



**RM of Edenwold**  
**Meeting Minutes**  
**Regular Council Meeting December 16, 2025 - 09:00 AM**

Minutes of a Regular Meeting of the Council of the Rural Municipality of Edenwold No. 158 held on Tuesday, December 16, 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 (via Microsoft Teams)

Financial Officer: Sara Gartshore

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:** **Amend Agenda**

2025/616 **Moved By:** Councillor Posehn

THAT the December 16, 2025 agenda be amended by tabling item #11.5 Development Appeal Board Appointments under RM Business to a future meeting.

**CARRIED**

**Res. No:** **Adopt Amended Agenda**

2025/617 **Moved By:** Councillor Bezborotko

THAT the amended December 16, 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:** **Meeting Minutes: December 9, 2025**

2025/618 **Moved By:** Councillor Brodt

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

**CARRIED**

Res. No:  
2025/619

**Public Hearing Minutes: December 9, 2025**  
**Moved By:** Councillor Werner

THAT the minutes of the public hearing meeting held on December 9, 2025 be approved as circulated and presented.

**CARRIED**

**Town of White City: Boundary Alteration Request - SW & SE 19-17-17 W2, Blk/Par A, Plan 101742320 (in NE 18-17-17 W2) and Blk/Par 1, Plan 90R49038 - Request for Complementary Resolution**

**Delegation: 9:05 a.m. to 9:49 a.m.**

Evan Hunchak with Bright Communities Ltd., along with landowner Thomas Pavlovsky, presented their letter to Council regarding the Town of White City's request for a complementary resolution to the boundary alteration request. Mr. Hunchak stated the request is established in regional planning expectations, clear landowner support, comprehensive public engagement, and good-faith responsiveness to resident concerns, and highlighted seven (7) key points. Mr. Hunchak addressed a comment raised at one of the public meetings as he believes it directly speaks to the integrity of this process. The perception that every time the developer presents, "something is changing". He believes this reflects something positive as their plans are changing because they are evolving as they are listening to residents and Council's feedback. Their plan is improving because the community is helping shape it.

A summary of the seven (7) key points in the presentation are:

- 1. Alignment with Long-Standing Intermunicipal Expectations** -These lands lie where both municipalities planned future growth. The 2015 Boundary Alteration Agreement anticipated Town expansion east and south, with the RM open to future discussions. Both municipalities' OCPs designate the area for residential use and the proposal aligns with provincial policies for coordinated growth and continues a decade-long regional growth pattern—not a new direction.
- 2. Landowner Support and Reasonable Expectations** -This is a landowner-driven request. Epona Farms Inc. and Bright Communities seek annexation to enable phased development across their lands. This is the way to achieve the best use consistent with the Town and RM planning frameworks ensuring efficient servicing and supporting regional growth.
- 3. Good-Faith Engagement and Responsiveness to Residents** -Public engagement has been extensive including an open house, survey, multiple Council presentations, and revisions to the draft agreement based on feedback—most notably, keeping Deneve Drive as a dead-end road. In response, an alternate access through Block 1 was identified to meet safety standards while preserving neighbourhood character. This is collaborative planning in action.
- 4. Technical Due Diligence and Investment Completed** -Bright Communities has invested heavily in technical studies and planning, with more to come—ensuring responsible, data-driven design. Major public infrastructure, including the \$2B provincial bypass and a \$22M regional wastewater facility funded by the RM and Town, signals long-term growth. Annexation aligns with this coordinated public-private investment, maximizing taxpayer-funded infrastructure.
- 5. The Boundary Alteration Agreement Directly Addresses RM Interests** -The draft agreement, negotiated by both administrations, ensures fair RM compensation, continued RM taxation for 2026, and clear provisions for infrastructure, groundwater protection, and zoning transitions. It also safeguards RM-developed lands and maintains technical standards. The agreement is equitable and designed to protect RM interests during and after the transition.

**6. Consequences of Withholding Consent: Mediation and Delay** -Under *The Municipalities Act*, lack of a complementary resolution within 30 days triggers a costly dispute process: SMB application, mandatory mediation, possible adjudication, and a ministerial order—removing control from both Councils. Delays harm relations and increase costs without benefiting residents. Supporting the resolution now preserves local autonomy and avoids forced escalation.

**7. A Collaborative Way Forward** -Supporting the complementary resolution does not commit the RM to a specific design—it enables cooperative planning over conflict, preserves local autonomy and aligns with intermunicipal agreements, both OCPs, and provincial expectations. It addresses residents' concerns, has landowner support, is backed by due diligence, and avoids costly mediation. The request is not for a development plan, but for the RM's willingness not to oppose a regionally logical, technically supported boundary alteration.

Council requested clarification on the change to the original boundary alteration application. Mr. Hunchak explained that the initial application included roadways solely within Epona Farms' lands, raising resident concerns that Deneve Drive would become one of five required access points. In response, the developer secured an adjacent 10.5-acre parcel, allowing submission of a new boundary alteration application that maintains Deneve Drive as a dead-end road. From a planning perspective, Deneve Drive should include an emergency access at its east end, designed to be restricted to prevent regular vehicular traffic.

When asked about alternatives to the 10.5-acre parcel, Mr. Hunchak explained that the Ministry of Highways would not approve any additional access points to Highway 48. A Traffic Impact Study confirmed that traffic signals and dedicated turning lanes will be required at Highway 48 and Gregory Avenue, as well as at Kennedy Road. Existing capacity constraints at Gregory Avenue and Highway 48, along with potential upgrades at other intersections, were also identified.

Council asked about the timeframe for the far southern portion of the development. Mr. Hunchak explained that phasing will begin in the north and progress south: short-term (7–10 years) in the northern portion, medium-term (10–15 years) south of the TransGas pipeline and near the residents on Deneve Drive, and long-term (15–20 years) in the far southern portion. He noted that significant infrastructure investment must be planned for the entire development, requiring appropriate sizing and cost amortization across sufficient land.

Council asked whether an additional access point from the east to the South Service Road was possible. Mr. Hunchak explained that it is not possible due to the presence of an environmentally sensitive area and insufficient spacing from the other access point. The Traffic Impact Study completed by KGS confirmed that only one access point is permitted.

Discussion included the length of Deneve Drive as a dead-end road. Mr. Hunchak noted that while current provincial standards limit dead-end road length, Deneve Drive is grandfathered under previous regulations. However, any extension beyond provincial standards would require an emergency access point.

Council commended the developer for collaborating with the RM and addressing its concerns but expressed significant concern that inclusion of the 10.5-acre parcel will severely impact nearby residents.

Council asked about plans for Kennedy Road going north to the highway. Mr. Hunchak stated that the road will require upgrading to an asphalt surface at the developer's expense, along with additional turning lanes, traffic signals, and realignment due to the pipeline crossing, as well as improvements to a couple of other intersections.

Council asked whether the Gregory Avenue and Highway 48 intersection, currently at capacity, would require upgrades even if the development does not proceed. Mr. Hunchak responded that all available information has been provided, but all studies still require review by the RM, Town, and Ministry of Highways. He noted that the intersection is already on the Ministry's radar.

Council expressed concern that a boundary alteration would eliminate RM control over future development, noting residents expect the RM to protect their interests. While supportive of growth, the RM is cautious about relinquishing authority. Mr. Hunchak assured that the Town is mindful of the concerns and will consult the RM at each stage and submit development plans for review and comment. He emphasized that the Town has limited growth capacity, and this development is proposing lower density than Royal Park. He noted that Bright Communities has worked with the landowner for eight years and these lands are identified as future residential in both municipalities' OCPs

A concern was raised that residents purchased their lots expecting the area to remain unchanged. Mr. Hunchak noted that three of the four most impacted lots were purchased within the past several years and that the lands have been identified as future residential use for over ten years. He emphasized the importance of due diligence when purchasing property to understand long-term development plans.

Council noted residents' concerns about increased traffic through the additional 10.5-acre parcel. Mr. Hunchak advised that third-party engineers, including the RM's engineer, will review the Traffic Impact Study and explore possible alternatives. At present, the 10.5-acre parcel remains the only option. He emphasized that the design will be carefully considered, with high-standard architectural controls, and that this access point is unlikely to be constructed for at least a decade.

Mr. Hunchak was asked for his perspective on the boundary alteration request versus the development being considered. In his experience, this boundary alteration process has become muddied. He explained a boundary alteration is the exchange of land from one municipality to another and that was their original approach in the summer. Resident feedback made that approach unworkable, prompting the developer to share extensive information to build trust given past concerns over high-density applications in the RM and Town. He emphasized that boundary alteration is the first step of the process and that most of these questions relate to the development concept plan, which is not part of the boundary alteration request.

**Res. No:**  
2025/620

**Town of White City: Boundary Alteration Request - SW & SE 19-17-17 W2, Blk/Par A, Plan 101742320 (in NE 18-17-17 W2) and Blk/Par 1, Plan 90R49038 - Request for Complementary Resolution**

**Moved By:** Councillor Leibel

THAT the RM of Edenwold No. 158 provides a complementary resolution to the Town of White City's formal request dated December 9, 2025 and supports the Town of White City's boundary alteration application to alter its municipal boundary to include SW & SE 19-17-17 W2, Blk/Par A, Plan 101742320 (in NE 18-17-17 W2) and Blk/Par 1, Plan 90R49038 along with road allowances described as 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.

**CARRIED**

**Res. No:**  
2025/621

**List of Accounts**

**Moved By:** Councillor Brodt

THAT the list of accounts consisting of cheque #5665 to #5682, EFT payment #605 to #632, other payment #371 to #374 & credit card payment #29 totaling \$188,432.46 be approved for payment.

**CARRIED**

**Res. No:** **Accounts Receivable to Be Transferred to Tax Roll - December 31, 2025**  
2025/622 **Moved By:** Councillor Leibel

THAT we acknowledge the presentation of the 2025 outstanding accounts receivable as of December 10, 2025, and authorize Administration to add all allowable outstanding amounts to the applicable ratepayer's tax roll account at year end.

**CARRIED**

**Res. No:** **Accounts Receivable Write Offs**  
2025/623 **Moved By:** Councillor Brodt

THAT we authorize Administration to write off the following accounts receivable accounts as uncollectible if payment is not received by December 31, 2025:

- 2622, 2662, 2666, 2769, 2789, 3441, 3766, 3864, 3889 & 4007

**CARRIED**

**Res. No:** **Utility Receivable Write Offs**  
2025/624 **Moved By:** Councillor Kotylak

THAT we authorize Administration to write off the following utility receivable account as uncollectible if payment is not received by December 31, 2025:

- 433 0010

**CARRIED**

**Res. No:** **2025 Financial Statement Audit Preliminary Documents**  
2025/625 **Moved By:** Councillor Posehn

THAT we authorize Council and the Chief Administrative Officer to sign the 2025 financial statement audit preliminary documents including the engagement letter, the audit responsibilities letter, and the risk of fraud inquiry.

**CARRIED**

**Res. No:** **Recess: 10:08 a.m.**  
2025/626 **Moved By:** Councillor Brodt

THAT the time being 10:08 a.m. we take a 11-minute recess.

**CARRIED**

**Res. No:** **Reconvene: 10:19 a.m.**  
2025/627 **Moved By:** Reeve Trainor

THAT the time being 10:19 a.m. we reconvene our regular meeting of Council.

**CARRIED**

**Res. No:** **Water Security Agency Waterworks Inspection Report**  
2025/628 **Moved By:** Councillor Kotylak

THAT we acknowledge the Water Security Agency's Waterworks Compliance Inspection - Human Consumptive Use Report for Emerald Park Waterworks dated November 26, 2025, as presented.

**CARRIED**

**Res. No:** **Balganie Waterline Relocation**  
2025/629 **Moved By:** Councillor Leibel

THAT the RM of Edenwold No. 158 award the Balganie Waterline Relocation project to Double K Excavating Ltd. In the amount of \$298,900.00 plus applicable taxes.

**CARRIED**

**Res. No:** **South Plains Road Sewer**  
2025/630 **Moved By:** Councillor Capnerhurst

THAT the RM of Edenwold No. 158 award the South Plains Road Sewer project to Double K Excavating Ltd. in the amount of \$299,500.00 plus applicable taxes.

**CARRIED**

**Res. No:** **Range Road 2183 Upgrade**  
2025/631 **Moved By:** Councillor Capnerhurst

THAT the RM of Edenwold No. 158 award the Range Road 2183 Upgrade project to W.F. Botkin Construction Ltd. in the amount of \$1,502,458.10 plus applicable taxes.

**CARRIED**

**Res. No:** **Emerald Park Traffic Study**  
2025/632 **Moved By:** Councillor Posehn

THAT the RM of Edenwold No. 158 award the Emerald Park Traffic Study to KGS Group in the amount of \$26,485.00 plus applicable taxes.

**CARRIED**

**Res. No:** **Bylaw No. 2025-28: Zoning Bylaw Map Amendment - Fairway Phase 3: Remove Holding Provision from R2-H to R2 - 1st Reading**  
2025/633 **Moved By:** Councillor Posehn

THAT Bylaw No. 2025-28 being a bylaw to amend Bylaw No. 2019-20 known as the Zoning Bylaw by removing the (H) Holding zone provision from proposed Lots 1-11, Block 43 in Blk/Par L, Plan 01RA05443 Ext. 94 and proposed Lots 1-10, Block 42, in the NW 14-17-18 W2 Ext. 2 be given first reading.

**CARRIED**

**Res. No:** **Bylaw No. 2025-28: Zoning Bylaw Map Amendment - Fairway Phase 3: Remove Holding Provision from R2-H to R2 - 2nd Reading**  
2025/634 **Moved By:** Councillor Kotylak

THAT Bylaw No. 2025-28 being a bylaw to amend Bylaw No. 2019-20 known as the Zoning Bylaw by removing the (H) Holding zone provision from proposed Lots 1-11, Block 43 in Blk/Par L, Plan 01RA05443 Ext. 94 and proposed Lots 1-10, Block 42, in the NW 14-17-18 W2 Ext. 2 be given second reading.

**CARRIED**

**Res. No:** **Bylaw No. 2025-28: Zoning Bylaw Map Amendment - Fairway Phase 3: Remove Holding Provision from R2-H to R2 - 3 Readings**  
**2025/635**

**Moved By:** Councillor Brodt

THAT Bylaw No. 2025-28 being a bylaw to amend Bylaw No. 2019-20 known as the Zoning Bylaw by removing the (H) Holding zone provision from proposed Lots 1-11, Block 43 in Blk/Par L, Plan 01RA05443 Ext. 94 and proposed Lots 1-10, Block 42, in the NW 14-17-18 W2 Ext. 2 be given three readings at this meeting.

**CARRIED UNANIMOUSLY**

**Res. No:** **Bylaw No. 2025-28: Zoning Bylaw Map Amendment - Fairway Phase 3: Remove Holding Provision from R2-H to R2 - 3rd Reading**  
**2025/636**

**Moved By:** Councillor Werner

THAT Bylaw No. 2025-28 being a bylaw to amend Bylaw No. 2019-20 known as the Zoning Bylaw by removing the (H) Holding zone provision from proposed Lots 1-11, Block 43 in Blk/Par L, Plan 01RA05443 Ext. 94 and proposed Lots 1-10, Block 42, in the NW 14-17-18 W2 Ext. 2 be given third and final reading.

**CARRIED**

**Res. No:** **Subdivision Approval: Lots 1-11, Block 43 in Blk/Par L, Plan 01RA05443 Ext 94 & Lots 1-10, Block 42 in NW 14-17-18 W2 Ext 2**  
**2025/637**

**Moved By:** Councillor Posehn

THAT we recommend approval of the subdivision of proposed Lots 1-11, Block 43 in Blk/Par L, Plan 01RA05443 Ext. 94 and proposed Lots 1-10, Block 42, in the NW 14-17-18 W2 Ext. 2 as shown on the Plan of Proposed Subdivision prepared by Midwest Surveys Inc. dated June 5th, 2025, with it being noted that the servicing agreement addendum has been signed by the landowner, and the application complies with the RM's Official Community Plan and Zoning Bylaw.

**CARRIED**

**Res. No:** **2026 Committee Appointments: Administration Committee**  
**2025/638**

**Moved By:** Councillor Brodt

THAT the following council members be appointed to the Administration Committee for 2026:

| Name of Committee            | Council Members Appointed                            |
|------------------------------|--|
| Administration (includes IT) | Councillor Carmen Leibel<br>Councillor Karen Kotylak |

**CARRIED**

**Res. No:** **Bylaw No. 2025-27: Gravel Licensing Bylaw - 1st Reading**  
**2025/639**

**Moved By:** Councillor Bezborotko

THAT Bylaw No. 2025-27 being a bylaw to license the excavation of gravel from gravel pits be given first reading.

**CARRIED**

**Res. No:** **Bylaw No. 2025-27: Gravel Licensing Bylaw - 2nd Reading**  
**2025/640**

**Moved By:** Councillor Leibel

THAT Bylaw No. 2025-27 being a bylaw to license the excavation of gravel from gravel pits be given second reading.

**CARRIED**

**Res. No:** **Bylaw No. 2025-27: Gravel Licensing Bylaw - 3 Readings**  
2025/641 **Moved By:** Councillor Capnerhurst  
THAT Bylaw No. 2025-27 being a bylaw to license the excavation of gravel from gravel pits be given three readings at this meeting.  
**CARRIED UNANIMOUSLY**

**Res. No:** **Bylaw No. 2025-27: Gravel Licensing Bylaw - 3rd Reading**  
2025/642 **Moved By:** Councillor Brodt  
THAT Bylaw No. 2025-27 being a bylaw to license the excavation of gravel from gravel pits be given third and final reading.  
**CARRIED**

**Res. No:** **Bylaw No. 2025-29 Haul Road Maintenance Agreement Bylaw - 1st Reading**  
2025/643 **Moved By:** Councillor Posehn  
THAT Bylaw No. 2025-29 being a bylaw to require any person to enter into a Haul Road Maintenance Agreement within the RM of Edenwold No. 158 be given first reading.  
**CARRIED**

**Res. No:** **Bylaw No. 2025-29 Haul Road Maintenance Agreement Bylaw - 2nd Reading**  
2025/644 **Moved By:** Councillor Kotylak  
THAT Bylaw No. 2025-29 being a bylaw to require any person to enter into a Haul Road Maintenance Agreement within the RM of Edenwold No. 158 be given second reading.  
**CARRIED**

**Res. No:** **Bylaw No. 2025-29 Haul Road Maintenance Agreement Bylaw - 3 Readings**  
2025/645 **Moved By:** Councillor Werner  
THAT Bylaw No. 2025-29 being a bylaw to require any person to enter into a Haul Road Maintenance Agreement within the RM of Edenwold No. 158 be given three readings at this meeting.  
**CARRIED UNANIMOUSLY**

**Res. No:** **Bylaw No. 2025-29 Haul Road Maintenance Agreement Bylaw - 3rd Reading**  
2025/646 **Moved By:** Councillor Leibel  
THAT Bylaw No. 2025-29 being a bylaw to require any person to enter into a Haul Road Maintenance Agreement within the RM of Edenwold No. 158 be given third and final reading.  
**CARRIED**

**Res. No:** **2026 Board of Revision Appointments**  
2025/647 **Moved By:** Councillor Kotylak

THAT the following individuals be appointed as members of the Board of Revision for 2026 for the RM of Edenwold No. 158 in accordance with sections 220 and 221 of *The Municipalities Act*:

- Wayne Adams
- Barry Braitman
- Dave Gurnsey
- Jeff Hutton
- Wayne Joyce
- Jocelin Martin
- Mike Walbaum
- Secretary: Aileen Swenson

**CARRIED**

**Res. No:** **2025 Weed Inspector Annual Reports**  
2025/648 **Moved By:** Councillor Brodt

THAT we accept the 2025 Weed Inspector's Reports as presented by the Administrator, with it noted the Municipality continues to be proactive in the control of noxious weeds and monitoring for new invasive species.

**CARRIED**

**Res. No:** **Correspondence**  
2025/649 **Moved By:** Councillor Posehn

THAT the following correspondence be hereby acknowledged and filed:

- SARM: 2026 Membership Letter; and
- Emerald Park Fire Department & Pilot Butte Fire Department: Fire Calls - November 20 & December 3, 2025.

**CARRIED**

**Res. No:** **Adjournment: 11:02 a.m.**  
2025/650 **Moved By:** Councillor Werner

THAT this meeting be adjourned at 11:02 a.m. with our next regular meeting of Council to be held on Tuesday, January 13, 2026 commencing at 9:00 a.m.

**CARRIED**

Al Trainor

Shauna Bzdel

Reeve

Administrator