



RM of Edenwold Meeting Minutes

Regular Council Meeting October 8, 2024 - 09:00 AM

Minutes of a Regular Meeting of the Council of the Rural Municipality of Edenwold No. 158 held on Tuesday, October 8, 2024, in the Council Chamber of the Municipal Building, located at 100 Hutchence Road, Emerald Park, Saskatchewan, the following were present:

Reeve: Al Trainor

- Councillors: Division #1 Carmen Leibel
- Division #2 Stan Capnerhurst
- Division #3 Nichole Posehn
- Division #4 Karen Kotylak
- Division #5 Dwayne Radmacher
- Division #6 Tim Brodt
- Division #7 Rod Tuhscherer

Chief Administrative Officer: Karen Zaharia
 Manager of Engineering and Public Works: Clark Gates
 Manager of Planning and Development: Paige Boha
 Financial Officer: Sara Gartshore
 Public Works Foreman: Rod Benroth

Call to Order

With a quorum present, Reeve Trainor called the meeting to order at 9:01 a.m.

Declaration of Conflict of Interest

Council reviewed the agenda items and no conflicts of interest were declared.

Delegation: 9:01 a.m. to 9:15 a.m.

Logan LaBelle-Adams and Rafael Bracero with Forthwright General Contractors attended the council meeting to provide an update on the civic addressing project. They indicated that they would have approximately 400 of 789 signs installed in 2024, with a project completion of July 2025.

Delegation left the council meeting at 9:15 a.m.

Res. No:
2024/614

Code of Ethics Complaints
Moved By: Councillor Capnerhurst

THAT we acknowledge that two (2) formal code of ethics complaints have been filed pursuant to the RM's Code of Ethics Bylaw No. 2023-05 and the municipality will initiate the investigation process promptly.

CARRIED

Res. No:
2024/615

Meeting Minutes: September 24, 2024
Moved By: Councillor Tuchscherer

THAT the minutes of the regular meeting held on September 24, 2024 be approved as circulated and presented.

CARRIED

Res. No:
2024/616

List of Accounts
Moved By: Councillor Brodt

THAT the list of accounts consisting of cheques #4553 to #4619, 22 other EFT payments & 1 credit card payment totaling \$6,090,782.66 plus September 8-21, 2024 payroll totaling \$52,433.69 be approved for payment.

CARRIED

Res. No:
2024/617

Bank Reconciliations: September 2024
Moved By: Councillor Kotylak

THAT the September 2024 bank reconciliations be acknowledged as presented.

CARRIED

Res. No:
2024/618

Accept Financial Officer Report
Moved By: Councillor Leibel

Financial Officer Report: 9:25 a.m. to 9:31 a.m.

Financial Officer Sara Gartshore provided an update on the municipality's financial activities for September 2024.

CARRIED

Res. No:
2024/619

Statement of Financial Activities & Financial Position: September 2024
Moved By: Councillor Leibel

THAT we acknowledge the Statement of Financial Activities and Financial Position for September 2024 as circulated and presented.

CARRIED

Public Works Report: 9:31 a.m. to 9:37 a.m.

Public Works Foreman Rod Benroth presented the Public Works Report on the following topics:

- fall clean-up bins will be at the RM Office from September 21 to October 14, 2024;
- upcoming weed spraying in the country residential subdivision will be weather dependent;
- updates on ditch mowing and dirt road grading in rural areas;
- winter preparation of park spaces;
- hydrant flushing and valve exercising with it noted that hydrant flushing resulted in debris removal from the watermains including construction rock and grease rags;
- sewer main flushing with it noted that a large grease deposit stemming from a commercial kitchen operation was found in the sewer main;
- the 2012 John Deere Gator was sold at auction for \$7,400.00;

- updates regarding the RM's operations of the water treatment and distribution systems, and the RM's wastewater system;
- fleet management updates; and
- rural civic addressing project update.

Res. No:
2024/620

Accept Public Works Report
Moved By: Councillor Posehn

THAT we accept the Public Works Report as presented.

CARRIED

Res. No:
2024/621

September 2024 Water Report
Moved By: Councillor Posehn

THAT we accept the September 2024 Monthly Water Report as presented with it noted that no upset conditions occurred during this period.

CARRIED

Res. No:
2024/622

NW 22-18-17 W2: 2024 Dust Control Invoice
Moved By: Councillor Brodt

THAT we deny the request to reduce the invoice for dust control applied at NW 22-18-17 W2 as the municipality is unable to guarantee the efficacy of the dust control product once applied.

CARRIED

Engineering Report: 9:50 a.m. to 10:19 a.m.

Manager of Engineering & Public Works Clark Gates presented the Engineering Report on the following topics:

- updates on capital projects including the McGill Creek crossing upgrade, gravel crushing, the Balgonie Grid Clay Cap, and engineering services for the Kingsmere drainage project;
- the RM's participation in the Ministry of Highways 2024-25 Winter Weights Program;
- discussion regarding the ownership of a roadway through the Piapot First Nation; and
- presented potential roadway projects to apply for funding through the Rural Integrated Roads for Growth program.

Res. No:
2024/623

Piapot First Nation: Grid 624
Moved By: Councillor Brodt

THAT we acknowledge that the RM of Edenwold (RM) will not pursue ownership of Grid 624 through Piapot First Nation Lands, north of Township Road 204 to the RM's north municipal boundary.

CARRIED

Res. No:
2024/624

2024-2025 Winter Weights Program
Moved By: Councillor Leibel

THAT we participate in the Ministry of Highway's 2024-2025 winter weights program and direct the Public Works Foreman to notify Roadata Services Ltd.

CARRIED

Res. No:
2024/625

Kingsmere Drainage Engineering Proposal
Moved By: Councillor Posehn

THAT we accept the proposal from AECOM dated October 3, 2024 in the amount of \$29,600.00 plus applicable taxes for engineering services for the drainage improvements on Kingsmere Avenue.

CARRIED

Res. No:
2024/626

Recess: 10:19 a.m.
Moved By: Reeve Trainor

THAT the time being 10:19 a.m. we take a 11-minute recess.

CARRIED

Res. No:
2024/627

Reconvene: 10:30 a.m.
Moved By: Reeve Trainor

THAT the time being 10:30 a.m. we reconvene our regular meeting of Council.

CARRIED

Delegation: 10:30 a.m. to 10:41 a.m.

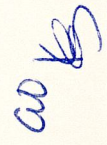
Wayne Hoberg attended the council meeting via Microsoft Teams to discuss repairs to a barbed wire fence on his property that was damaged by a contractor hired by the RM. The delegate agreed to attend an on-site meeting with the Manager of Engineering & Public Works to define the scope of repairs to provide a livestock enclosure.

Delegation left the council meeting at 10:41 a.m.

Delegation: 10:45 a.m. to 11:00 a.m.

John Panter attended the council meeting to ask Council to consider removing the ban on recording RM council meetings. Mr. Panter explained that he writes a local column in the community newsletter. The contents of the articles are his opinion, but the facts are from Council. He believes the definition for recording Council under section 1.17.c. "Improper Conduct" does not cause a disturbance to Council. He suggests, in aid of transparency and modernization, the bylaw should be amended to delete the prohibition on recording council meetings.

Delegation returned to the council chamber gallery.



Res. No:
2024/628

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

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

- Bylaw No. 2024-22: Zoning Bylaw Amendment, Parcel D, NW 31-17-17 W2 (AR to IND1-C);
- Bylaw No. 2024-24: Zoning Bylaw Amendment, Parcel AA, NW 34-18-17 W2 (AR/AR-C to CR1); and
- Bylaw No. 2024-25: Zoning Bylaw Amendment, Parcel A, NE 16-17-18 W2 (AR to CR1).

CARRIED

Res. No:
2024/629

Reconvene: 11:06 a.m.
Moved By: Reeve Trainer

THAT the time being 11:06 a.m. we reconvene our regular meeting of Council.

CARRIED

Public Works Foreman Rod Benroth was excused from the council meeting at 11:06 a.m.

Planning & Development Report: 11:06 a.m. to 11:08 a.m.

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

- development status updates;
- rezoning application status updates; and
- discretionary use applications.

Res. No:
2024/630

Accept Planning & Development Report
Moved By: Councillor Tuchscherer

THAT we accept the Planning & Development Report as presented.

CARRIED

Res. No:
2024/631

Bylaw No. 2024-29: Zoning Bylaw Map Amendment - SW 12-18-18 W2 (AR-EH1) - 1st Reading

Moved By: Councillor Posehn

THAT Bylaw No. 2024-29 being a bylaw to amend Bylaw No. 2019-20 known as the Zoning Bylaw by rezoning proposed SW 12-18-18 W2M from AR-Agricultural Resource District to EHI – Extraction and Heavy Industrial District, be given first reading, and further; THAT the Planning Department proceeds with the public notification requirements and schedules a public hearing.

CARRIED

Res. No:
2024/632

Tregassa Drive Extension - Servicing Agreement Addendum Request
Moved By: Councillor Leibel

THAT we direct the Reeve and Administrator to sign the Addendum to the Servicing Agreement with Sherman Investments Inc. and Derek and Shannon Fletcher, dated September 23, 2024, which amends the Servicing Agreement executed on November 29th, 2021, as written.

CARRIED

Res. No:
2024/633

Bylaw No. 2024-22: Zoning Bylaw Map Amendment - Parcel D, NW 31-17-17 W2 (AR to IND1-C) - 2nd Reading
Moved By: Councillor Leibel

THAT Bylaw No. 2024-22 being a bylaw to amend Bylaw No. 2019-20 known as the Zoning Bylaw by rezoning proposed Parcel D in the NW 31-17-17 W2 from AR-Agricultural Resource District to IND1-C - General Industrial 1 by Contract, be given second reading.

CARRIED

Res. No:
2024/634

Bylaw No. 2024-22: Zoning Bylaw Map Amendment - Parcel D, NW 31-17-17 W2 (AR to IND1-C) - 3rd Reading
Moved By: Councillor Brodt

THAT Bylaw No. 2024-22 being a bylaw to amend Bylaw No. 2019-20 known as the Zoning Bylaw by rezoning proposed Parcel D in the NW 31-17-17 W2 from AR-Agricultural Resource District to IND1-C - General Industrial 1 by Contract, be given third and final reading.

CARRIED

Res. No:
2024/635

Subdivision Approval - Parcel D, NW 31-17-17 W2
Moved By: Councillor Leibel

THAT we recommend approval of the subdivision of proposed Parcel D, NW 31-17-17 W2 as shown on the Plan of Proposed Subdivision prepared by Midwest Surveys Inc. dated September 3, 2024, 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, the servicing agreement fee has been paid, the Municipal Reserve requirement has been met, and the application complies with the RM's Official Community Plan and Zoning Bylaw.

CARRIED

Res. No:
2024/636

Bylaw No. 2024-24: Zoning Bylaw Map Amendment - Parcel AA, NW 34-18-17 W2 (AR/AR-C to CR1) - 2nd Reading
Moved By: Councillor Kotylak

THAT Bylaw No. 2024-24 being a bylaw to amend Bylaw No. 2019-20 known as the Zoning Bylaw by rezoning proposed Parcel AA, NW 34-18-17 W2 from AR-Agricultural Resource District and AR-C - Agricultural Resource by Contract to CR1- Country Residential 1 District, be given second reading.

CARRIED

Res. No:
2024/637

Bylaw No. 2024-24: Zoning Bylaw Map Amendment - Parcel AA, NW 34-18-17 W2 (AR/AR-C to CR1) - 3rd Reading
Moved By: Councillor Brodt

THAT Bylaw No. 2024-24 being a bylaw to amend Bylaw No. 2019-20 known as the Zoning Bylaw by rezoning proposed Parcel AA, NW 34-18-17 W2 from AR-Agricultural Resource District and AR-C - Agricultural Resource by Contract to CR1- Country Residential 1 District, be given third and final reading.

CARRIED

Res. No:
2024/638

Subdivision Approval - Parcel AA, NW 34-18-17 W2
Moved By: Councillor Tuchscherer

THAT we recommend approval of the subdivision of proposed Parcel AA, NW 34-18-17 W2M as shown on the Plan of Proposed Subdivision prepared by 20/20 Geomatics dated July 4th, 2024, 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 the application complies with the RM's Official Community Plan and Zoning Bylaw.

CARRIED

Res. No:
2024/639

Bylaw No. 2024-25: Zoning Bylaw Map Amendment - Parcel A, NE 16-17-18 W2 (AR to CR1) - 2nd Reading

Moved By: Councillor Capnerhurst

THAT Bylaw No. 2024-25 being a bylaw to amend Bylaw No. 2019-20 known as the Zoning Bylaw by rezoning proposed Parcel A, NE 16-17-18 W2 from AR - Agricultural Resource District to CR1 - Country Residential 1 District, be given second reading.

CARRIED

Res. No:
2024/640

Bylaw No. 2024-25: Zoning Bylaw Map Amendment - Parcel A, NE 16-17-18 W2 (AR to CR1) - 3rd Reading

Moved By: Councillor Leibel

THAT Bylaw No. 2024-25 being a bylaw to amend Bylaw No. 2019-20 known as the Zoning Bylaw by rezoning proposed Parcel A, NE 16-17-18 W2 from AR - Agricultural Resource District to CR1 - Country Residential 1 District, be given third and final reading.

CARRIED

Res. No:
2024/641

Subdivision Approval - Parcel A, NE 16-17-18 W2
Moved By: Councillor Kotylak

THAT we recommend approval of the subdivision of proposed Parcel A, NE 16-17-18 W2 as shown on the Plan of Proposed Subdivision prepared by Midwest Surveys Inc. dated September 18, 2024, 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, the servicing agreement fee has been paid, and the application complies with the RM's Official Community Plan and Zoning Bylaw.

CARRIED

Res. No:
2024/642

Bylaw No. 2024-30: Zoning Bylaw Map Amendment - Parcel B, SW 4-19-18 W2 (AR to CR1) - 1st Reading

Moved By: Councillor Brodt

THAT Bylaw No. 2024-30 being a bylaw to amend Bylaw No. 2019-20 known as the Zoning Bylaw by rezoning proposed Parcel B, SW 4-19-18 W2 from AR-Agricultural Resource District to CR1- Country Residential 1 District, be given first reading, and further; THAT the Planning Department proceeds with the public notification requirements and schedules a public hearing.

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Res. No:
2024/643

**Discretionary Use Development Permit for Existing Use at 12 Industrial Drive
(Cement Plant)**

Moved By: Councillor Posehn

THAT we approve the Discretionary Use application for the existing Concrete Manufacturing Plant at 12 Industrial Drive, Lot 6, Blk/Par 4, Plan 82R55377 Ext 0 and instruct the Development Officer to issue a permit for the use with the following conditions:

1. That the applicant shall provide, within six (6) months of approval:
 - a. Completion of concrete pad within the parcel.
 - b. Completion of side yards in compliance with the approved grading plan.
 - c. Completion of fence removal/fence replacement/fence repair in each side yard.
2. Pursuant to 1. a., accumulated dust shall be pressure washed from the high-traffic areas when work is occurring and before work is discontinued for the weekend, or extended periods of time:
 - a. A minimum of four (4) times per day on days when there is a prevailing westerly wind or north-west wind during Spring, Summer and Fall months.
 - b. A minimum of twice per day on days when there is no wind during Spring, Summer, and Fall months.
 - c. As required in winter months, only if moving piles of material and only if drainage allows for ice-free safe working conditions.
3. No development shall cause or create air contaminants, odorous matter, visible emissions, vapour and gases, particulate emissions, toxic or hazardous emissions or smoke, which would exceed federal, provincial, or municipal requirements. (S. 4.34)
4. Storage of construction materials shall not occur in the front yard (S. 2.24.2). All development shall comply with Section 4.24 Outdoor Storage, attached.
5. The storage piles in the rear yard shall at no time exceed one (1) metre above the rear and/or side fence height.
6. In accordance with the Zoning Bylaw No. 2019-20 (Section 4.44.2 a)), a landscaped strip of not less than five (5) meters in depth lying parallel to, and abutting the front site line shall, be provided on every site and shall be used for no purpose except landscaping, pedestrian access, and necessary driveway access to the site:
 - a. A Landscaping Plan shall be submitted to the Development Officer for approval within six (6) months.
 - b. This plan shall be executed within 12 months.
7. The development and all actions on-site shall comply with Bylaw 2023-18, The Abatement of Noise and Nuisance Bylaw, including:
 - a. S. 2.3 No person shall cause or permit a nuisance to occur on any property owned by that person.
 - b. S.2.5 Pursuant to 2.3, nuisance cause by noise likely to annoy or disturb other persons will be evaluated with consideration for:
 - a) The time of day;
 - b) The proximity to residential or commercial sleeping facilities;
 - c) The duration or volume of the noise;
 - d) The noise's recurrence as either intermittent or constant; and
 - e) Other considerations deemed relevant by the Designated Officer.
 - c. S.4.2 The owner of any property shall ensure that all fences are maintained in a safe and state of good repair free from graffiti.
 - d. S.5.3 Unless granted permission by the Administrator, no person shall operate or allow to operate any construction equipment capable of creating a sound beyond the boundaries of the site where the activity is being carried out between 10:00 p.m. and 7:00 a.m. the following day.
8. The development shall comply with the regulations and requirements of the General Industrial (INDI) District.
9. Hours of operation are determined by Council, unless otherwise requested. Hours of operation beyond the hours designated in the Abatement of Noise and Nuisance Bylaw (Bylaw No. 2023-18) require Council approval.
10. Any variation of this permit or intensification of use may require a separate development permit or discretionary use approval from Council.
11. Snow storage shall be maintained onsite or hauled to an approved snow storage facility.
12. This permit is subject to the standards and requirements of Provincial regulations and other municipal bylaws.
13. This permit is valid for 12 months. The site will be monitored and re-evaluated in September 2025 based on conformance with the zoning bylaw, Bylaw 2019-20

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(S.3.16.4).

14. The extension of the existing berm is to be installed along the entire rear property, inline with the existing berm. The deadline to install this berm is April 1, 2025.

CARRIED

Res. No:
2024/644

RM of Edenwold's Organizational Chart: New Chief Administrative Officer
Moved By: Councillor Kotylak

THAT we acknowledge the hiring of Shauna Bzdel as the new Chief Administrative Officer with a starting date of January 6, 2025 at the salary as per the signed employment contract.

CARRIED

Res. No:
2024/645

Appointment of Development Officer
Moved By: Councillor Tuhscherer

THAT we appoint Jessica McCartney as a Development Officer responsible for administering Bylaw No. 2019-20, the Zoning Bylaw.

CARRIED

Res. No:
2024/646

Recess: 11:56 a.m.
Moved By: Reeve Trainor

THAT the time being 11:56 a.m. we recess for lunch.

CARRIED

Res. No:
2024/647

Reconvene: 12:58 p.m.
Moved By: Reeve Trainor

THAT the time being 12:58 p.m. we reconvene our regular meeting of Council.

CARRIED

Res. No:
2024/648

Rural Integrated Roads for Growth (RIRG) Grant Funding Application
Moved By: Councillor Capnerhurst

THAT we authorize Administration to submit an application for the Rural Integrated Roads for Growth Road Construction Program for the Grid 624 east of section 9-17-18 W2 for a total of 1.33 kilometres.

CARRIED

Res. No:
2024/649

Grid 624 East of Section 9-17-18 W2 - Engineering Services
Moved By: Councillor Brodt

THAT we authorize Administration to procure engineering services for the design of Grid 624 east of section 9-17-18 W2 for a total of 1.33 kilometres.

CARRIED

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Res. No:
2024/650

Town of Pilot Butte: Annexation Request of LSD 15 & 16, 34-17-18 W2
Moved By: Councillor Kotylak

THAT the RM of Edenwold No. 158 approves the Town of Pilot Butte's annexation request of three (3) parcels of land known as #163517395, 163517384, 111578373 (LSD 15 & 16) at Section 34, Township 17, Range 18 West of Second meridian as shown on the attached maps marked as Schedule A and both municipalities will begin the boundary alteration process.

CARRIED

IT Specialist Krunal Patel joined the council meeting at 1:17 p.m.

IT Specialist Krunal Patel was excused from the council meeting at 1:30 p.m.

Delegation: 1:30 p.m. to 1:53 p.m.

New Democrat Party candidate Grady Birns was invited to the council meeting to learn about the issues facing the RM. Judy Bradley joined Mr. Birns as a delegation as she is campaigning with him. The issues discussed included highway safety improvements especially along the Highway 46 corridor between Regina and Balgonie, wastewater issues hampering the growth and development in the municipality, the need for an additional high school and elementary schools in the region, rural healthcare and rural crime.

Delegation left the council meeting at 1:53 p.m.

Administration Report: 1:53 p.m. to 2:05 p.m.

Chief Administrative Officer (CAO) Karen Zaharia presented the Administration Report on the following topics:

- reminders about the RM's presentation at the White City Emerald Park Business Association Breakfast on October 9, 2024;
- the municipal general election for Reeve and Divisions 1, 3, 5 & 7;
- the upcoming SARM Mid-Term Convention taking place November 20 & 21 in Saskatoon;
- provided an update from the Ministry of Corrections, Policing & Public Safety that *The Stray Animals Act* was repealed July 1, 2024 and the CSOs are no longer able to enforce this Act with it noted that the RM's Animal Control Bylaw addresses animals running-at-large for companion and farm animals and the change does not really affect the RM at this time;
- an update was provided on the Household Hazardous Waste Day that took place on Saturday, September 28, 2024 with 52 vehicles came through;
- advised that the City of Regina is conducting a travel survey for Regina and area households and RM residents may receive an invitation in the mail to participate in the survey; and
- the RM council chambers and main board room are being used as a provincial election polling station for the White City-Qu'Appelle constituency.

Res. No:
2024/651

Accept Administration Report
Moved By: Councillor Kotylak

THAT we accept the Administration Report as presented.

CARRIED

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Roundtable Reports: 2:06 p.m. to 2:25 p.m.

Councillor Capnerhurst provided an update on the activities of the WCRM158 Wastewater Management Authority.

Councillors Leibel and Brodt provided an update from the tour of the roundabout at the South Service Road and Pilot Butte Overpass.

Councillor Posehn discussed section 3.7 of the RM's Council Procedures Bylaw which will be reviewed by the Administration Committee. Councillor Posehn requests that the Employee Code of Conduct should be updated to include wording that RM staff cannot withhold information from Council, lie to Council, or gaslight Council and to implement recording of council meetings.

Councillor Tuchscherer discussed the completion of various projects within Emerald Park, concerns about vehicles speeding on Kingsmere Avenue and the condition of the lane behind the mall known as the Kish Mall.

Res. No:
2024/652

Correspondence
Moved By: Councillor Brodt

THAT the following correspondence be hereby acknowledged and filed:

- Saskatchewan Assessment Management Agency: 2024 Certificate of Confirmation;
- Emerald Park Fire Department & Pilot Butte Fire Department: Fire Call - September 30, 2024;
- Great Plains Leaseholds: September 23, 2024 Response Letter to RM Letter regarding Development Levy Bylaw;
- J. Kupiec: September 24, 2024 letter to Council regarding concerns with development consistency in Aspen Village;
- T. Kondratiuk & B. Kuglin: September 23, 2024 letter to Council regarding concerns with development of Aspen Village; and
- J. Johnston: September 5, 2024 Letter to Ministry of Highways re: Golf Carts in Emerald Park & Response from Ministry of Highways.

CARRIED

Res. No:
2024/653

Adjournment: 2:27 p.m.
Moved By: Councillor Radmacher

THAT this meeting be hereby adjourned at 2:27 p.m. with our next regular meeting of Council to be held on Tuesday, October 22, 2024 commencing at 9:00 a.m.

CARRIED

Ale Trahan

Reeve

Keahawa

Administrator