



RM of Edenwold
Meeting Minutes
Regular Council Meeting September 23, 2025 - 09:00 AM

Minutes of a Regular Meeting of the Council of the Rural Municipality of Edenwold No. 158 held on Tuesday, September 23, 2025, in the Council Chamber of the Municipal Building, located at 100 Hutchence Road, Emerald Park, Saskatchewan, the following were present:

- Deputy Reeve: Karen Kotylak
- Councillors: Division #1 Carmen Leibel
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
- Administrator: Karen Zaharia
- Manager of Engineering and Public Works: Clark Gates
- Manager of Planning and Development: Paige Boha
- Financial Officer: Sara Gartshore
- Senior Planner: Jessica McCartney (via Microsoft Teams)
- Public Works Foreman: Rod Benroth
- Absent: Reeve Al Trainor

Call to Order

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

Res. No: 2025/435 **Adopt Agenda**
Moved By: Councillor Bezborotko

THAT the September 23, 2025 agenda be adopted as presented.

CARRIED

Declaration of Conflict of Interest

Council reviewed the agenda items and Deputy Reeve Kotylak declared a conflict of interest with agenda item #10.2 Municipal Grants (Other) - Fall 2025 under RM Business.

Res. No: 2025/436 **Meeting Minutes: September 9, 2025**
Moved By: Councillor Brodt

THAT the minutes of the regular meeting held on September 9, 2025 be approved as circulated and presented.

CARRIED

Res. No:
2025/437

List of Accounts

Moved By: Councillor Werner

THAT the list of accounts consisting of cheque #5533 to #5552, EFT payments #361 to #385, other payments #266 to #281 & credit card payment #23 totaling \$1,109,732.93 plus August 24-September 6, 2025 payroll totaling \$56,449.67 be approved for payment.

CARRIED

Town of White City: Boundary Alteration Request - SW & SE 19-17-17 W2 & Blk A, Plan 101742320 (in NE 18-17-17 W2)

Delegations: 9:04 a.m. to 9:34 a.m.

Max Hendricks and Garret Mackenzie addressed Council on behalf of the delegations to voice their concerns regarding the Town of White City's boundary alteration request.

Max Hendricks from Deneve expressed his opposition to the boundary alteration request. His concerns included that the process appeared to be rushed, residents were not given adequate opportunity to receive information and provide their feedback, his written submission was not shown in the agenda materials, the developer has not shared plans with the public, increased traffic volumes and potential limitations in water supply, and considerations of taxation based on property class. Mr. Hendricks requested that RM Council allow consultation, information sharing and an open house to occur where the RM Council and ratepayers can view the development plans before a decision was made.

Garrett Mackenzie from Devene expressed his opposition to the boundary alteration request. He advised that he has a petition signed by twenty-one (21) residents and submitted it to Council. His statements included that written submissions to the Town of White City were not included in the materials, he inquired about negotiations and why a portion of Deneve and Kennedy Road were included in the boundary alteration request, he expressed that he wants the RM to maintain ownership and control of these roads, he feels that documentation promised by the developer has not been provided, he quoted the Saskatchewan Municipal Board (SMB) ruling that the Town of White City has sufficient lands to sustain growth for 10 to 12 years, he referenced the Town's Official Community Plan and the Town's zoning of future development for these lands, he submitted twenty (20) active well reports for Devene to Council for the record, and was concerned that development may have an impact on the water table. Therefore, he requested that the RM deny the request.

Ken Morris from Bridlewood Estates expressed his opposition to the boundary alteration request. He stated that the 2015 boundary alteration agreement is outdated, specifically with the town centre and Betteridge Road paving, he inquired about reimbursements in the agreement and inquired if any actions were taken to void the agreement, and he addressed the leafy spurge issues causing damage to lands.

Sharon Koch from Deneve expressed her opposition to the boundary alteration request. Her concerns included the loss of Deneve resident's voice to any zoning changes, the impact on the water table, the loss of a country residential feel of Deneve and peaceful low traffic living, that White City development does not align with the RM's vision for the area, and the impact on property values due to increased traffic, incompatible development, reduced privacy, safety concerns and increased stress in their lives.

Res. No: 2025/438 **Acknowledgement of Written Submissions Received by RM - Town of White City's Boundary Alteration Request of SW & SE 19-17-17 W2 & Blk A, Plan 101742320 (in NE 18-17-17 W2)**
Moved By: Councillor Leibel

THAT we acknowledge the seven (7) written submissions submitted by Craig Preikchat, Gayle Kertai, Garret Mackenzie and Sarah Marshall, Tim Eagleson, Keisha Eagleson and Ken Morris in opposition of the Town of White City's boundary alteration request of SW & SE 19-17-17 W2 & Blk A, Plan 101742320 (in NE 18-17-17 W2).

CARRIED

Town of White City: Boundary Alteration Request - SW & SE 19-17-17 W2 & Blk A, Plan 101742320 (in NE 18-17-17 W2)
Moved By: Councillor Leibel

THAT the RM of Edenwold No. 158 approves the formal boundary alteration request from the Town of White City for the lands legally described as SW 19-17-17-W2; SE 19-17-17-W2 and Blk A, Plan 101742320 (in NE 18-17-17 W2), along with roads and road allowances described as ORA 52-17-17-2 Ext 0, ORA 46-17-17-2 Ext 0, SW 19-17-17-2 Plan FU639 Ext 1, ORA 51-17-17-2 Ext 0 and ORA 45-17-17-2 Ext 0, and authorizes the Reeve and Chief Administrative Officer to sign the formal Boundary Alteration Agreement.

Following discussion, Councillor Leibel withdrew the motion.

Res. No: 2025/439 **Town of White City: Boundary Alteration Request - SW & SE 19-17-17 W2 & Blk A, Plan 101742320 (in NE 18-17-17 W2)**
Moved By: Councillor Leibel

THAT the RM of Edenwold No. 158 table the decision on the formal boundary alteration request from the Town of White City for the lands legally described as SW 19-17-17-W2; SE 19-17-17-W2 and Blk A, Plan 101742320 (in NE 18-17-17 W2), along with roads and road allowances described as ORA 52-17-17-2 Ext 0, ORA 46-17-17-2 Ext 0, SW 19-17-17-2 Plan FU639 Ext 1, ORA 51-17-17-2 Ext 0 and ORA 45-17-17-2 Ext 0, and requests the Town of White City's Administration to engage in public consultation prior to the RM reconsidering the application.

CARRIED

Res. No: 2025/440 **Recess: 9:57 a.m.**
Moved By: Councillor Brodt

THAT the time being 9:57 a.m. we take a 3-minute recess.

CARRIED

Res. No: 2025/441 **Reconvene: 10:00 a.m.**
Moved By: Deputy Reeve Kotylak

THAT the time being 10:00 a.m. we reconvene our regular meeting of Council.

CARRIED

Res. No: 2025/442 **Recess for Public Hearings: 10:02 a.m.**
Moved By: Deputy Reeve Kotylak

THAT the time being 10:02 a.m. we recess for the following public hearings:

- Bylaw No. 2025-15: Zoning Bylaw Map Change - Lot 1, Block 3, Plan 82R55377 Ext 1 (2 South Plains Road) SC to SC by Contract; and
- Bylaw No. 2025-12: Zoning Bylaw Text Amendment - Hydrovac Waste Disposal Facilities.

CARRIED

Res. No: 2025/443 **Reconvene: 10:11 a.m.**
Moved By: Deputy Reeve Kotylak

THAT the time being 10:11 a.m. we reconvene our regular meeting of Council.

CARRIED

Bridlewood Estates Additional Service Area Proposal

Delegation: 10:11 a.m. to 10:18 a.m.

Alton Tangedal, representing both Bridlewood Estates and the Bridlewood Cooperative, attended the council meeting to present a proposal for the establishment of an Additional Service Area to support upgrades to the Bridlewood water treatment plant. During his presentation, Mr. Tangedal provided background on the facility, noting that the water treatment plant was previously operated by the original developer. He advised that Bridlewood residents are now in favor of assuming responsibility for the plant’s operations.

As part of the proposal, Mr. Tangedal requested Council’s support in financing the upgrade project, with the understanding that the costs plus interest would be repaid over a three-year period. He also outlined the operational plan, stating that residents will conduct daily water quality testing, while a certified professional will perform weekly inspections to ensure compliance and safety.

Res. No: 2025/444 **Bridlewood Estates Additional Service Area Proposal**
Moved By: Councillor Leibel

THAT \$68,500.00 be added to the 2026 budget to cover the initial capital outlay required for Bridlewood Estates to upgrade its water treatment and distribution facilities, with the full amount, plus interest, to be recovered through the establishment of an Additional Service Area; and THAT Administration be directed to prepare an Additional Service Area bylaw defining the area and terms of the Additional Service Area to be considered by Council at a future meeting.

CARRIED

Res. No: 2025/445 **Recess: 10:26 a.m.**
Moved By: Councillor Posehn

THAT the time being 10:26 a.m. we take a 10-minute recess.

CARRIED

Res. No: 2025/446 **Reconvene: 10:36 a.m.**
Moved By: Deputy Reeve Kotylak

THAT the time being 10:36 a.m. we reconvene our regular meeting of Council.

CARRIED

Bylaw No. 2025-12: Zoning Bylaw Text Amendment - Hydrovac Waste Disposal Facilities - 2nd Reading
Moved By: Councillor Brodt

THAT Bylaw No. 2025-12 being a bylaw to amend Bylaw No. 2019-20 known as the Zoning Bylaw by adding “hydrovac waste disposal facility” as a use to the Zoning Bylaw with associated development standards, be given second reading.

Following discussion, Councillor Brodt withdrew the motion.

Res. No:
2025/447

Bylaw No. 2025-12: Zoning Bylaw Text Amendment - Hydrovac Waste Disposal Facilities - Tabled
Moved By: Councillor Brodt

THAT Bylaw No. 2025-12 being a bylaw to amend Bylaw No. 2019-20 known as the Zoning Bylaw to add “hydrovac waste disposal facility” as a use to the zoning bylaw with associated development standards be tabled; and further THAT we direct Administration to amend the bylaw to consider changing hydrovac waste disposal from being prohibited to discretionary use in the development overlay area, adding a provision for dumping in emergency situations and revisiting the road haul agreement requirements in the bylaw.

CARRIED

Res. No:
2025/448

Move "In Camera": 10:54 a.m.
Moved By: Councillor Capnerhurst

THAT the meeting move *In Camera* at 10:54 a.m. as per clause 120(2)(b) of *The Municipalities Act*.

CARRIED

Res. No:
2025/449

Move out of "In Camera": 11:18 a.m.
Moved By: Councillor Brodt

THAT we move out of *In Camera* and reconvene the regular meeting of Council at 11:18 a.m.

CARRIED

Res. No:
2025/450

Bylaw No. 2025-15: Zoning Bylaw Map Change - Lot 1, Block 3, Plan 82R55377 Ext 1 (2 South Plains Road) SC to SC by Contract
Moved By: Councillor Capnerhurst

THAT the Shopping Center Contract be amended to add the following:

- That the contract will only be valid for the current owner, Karl Koschorke, and at such time as transfer of ownership the parcel will be rezoned back to Shopping Center (SC) by the municipality;
- That a deadline be added to the development permit for the completion of the conditions listed in section 6.0 Supplementary Regulations or Special Regulations;

AND THAT second and third reading of Bylaw No. 2025-15 be tabled to a future council meeting.

CARRIED

Res. No:
2025/451

Public Works Report

Moved By: Councillor Posehn

THAT we accept the Public Works Report as presented.

CARRIED

Res. No:
2025/452

Emerald Park Box Sander Purchase

Moved By: Councillor Werner

THAT we accept the quotation from Fort Garry Industries Ltd. dated August 29, 2025 in the amount of \$13,200.00 plus applicable taxes for the purchase of a 2025 Western Marauder S400C Spreader.

CARRIED

Res. No:
2025/453

Range Road 2183 Upgrade

Moved By: Councillor Capnerhurst

THAT we direct Administration to re-tender the Range Road 2183 Upgrade project in 2025 with a reduced scope to align with the approved project budget, and further; THAT the scope reduction provides for a project length of 950 metres and a chip-seal surface treatment.

CARRIED

Res. No:
2025/454

Spruce Creek Drainage

Moved By: Councillor Leibel

THAT we direct Administration to revise the project scope for Spruce Creek Drainage, and further; THAT the revised scope is to include erosion and sediment control measures upstream of the Spruce Creek Lake.

CARRIED

Res. No:
2025/455

Recess: 11:58 a.m.

Moved By: Councillor Posehn

THAT the time being 11:58 a.m. we recess for lunch.

CARRIED

Res. No:
2025/456

Reconvene: 1:01 p.m.

Moved By: Deputy Reeve Kotylak

THAT the time being 1:01 p.m. we reconvene our regular meeting of Council.

CARRIED

Councillor Posehn exited the council chambers at 1:01 p.m.

Res. No: 2025/457 **Canada Community Building Fund Grant Funding Allocation**
Moved By: Councillor Brodt

THAT we direct Administration to submit Infrastructure Investment Plan (IIP) applications to the Canada Community-Building Fund for the following projects for 2025:

- Bridlewood Road Improvement \$250,000.00; and
- Mission Pointe Estates Pathway Paving \$31,239.20.

CARRIED

Deputy Reeve Kotylak declared a conflict of interest to item Municipal Grants - (Other) Fall 2025, turned the chair over to Councillor Capnerhurst and exited the council chambers at 1:05 p.m.

Councillor Posehn returned to the council chambers at 1:05 p.m.

Res. No: 2025/458 **Municipal Grants (Other) - Fall 2025**
Moved By: Councillor Werner

THAT we approve the following contributions as other municipal grants outside the Sponsorship Policy for the Fall 2025 in-take period:

1. Regina Ski Club – Frankslake Road Parking Lot for White Butte Trails \$2,000.00;
2. Ecole White City School – Playground Revitalization Project \$1,940.00;
3. Edenwold Golden Age Seniors – New Flooring in Senior’s Center \$1,470.00; and
4. Pilot Butte Community Rodeo – Rodeo Ground Improvements \$650.00.

CARRIED

Deputy Reeve Kotylak rejoined the council meeting at 1:10 p.m. and assumed the chair.

Res. No: 2025/459 **Tax Exemption Bylaw No. 2025-18: 154 Rock Pointe Crescent - 1st Reading**
Moved By: Councillor Brodt

THAT Bylaw No. 2025-18 being a bylaw to provide for entering into an agreement for exemption from taxation for 154 Rock Pointe Crescent, Lot 33, Blk/Par 1, Plan 102060852 Ext. 0, SW 10-18-18 W2 in Rock Pointe Estates be given first reading.

CARRIED

Res. No: 2025/460 **Tax Exemption Bylaw No. 2025-18: 154 Rock Pointe Crescent - 2nd Reading**
Moved By: Councillor Posehn

THAT Bylaw No. 2025-18 being a bylaw to provide for entering into an agreement for exemption from taxation for 154 Rock Pointe Crescent, Lot 33, Blk/Par 1, Plan 102060852 Ext. 0, SW 10-18-18 W2 in Rock Pointe Estates be given second reading.

CARRIED

Res. No: 2025/461 **Tax Exemption Bylaw No. 2025-18: 154 Rock Pointe Crescent - 3 Readings**
Moved By: Deputy Reeve Kotylak

THAT Bylaw No. 2025-18 being a bylaw to provide for entering into an agreement for exemption from taxation for 154 Rock Pointe Crescent, Lot 33, Blk/Par 1, Plan 102060852 Ext. 0, SW 10-18-18 W2 in Rock Pointe Estates be given three readings at this meeting.

CARRIED UNANIMOUSLY

Res. No: 2025/462 **Tax Exemption Bylaw No. 2025-18: 154 Rock Pointe Crescent - 3rd Reading**
Moved By: Councillor Werner

THAT Bylaw No. 2025-18 being a bylaw to provide for entering into an agreement for exemption from taxation for 154 Rock Pointe Crescent, Lot 33, Blk/Par 1, Plan 102060852 Ext. 0, SW 10-18-18 W2 in Rock Pointe Estates be given third and final reading.

CARRIED

Res. No: 2025/463 **Tax Exemption Bylaw No. 2025-19: 716 Emerald Park Road - 1st Reading**
Moved By: Councillor Posehn

THAT Bylaw No. 2025-19 being a bylaw to provide for entering into an agreement for exemption from taxation for 716 Emerald Park Road, Lot 5, Blk/Par L, Plan 102019643 Ext. 0, SE 15-17-18 W2 in Emerald Park be given first reading.

CARRIED

Res. No: 2025/464 **Tax Exemption Bylaw No. 2025-19: 716 Emerald Park Road - 2nd Reading**
Moved By: Councillor Bezborotko

THAT Bylaw No. 2025-19 being a bylaw to provide for entering into an agreement for exemption from taxation for 716 Emerald Park Road, Lot 5, Blk/Par L, Plan 102019643 Ext. 0, SE 15-17-18 W2 in Emerald Park be given second reading.

CARRIED

Res. No: 2025/465 **Tax Exemption Bylaw No. 2025-19: 716 Emerald Park Road - 3 Readings**
Moved By: Councillor Capnerhurst

THAT Bylaw No. 2025-19 being a bylaw to provide for entering into an agreement for exemption from taxation for 716 Emerald Park Road, Lot 5, Blk/Par L, Plan 102019643 Ext. 0, SE 15-17-18 W2 in Emerald Park be given three readings at this meeting.

CARRIED UNANIMOUSLY

Res. No: 2025/466 **Tax Exemption Bylaw No. 2025-19: 716 Emerald Park Road - 3rd Reading**
Moved By: Councillor Leibel

THAT Bylaw No. 2025-19 being a bylaw to provide for entering into an agreement for exemption from taxation for 716 Emerald Park Road, Lot 5, Blk/Par L, Plan 102019643 Ext. 0, SE 15-17-18 W2 in Emerald Park be given third and final reading.

CARRIED

Res. No: 2025/467 **Tax Exemption Bylaw No. 2025-20: 4 Amarillo Lane - 1st Reading**
Moved By: Councillor Werner

THAT Bylaw No. 2025-20 being a bylaw to provide for entering into an agreement for exemption from taxation for 4 Amarillo Lane, Lot 16, Blk/Par 01, Plan 101867632 Ext. 0, NE 29-17-18 W2 in Hamlet of Crawford Estates be given first reading.

CARRIED

Res. No: 2025/468 **Tax Exemption Bylaw No. 2025-20: 4 Amarillo Lane - 2nd Reading**
Moved By: Councillor Brodt

THAT Bylaw No. 2025-20 being a bylaw to provide for entering into an agreement for exemption from taxation for 4 Amarillo Lane, Lot 16, Blk/Par 01, Plan 101867632 Ext. 0, NE 29-17-18 W2 in Hamlet of Crawford Estates be given second reading.

CARRIED

Res. No: 2025/469 **Tax Exemption Bylaw No. 2025-20: 4 Amarillo Lane - 3 Readings**
Moved By: Deputy Reeve Kotylak

THAT Bylaw No. 2025-20 being a bylaw to provide for entering into an agreement for exemption from taxation for 4 Amarillo Lane, Lot 16, Blk/Par 01, Plan 101867632 Ext. 0, NE 29-17-18 W2 in Hamlet of Crawford Estates be given three readings at this meeting.

CARRIED UNANIMOUSLY

Res. No: 2025/470 **Tax Exemption Bylaw No. 2025-20: 4 Amarillo Lane - 3rd Reading**
Moved By: Councillor Bezborotko

THAT Bylaw No. 2025-20 being a bylaw to provide for entering into an agreement for exemption from taxation for 4 Amarillo Lane, Lot 16, Blk/Par 01, Plan 101867632 Ext. 0, NE 29-17-18 W2 in Hamlet of Crawford Estates be given third and final reading.

CARRIED

Res. No: 2025/471 **Tax Abatement: NE 04-19-18 W2**
Moved By: Councillor Brodt

THAT we authorize Administration, as per subclauses 293(2)(d)(i) and 293(2)(d)(ii) of *The Municipalities Act*, to abate the tax levy for the following 2025 taxes:

Roll #4008, NE 04-19-18 W2
MUN: \$1107.47 PVSD#208: \$1,134.77 TOTAL: \$2,242.24

CARRIED

Res. No: **Tax Enforcement: Request for Consent**
2025/472 **Moved By:** Councillor Werner

THAT we hereby authorize the Administrator to start proceedings with Request for Consent for the following lands in settlement of tax arrears:

<u>Interest Register #</u>	<u>Legal Description</u>
126 170 366	Blk/Par A Plan No 102137936 Ext. 0
126 170 423	Blk/Par E Plan No 102332348 Ext. 0
126 170 423	Blk/Par A2 Plan No 102391871 Ext. 0
126 170 423	NE Sec 06 Twp 18 Rge 18 W2 Ext. 12
126 170 423	Blk/Par B Plan No 10145114 Ext. 13
126 170 502	NW Sec 06 Twp 18 Rge 18 W2 Ext. 15
126 170 580	Lot 11 Blk/Par 15 Plan No 96R18943 Ext. 0
126 170 580	Lot 5 Blk/Par X1 Plan No 102019643 Ext. 0

CARRIED

Res. No: **Correspondence**
2025/473 **Moved By:** Councillor Posehn

THAT the following correspondence be hereby acknowledged and filed:

- White Butte RCMP Occurrence Reports: May to August 2025; and
- Pilot Butte Fire Department & Emerald Park Fire Department: Fire Call August 31, 2025.

CARRIED

Res. No: **Adjournment: 1:45 p.m.**
2025/474 **Moved By:** Councillor Werner

THAT this meeting be hereby adjourned at 1:45 p.m. with our next regular meeting of Council to be held on Tuesday, October 14, 2025 commencing at 9:00 a.m.

CARRIED

Al Trainor
Reeve

Karen Zaharia
Administrator