



RM of Edenwold
Meeting Minutes
Public Hearing Meeting August 25, 2026 - 10:00 AM

Minutes of the Public Hearing Meeting of the Council of the Rural Municipality of Edenwold No. 158 held on Tuesday, August 25, 2026, 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:

10:00 a.m.

Road Closure and Transfer of Undeveloped Road Parcel at SW 32-16-18 W2 (Near Richardson)
Discretionary Use - Home-Based Business, Major - 78 Woods Crescent

The following members of Council and staff were present:

Deputy Reeve: Karen Kotylak

Councillors: Division #2 Stan Capnerhurst

Division #3 Nichole Posehn

Division #5 Stephen Werner

Division #6 Tim Brodt

Division #7 Darren Bezborotko

Chief Administrative Officer: Shauna Bzdel

Assistant Chief Administrative Officer: Karen Zaharia

Manager of Engineering and Public Works: Clark Gates

Manager of Planning and Development: Paige Boha

Manager of Finance: Sara Gartshore

Administrative Coordinator: Jessica Schoenroth

Absent: Reeve Al Trainor

Division #1 Carmen Leibel

Call to Order

Deputy Reeve Kotylak noted the time being 10:00 a.m. and called the public hearings to order.

Road Closure & Transfer of Undeveloped Road Parcel at SW 32-16-18 W2 (Near Richardson)

Deputy Reeve Kotylak announced the Road Closure & Transfer of Undeveloped Road Parcel at SW 32-16-18 W2 (Near Richardson).

Deputy Reeve Kotylak asked for written submissions in regard to the matter. Assistant Chief Administrative Officer Karen Zaharia advised that there were no written submissions received.

Deputy Reeve Kotylak asked for any verbal submissions.

David Sloan advised that he is opposed to the proposed road closure and transfer of the undeveloped road parcel. He inquired whether the request was related to the rail car offloading that is occurring. The RM's Development Officer, Sydney Buzash, responded that the request is intended for their trucks to turn around and that it is unclear whether it is associated with rail car offloading. Mr. Sloan noted that a portion of the area in question forms part of the existing road. Chief Administrative Officer Shauna Bzdel confirmed that the RM is aware of this and that it has been addressed in

Administration's report and recommendation. Mr. Sloan also expressed concerns regarding the location of the proposed access onto the RM road.

Ron Taylor stated that he is opposed to the proposed road closure. He noted that the subject lands surround his property and expressed the opinion that the land should instead be transferred to him due to environmental concerns. Mr. Taylor reported the presence of overturned barrels and totes with oil and metal debris on the site and alleged that individuals associated with the property have trespassed onto his land. He further expressed concerns regarding the contents of tanks stored on the property, stating that he is unaware of the types of chemicals they may contain and is concerned about the potential environmental impact in the event of a spill.

Res. No:
2026-08-01

Road Closure & Transfer of Undeveloped Road Parcel at SW 32-16-18 W2 (Near Richardson)

Moved By: Councillor Posehn

THAT we acknowledge there were no written submissions and two (2) verbal submissions in regard to the road closure and transfer of undeveloped road parcel at SW 32-16-18 W2 (near Richardson).

CARRIED

Discretionary Use - Home-Based Business, Major - 78 Woods Crescent, Emerald Park

Deputy Reeve Kotylak announced the discretionary use application for a home-based business, major at 78 Woods Crescent, Emerald Park.

Deputy Reeve Kotylak asked for written submissions in regard to the discretionary use application. Manager of Planning & Development Paige Boha advised there were four (4) written submissions received and read them aloud.

Joe and Karen Cicansky are opposed to the application at the residence, citing concerns about increased traffic and limited parking in the area. They note that, based on the permitted maximum of three employees and three clients at one time, the property could potentially accommodate eight or more vehicles, creating additional pressure on neighbouring residents. They believe businesses are better suited to commercial locations, particularly given the availability of commercial space in Emerald Park. They also reference a previous experience with a home-based hair salon, where client parking frequently obstructed their driveway, causing ongoing issues for nearby residents.

Jocelin Martin expressed support for the discretionary use application but raised concerns regarding parking and traffic impacts. She noted that the potential for up to three staff members and three clients on-site at one time could create significant parking challenges given the property's location, nearby crosswalk restrictions, limited available parking areas, narrow roadways, and potential impacts on driveway access. She requested assurance that parking and traffic considerations have been addressed when considering the application.

Debbie McKague is opposed to the application in its current form, citing concerns about excessive client and employee traffic, limited on-site parking, and increased vehicle impacts on the surrounding residential area. She stated that businesses serving multiple clients should operate in commercial locations and indicated support only if the business were limited to a minor home-based operation with one service provider and one client at a time.

John and Anne Panter are opposed to the application, stating that it would blur the distinction between residential and commercial zoning and alter the residential character of the neighbourhood. Concerns were raised that the proposed number of employees and clients would create traffic and parking impacts beyond what is typical for the area and could set an undesirable precedent for future home-based businesses. They also noted that businesses generating this level of activity should

operate in commercially zoned locations and expressed concerns about fairness to businesses already operating in commercial properties.

Deputy Reeve Kotylak asked for any verbal submissions.

The applicant, Pavel Krumer, advised that he recently purchased the property and that the proposed business would be a small, appointment-based hair salon operated by himself and at most one additional employee, not three employees. It was noted that the zoning bylaw permits up to three employees, but he advised that this is not the intended business model. The salon would be relocated from Regina upon the expiry of the applicant’s current lease and would operate as a private, higher-end service with clients seen primarily one at a time. The applicant stated that off-street parking is available for up to six vehicles on a separate driveway with direct road access and that the detached garage would be renovated into a dedicated salon space if approved. The applicant indicated that parking and traffic impacts are expected to be minimal.

Res. No: **Discretionary Use - Home-Based Business, Major - 78 Woods Crescent, Emerald Park**
2026-08-02 **Moved By:** Councillor Posehn

THAT we acknowledge there were four (4) written submissions and one (1) verbal submission in regard to the discretionary use application.

CARRIED

Adjournment: 10:11 a.m.

The public hearings adjourned at 10:11 a.m.

Al Trainor

Reeve

Shauna Bzdel

Administrator