



## RM of Edenwold

### Meeting Minutes

#### Regular Council Meeting November 10, 2025 - 09:00 AM

Minutes of a Regular Meeting of the Council of the Rural Municipality of Edenwold No. 158 held on Monday, November 10, 2025, 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 Stephen Werner  
Division #6 Tim Brodt  
Division #7 Darren Bezborotko

Administrator: Karen Zaharia

Manager of Engineering and Public Works: Clark Gates

Manager of Planning and Development: Paige Boha

Communications Officer: Lee Chambers

Absent: Chief Administrative Officer: Shauna Bzdel

#### Call to Order

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

**Res. No:**

2025/529

**Adopt Agenda**

**Moved By:** Councillor Kotylak

THAT the November 10, 2025 agenda be adopted as presented.

**CARRIED**

#### Declaration of Conflict of Interest

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

**Res. No:**

2025/530

**Meeting Minutes: October 28, 2025**

**Moved By:** Councillor Bezborotko

THAT the minutes of the regular meeting held on October 28, 2025 be approved as circulated and presented.

**CARRIED**

**Res. No:**

2025/531

**Public Hearing Minutes: October 28, 2025**

**Moved By:** Councillor Brodt

THAT the minutes of the public hearing held on October 28, 2025 be approved as circulated and presented.

**CARRIED**

**Res. No:**  
2025/532

**Special Council Meeting Minutes: October 29, 2025**  
**Moved By:** Councillor Posehn

THAT the minutes of the special council meeting held on October 29, 2025 be approved as circulated and presented.

**CARRIED**

**Delegation: 9:03 a.m. to 9:12 a.m.**

Christophe Martin, Brad Lander and Tony Playter with the Regina Bypass attended the council meeting to present their summer/fall update which included mowing, vegetation maintenance and crack sealing and their preparation for the upcoming winter maintenance. Council inquired about speed limits and increased traffic at certain locations and the timing of the lights on the Pilot Butte overpass. The delegation advised that they can pass along the concerns to the Ministry of Highways as the Regina Bypass is only responsible for the maintenance of the bypass.

**Delegation: 9:12 a.m. to 9:48 a.m.**

Jenna Hutton and Evan Hunchak with Bright Communities Ltd. attended the council meeting to provide a presentation of the proposed development for the Town of White City's boundary alteration request of SW & SE 19-17-17 W2, Blk/Par A, Plan 101742320 (in NE 18-17-17 W2) and Blk/Par 1, Plan 90R49038 and to address concerns that they heard at the open house. They shared a summary from the open house and their presentation outlined their vision for the development, their guiding principles, explained the primary and secondary access points and the requirement for the additional 10.5-acre parcel, and the project timeline. They indicated that compatibility will be maintained, with no high-density development, no purpose-built rentals, no structures exceeding two storeys, and only single-family development along perimeter areas adjacent to existing acreage properties.

Council raised several questions, including whether the developer would consider removing townhouses in response to public feedback, the total number of homes upon completion of all three (3) phases, wastewater allocation, concerns regarding the inclusion of the 10.5-acre parcel and if there is other options, and the anticipated timeline for full build-out.

In response, the developer stated that they do not believe townhouses compromise community character, noting that the starting price for a new townhouse is approximately \$400,000, which provides a more affordable housing option in the area. The development is projected to include approximately three thousand (3,000) homes across all phases. They are currently working with the Town of White City on water connections and wastewater allocation. The additional 10.5-acre parcel was included to meet the requirement for two (2) access points on either side of the TransGas pipeline that runs through the proposed development. This parcel was added to alleviate traffic congestion on Deneve Drive; otherwise, the secondary southern access would be through Deneve Drive, which is considered a less desirable option. The estimated timeline for full build-out is approximately twenty (20) to twenty-five (25) years, based on an anticipated seven (7) to ten (10) years per quarter section. Development would start in the northernmost corner of SW 19-17-17 W2.

**Res. No:**  
2025/533

**Bank Reconciliations: October 2025**  
**Moved By:** Councillor Posehn

THAT the October 2025 bank reconciliations be acknowledged as presented.

**CARRIED**

- Res. No:** 2025/534      **Statement of Financial Activities & Financial Position: October 2025**  
**Moved By:** Councillor Werner
- THAT we acknowledge the Statement of Financial Activities and Statement of Financial Position for October 2025 as circulated and presented.
- CARRIED**
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- Res. No:** 2025/535      **Recess: 10:00 a.m.**  
**Moved By:** Councillor Capnerhurst
- THAT the time being 10:00 a.m. we take a 15-minute recess.
- CARRIED**
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- Res. No:** 2025/536      **Reconvene: 10:15 a.m.**  
**Moved By:** Reeve Trainor
- THAT the time being 10:15 a.m. we reconvene our regular meeting of Council.
- CARRIED**
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- Res. No:** 2025/537      **Public Works Report**  
**Moved By:** Councillor Brodt
- THAT we accept the Public Works Report as presented.
- CARRIED**
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- Res. No:** 2025/538      **Bylaw No. 2025-23: A Bylaw to Amendment the Planning and Development Fee Bylaw - 1st Reading**  
**Moved By:** Councillor Leibel
- THAT Bylaw No. 2025-23 being a bylaw to amend Bylaw No. 2019-07 known as the Planning and Development Fee Bylaw be given first reading, and further; THAT we authorize the Planning Department to proceed with the public notification requirements and schedule a public hearing.
- CARRIED**
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- Res. No:** 2025/539      **Discretionary Use Application: Residential Day Care - 14 Park Bay, Emerald Park**  
**Moved By:** Councillor Brodt
- Subject to the public hearing, THAT the discretionary use application to allow a Residential Day Care at 14 Park Bay, Emerald Park be approved, with the following conditions:
1. The site shall be developed as residential day care accessory to the principal use in accordance with the attached site plan. Any other proposed use will require a separate development permit or discretionary use development permit from Council.
  2. The development shall conform to all regulations outlined in Subsection 5.7 (Residential Day Care) of the RM of Edenwold Zoning Bylaw No. 2019-20.
  3. Any intensification of use may require a separate development permit or discretionary use approval from council.
  4. A building permit may be required if any renovations or structural changes to the principal dwelling are contemplated.
  5. No exterior alterations shall be undertaken to make the appearance of a dwelling inconsistent with the residential character of the building, property or neighbourhood.
  6. That maximum number of children permitted in the day care shall be eight (8) as indicated and approved by the province.
  7. 3.25 m2 of fenced on-site outdoor place space per child shall be provided.

8. The use shall comply with all Provincial requirements governing day care homes including but not limited to *The Child Care Act* and *The Child Care Regulations, 2015*.
9. No person shall cause or permit any lands or buildings to become untidy or unsightly.

**CARRIED**

**Res. No:** 2025/540  
**Parcel Tie Removal: SE 20-17-18 W2, Ext 16 & 17**  
**Moved By:** Councillor Werner

THAT we recommend subdivision approval to remove the parcel tie code of SE 20-17-18 W2, Ext 16, Surface Parcel #204114800 from SE 20-17-18 W2, Ext 17, Surface Parcel # 204114787 and authorize the Reeve and Chief Administrative Officer to sign the servicing agreement, with it being noted that the servicing agreement has been signed by the landowner, no servicing agreement fees are owing, the municipal reserve requirement has been met, and the application complies with the RM's Official Community Plan and Zoning Bylaw.

**CARRIED**

**Res. No:** 2025/541  
**PBI Building Inspector Appointment**  
**Moved By:** Councillor Posehn

THAT we appoint Chantel Terry as a Class 1 licensed building official, employed by Professional Building Inspections Inc., for the RM of Edenwold No. 158.

**CARRIED**

**Res. No:** 2025/542  
**EMO Emergency Plan Position Reassignment**  
**Moved By:** Councillor Leibel

THAT we approve the reassignment of roles within the RM of Edenwold's Emergency Plan Incident Command System (ICS) structure as follows:

- Councillor Kotylak is reassigned from the Safety Officer role to the Planning role; and
- Councillor Werner is reassigned from the Planning role to the Safety Officer role.

**CARRIED**

**Res. No:** 2025/543  
**Tax Exemption Bylaw No. 2025-13: Unit 74, Condo Plan 102285378, Ext 0, SE 6-18-18 W2 - 1st Reading**  
**Moved By:** Councillor Kotylak

THAT Bylaw No. 2025-13 being a bylaw to provide for entering into an agreement for exemption from taxation for Unit 74, Condo Plan 102285378 Ext. 0, SE 06-18-18 W2 in New Horizon Industrial Park be given first reading.

**CARRIED**

**Res. No:** 2025/544  
**Tax Exemption Bylaw No. 2025-13: Unit 74, Condo Plan 102285378, Ext 0, SE 6-18-18 W2 - 2nd Reading**  
**Moved By:** Councillor Posehn

THAT Bylaw No. 2025-13 being a bylaw to provide for entering into an agreement for exemption from taxation for Unit 74, Condo Plan 102285378 Ext. 0, SE 06-18-18 W2 in New Horizon Industrial Park be given second reading.

**CARRIED**

**Res. No:** 2025/545      **Tax Exemption Bylaw No. 2025-13: Unit 74, Condo Plan 102285378, Ext 0, SE 6-18-18 W2 - 3 Readings**  
**Moved By:** Councillor Capnerhurst

THAT Bylaw No. 2025-13 being a bylaw to provide for entering into an agreement for exemption from taxation for Unit 74, Condo Plan 102285378 Ext. 0, SE 06-18-18 W2 in New Horizon Industrial Park be given three readings at this meeting.

**CARRIED UNANIMOUSLY**

**Res. No:** 2025/546      **Tax Exemption Bylaw No. 2025-13: Unit 74, Condo Plan 102285378, Ext 0, SE 6-18-18 W2 - 3rd Reading**  
**Moved By:** Councillor Leibel

THAT Bylaw No. 2025-13 being a bylaw to provide for entering into an agreement for exemption from taxation for Unit 74, Condo Plan 102285378 Ext. 0, SE 06-18-18 W2 in New Horizon Industrial Park be given third and final reading.

**CARRIED**

**Res. No:** 2025/547      **2026 Reduced EI Premium Rate**  
**Moved By:** Councillor Kotylak

THAT we acknowledge the 2026 Notice of Reduced Employment Insurance Premium Rate of 1.167 times the employee premium due to the Municipality participating in an approved coverage plan through SARM.

**CARRIED**

**Res. No:** 2025/548      **WCRM158 Project Money Call #13**  
**Moved By:** Councillor Capnerhurst

THAT we approve the WCRM158 Wastewater Management Authority's project money call #13 dated November 5, 2025 in the amount of \$729,489.93 to meet the needs of the Phase 2 contracts.

**CARRIED**

**Res. No:** 2025/549      **List of Accounts**  
**Moved By:** Councillor Werner

THAT proposed EFT payment to Brandt Ltd. in the total amount of \$83,097.35 be excluded from the list, AND THAT the remaining list of accounts consisting of cheque #5604 to #5618, EFT payment #492 to #530, other payments #320 to #333 & credit card payment #27 totaling \$1,443,991.58 plus October 19-November 1, 2025 payroll totaling \$61,953.31 be approved for payment.

**CARRIED**

**Res. No:** 2025/550      **Move "In Camera": 11:17 a.m.**  
**Moved By:** Councillor Kotylak

THAT the meeting move *In Camera* at 11:17 a.m. pursuant to clause 120(2)(b) of *The Municipalities Act* to discuss matters that concern long-range or strategic planning.

**CARRIED**

**Res. No:**  
2025/551

**Move out of "In Camera": 11:57 a.m.**  
**Moved By:** Councillor Posehn  
  
THAT we move out of *In Camera* and reconvene the regular meeting of Council at 11:57 a.m.  
  
**CARRIED**

**Res. No:**  
2025/552

**Adjournment: 11:58 a.m.**  
**Moved By:** Councillor Werner  
  
THAT this meeting be hereby adjourned at 11:58 a.m. with our next regular meeting of Council to be held on Tuesday, November 25, 2025 commencing at 9:00 a.m.  
  
**CARRIED**

Al Trainor

Reeve

Karen Zaharia

Administrator