveys Ltd. and dated January 25, 2023 be given second reading.

**CARRIED**

Res. No:  
2023/170

**Burger King Comprehensive Development Proposal Approval - Lot 1, Blk 3, Plan 82R55377**  
**Moved By:** Councillor Capnerhurst

THAT we give full approval to the Burger King Comprehensive Development Proposal on part of Lot 1, Blk 3, Plan No. 82R55377.

**CARRIED**

Res. No:  
2023/171

**Subdivision Approval: Lot 15 from Lot 1, Blk 3, Plan 82R55377**  
**Moved By:** Councillor Brodt

THAT we recommend approval of the subdivision of proposed Lot 15 from Lot 1, Block 3, Plan No. 82R55377 as shown on the Plan of Proposed Subdivision prepared by Meridian Surveys Ltd., signed by Daniel Cook, Saskatchewan Land Surveyor (SLS), dated December 7, 2021 and revised February 23, 2023, and authorize the Reeve and Administrator to sign the Servicing Agreement, with it being noted that the servicing agreement has been signed by the Developer and/or property owner, the servicing agreement fee has been paid, the application complies with the RM's Official Community Plan and Zoning Bylaw.

**CARRIED**

Res. No:  
2023/172

**Bylaw No. 2022-65: Zoning Bylaw Amendment - Parcel BB, Plan No. 102138342, Ext 0 (FD to R3) - 2nd Reading**  
**Moved By:** Councillor Trainor

THAT 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 be given second reading.

**CARRIED**

Res. No:  
2023/173

**Bylaw No. 2022-65: Zoning Bylaw Amendment - Parcel BB, Plan No. 102138342, Ext 0 (FD to R3) - 3rd Reading**  
**Moved By:** Councillor Tuchscherer

THAT 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 be given third and final reading.

**CARRIED**

~~Res. No: Greensview Comprehensive Development Proposal Approval Parcel BB, Plan No. 102138342~~  
2023/174

*Rescinded by  
Res # 2024/320  
at May 14/24  
Council meeting.  
kj*

~~Moved By: Councillor Trainor~~

~~THAT we give full approval to the Greensview Estates Comprehensive Development Proposal for Blk/Par BB, Plan 102138342 Ext 0, given that the phasing of development will be dependent on wastewater allocation from WCRM158 Wastewater Authority.~~

~~CARRIED~~

Manager of Planning & Development Paige Boha was excused from the council meeting at 12:14 p.m.

Res. No:  
2023/175

**Recess: 12:14 p.m.**  
**Moved By: Reeve Huber**

THAT the time being 12:14 p.m. we recess for lunch.

CARRIED

Res. No:  
2023/176

**Reconvene: 1:20 p.m.**  
**Moved By: Reeve Huber**

THAT the time being 1:20 p.m. we reconvene our regular meeting of Council.

CARRIED

Res. No:  
2023/177

**Richardson Ground Squirrel Control Product**  
**Moved By: Councillor Trainor**

THAT we authorize Administration to purchase eighty (80) 9.07 kg pails of Rozol for Richardson Ground Squirrel Control to be sold at the municipal office at a cost-share of 50% RM and 50% Ratepayer per pail to eligible agricultural producers farming property larger than 80 acres.

CARRIED

Res. No:  
2023/178

**Development Appeals Board Appointment**  
**Moved By: Councillor Tuchscherer**

THAT we appoint Dave Gurnsey as a member of the Development Appeals Board for the RM of Edenwold No. 158.

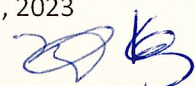
CARRIED

Res. No:  
2023/179

**Board of Revision Appointment**  
**Moved By: Councillor Brodt**

THAT we appoint Dave Gurnsey as a member of the Board of Revision for the RM of Edenwold No. 158.

CARRIED



**Administration Report: 2:34 p.m. to 2:50 p.m**

Administrator Karen Zaharia presented the Administration Report on the following topics:

- updates regarding the SARM Annual Convention taking place on March 14 - 16, 2023 in Saskatoon; and
- Municipal District update.

Chief Operations Officer Sameh Nashed left the council meeting at 2:50 p.m.

**Res. No:**  
2023/180

**Recess: 2:50 p.m.**  
**Moved By:** Reeve Huber

THAT the time being 2:50 p.m. we take a 10-minute recess.

**CARRIED**

**Res. No:**  
2023/181

**Reconvene: 3:00 p.m.**  
**Moved By:** Reeve Huber

THAT the time being 3:00 p.m. we reconvene our regular meeting of Council.

**CARRIED**

Manager of Planning & Development Paige Boha rejoined the council meeting at 3:00 p.m.

**Planning (continued): 3:00 p.m. to 3:05 p.m.**

Manager of Planning and Development Paige Boha presented the Planning and Development Report on the following topics:

- development updates;
- policy and bylaw reviews; and
- action items from the Development Advisory Board meeting on March 1, 2023 regarding the municipality's new Building Bylaw.

Manager of Planning & Development Paige Boha was excused from the council meeting at 3:06 p.m.

**Council Roundtable: 3:07 p.m. to 3:16 p.m.**

Council presented their roundtable reports on the following topics:

- ratepayer complaint regarding the new dust control cost-share; and
- White Butte EMO mock disaster taking place on Saturday, March 25, 2023 at the RM rural shop.





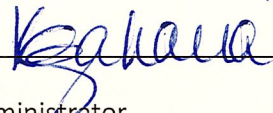
Res. No:  
2023/182

**Adjournment: 3:16 p.m.**  
**Moved By:** Councillor Brodt

THAT this meeting be hereby adjourned at 3:16 p.m. with our next regular meeting of Council to be held on Tuesday, March 28, 2023 commencing at 9:00 a.m.

**CARRIED**

  
\_\_\_\_\_  
Reeve

  
\_\_\_\_\_  
Administrator