

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE
RURAL MUNICIPALITY OF CORMAN PARK NO. 344
HELD MONDAY, MARCH 14, 2005 AT 9:00 A.M.**

- Present** 1. Reeve Ed Hobday, Councillors Al Haight, Craig Riddell, Monty VanHouwe, John Germs, Mel Henry, Joanne Janzen, William Waldner, Joseph Kasahoff and Len Kasahoff.
Regrets: Councillor Dick Friesen and Councillor Elect John Rempel.

Staff present: Tammy Knuttila, Administrator; Judy Douglas, Assistant Administrator; Jo-Anne Richter, Planner; Eric McDougall, Planner and Larry Weippert, Director of Operations.
- Call to Order** 2. Reeve Hobday called the meeting to order at 9:00 a.m.
- Meet In Camera** 3. Haight: That the Council meeting recess to meet in camera. CARRIED.
- Delegation/Koenig and Associates** 4. Council met in camera with Jason Aebig and Karen Carlson, representing Koenig and Associates. The firm has been contracted to conduct a needs assessment of the Municipality's planning function and the meeting was to provide Council members an overview of its finding.
- Reconvene Meeting** 5. Germs: That the Council meeting now reconvene. CARRIED.
- Agenda** 6. Waldner: That the agenda with the addition of the following items be approved:
13.h) Councillor Waldner Inquiry
16.b) SARM History Books

CARRIED.
- Council Meeting Minutes** 7. Janzen: That the minutes of the Council meeting held February 28, 2005 be approved with the following amendments:
Minute #4 – remove "Municipality's" and replace with "municipalities"
Minute #11 – add "and maintain the current divisions and number of Councillors." after the word "process."
Minute #14 – paragraph 3.3 remove "or" and replace with "and"
CARRIED.
- Rezoning and Subdivision/Reimer** 8. Janzen: That the application of Philip and Maureen Reimer to rezone the NE 34-39-4-W3, excluding a 2.5 acre portion lying in the south-east corner of the quarter section, from Agricultural District (AG) to Agricultural Residential 1 District (AR1) and subdivide a northerly 80 acre parcel and further subdivide a 10 acre parcel with an existing residential yardsite from this parcel be APPROVED; subject to the applicants:
i) being responsible for all costs relating to the rezoning,
ii) providing for future road widening through dedication of land adjacent to Township Road 400 and adjacent to Range Road 3042.
iii) Addressing the municipal reserve requirement.

CARRIED.
- Bylaw No. 03/05** 9. Waldner: That Bylaw No. 03/05, being a bylaw to rezone NE 34-39-4-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1), be introduced and read a first time. CARRIED.

- Public Hearing** 10. At 11:00 a.m. the meeting was opened to receive submissions regarding the following bylaws:
- | Bylaw # | Applicant | Legal | Zoning
Existing to Proposed |
|---------|------------|--------------|--------------------------------|
| 02/05 | M. Tataryn | NE 9-37-7-W3 | AG to AR1 |
- There were no written or verbal submissions received.
- Close Hearing** 11. Germs: That the public hearing now close. CARRIED.
- Bylaw No. 02/05** 12. Haight: That Bylaw No. 02/05 be read a second time. CARRIED.
- Riddell: That Bylaw No. 02/05 be read a third time and adopted. CARRIED.
- Delegation/Rathgeber** 13. VanHouwe: That the application of George Rathgeber to subdivide a 10.29 acre parcel from the NE 32-35-6-W3 for a country residential yardsite be DEFERRED to the next meeting of Council. Further, that Saskatoon Health Region be invited to attend the next meeting of the Administration Committee to discuss its separation distance guidelines. CARRIED.
- Rezoning and Subdivision/Mini Mansion** 14. VanHouwe: That the application of Mini Mansion Homes Ltd. (Gary Gaudet and Norbert Cyca) to rezone the NW 23-35-5-W3 from Agricultural 1 District (AG) to partly Country Residential 2 District (CR2) and partly Agricultural Residential 1 District (AR1) and subdivide 36 multi-parcel country residential lots, and one 16.01 acre country residential parcel be approved in principle subject to:
- submission by the applicants of a geotechnical report prepared by a professional engineer confirming that the site is stable and adequate for the proposed development, and that all proposed lots are capable of accommodating an on-site sewage disposal system;
 - submission by the applicants of a plant community assessment report to confirm the location of any native grassland;
 - submission by the applicants a heritage resources impact assessment (if required by the Heritage Resources Unit of Saskatchewan Culture, Youth & Recreation);
 - confirmation that a treated water supply is available to serve the proposed development;
 - the applicant being responsible for all costs relating to the rezoning;
 - the applicants entering into a servicing agreement to address provision of a centralized treated water system, road construction and upgrading, provision of services and payment of development levies; and
 - satisfaction of the municipal reserve requirement.
- CARRIED.

**Subdivision and
Contract Zoning
Agreement
Amendment/Shiels**

15. Riddell: That the request of Peters Surveys Ltd. (for Dwight Shiels) to subdivide a 4.948 acre parcel shown as Parcel T on Plan of Proposed Subdivision prepared by Peters Surveys Ltd. dated February 15, 2005, and consolidate it with the adjacent Parcel S for the purposes of expanding a campground to provide additional land area for recreational uses including ball diamonds be APPROVED subject to the applicant:
- a) entering into an Agreement to amend the Contract Zoning Agreement attached to Bylaw No. 5/88 and Bylaw No. 28/04, to indicate revised property boundaries of the campground; and
 - b) satisfying the municipal reserve requirement by paying cash in lieu of dedicating land.

CARRIED.

**Development Control
Report**

16. Janzen: That the Development Control Report as contained in Item F of the Planning Report be received.

CARRIED.

**Delegation/Sask. Water
Corporation**

17. Ron Barss and Gary Sears, representing Saskatchewan Water Corporation met with Council to discuss a number of issues related the supply and distribution of water in the municipality.

Mr. Barss outlined changes to the mandate and responsibilities of Saskatchewan Environment, Saskatchewan Watershed Authority and Saskatchewan Water Corporation recently made by the Provincial Government.

Mr. Barss indicated that Sask. Water is currently finalizing negotiations with the City of Saskatoon to expand the infrastructure to serve the areas south and east of Saskatoon.

**Discussion/
Conflict of Interest**

18. Council members discussed the issue of conflict of interest as it relates to issues before Council that may have more of an impact on some Council members than others. Councillor Germs requested input from other members of Council on their opinions as to whether his status as an ILO operator presented a conflict when Council discussed separation distances between ILO's and other uses. There was a consensus of Council members that a conflict was not present since his operation is in the same position as every other ILO in the Municipality.

**Bylaw No. 04/05
Separation Distances**

19. Henry: That Bylaw No. 04/05 being an amendment to the Rural Municipality of Corman Park Development Plan to provide for amended separation distances between Intensive Livestock Operations and other uses be now introduced and read a first time.

CARRIED.

**Bylaw No. 04/05
Public Hearing**

20. Henry: That the Public Hearing for Bylaw No. 04/05 being a bylaw to amend the separation distances between Intensive Livestock Operations and various other uses be held April 25, 2005 at 7:00 p.m. in the Council Chambers.

CARRIED.

Receive Planning Report

21. Janzen: That the Planning Report be received.

CARRIED.

- Deferred Items** 22. Councillor J. Kasahoff provided an update on the meeting of the Grandora Area Water group he attended on behalf of the Municipality. Additional information regarding the group's activities is expected to be available at the next meeting of Council.
- 2005 Gravel Production** 23. Henry: That Council approve the purchase of approximately 5,000 cubic yards of seal coat aggregate from Anderson Rental & Paving Ltd. at a cost of \$6.35 per cubic yard and further that Council approve tendering for gravel production at the following locations and quantities:
- Division 11 – Zaitsoff Site, SE1-39-9-W3 25,000 cubic yards
 - Division 7 – Road Allowance, W34-38-5-W3 25,000 cubic yards
 - Division 7 – RM Property, SE15-39-5-W3 25,000 cubic yards
- CARRIED.
- Capital Equipment Purchases** 24. Henry:
- a) That in consideration of quality and the lowest price that Council approves purchase of a 2005 Chev Silverado 2500 light duty truck from Sherwood Chev for a price of \$27,894.00 plus taxes.
 - b) That in consideration of specific features and qualities that Council approves purchase of the 2003 Degelman 1510 Rotary Mower from Moody's Equipment Ltd. for a price of \$19,000.00 plus taxes.
 - c) That in consideration of equipment value, future maintenance cost and resale value that Council approves purchase of a 2005 Cat 140H Tier II Motor Grader from Kramer Ltd. for a price of \$242,800.00 plus taxes less trade in of \$68,000.00 for a 1993 140G Cat.
 - d) That the purchase of a 2005 triple axle bottom dump trailer be approved pending the 2005 budget.
- CARRIED.
- Asphalt Crew Manpower** 25. Henry: That in consideration of the increase in road surfacing projects and the ability to adequately maintain surfaced roads in the RM, Council approve provision in the 2005 budget to increase the asphalt crew by one staff member.
- CARRIED.
- Grader Operator** 26. Henry: That in consideration of the increasing road network in the municipality and the ability to adequately maintain the roads, Council approve an increase in the public works staff by one Group 2 Grader Operator position, pending the 2005 budget.
- CARRIED.
- Culvert Installation** 27. Henry: That the installation of culverts at SW22-38-5-W3, NW23-38-5-W3 and NE23-38-5-W3 as requested by Sask. Watershed Authority be approved. Further, that a request to cost share installation of one culvert at SW22-38-5-W3 be submitted to the Town of Martensville.
- CARRIED.

- Langham Truck Route** 28. Henry: That the portion of Range Road 3073 lying to the east of the Town of Langham limits (westerly boundary of W1/2-15-39-7-W3) and the portion of municipal road lying north of NW-17-39-7-W3 being the westerly entrance to the Town of Langham be designated for primary weights. Further that the Town of Langham be advised of concerns regarding proper signage to clearly direct the route expected and that the Town shall be responsible for the determination and installation of these signs. CARRIED.
- Stray Buffalo** 29. Council was advised that the removal of buffalo and strays in the vicinity of Ken Kasahoff's property was complete. Council extended its thanks to the working group tasked with overseeing the removal and liquidation of the buffalo herd.
- Receive Public Works Minutes** 30. Waldner: That the minutes of the meeting of the Public Works Committee held March 7, 2005 be received. CARRIED.
- Public Works Report** 31. Waldner: That the Public Works Report for the month of February, 2005 be received. CARRIED.
- SAMA Annual Meeting** 32. Henry: That Reeve Hobday be appointed voting delegate to the S.A.M.A. Annual Meeting to be held April 14, 2005 in Regina. CARRIED.
- R.M. Logo** 33. Janzen: That the logo be endorsed by Council and approved for use on printed material and gradual incorporation for identifying buildings and vehicles. CARRIED.
- Tax Adjustment** 34. Waldner: That the following tax adjustment be authorized:
John and Brenda Andres
Ptn. NW-7-39-5-W3
Folio No. 002007201.02
- | | Municipal | School | Total |
|-----------------|-----------|---------|---------|
| 2004 Levy | 191.52 | 495.03 | 686.55 |
| Cancel | -191.52 | -495.03 | -686.55 |
| Revised Balance | 0.00 | 0.00 | 0.00 |
- Reason: Second dwelling on property is to be removed and is disconnected from all utility connections. Qualifies as "vacant farm residence" on agricultural property. CARRIED.
- Cancel Fire Account** 35. J. Kasahoff: That the fire account issued to William Shukin for \$250.00 for a false alarm to respond to an unreported controlled burn be cancelled. MOTION LOST.
- Receive Report** 36. Waldner: That the Administrator's Report be received. CARRIED.
- Director of Planning Vacancy** 37. Janzen: That the vacant Director of Planning position be filled and that the Vacancy Committee be tasked with determining the appropriate recruitment strategy. CARRIED.

- Commercial Proposal** 38. L. Kasahoff: That representatives of the Battleford Tribal Council be invited to attend the next Administration Committee meeting to discuss its proposal for a development in further detail. CARRIED.
- Development Agreement/Wiebe** 39. Henry: That the request of William Wiebe for amendments to the development agreement required in accordance with the approval for a gravel extraction industry as a discretionary use be referred to the Public Works Committee for review and recommendation. CARRIED.
- Correspondence** 40. VanHouwe: That the following correspondence be received:
a) National Farmers Union – re: Farmer Organization
b) Saskatoon Airport Authority – re: Community Consultative Working Group Meeting
c) Saskatchewan Justice – re: RCMP Cost Redistribution Program
d) City of Saskatoon – re: Proposed Moratorium of Development – Marquis Industrial
e) Mid Sask REDA – re: Regional Service Delivery Project
f) Councillor Riddell – re: Copy of Division 2 Newsletter
g) Battleford’s Tribal Council – re: Development Proposal
h) Cst. Wesolowski – re: Police Service
i) Town of Asquith – re: Centennial Grants
j) William Wiebe – re: Development Agreement
k) Frank Peters – re: Storage of Building
l) Sask. Highways – re: Highway No. 16 East
CARRIED.
- Updates** 41. Updates were provided regarding the proceedings of the following meetings attended by members of Council:
a) Councillor L. Kasahoff – Regional Waste Association
b) SARM Convention – Councillors Haight and Janzen
- SARM History Books** 42. J. Kasahoff: That the Municipality purchase a SARM History Book for each Council member and one copy for the office. CARRIED.
- Accounts for Payment** 43. Henry: That the accounts as annexed hereto be approved for payment. CARRIED.
- Payroll Summary** 44. L. Kasahoff: That the Payroll Summary for February, 2005 be approved. CARRIED.
- Council Remuneration** 45. L. Kasahoff: That the Council Remuneration Summary, for various meetings attended, be approved. CARRIED.
- Financial Statements** 46. Janzen: That the Financial Statements for the periods ended January 31, 2005 and February 28, 2005 be received. CARRIED.

**SARM/APAS
Resolution**

47. Germs: That the following resolution be submitted to SARM and APAS for consideration:
WHEREAS Saskatchewan Production Insurance has all barleys under one endorsement,
AND WHEREAS there are different varieties of barley such as hulless barley and hulled barley,
AND WHEREAS there are different markets for hulless barley and hulled barley varieties,
THEREFORE BE IT RESOLVED that APAS/SARM lobby the Provincial Government to create a new endorsement for Production Insurance for hulless barley.

CARRIED.

**Scheduled Meeting
Dates**

48. The following meeting dates were scheduled:
- ◆ Tuesday, March 22, 2005 @ 3:30 p.m. – Police Commission
 - ◆ Monday, April 4, 2005 @ 1:30 p.m. – Administration Committee
 - ◆ Monday, April 11, 2005 @ 8:45 a.m. - Council Meeting
 - ◆ Monday, April 22, 2005 @ 9:00 a.m. – Public Works Committee
 - ◆ Monday, April 25, 2005 @ 3:00 p.m. – Council Meeting
 - ◆ Vacancy Committee - TBA

Adjourn

49. L. Kasahoff: That this meeting now adjourn at 5:25 p.m. CARRIED.

Reeve

Administrator