



**RM of Edenwold
Meeting Minutes
Regular Council Meeting November 25, 2025 - 09:00 AM**

Minutes of a Regular Meeting of the Council of the Rural Municipality of Edenwold No. 158 held on Tuesday, November 25, 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

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

Call to Order

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

Res. No: **Adopt Agenda**

2025/553 Moved By: Councillor Kotylak

THAT the November 25, 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: **Acknowledgement of Public Disclosure Annual Declarations**

2025/554 Moved By: Councillor Posehn

THAT we acknowledge that Reeve Al Trainor, Division 1 Councillor Carmen Leibel, Division 2 Councillor Stanley Capnerhurst, Division 3 Councillor Nichole Posehn, Division 4 Councillor Karen Kotylak, Division 5 Councillor Stephen Werner, Division 6 Councillor Tim Brodt and Division 7 Councillor Darren Bezborotko completed and submitted their Public Disclosure Annual Declaration Forms as per subsection 142(3) of *The Municipalities Act*.

CARRIED

Res. No: **Meeting Minutes: November 10, 2025**
2025/555 **Moved By:** Councillor Bezborotko

THAT the minutes of the regular meeting held on November 10, 2025 be approved as circulated and presented.

CARRIED

Delegations: 9:04 a.m. to 10:31 a.m.

Garrett Mackenzie, Sandra King Hendricks and Sharon Koch, residents of the Deneve/Escott subdivision addressed Council to voice their concerns regarding the Town of White City's boundary alteration request.

Garrett Mackenzie advised that they circulated a petition following the developer's open house and the consensus is the Escott/Deneve residents still firmly oppose the boundary alteration request and development and submitted the petition to Council. Residents argue the project is excessively large, adding 8,000 people to three quarter sections, permanently changing the rural community, water supply, and lifestyle. They claim prior assurances that surrounding land would remain agricultural or acreages and that Deneve Drive would stay a dead-end road. The proposed dense urban-style development would surround them. Residents feel the public process is rushed and incomplete, with short-notice meetings scheduled near long weekends, limited opportunities for questions, and missing documents. Requested information has not been provided, and they feel ignored by developers. Population and school enrollment projections appear inconsistent. They also note White City has 823 acres of undeveloped land, questioning the need for additional land.

Sandra King Hendricks raised environmental concerns about shallow water tables, creek alterations, and drinking water contamination risks. She stated traffic impacts are understated and misrepresented and the proposed high-density development is incompatible with the rural community, leading to parking shortages, traffic congestion, overcrowded schools, loss of privacy, increased light/noise pollution, loss of natural prairie and wildlife, and impact on property values. She believes the Town has dismissed residents' concerns and that the annexation offers no financial benefit to the RM. She urges the RM Council to reject the proposal as premature, unsupported and harmful. If it proceeds, she requests removing the parcel in Deneve and the south portion Kennedy Road from the plan and enter into a binding agreement with the Town to prevent future annexation of Deneve/Escott subdivision, protection of the aquifer and creek system, keep Deneve Drive a dead-end road, and no forced infrastructure or rezoning. Residents support growth but oppose rapid, high-density development that goes against the character of the community. They want Council to protect the RM's identity, integrity and future.

Sharon Koch expressed her strong opposition to the boundary alteration proposal citing impacts on their land, groundwater, traffic, parking, and garbage. She compares the proposed townhomes to Harbour Landing, where street parking is restricted. She suggests an alternative road over the TransGas pipeline to divert traffic away from Deneve Drive. She is concerned about future complaints when residents have bonfires and feels the developer keeps changing their presentations. She feels the water infrastructure and fire hydrants for Royal Park are not up to standard and will result in low water pressure.

Evan Hunchak and Jenna Hutton with Bright Communities Ltd. and landowner Thomas Pavlovsky provided their presentation of the proposed development and addressed questions heard from the residents of Deneve/Escott subdivision. They emphasized that this is a developer-led initiative, not a Town initiative, and the boundary alteration aligns with the RM and Town Official Community Plan and growth strategies. The area is identified as a future growth corridor for White City.

RM residents will remain under RM bylaws and will have opportunities to participate in the development process.

The development plan focuses on creating a low-density residential neighbourhood, complemented by small-scale commercial uses such as a grocery store or pharmacy along Highway 48. There will be no medium or high-density housing near existing homes; instead, single-family homes will be placed along the perimeter to ensure compatibility.

The new development will connect to Town water and sewer systems, eliminating the need for new wells. Environmental studies will be conducted to protect the aquifer before construction begins. A traffic study will guide access and circulation decisions, with the primary entrance planned off Highway 48 in coordination with the Ministry of Highways. Additionally, the 10.5-acre parcel will provide a fifth access point to reduce traffic pressure on Deneve Drive and help maintain it as a dead-end road.

Comprehensive plans detailing land use, roads, and servicing are not yet available, but more information will be shared at a future open house. The development will feature a naturalized green corridor with a creek and pond system, pathways, native plantings, and open spaces for walking, biking, and recreation. A new elementary school is planned to meet growing community needs and will be connected by an extensive network of pedestrian and cycling paths.

Perimeter pathways and a 10-metre setback will provide buffers for existing acreage owners, with additional internal paths along streets and the pipeline corridor. The approximate phasing timeline and the elementary school site location were also shared during the presentation.

Landowner Thomas Pavlovsky presented a letter to Council expressing his support for the proposed boundary alteration. He clarified a misconception that his property is designated as public reserve or intended for wildlife, stating this is incorrect. He supports the developers approach by incorporating municipal buffers and landscaped separation between future single-family homes and the existing acreages. He states that the transition to a planned residential neighborhood is consistent with the long-term municipal vision and with his rights as a landowner.

Council asked why a second access to Highway 48 was not permitted. Mr. Hunchak explained that, after multiple meetings with the Ministry of Highways, only one access point was approved due to separation requirements.

Clarification was also provided regarding population figures. Mr. Hunchak noted that he was speaking about student population and the calculation used for determining projected student population. He further highlighted that the proposed development will include park space exceeding the minimum requirements outlined in *The Planning and Development Act, 2007*—more than double the mandated amount.

Council inquired as to what type of support they have from the Prairie Valley School Division. Mr. Hunchak confirmed that the Prairie Valley School Division provided a letter from its Chairperson expressing appreciation for their presentation and a desire to remain informed, noting strong interest in exploring partnership opportunities. Additionally, the Ministry of Education issued a letter stating its support and appreciation for the offer of a 10-acre school site at no cost, as such sites are typically purchased by the Ministry.

Concerns were raised regarding issues experienced in Harbour Landing, such as high-density development, zoning amendments, infrastructure strain, and the conversion of a designated school site into housing. Mr. Hunchak explained these problems occurred because the City lacked standards and a clear approach to densification at the time. He emphasized that this proposed development is completely opposite of Harbour Landing, with proactive planning and ongoing collaboration with Prairie Valley School Division and the Ministry of Education prior to development. The developer will remain engaged until the Ministry is ready to approve the school site.

When asked about the inclusion of townhomes, Mr. Hunchak explained that the intent is to address the lack of housing options in the area. Unlike high-density city developments, these townhomes will be situated on larger lots with a density roughly half that of typical urban projects. The goal is to create a desirable, attractive community while maintaining a lower-density character.

In response to questions about wastewater allocation, the developer noted that technical reports are currently in progress and outlined the proposed sewer system. Mr. Hunchak clarified that these reports, while not public-facing, will be provided to the Town once completed.

Questions were raised about Prairie Stewardship signs on the property. Mr. Pavlovsky explained that a provincial agency had requested the signs to promote native lands, and he agreed to display them. However, these lands have not functioned as native prairie for many years. Mr. Hunchak noted there are 456 birdhouses on the property and outlined plans to preserve as many as possible while implementing strategies to support songbirds, migratory birds, and native plants. Ms. Hutton clarified that the lands are privately owned and not provincially or federally protected. To ensure long-term environmental protection, the developer has dedicated land to the Town as environmental reserve, securing its preservation in perpetuity.

Discussion included potential emergency access on the east side of Deneve Drive; however, this will be addressed through the traffic impact study. The developer also confirmed ongoing discussions with the Ministry of Highways regarding traffic limitations at Highway 48 and Gregory Avenue and possible intersection improvements.

The next step in public engagement will be an open house to present the draft Comprehensive Development Proposal, targeted for January or February 2026, following approval of the boundary alteration.

When asked about alternatives if the 10.5-acre parcel is unavailable, Mr. Hunchak explained that two access points south of the pipeline are federally regulated and essential. Without the parcel, the only option would be to extend access through Deneve Drive.

Council raised concerns that residents may not have input if the boundary alteration is approved. Mr. Hunchak assured that public engagement will continue for both municipalities, with RM ratepayers and Town residents able to provide feedback. He noted that development plans will also be circulated to the RM for review and comment.

Council asked whether the developer had contacted WCRM158 Wastewater Management Authority. Mr. Hunchak advised they have not yet but confirmed that engineers experienced in working with the Authority are engaged on the project.

The Reeve noted that the RM has received numerous letters from RM ratepayers and assured residents that Council has reviewed all letters.

Res. No: **Town of White City: Boundary Alteration Request - SW & SE 19-17-17 W2, Blk A, Plan 101742320 (in NE 18-17-17 W2) and Blk/Par 1, Plan 90R49038**
2025/556 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, Blk/Par A, Plan 101742320 (in NE 18-17-17 W2) and Blk/Par 1, Plan 90R49038, 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 51-1717-2 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.

Councillor Capnerhurst requested a recorded vote on the motion.

Division 1 Councillor Leibel: In Favour
Division 2 Councillor Capnerhurst: Opposed
Division 3 Councillor Posehn: Opposed
Division 4 Councillor Kotylak: Opposed
Division 5 Councillor Werner: Opposed
Division 6 Councillor Brodt: Opposed
Division 7 Councillor Bezborotko: Opposed
Reeve Trainor: Opposed

DEFEATED

Res. No: **Recess: 10:45 a.m.**
2025/557 Moved By: Reeve Trainor

THAT the time being 10:45 a.m. we take a 15-minute recess.

CARRIED

Res. No: **Reconvene: 11:00 a.m.**
2025/558 Moved By: Reeve Trainor

THAT the time being 11:00 a.m. we reconvene our regular meeting of Council.

CARRIED

Res. No: **List of Accounts**
2025/559 Moved By: Councillor Kotylak

THAT the list of accounts consisting of cheque #5619 to #5632, EFT payment #531 to #559 & other payment #334 to #349 totaling \$948,111.73 plus November 2-15, 2025 payroll totaling \$53,896.46 be approved for payment.

CARRIED

Res. No: **Public Works Report**
2025/560 Moved By: Councillor Brodt

THAT we accept the Public Works Report as presented.

CARRIED

Res. No: **October 2025 Water Report**
2025/561 Moved By: Councillor Posehn

THAT we accept the October 2025 Water Report as presented with it noted no upset conditions occurred during this period.

CARRIED

Res. No: **2026 Grader Purchase - Rescind Resolution #2025/506**
2025/562 **Moved By:** Councillor Leibel

THAT resolution #2025/506 for the purchase of the 2026 John Deere 870GP grader from Brandt made on October 28, 2025 be rescinded due to the incorrect total amount of the grader stated in the resolution.

CARRIED

Res. No: **2026 Grader Purchase**
2025/563 **Moved By:** Councillor Brodt

THAT the RM purchase the 2026 John Deere 870GP grader from Brandt in the total amount of \$616,707.00, being the sale price of \$595,000.00 and the 6 year/7,500 hour extended warranty in the amount of \$21,707.00, plus applicable taxes as per their quotation, with the acquisition and payment scheduled for 2026.

CARRIED

Res. No: **Bylaw 2025-24: Zoning Bylaw Map Amendment: Par A, NW 27-18-17 W2M (AR to CR1) - 1st Reading**
2025/564 **Moved By:** Councillor Werner

THAT Bylaw No. 2025-24 being a bylaw to amend Bylaw No. 2019-20 known as the Zoning Bylaw by rezoning proposed Parcel A, NW 27-18-17 W2 from AR – Agricultural Resource to CR1 - Country Residential 1 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

Res. No: **Bylaw No. 2025-12: Zoning Bylaw Text Amendment - Hydrovac Waste Disposal Facilities - Rescind 1st Reading**
2025/565 **Moved By:** Councillor Kotylak

THAT resolution 2025/400 for first reading of 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 with associated development standards, made on August 26, 2025, be rescinded due to alterations made to the bylaw.

CARRIED

Res. No: **Bylaw No. 2025-12: Zoning Bylaw Text Amendment - Hydrovac Waste Disposal Facilities - 1st Reading**
2025/566 **Moved By:** Councillor Leibel

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 given first reading, and further, THAT the Planning Department proceeds with the public notification requirements and schedules a public hearing.

CARRIED

Res. No: **Withdrawal of Municipal District Application**
2025/567 **Moved By:** Councillor Posehn

THAT the Council for the RM of Edenwold No. 158 supports the decision to withdraw the Municipal District of Prairiewood application from the Ministry of Government Relations, AND THAT Administration be directed to notify the Ministry of Government Relations of this decision and complete all necessary reporting requirements, including submission of the final Targeted Sector Support Initiative report to secure remaining grant funds.

CARRIED

Res. No: **Town of Balgonie: Request for Letter of Support for Resolution to SUMA (Funding for Fire Department Reimbursement When SGI Claims Fail)**
2025/568 **Moved By:** Councillor Brodt

THAT we authorize Administration to prepare and send a letter of support to the Town of Balgonie for their resolution to SUMA regarding reimbursement for fire department services and hazardous material clean-up costs on provincial highways.

CARRIED

SARM Resolution Submissions 2026

Res. No: **SARM Resolution Submission #1: Council Candidate Eligibility Resolution**
2025/569 **Moved By:** Councillor Kotylak

THAT we authorize Administration to submit a resolution to SARM requesting clarification and potential legislative amendment to *The Local Government Election Act, 2015* to require that candidates for council reside in or own land within the division they seek to represent.

CARRIED

Res. No: **SARM Resolution Submission #2: Farm Partnership Voting Eligibility Resolution**
2025/570 **Moved By:** Councillor Werner

THAT we authorize Administration to submit a resolution to SARM requesting an amendment to Section 36 of *The Local Government Election Act, 2015* to allow partners in a farm partnership assessed on the RM's tax roll to be eligible voters.

CARRIED

Res. No: **SARM Resolution Submission #3: Fire Department Reimbursement Resolution**
2025/571 **Moved By:** Councillor Posehn

THAT we authorize Administration to submit a resolution to SARM advocating for the creation of a provincial fund to reimburse local fire departments for emergency response costs on provincial highways when SGI reimbursement is unsuccessful, and to clarify that municipalities are not responsible for hazardous material clean-up costs.

CARRIED

Res. No: **Correspondence**
2025/572 **Moved By:** Councillor Brodt

THAT the following correspondence be hereby acknowledged and filed:

- Emerald Park Fire Department & Pilot Butte Fire Department: Fire Calls - September 23, 2025 & November 9, 2025.

CARRIED

Res. No: **Recess: 11:56 a.m.**
2025/573 **Moved By:** Councillor Posehn

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

CARRIED

Res. No: **Reconvene: 1:00 p.m.**
2025/574 **Moved By:** Reeve Trainor

THAT the time being 1:00 p.m. we reconvene our regular meeting of Council.

CARRIED

Res. No: **Move "In Camera": 1:01 p.m.**
2025/575 **Moved By:** Councillor Brodt

THAT the meeting move *In Camera* at 1:01 p.m. as per clause 120(2)(b) of *The Municipalities Act* to discuss matters that concern long-range or strategic planning.

CARRIED

Res. No: **Move out of "In Camera": 3:15 p.m.**
2025/576 **Moved By:** Councillor Brodt

THAT we move out of *In Camera* and reconvene the regular meeting of Council at 3:15 p.m.

CARRIED

Councillor Posehn left the council meeting during the *In Camera* session.

Res. No: **Ombudsman Saskatchewan**
2025/577 **Moved By:** Councillor Kotylak

THAT we direct the Ombudsman Saskatchewan to assist the RM with a complete review of the RM's Code of Ethics Bylaw.

CARRIED

Res. No: **Adjournment: 3:16 p.m.**
2025/578 **Moved By:** Councillor Werner

THAT this meeting be hereby adjourned at 3:16 p.m. with our next regular meeting of Council to be held on Tuesday, December 9, 2025 commencing at 9:00 a.m.

CARRIED

Al Trainor

Reeve

Shauna Bzdel

Administrator