

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE
RURAL MUNICIPALITY OF CORMAN PARK NO. 344
HELD MONDAY, AUGUST 8, 2005 AT 9:00 A.M.**

- Present**
1. Reeve Ed Hobday, Councillors Al Haight, Craig Riddell, Monty VanHouwe, John Rempel, Dick Friesen, Mel Henry, Joanne Janzen, William Waldner and Joseph Kasahoff.
- Regrets: Councillors John Germs and Len Kasahoff.
- Staff present: Tammy Knuttila, Administrator; Judy Douglas, Assistant Administrator; Eric McDougall, Planner and Larry Weippert, Director of Operations.
- Call to Order**
2. Reeve Hobday called the meeting to order at 9:15 a.m.
- Agenda**
3. L. Kasahoff: That the agenda with the addition of the following items be approved:
- 3. e) Gary Budd - 3:00 p.m. – re: Chief Whitecap Park
 - 3. f) Amy Bittner – 11:55 a.m. – re: 4H Steer
 - 5. h) Blumenheim Subdivision (Friesen)
 - 6. Public Hearing – Bylaw Nos. 18/05 and 19/05
 - 10. a) Affiliated Auto Update (Henry)
 - 10. b) Ditch Cleanup (Friesen)
 - 10. c) Neuhorst Street (Friesen)
 - 10. d) Township Road 390 (Janzen)
 - 10. e) Chennels Road/Paradise Beach Road (VanHouwe)
 - 12. e) i) South Corman Park Landfill Fees (Riddell)
 - 12. e) ii) Road Construction Notifications (VanHouwe)
- CARRIED.
- Rezoning and Subdivision/Horley**
4. VanHouwe: That Lloyd and Angele Horley be advised that Council is not prepared to approve a proposal for a multi parcel subdivision on S1/2-NW-26-35-6-W3 if the proposed water supply is groundwater.
- CARRIED.
- Delegation/
D. Muso & M. Kent**
5. Dennis Muso and Marie Kent met with Council in support of their application to subdivide two parcels at the intersection of Grasswood Road and Highway #11 and rezone them to commercial zoning in order to accommodate an auction mart and a future commercial use.
- Delegation/
D. Muso & M. Kent**
6. Friesen: That the application of Dennis Muso to rezone and subdivide Parcels C & E, NE 35-35-5-W3 from D-Agricultural 1 District (DAG1) to D-Commercial 1 District (DC1) by Contract for the purpose of establishing an Auction Sales facility on Parcel C use and a future commercial use on Parcel E, be APPROVED; subject to the applicant:
- i. being responsible for all costs relating to the rezoning;
 - ii. being responsible for providing services to the sites and all costs associated therein;
 - iii. submission of a Landscape Plan, prepared by a professional landscape architect, for Council's approval.
- CARRIED.

**Rezoning and
 Subdivision/Muso**

7. Friesen: That the Contract Zoning Agreement for Parcel E, NE-35-35-5-W3 provide for the following permitted uses:
- a) Farm Implement Assembly, Storage, Sales and Service
 - b) Restaurant or Drive-in Restaurant
 - c) Service Station
 - d) Veterinary Clinic or Small Animal Hospital
 - e) Mobile Home and Trailer Storage, Sales and Service
 - f) Hotel and Motel
 - g) Commercial Recreation Use
 - h) Commercial Agricultural Use
 - i) Campgrounds
 - j) Auction Marts
 - k) Training Facility

CARRIED.

Defer Public Hearing

8. VanHouwe: That the Public Hearing for consideration of the following bylaw be DEFERRED pending additional information regarding access to the site:

| Bylaw | Applicant | Legal | Zoning Existing to Proposed |
|-------|----------------|-----------------------|--|
| 22/05 | Redhead Equip. | Pcl. A, SW-30-37-5-W3 | DAG1 to DM3 (by contract) CARRIED. |

**Rezoning and
 Subdivision/Foster**

9. Haight: That the application of Webb Surveys (for Kelly Foster) to rezone the NE 13-36-4-W3 from D-Agricultural 1 District (DAG1) to D-Agricultural 2 District (DAG2) and then subdivide into two 80 acre parcels for future agricultural residential use be DEFERRED pending:
- i. advice from the Rural Municipality of Blucher regarding that municipality's requirements for a road upgrading agreement; and
 - ii. review of alignment options that would not require the use of Hidden Ridge road for a westerly parcel due to concerns regarding potential use of the road for farm equipment and machinery which are customarily accessory to an agricultural operation.

CARRIED.

**Rezoning and
 Subdivision/Waldner**

10. VanHouwe: That the application of Rudy and Alec Waldner to rezone the NW 24-37-8-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) and subdivide into two equal 80 acre parcels be APPROVED; subject to the applicant
- i) being responsible for all costs relating to the rezoning,
 - ii) providing for future road widening by way of easement to the 5 metre portion adjacent to Township Road 374 and Range Road 3081, and;
 - iii) entering into a servicing agreement regarding payment of the development levy.

CARRIED.

Bylaw No. 25/05

11. J. Kasahoff: That Bylaw No. 25/05 being a bylaw to rezone NW-24-37-8-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be now read a first time.

CARRIED.

(Councillor Waldner declared a pecuniary interest in the above application for rezoning and subdivision and Bylaw No. 25/05 and left the meeting during the discussion and voting thereon.)

- | | | |
|--|-----|--|
| Bylaw No. 26/05 | 12. | VanHouwe: That Bylaw No. 26/05 being a bylaw to rezone Parcel C, NE 35-35-5-W3 from D-Agricultural 1 District (DAG1) to D-Commercial 1 District (DC1) by contract zoning agreement be introduced and read a first time. CARRIED. |
| Bylaw No. 30/05 | 13. | Henry: That Bylaw No. 30/05 being a bylaw to rezone Parcel E, NE 35-35-5-W3 from D-Agricultural 1 District (DAG1) to D-Commercial 1 District (DC1) by contract zoning agreement be introduced and read a first time. CARRIED. |
| Development Control Report | 14. | Janzen: That the Development Control Report as contained in Item F of the Planning Report be received. CARRIED. |
| Blumenheim Subdivision | 15. | Friesen: That treatment of existing non-conforming buildings in the hamlet of Blumenheim be referred to the Administration Committee for review and recommendation. CARRIED. |
| Receive Planning Report | 16. | Waldner: That the Planning Report be received. CARRIED. |
| Accounts for Payment | 17. | Haight: That the accounts as annexed hereto be approved for payment. CARRIED. |
| Payroll Summary | 18. | Janzen: That the Payroll Summary for July, 2005 be approved. CARRIED. |
| Financial Statement | 19. | Waldner: That the Financial Statement for the period ended July 31, 2005 be received. CARRIED. |
| Council Remuneration | 20. | Henry: That the Council Remuneration Summary, for various meetings attended, be approved. CARRIED. |
| Report from APAS Representative | 21. | Henry: That the Municipality's representative for the Agricultural Producers Association of Saskatchewan (APAS) be invited to the September Council meeting to provide an update on the activities of that organization. CARRIED. |
| Development Plan Amendments | 22. | VanHouwe: That the correspondence received from Government Relations regarding Bylaw No. 04/05 being amendments to the Development Plan to adjust separation distances between Intensive Livestock Operations and other uses be referred to the Administration Committee for review and recommendation. CARRIED. |
| Recess Meeting | 23. | Janzen: That the Council meeting recess in order to open the Public Hearing. CARRIED. |

Public Hearing 24. At 11:00 a.m. the meeting was opened to receive submissions regarding the following bylaws:

| Bylaw # | Applicant | Legal | Zoning |
|---------|----------------------------------|----------------------------------|----------------------|
| | | | Existing to Proposed |
| 18/05 | J & R Hiebert | N1/2-NW-4-36-5-W3 | DAG1 to DAG2/DCR3 |
| 19/05 | Eric Hunter | NW-29-37-4-W3 | DAG1 to DAG2/DCR3 |
| 21/05 | M & S Bettker | NE 24-37-4-W3 | DAG1 to DCR3 |
| 23/05 | R & L Friesen | LSD 8, SE 5-39-4-W3 | AG to AR2 |
| 24/05 | Webb Surveys V Krahn/E Morgan | SW 10-35-6-W3 & SE 10-35-6-W3 | AG to AR1 |

There were no written or verbal submissions received.

Close Hearing 25. VanHouwe: That the Public Hearing now close. CARRIED.

Bylaw No. 18/05 26. Haight: That Bylaw No. 18/05 be read a second time. CARRIED.
 Henry: That Bylaw No. 18/05 be read a third time and adopted. CARRIED.

Bylaw No. 19/05 27. Riddell: That Bylaw No. 19/05 be read a second time. CARRIED.
 Waldner: That Bylaw No. 19/05 be read a third time and adopted. CARRIED.

Bylaw No. 21/05 28. VanHouwe: That Bylaw No. 21/05 be read a second time. CARRIED.
 Henry: That Bylaw No. 21/05 be read a third time and adopted. CARRIED.

Bylaw No. 23/05 29. Rempel: That Bylaw No. 23/05 be read a second time. CARRIED.
 Riddell: That Bylaw No. 23/05 be read a third time and adopted. CARRIED.

Bylaw No. 24/05 30. Friesen: That Bylaw No. 24/05 be read a second time. CARRIED.
 VanHouwe: That Bylaw No. 24/05 be read a third time and adopted. CARRIED.

Delegation/Kloeble 31. Jeff Dufour, legal counsel for Ed and Jean Kloeble, addressed Council to express concern on behalf of his clients regarding the application of Redhead Equipment to rezone Parcel A, SW-30-37-5-W3 adjacent to the Saskatoon West 16 RV Park operated by the Kloebles.

Mr. Dufour provided an overview of the RV Park operation and expressed concern regarding the impact to the operation of industrial property adjacent to it. In addition, concern was expressed regarding safety at the intersection of Highway #16 and 71st Street, increased noise, and the timing of the construction schedule as it relates to the RV Park season.

Jean Kloeble addressed Council to provide details on their operation and its relationship to tourism in the region. A package of information was provided to members of Council containing letters of support for the RV Park operation from a number of tourism agencies.

**Policy Review
Public Notification**

32. Janzen: That the Administration Committee review the policy of notifying property owners within a ½ mile radius of land that is the subject of a multi parcel subdivision to determine if the policy should be expanded to include other zoning designations. CARRIED.

Delegation/Bittner

33. Amy Bittner, a member of the 4H Steer Club addressed Council to express appreciation for the group consisting of all members of Council that purchased her steel at a recent sale.

**Town of Warman/
Annexation Request**

34. Friesen: That the request of the Town of Warman for support of an annexation of land into the Town be referred to the Administration Committee for review and recommendation. CARRIED.

Letter of Support

35. VanHouwe: That a letter of support for the R. M. of Birch Hills in its effort to involve government participation at the Federal level to attract an Ethanol Project to that region be provided. CARRIED.

Receive Correspondence

36. J. Kasahoff: That the following correspondence be received:
a) S.A.R.M. – re: Update
b) S.A.R.M. – re: Education Tax Issue
c) Government Relations – re: Development Plan Amendment re: ILO Distances
d) Government Relations – re: Planning and Development Act
e) Vern and Selena Doell – re: Development Proposal
f) Saskatoon Container Storage Company – re: Development Proposal
g) Saskatoon Airport Authority Community Committee – re: Minutes
h) Monteen Dent – re: Presentation to Council
i) Whitecap Dakota First Nation – re: Highway 219
j) Shawn Davison – re: Public Works Crew
k) Town of Warman – re: Annexation Request
l) R. M. of Birch Hills – re: logen Ethanol Project
CARRIED.

Public Works Report

37. Waldner: That the Public Works Report for the month of July, 2005 be received. CARRIED.

ASL Haul Road

38. Henry:
a) That the speed bylaw be amended to provide for a reduced speed of 60 kph for trucks on the ASL Haul Road, being the portion of the Cee Pee Grid (Range Road 3085) from Range Road 390 north to Highway No. 16; and
b) That any haul road agreements executed after August 1, 2005 include provision for identification of the company responsible for hauls to be located on the outside of the vehicles.
CARRIED.

- Host Joint Meeting** 39. Henry: That the Municipality host a joint meeting with the Town of Martensville, Sask. Watershed Authority and Corman Park ratepayers for the purpose of discussion regarding the impact of water flow resulting from a combination of factors such as spring run off, Town of Martensville efforts to provide drainage, installation of culverts and increased rainfall.
CARRIED.
- Rescind Motion** 40. Haight: That Resolution No. 33 of the July 25, 2005 Council meeting be RESCINDED.
CARRIED.
- Weight Limit/
Melness Road** 41. Haight: That the maximum allowable weight be reduced from Secondary Highway Weights to 10 Tonnes on the following R.M. of Corman Park roadway; Township Road 352 being the portion of Melness Road from Highway #11 east to the boundary of the Municipality lying north of Sections 7 through 12, Township 35, Range 4, West of the Third Meridian and read as follows:

ORDER for Road Restrictions on R.M. of Corman Park No. 344 Roadway, Township Road 352 (Melness Road) North of Sections 7 through 12, Township 35, Range 4, West of the Third Meridian.

Pursuant to the Highways and Transportation Act, 1997,
NOTICE IS HEREBY GIVEN that effective 12:00 Midnight, August 8, 2005 and until further notice, vehicles other than those exempted below are restricted on the following Municipal Roadway:
Township Road 352 (Melness Road) from Highway No. 11 east to the boundary of the Municipality at Range Road 3040

Shall be restricted as follows:
The maximum gross vehicle weight not to exceed 10 tonnes (22,045 lbs.)
The maximum gross weight on any axle unit not to exceed 6,000 kg (13,200 lbs.)
The restriction applies to all vehicles except those listed below:
Emergency vehicles;
▪ R.M. of Corman Park vehicles and equipment when conducting maintenance or accessing sites on or along the restricted roadway;
▪ Utility service vehicles when conducting maintenance or accessing sites along the restricted route;
▪ Special needs vehicles and School Buses

This Order is issued on a permanent basis and should not be confused with Spring Road Restriction Orders.
CARRIED.
- Dust Control/RV Park** 42. Henry: That the request from the owners of the Saskatoon West 16 RV Park for a dust control application be approved subject to the property owners contributing half of the cost.
CARRIED.

- Receive Minutes** 43. J. Kasahoff: That the minutes of the Public Works Committee meeting held July 25, 2005 be received. CARRIED.
- Bylaw No. 29/05** 44. J. Kasahoff: That Bylaw No. 29/05 being a bylaw to repeal Bylaw No. 9/81 relating to vicious dogs, be read a first time. CARRIED.
- Waldner: That Bylaw No. 29/05 be read a second time. CARRIED.
- Friesen: That Bylaw No. 29/05 be considered for third reading.
CARRIED UNANIMOUSLY.
- Rempel: That Bylaw No. 29/05 be now read a third time and adopted.
CARRIED.
- Administrator's Report** 45. Henry: That the Administrator's Report be received. CARRIED.
- Correspondence re Road Construction** 46. Council gave direction that Councillors be provided with copies of correspondence that is provided to groups of taxpayers within a division such as road construction notices, notices of land use issues, etc.
- Council Meeting Minutes** 47. Haight: That the minutes of the Council meeting held July 25, 2005 be approved. CARRIED.
- Schedule Meetings** 48. The following meetings were scheduled:
♦ Aug 25, 2005 – 8:30 a.m. – Weed Control Committee
♦ Aug 30, 2005 – 8:30 a.m. – Public Works Committee
♦ Aug 31, 2005 – 8:30 a.m. – Admin. Committee
- Meet In Camera** 49. VanHouwe: That the Council meeting recess and Council meet in camera as a Committee of the Whole. CARRIED.
- Reconvene Meeting** 50. Janzen: That the Council meeting now reconvene. CARRIED.
- Delegation/Budd** 51. Gary Budd addressed Council to express concern regarding the application of the City of Saskatoon for a discretionary use approval to establish an off-leash/on-leash dog park at the Chief Whitecap Park.
- Mr. Budd owns property adjacent to and in the vicinity of the Park and indicated that the property has been used for this purpose in the past and users of the park have had problems with animals that are off leash.
- A petition was provided by Mr. Budd which was signed by residents from 10 households in the Birchwood Heights subdivision adjacent to the north end of the park. The petition requested that owners with dangerous dogs be excluded from using the off leash areas of the park. He also requested that Council defer consideration of the application until further study can be undertaken regarding the application.

- Delegation/Elias** 52. Alma Elias, a resident of the Birchwood Heights subdivision, addressed Council regarding City of Saskatoon's application for the dog park.
- She noted concerns with the adequacy of the parking lot, indicated that restrictions should be place on specific breeds, and requested that a deferral was need to provide more time to study the application details.
- Delegation/Riverside Country Club** 53. Cam Forrester, representing the Riverside Country Club, addressed Council regarding the City of Saskatoon's application for the dog park. He indicated that the concerns of the Country Club appear to have been addressed, however he felt that more time would be helpful.
- Delegation/ City of Saskatoon** 54. James Wilke, representing the City of Saskatoon, addressed Council to request approval of the application.
- Mr. Wilke provided background information regarding the review and consultation process undertaken to date and provided rationale for various aspects of the application details.
- Discretionary Use/ City of Saskatoon** 55. Henry: That the application of the City of Saskatoon to establish an off-leash, on-leash dog park on SE & NE 1-36-6-W3 and SE & Ptn. NE 12-36-6-W3, known as Chief Whitecap Park, be DEFERRED to the September meeting of Council. CARRIED.
- Delegation/Metanczuk** 56. Rob Metanczuk addressed Council to request an adjustment of the tax assessment and/or levy on the lots within the Hidden Ridge Subdivision.
- Mr. Metanczuk indicated that the services at the site were not complete until later in the year and that titles were not raised for individual lots with Information Services Corp. until the end of March, 2005. With regard to these timeframes, he felt that it would be unfair to assessment and tax the lots for an entire year at residential values. He suggested that Council establish a policy whereby agricultural values would continue on the lots for the entire calendar year in which the separate titles are issued.
- Refer to Committee** 57. VanHouwe: That the request of Rob Metanczuk for an adjustment to the assessment and/or taxes on the individual lots in the Hidden Ridge subdivision be referred to the Administration Committee for review and recommendation. CARRIED.
- Adjourn** 58. Waldner: That this meeting now adjourn at 4:55 p.m. CARRIED.

Reeve

Administrator