



RM of Edenwold
Meeting Minutes
Regular Council Meeting January 13, 2026 - 09:00 AM

Minutes of a Regular Meeting of the Council of the Rural Municipality of Edenwold No. 158 held on Tuesday, January 13, 2026, 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 (via Microsoft Teams)
Division #4 Karen Kotylak
Division #5 Stephen Werner
Division #6 Tim Brodt
Division #7 Darren Bezborotko

Chief Administrative Officer: Shauna Bzdel
Assistant Chief Administrative Officer: Karen Zaharia
Manager of Engineering and Public Works: Clark Gates
Manager of Planning and Development: Paige Boha
Manager of Finance: Sara Gartshore

Call to Order

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

Res. No: **Adopt Agenda**
2026/001 **Moved By:** Councillor Werner

THAT the January 13, 2026 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 16, 2025**
2026/002 **Moved By:** Councillor Brodt

THAT the minutes of the regular meeting held on December 16, 2025 be approved as circulated and presented.

CARRIED

Res. No: **Special Council Meeting Minutes: December 22, 2025**
2026/003 **Moved By:** Councillor Leibel

THAT the minutes of the special council meeting held on December 22, 2025 be approved as circulated and presented.

CARRIED

Town of White City & RM of Edenwold No. 158: Boundary Alteration Agreement**Delegations: 9:04 a.m.**

Mr. Garrett Mackenzie of Deneve subdivision appeared before Council to respond to the developer's correspondence presented at the December 16, 2025 council meeting. Below is a summary of the key concerns raised:

- Believes the 2015 boundary alteration agreement should be considered invalid, asserting the Town of White City did not uphold its obligations.
- Feels the developer's proposal prioritizes profit at the expense of existing RM residents.
- Stated public engagement occurred only after RM intervention.
- Expressed concern that technical documents were not provided to RM ratepayers.
- Characterized comments regarding potential Saskatchewan Municipal Board (SMB) costs as "threatening."
- Asserted that the Town's zoning does not align with its Official Community Plan (OCP), which is currently being updated.
- Believes references to landowner support are inaccurate, as Deneve/ Escott residents oppose the proposal.
- Indicated he did due diligence prior to purchasing his property and did not expect development of this scale.
- Presented maps from developments in Regina and White City, arguing:
 - No legislative requirement exists for two access points on either side of pipelines.
 - Roads in comparable developments exceed maximum road lengths.
 - The 10.5-acre parcel is not required for access and the developer misled residents regarding its necessity.
 - Could have more roads, at a higher cost, to cross over the pipeline as an alternative.
 - There is sufficient land in the proposed development for alternative accesses.

Mr. Mackenzie identified five arguments used to support the boundary alteration and provided his rebuttals, summarized below:

1. Cost to RM – Believes greater costs have been incurred on other issues.
2. Likelihood of SMB Loss – Disputes inevitability of a SMB loss.
3. Collaboration with Town – Feels the Town has already disregarded the 2015 boundary alteration agreement.
4. End of Future Annexation Attempts – Believes future annexation is still likely.
5. Increased Tax Base – States increased development would come at the expense of Escott, Deneve, and Bridlewood residents.

The residents request denial of the boundary alteration; however, if it proceeds, they ask:

- Removal of the 10.5-acre parcel from the alteration area, as it forms part of an established subdivision and is not needed for access.
- Assurance that Deneve Drive remain a permanent dead-end with no emergency access.
- That the RM enter into an agreement with the Town stipulating that, if future development causes aquifer contamination or depletion affecting resident wells, all remediation costs be the sole responsibility of White City, with no cost to RM residents.

Council noted that the developer has addressed concerns regarding water wells as irrigation wells will not be permitted. Mr. Garrett responded that the aquifer is shallow and highly sensitive, and that activities such as installing water lines, earthmoving, and basement excavation could still impact the water table.

The developer, Mr. Evan Hunchak with Bright Communities Ltd., responded with the following clarification:

- reiterated that the Traffic Impact Study identifies five access points for the full build-out, including two south of the pipeline for safety and traffic flow;
- removing the 10.5-acre parcel would necessitate the continuation of Deneve Drive, previously opposed by residents;
- stated examples provided by Mr. Mackenzie are not comparable to this development;
- boundary alteration is the first step, followed by OCP amendments, concept plans with technical reviews, rezoning, and subdivision—all requiring public consultation;
- confirmed the RM’s OCP designates the area for future residential development;
- White City is updating its OCP to align with the RM, consistent with SMB decision identifying lands east and south for future Town growth; and
- open house planned for February 2026 if boundary alteration is approved today.

Mr. Hunchak provided responses to additional council questions:

- Noxious Weeds: Developer takes this issue seriously and will prepare a weed control strategy upon land acquisition and plans to eradicate noxious weeds as soon as possible.
- Consultation: Developer stated individual discussions with Deneve residents will occur once plans are more defined.
- Alternative Access: Developer confirmed no viable alternative access exists without using the 10.5-acre parcel, except making Deneve Drive a collector/emergency access.
- Road Jurisdiction: Roads remain under the jurisdiction of His Majesty the King, with municipalities responsible for operations and maintenance of the roads. The maintenance of the roads in the boundary alteration area would become the Town’s responsibility.

Mr. Hunchak further clarified:

- The owners of the 10.5-acre parcel intend to sell; the parcel cannot be severed strictly for road right-of-way.
- Developer is willing to remove the parcel, but doing so would require Deneve Drive to serve as the fifth access point.

Res. No:
2026/004

Recess for Public Hearings: 10:00 a.m.
Moved By: Reeve Trainor

THAT the time being 10:00 a.m. we recess for the following public hearings:

- Bylaw No. 2025-12: Zoning Bylaw Text Amendment - Hydrovac Waste Disposal Facilities; and
- Bylaw No. 2025-24: Zoning Bylaw Amendment - Parcel A, NW 27-18-17 W2 (AR-CR1).

CARRIED

The council meeting reconvened at 10:04 a.m.

Discussion with delegations continued from 10:05 a.m. to 10:21 a.m.

Res. No:
2026/005

Recess: 10:21 a.m.
Moved By: Councillor Brodt

THAT the time being 10:21 a.m. we take a 15-minute recess.

CARRIED

The council meeting reconvened at 10:36 a.m.

Discussion with delegations continued from 10:36 a.m. to 10:57 a.m.

Res. No:
2026/006

Town of White City & RM of Edenwold No. 158: Boundary Alteration Agreement - SW 19-17-17-W2, SE 19-17-17-W2, Blk/Par A, Plan 101742320 (in NE 18-17-17 W2) & Blk/Par 1, Plan 90R49038
Moved By: Councillor Leibel

THAT we authorize the Reeve and Chief Administrative Officer to sign the Boundary Alteration Agreement 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 51-17-17-2 Ext 0 and ORA 45-17-17-2 Ext 0.

Reeve Trainor requested a recorded vote on the motion.

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

DEFEATED

Res. No:
2026/007

Amend Resolution No. 2025/620 from December 16, 2025 Council Meeting - Town of White City's Boundary Alteration Request
Moved By: Councillor Bezborotko

THAT Resolution No. 2025/620 that was passed at the December 16, 2025 regular council meeting regarding the Town of White City's boundary alteration request be amended to remove Blk/Par 1, Plan 90R49038 from the boundary alteration as it is part of an existing subdivision.

CARRIED

Delegations and Councillor Posehn left the council meeting at 11:16 a.m.

Res. No:
2026/008

List of Accounts: December 31, 2025
Moved By: Councillor Brodt

THAT the list of accounts consisting of cheque #5683 to #5699, EFT payment #633 to #637, other payment #375 to #403 & credit card payment #30 totaling \$1,310,973.82 plus November 30-December 13, 2025 payroll totaling \$69,001.15 & December 14-27, 2025 payroll totaling \$54,007.72 be approved for payment.

CARRIED

Res. No: 2026/009	List of Accounts: January 13, 2026 Moved By: Councillor Kotylak THAT the list of accounts consisting of cheque #5700 to #5714, EFT payment #638 to #687, other payment #1 to #5 & credit card payment #1 totaling \$594,286.48 be approved for payment. CARRIED
Res. No: 2026/010	Bank Reconciliations: December 2025 Moved By: Councillor Capnerhurst THAT the December 2025 bank reconciliations be acknowledged as presented. CARRIED
Res. No: 2026/011	Public Works Report Moved By: Councillor Bezborotko THAT we accept the Public Works Report as presented. CARRIED
Res. No: 2026/012	December 2025 Water Report Moved By: Councillor Bezborotko THAT we accept the December 2025 Water Report as presented. CARRIED
Res. No: 2026/013	2026 Waterworks Emergency Response Plan Moved By: Councillor Werner THAT we adopt the 2026 Waterworks Emergency Response Plan, as presented January 13, 2026. CARRIED
Res. No: 2026/014	2026 Waterworks Quality Assurance Policy Moved By: Councillor Kotylak THAT we adopt the 2026 Waterworks Quality Assurance/Quality Control Policy, as presented January 13, 2026. CARRIED
Res. No: 2026/015	Bylaw No. 2025-12: Zoning Bylaw Text Amendment - Hydrovac Waste Disposal Facilities - 2nd Reading 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 second reading. CARRIED

Res. No: 2026/016 **Bylaw No. 2025-12: Zoning Bylaw Text Amendment - Hydrovac Waste Disposal Facilities - 3rd Reading**
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 given third and final reading.

CARRIED

Res. No: 2026/017 **Bylaw 2025-24: Zoning Bylaw Map Amendment: Parcel A, NW 27-18-17 W2 (AR to CR1) - 2nd Reading**
Moved By: Councillor Kotylak

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 second reading.

CARRIED

Res. No: 2026/018 **Bylaw 2025-24: Zoning Bylaw Map Amendment: Parcel A, NW 27-18-17 W2 (AR to CR1) - 3rd Reading**
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 third and final reading.

CARRIED

Res. No: 2026/019 **Subdivision Approval: Parcel A, NW 27-18-17 W2 (AR to CR1)**
Moved By: Councillor Brodt

THAT we recommend approval of the subdivision of proposed Parcel A in the NW 27-18-17 W2 as shown on the Plan of Proposed Subdivision prepared by GeoVerra Inc., dated the 10th day of October, 2025, 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 Developer and/or property owner, the servicing agreement fee has been paid, the application complies with the RM’s Official Community Plan and Zoning Bylaw.

CARRIED

Res. No: 2026/020 **2026 Municipal Revenue Sharing Declaration of Eligibility**
Moved By: Councillor Leibel

THAT the Council for the RM of Edenwold No.158 confirms the municipality has met the following eligibility requirements to receive the Municipal Revenue Sharing Grant:

- Submission of the 2024 Audited Financial Statement to the Ministry of Government Relations;
- Submission of the 2024 Public Reporting on the Municipal Waterworks to the Ministry of Government Relations;
- In Good Standing with respect to the reporting and remittance of Education Taxes;
- Adoption of a Council Procedures Bylaw;
- Adoption of an Employee Code of Conduct; and
- All members of Council have filed and annually updated their Public Disclosure Statements, as required.

AND THAT we authorize the Chief Administrative Officer to sign the Declaration of Eligibility and submit the declaration to the Ministry of Government Relations.

CARRIED

Res. No: 2026/021 **2026 SARM Fidelity Bond**
Moved By: Councillor Capnerhurst

THAT we acknowledge that the Chief Administrative Officer has presented the 2026 SARM Fidelity Bond Self-Insurance Plan to Council in accordance with section 113 of *The Municipalities Act*.

CARRIED

Res. No: 2026/022 **Sask Recycles: Program Intention of the RM of Edenwold No. 158**
Moved By: Councillor Bezborotko

THAT the RM of Edenwold No. 158 join the Red Coat Waste Resource Authority Inc. as an associate member and we authorize the Reeve and Chief Administrative Officer to sign the associate member agreement as presented.

CARRIED

Res. No: 2026/023 **SARM Resolution #1 - Candidate Residency Requirement for Municipal Elections**
Moved By: Councillor Leibel

THAT we authorize Administration to submit the finalized resolution regarding Candidate Residency Requirement for Municipal Elections to SARM for the 2026 Annual Convention in March 2026:

WHEREAS *the Local Government Election Act, 2015* does not currently require candidates for municipal council to reside in the division they seek to represent; and

WHEREAS residency within the division ensures that elected officials have a direct understanding of the unique needs, priorities, and concerns of the constituents they represent; and

WHEREAS allowing non-residents to represent a division may result in a lack of local knowledge and engagement, potentially impacting effective governance and representation.

WHEREAS some rural municipalities, particularly those with large and diverse populations, believe that residency or property ownership requirements are essential for strong local representation; and

WHEREAS other municipalities with smaller populations or limited candidate interest may prefer flexibility to waive division-specific residency requirements and open candidacy to all divisions through their *General Election Bylaw*;

BE IT RESOLVED that the Saskatchewan Association of Rural Municipalities (SARM) lobby the provincial government to amend *The Local Government Elections Act, 2015* to grant rural municipalities the optional authority, through their General Election Bylaw, to establish additional eligibility criteria for division councillor candidates which could include the requirement that a candidate must either reside in the division they seek to represent or be the registered or assessed owner of property located within that division.

CARRIED

Res. No: 2026/024 **Recess: 11:57 a.m.**
Moved By: Councillor Werner

THAT the time being 11:57 a.m. we recess for lunch.

CARRIED

The council meeting reconvened at 1:00 p.m.

Res. No:
2026/025

SARM Resolution #2 - Voting Eligibility for Partners in Farm Partnerships
Moved By: Councillor Werner

THAT we authorize Administration to submit the finalized resolution regarding Voting Eligibility for Partners in Farm Partnerships to SARM for the 2026 Annual Convention in March 2026:

WHEREAS Section 36 of The Local Government Election Act, 2015 outlines eligibility requirements for voters in rural municipalities; and

WHEREAS the Act currently provides voting rights to individuals who reside in the RM, own assessed property, or are the Chief Executive Officer of a duly incorporated corporation, cooperative, or religious association assessed on the RM's tax roll; and

WHEREAS farm partnerships are increasingly common for intergenerational farm transfers and business operations, and land is often registered under the partnership name rather than individual partners; and

WHEREAS partners in a farm partnership who do not personally own assessed land or reside in the RM are currently ineligible to vote, creating inequity compared to CEOs of corporations who are eligible when the corporation is assessed in the RM;

BE IT RESOLVED that the Saskatchewan Association of Rural Municipalities (SARM) lobby the provincial government to amend section 36 of The Local Government Elections Act, 2015 to define voter eligibility in a farm partnership.

CARRIED

Res. No:
2026/026

SARM Resolution #3 - Reimbursement for Fire Department Services on Provincial Highways
Moved By: Councillor Brodt

THAT we authorize Administration to submit the finalized resolution regarding reimbursement for Fire Department Services on Provincial Highways to SARM for the 2026 Annual Convention in March 2026:

WHEREAS local fire departments provide essential emergency services by responding to incidents and accidents on provincial highways; and

WHEREAS Saskatchewan Government Insurance (SGI) is the first payer for fire department charges related to vehicle losses, including fire suppression and rescue/extraction services, based on SGI-established rates; and

WHEREAS local fire departments also respond to other emergencies such as chemical spills, hazardous materials spills, and debris clean-up; and

WHEREAS SGI does not reimburse local fire departments for services when the responsible driver and vehicle are unknown; and

BE IT RESOLVED that Saskatchewan Association of Rural Municipalities (SARM) advocate that the provincial government amend relevant provincial policies—either through SGI, the Ministry of Highways, or the Saskatchewan Public Safety Agency—to permit volunteer fire departments and rural municipalities to submit claims for reimbursement of costs incurred, including response time and equipment expenses, when responding to chemical or hazardous material spills on provincial highways, regardless of whether the source of the spill is identified.

CARRIED

Res. No: 2026/027 **Town of White City & RM of Edenwold No. 158: Agreement for CSO Service**
Moved By: Councillor Bezborotko

THAT we authorize the Reeve and Chief Administrative Officer to sign the Agreement for Community Safety Officer Service between the Town of White City and the RM of Edenwold No. 158.

CARRIED

Res. No: 2026/028 **Sask Lotteries Grant Allocation 2027-2028**
Moved By: Councillor Capnerhurst

THAT the RM of Edenwold No. 158 allocate its 2027-2028 Saskatchewan Lotteries Community Grant Program population, at \$6.45 per person, as follows:

- Town of Balgonie: 1,299 x \$6.45/capita = \$ 8,378.55
- Town of Pilot Butte: 1,299 x \$6.45/capita = \$ 8,378.55
- Town of White City: 1,299 x \$6.45/capita = \$ 8,378.55
- Village of Edenwold: 525 x \$6.45/capita = \$ 3,386.25

\$28,522.00

AND FURTHER; THAT Administration provide each participating municipality with their respective grant allocation amounts following Council approval.

CARRIED

Res. No: 2026/029 **WCRM158 Project Money Call #14**
Moved By: Councillor Capnerhurst

THAT we approve the WCRM158 Wastewater Management Authority's project money call #14 dated January 9, 2026 in the amount of \$559,267.06 to meet the needs of the Phase 2 contracts.

CARRIED

Res. No: 2026/030 **2026 WCRM158 Operations Money Call**
Moved By: Councillor Bezborotko

THAT we approve the WCRM158 Wastewater Management Authority's contribution request dated January 12, 2026 in the amount of \$466,860.80 for the 2026 operating costs.

CARRIED

Res. No: 2026/031 **Town of White City & RM of Edenwold No. 158: Boundary Alteration Agreement - SW 19-17-17-W2, SE 19-17-17-W2 & Blk/Par A, Plan 101742320 (in NE 18-17-17 W2)**
Moved By: Councillor Leibel

THAT we authorize the Reeve and Chief Administrative Officer to sign the amended Boundary Alteration Agreement 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) 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 which includes changes to tax loss compensation, total acreage, and any administrative revisions related to the removal of the 10.5-acre parcel.

CARRIED UNANIMOUSLY

Res. No:
2026/032

Correspondence
Moved By: Councillor Brodt

THAT the following correspondence be hereby acknowledged and filed:

- Emerald Park Fire Department & Pilot Butte Fire Department - Fire Calls: December 15 & 31, 2025 and January 6, 2026.

CARRIED

Res. No:
2026/033

In Camera Session: 1:33 p.m.
Moved By: Councillor Kotylak

THAT the meeting move In Camera at 1:33 p.m. as per clause 120(2)(a) of *The Municipalities Act*, subsection 21(a) and clause 16(1)(b) of *The Local Authority Freedom of Information and Protection of Privacy Act*, to discuss legal matters and human resources matters.

CARRIED

The meeting moved out In Camera session into open session at 1:56 p.m.

Res. No:
2026/034

Adjournment
Moved By: Councillor Werner

THAT this meeting be hereby adjourned at 1:57 p.m. with our next regular meeting of Council to be held on Tuesday, January 27, 2026 commencing at 9:00 a.m.

CARRIED

Al Trainor

Reeve

Shauna Bzdel

Administrator