



RM of Edenwold Meeting Minutes

Special Council Meeting October 29, 2025 - 06:30 PM

Minutes of a Special Meeting of the Council of the Rural Municipality of Edenwold No. 158 held on Wednesday, October 29, 2025, in the Council Chamber of the Municipal Building, located at 100 Hutchence Road, Emerald Park, Saskatchewan, for Council to consider the Discretionary Use Application for three (3) apartment buildings (Greensview) at Blk/Par BB, Plan 102138342, Ext 0 in SE 22-17-18 W2.

The following members of Council and staff were present:

Reeve: Al Trainor

Councillors: Division #1 Carmen Leibel
Division #2 Stan Capnerhurst
Division #3 Nichole Posehn
Division #4 Karen Kotylak
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

Administrative Assistant III: Jessica Schoenroth

Call to Order

With a quorum present, Reeve Trainor called the meeting to order at 6:30 p.m.

Res. No: **Adopt Agenda**
2025/526 **Moved By:** Councillor Brodt

THAT the October 29, 2025 agenda be adopted as presented.

CARRIED

Declaration of Conflict of Interest

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

Reeve Trainor announced that the discretionary use application for the three (3) apartment buildings (Greensview) had been formally withdrawn by the applicant and that the individuals previously scheduled to appear as delegations would still be provided the opportunity to speak.

Delegations: 6:32 p.m. to 7:25 p.m.

Kelly Morrow

Mr. Morrow stated that he is opposed to the proposal. He felt that this would be a significant change to existing land use patterns in Emerald Park (i.e. single family homes) and they do not fit into the character of the community. He raised concerns about traffic increases resulting in delays and safety concerns, and about the potential for on-street parking if not enough on-site parking is provided. He felt questions about operating and capital costs associated with the proposal had not been addressed and that zoning the site to R3 in the absence of comprehensive traffic and financial studies was premature.

Josh Dumalski

Mr. Dumalski stated that he is opposed to the proposal on the basis that it does not enhance the community. He is concerned about the potential impact on services, school capacity, emergency response, crime, and community character, and did not feel confident about the engineering analysis completed. He feels there is uncertainty about who the applicants are.

Mr. Dumalski asked if all conflicts of interest have been disclosed. Reeve Trainor stated that individual councillors are responsible for declaring any conflicts and none were declared in relation to this application.

Mr. Dumalski asked about the discretionary use process and how the RM maintained transparency. Reeve Trainor outlined the process including public notice, developer open houses, and a public hearing.

Mr. Dumalski asked about the planning documents in place for Emerald Park. Manager of Planning and Development Paige Boha responded that the documents are the Official Community Plan and the Emerald Park Sector Plan, both of which are publicly available on the RM's website.

John Barabe

Mr. Barabe stated that he is opposed to the proposal based on concerns related to noise, safety, crime, and decreased property values. He referenced multiple public surveys and consultation initiatives where residents responded that they are opposed to multi-family housing.

Mr. Barabe asked how many submissions were received in favour and against the proposal. Manager of Planning and Development Paige Boha responded that 10 submissions were in favour and 136 were opposed.

Mr. Barabe asked why Council was in favour of the proposal. Reeve Trainor clarified that no councillors expressed publicly that they were in favour and would not be asked to vote on the proposal now that it has been withdrawn.

Mr. Barabe asked if any councillors were still in favour of high density housing. No councillors chose to respond.

Mr. Barabe asked what assurances residents have that high or medium density will not be allowed in the future. Reeve Trainor explained that each zoning district has a list of permitted and discretionary uses which provides the framework for what applications can be made to the RM. He added that it

is clear how the community feels about these types of developments.

Patti Kindred

Ms. Kindred stated that she is opposed to the development and that she does not agree that this type of development should be a discretionary use. She does not feel like the community's concerns were addressed.

Ms. Kindred asked whether the RM's Planning staff were certified. Chief Administrative Officer (CAO) Shauna Bzdel responded that the RM has two (2) Registered Professional Planners on staff and are in the process of filling two (2) planning position vacancies.

Ms. Kindred asked about the previous zoning of the subject parcel. Manager of Planning and Development Paige Boha responded that the parcel was COM1-C – General Commercial Contract (for the golf course) under Zoning Bylaw No. 2010-17, was rezoned to FD – Future Development under Zoning Bylaw No. 2019-20, and then finally rezoned to R3 – Urban Residential 3. The R3 zoning was approved by Council in March 2023 and came into effect after receiving Ministerial approval in 2025. She advised there was a waiting period for the provincial approval due to wastewater allocation and a development levy bylaw that the RM was awaiting provincial approval.

Ms. Kindred asked whether the discretionary use application was submitted before or after the site was rezoned to R3. Paige Boha responded that the discretionary use application was submitted after the zoning was approved.

Ms. Kindred asked about the policies that regulate conflicts of interest. CAO Shauna Bzdel responded that the RM follows the conflict of interest requirements in *The Municipalities Act* and that Council is asked to declare any conflicts at the start of each council meeting and it is up to the individual council member to declare a conflict of interest.

Ms. Kindred asked if councillors leave the room when a conflict is declared. CAO Shauna Bzdel responded by outlining the general process, noting that councillors are to vacate their seat and leave the room when a conflict is declared.

Ms. Kindred asked if there are records of any conflicts declared at council meetings. CAO Shauna Bzdel responded that all conflicts are recorded in the meeting minutes and the RM also records when councillors leave or re-enter council chambers. She clarified that this meeting was the first time that the discretionary use application was before Council for a decision.

Ms. Kindred asked for information about the Development Appeals Board (DAB). Administrator Karen Zaharia responded that there are eight (8) members appointed to the Board and their names are available in the meeting minutes as they are appointed by motion of Council. They are required to have certain qualifications.

To conclude, Ms. Kindred noted her concern about tangible and intangible heritage assets in Emerald Park and stated that she felt the proposal would change the fundamental aspects of the community that attracted them in the first place.

John Meldrum

Mr. Meldrum stated that he is opposed to the proposal because it is too close to St. Andrew’s Bay and he does not believe the golf course acts as a buffer. He does not believe the developer’s claims that local seniors would be interested in renting an apartment. He also stated concerns about school and infrastructure constraints that would be exacerbated by the new residents of the apartment buildings.

Res. No: (WITHDRAWN) Discretionary Use Application: Apartment Buildings
2025/527 (Greensview) - Blk/Par BB, Plan 102138342 (SE 22-17-18 W2)
Moved By: Councillor Capnerhurst

THAT Council acknowledges that the Discretionary Use Application for the development of three (3) apartment buildings on Parcel BB, Plan 102138342 has been withdrawn by the applicant.

CARRIED

Res. No: Adjournment: 7:30 p.m.
2025/528 **Moved By:** Councillor Posehn

THAT this meeting be hereby adjourned at 7:30 p.m.

CARRIED

Al Trainor

Karen Zaharia

Reeve

Administrator