

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

- Present** 1. Reeve Ed Hobday, Councillors Al Haight, Craig Riddell, Monty VanHouwe, John Germs, John Rempel, Dick Friesen, Mel Henry, Joanne Janzen, William Waldner, Joseph Kasahoff and Len Kasahoff.
- 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.
- Agenda** 3. L. Kasahoff: That the agenda with the addition of the following items be approved:
- 6.h Councillor Henry – Previous Notice of Motion (DPC Boundary)
 - Councillor VanHouwe – Notice of Motion (Accessory Building Limitation in CR zonings)
 - Councillor Henry – Notice of Motion (Existing Non Conforming Uses)
 - 11.a) Councillor Henry – ASL Site
 - Councillor Rempel – RV Campground
 - Councillor Janzen – Maclise Property
- CARRIED.
- Council Meeting Minutes** 4. Janzen: That the minutes of the Council meetings held April 11, 2005 and April 25, 2005 be approved. CARRIED.
- Rezoning and Subdivision/Tataryn** 5. Haight: That the application of W.C. Soroski for Anthony and Joanne Tataryn to:
- a) rezone the NE 11-36-4-W3 from D-Agricultural 1 District (DAG1) to D-Agricultural 2 District (DAG2) and subdivide into the equivalent of two 80 acre parcels, and
 - b) rezone a 10 acre portion of the proposed westerly 80 acre parcel to D-Country Residential 3 District (DCR3) and subdivide this portion from the balance of the property
- be APPROVED; subject to the applicant being responsible for all costs relating to the rezoning, payment of the development levy, and granting a 17 foot easement along the easterly municipal road allowance for future road widening purposes. CARRIED.
- Rezoning and Subdivision/Friesen** 6. Henry: That the application of Wilf Peters for George Friesen to:
- a) rezone the SE 25-38-5-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) and subdivide into the equivalent of two 80 acre parcels, and
 - b) further subdivide a 5 acre portion (Parcel D) from the easterly parcel and a 22.09 acre portion (Parcel F) from the westerly parcel for future residential purposes,
- be APPROVED; subject to the applicant being responsible for all costs relating to the rezoning, payment of the development levy, dedicating 17 feet (5 metres) along the westerly municipal road and providing easement along Township Road 384 and Range Road 3050, allowance for future road widening purposes, and addressing the municipal reserve requirement. CARRIED.

**Discretionary
Use/Geransky**

7. Henry: That the application of Geransky Brothers Construction Ltd. to establish a mineral resource extraction industry, involving the storage of aggregate materials and equipment used in the mineral resource extraction operation on the Ptn. SW 21-38-5-W3 be APPROVED as a discretionary use subject to the applicant entering into a Development Agreement to address reclamation procedures as outlined by Saskatchewan Environment. CARRIED.

**Development Control
Report**

8. Janzen: That the Development Control Report as contained in Item E of the Planning Report be received. CARRIED.

**Delegation/Mini Mansion
Homes**

9. Gary Gaudet and Norbert Cyca addressed Council in support of the application of Mini Mansion Homes to establish a 36 lot multi parcel subdivision on Ptn. NW-23-35-5-W3.

Council was provided with an administrative review of the proposal.

The following neighboring property owners were present and provided with an opportunity to express their concerns regarding the proposal:

- ◆ Gerry Parent
- ◆ Vikram Misra

**Rezoning and
Subdivision/Mini
Mansion Homes**

10. Haight: That the application of Gary Gaudet and Norbert Cyca to rezone the E½ NW 23-35-5-W3 and W½ NW 23-35-5-W3 from Agricultural 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; subject to the applicant:
- i) being responsible for all costs relating to the rezoning;
 - ii) entering into a Servicing Agreement to address road construction and upgrading, provision of services and payment of development levies;
 - iii) submission of a revised Plan of Proposed Subdivision showing dedication of Municipal Buffer adjacent to Preston Ave. and Baker Road
 - iv) satisfying the Municipal Reserve requirement by paying cash in lieu of dedicating land.

CARRIED.

Delegation/Hunter

11. Jim Hunter addressed Council to request an opportunity to submit an amended application for a 17 lot subdivision on W1/2 & Ptn. E1/2NE-31-38-5-W3. An application was submitted and approved in 2004, however a number of concerns were expressed by neighboring property owners at the public hearing and Council denied third reading of the bylaw necessary to accommodate the subdivision.

Mr. Hunter indicated that he has amended the plan of proposed subdivision and held a community meeting to gauge support of the proposal. With the amendments made, he feels that the subdivision has the support of the neighboring property owners.

- Multi Parcel Application/
Hunter** 12. Henry: That Jim Hunter be permitted to submit an amended application for a 17 lot subdivision on W1/2 & Ptn. E1/2NE-31-38-5-W3 to the June Council meeting. **CARRIED.**
- Delegation/Ready** 13. Jim Boswell, presenting, Coralie Ready addressed Council in support of her application to establish a garden suite on NW-10-39-5-W3.
- In conjunction with the application to establish the garden suite, requests have been made to amend the development standards for garden suites to accommodate a larger square footage to reflect the size of mobile homes available on the market and to remove the requirement for the physically dependent individual to occupy the garden suite.
- Delegation/Horley** 14. Aaron Tetu, legal counsel for Lloyd and Angelle Horley addressed council on their behalf in support of the application to establish an 8 lot multi parcel subdivision on S1/2-NW-26-35-6-W3.
- He indicated that the geotechnical report prepared on behalf of the Horley's application as well as the report submitted in 1983 for the original Merrill Hills subdivision indicate that an adequate supply of water is available.
- Kim King, representing residents of the Merrill Hills subdivision was also present to address Council to present a petition on behalf of area residents opposing the development.
- Ray Machibroda, P. Machibroda Engineering, provided an overview of the processes undertaken in the preparation of the geotechnical report conducted on behalf of the applicants. He indicated that the main recharge for the aquifer is precipitation and their conclusion is that there is sufficient rainfall.
- Engage Consultant** 15. Henry: That an independent consultant be engaged to review the studies conducted to date on the supply of water in the Merrill Hills subdivision and the Horley property. **CARRIED.**
- Defer Consideration** 16. Friesen: That consideration of the application of Lloyd and Angelle Horley to establish an 8 lot multi parcel subdivision be DEFERRED. **CARRIED.**
- Public Hearing** 17. At 11:00 a.m. the meeting was opened to receive submissions regarding the following bylaws:
- | Bylaw # | Applicant | Legal | Zoning |
|---------|-----------------|--------------------|----------------------|
| | | | Existing to Proposed |
| 05/05 | M. & S. Bettker | Ptn. NE 24-37-4-W3 | DAG1 to DCR3 |
- There were no written or verbal submissions received.
- Close Hearing** 18. Germs: That the public hearing now close. **CARRIED.**

- Bylaw No. 05/05** 19. L. Kasahoff: That Bylaw No. 05/05 be read a second time. CARRIED.
J. Kasahoff: That Bylaw No. 05/05 be read a third time and adopted.
CARRIED.
- Delegation/Fehr** 20. Rick Fehr addressed Council to request consideration for a building permit to build an additional garage on his property located in the multi parcel subdivision on Parcel C, NW-8-39-5-W3. Mr. Fehr has been advised that another garage on the property would cause the square footage of the accessory buildings on his property to exceed the limit permitted in the Municipality's Zoning Bylaw.
- Bylaw Amendment/
Floor Area Requirement** 21. VanHouwe: That Council remove Section 5.3 of the Development Acts from CR1 zoned property and all other property in the R.M. of Corman Park.
- Refer to Administration
Committee** 22. Germs: That the above motion be referred to the Administration Committee for review and recommendation. CARRIED.
- Delegation/Langham
Museum** 23. Doreen Nickel, representing the Langham Museum, addressed Council to financial support for the upgrades to the facility.
- Refer to Administration
Committee** 24. Friesen: That the request of the Langham Museum for funding be referred to the Administration Committee for review and recommendation. CARRIED.
- Zoning Bylaw
Amendment/Sewage
Lagoons** 25. VanHouwe: That draft amendments to the Rural Municipality of Corman Park Zoning Bylaw be prepared to include a definition of "sewage lagoon" as follows:
"A waste stabilization pond providing primary and/or secondary treatment of sewage effluent, but not including a private sewage lagoon serving one residential dwelling unit."
CARRIED.
- Bylaw No. 09/05** 26. Waldner: That Bylaw No. 09/05 being a bylaw to rezone NE-11-36-4-W3 from D-Agricultural 1 District (DAG1) to D-Agricultural 2 District (DAG2) be introduced and read a first time. CARRIED.
- Bylaw No. 10/05** 27. Germs: That Bylaw No. 10/05 being a bylaw to rezone SE-25-38-5-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be introduced and read a first time. CARRIED.
- Bylaw No. 11/05** 28. Henry: That Bylaw No. 11/05 being a bylaw to rezone E½ and W ½ NW 23-35-5-W3 Agricultural District (AG) to partly Country Residential 2 District (CR2) and partly Agricultural Residential 1 District (AR1) be introduced and read a first time. CARRIED.
- Bylaw No. 13/05** 29. Friesen: That Bylaw No. 13/05 being a bylaw to rezone NW-10-39-5-W3 from Agricultural District (AG) to Agricultural Residential 2 District (AR2) be introduced and read a first time. CARRIED.

- District Bylaw Review** 30. VanHouwe: that a reconciliation be provided of the original timeline for the District Bylaw Review and the revision made. CARRIED.
- (Councillor L. Kasahoff left the meeting at 2:45 p.m.)
- Non Conforming Uses** 31. Henry: That the Administration Committee review the following motion: That any development which does not conform to the R.M. of Corman Park Development Plan and Zoning bylaws, but which existed prior to the passing of this bylaw shall be deemed to be a conforming site. Further, that this motion also apply on the Planning District Bylaw. CARRIED.
- Receive Planning Report** 32. Waldner: That the Planning Report be received. CARRIED.
- RV Park Access Road** 33. VanHouwe: That in response to a request for improvements and dust control on the access road to Parcel D, SE-30-37-5-W3, the owner be contacted to determine their willingness to contribute to the work. CARRIED.
- Speed Limit/Access Road** 34. Henry: That the Administration investigate the possibility of a speed reduction on the service road accessing SE-30-37-5-W3. CARRIED.
- (Councillor Waldner left the meeting at 3:55 p.m.)
- ASL Property** 35. Councillor Henry advised that activity on the ASL property was ongoing and requested that a letter be sent to remind the owners of the limitation on the use of the property.
- Maclise Property** 36. Council requested that the Pest Control Officer be requested to inspect SE-6-38-6-W3.
- Public Works Report** 37. VanHouwe: That the Public Works Report for the month of April, 2005 be received. CARRIED.
- Leafy Spurge** 38. Haight: That the Reeve, on behalf of Council, communicate with the residents of Division 3 outlining the efforts conducted to date and the commitment made by Council for future initiatives in the control of leafy spurge. Further that a community meeting be held at the Merrill Community Center on Tuesday, May 18 @ 7:00 p.m. CARRIED.
- Receive Minutes** 39. Haight: That the minutes of the Weed-Pest Control Committee meeting held May 2, 2005 be received. CARRIED.
- Highway # 11 Twinning** 40. Councillor Friesen updated the Council on a meeting held with Sask. Highway and residents in Division 6 regarding the proposed twinning of Highway No. 11 from Warman to approximately 3 kms north of Osler.

- Planning Department Staffing** 41. Friesen:
a) That the term of employment for Eric McDougall be extended to July 15, 2005 under the terms provided in December, 2004.
b) That Joanne Richter be provided with a \$1,000.00 bonus on June 30, 2005 in recognition of expanded responsibilities during the interim period when the Director of Planning position is vacant.
CARRIED.
- Sask. Water Line** 42. The Reeve updated the Council on the progress of negotiations between Sask. Water and the City of Saskatoon for infrastructure upgrades to the line servicing the south and east portions of the Municipality. He advised that the City of Saskatoon intends to wholesale the sale of water to Sask. Water, the rate structure will be reviewed and the upgrades will be completed by Spring, 2006.
- Landfill Rates** 43. Friesen: That the Public Works Committee review the rates charges at the South Corman Park landfill.
CARRIED.
- Rezoning Fees** 44. Friesen: That the rezoning application fees be amended as follows:
Single Parcel Applications \$200.00
Multi Parcel Proposals \$500.00
CARRIED.
- Mill Rate Factors** 45. Friesen: That the following Mill Rate Factors be adopted:
Agricultural class 1.10
Commercial class 1.35
Residential class 0.90
CARRIED.
- Receive Administration Committee Minutes** 46. J. Kasahoff: That the minutes of the Administration Committee meeting held May 2, 2005 be received.
CARRIED.
- Blumenheim Grid Weight Restriction** 47. Henry: That a weight restriction of 10 tonnes be placed on the Blumenheim Grid.
CARRIED.
- Administrator's Report** 48. Janzen: That the Administrator's Report be received. CARRIED.
- Accounts for Payment** 49. Germs: That the accounts as annexed hereto be approved for payment.
CARRIED.
- Payroll Summary** 50. J. Kasahoff: That the Payroll Summary for April, 2005 be approved.
CARRIED.
- Council Remuneration** 51. Janzen: That Councillors VanHouwe and Rempel be paid for attendance at the Councillor Orientation session.
CARRIED.
- Council Remuneration** 52. Henry: That the Council Remuneration Summary, for various meetings attended, be approved.
CARRIED.

Correspondence

53. J. Kasahoff: That the following correspondence be received:
- a) S.A.R.M. – re: Update
 - b) Saskatoon West School Division – re: Mill Rate
 - c) Saskatoon West School Division – re: 2005 Operating Budget
 - d) Saskatoon West School Division – re: Election of School Board Members
 - e) Sask. Valley School Division – re: 2005 Mill Rate
 - f) Minister of Public Safety – re: Emergency Preparedness Week
 - g) National Defence – re: Prescribed Burn Project
 - h) George Rathgeber – re: Onsite Sewage Disposal System
 - i) Rob Erdman/Lori Henderson – re: Bylaw Interpretation
 - j) Pelmorex – re: Update on All Channel Alert
 - k) Town of Dalmeny – re: New Branch Library
 - l) R.M. of Meeting Lake – re: Education Tax on Ag. Land
 - m) APAS – re: Update
 - n) Sask. Crime Stoppers – re: Statistics
 - o) Barb Lawless – re: Copy of Letter to Premier
 - p) Saskatoon Regional Waste – re: Appreciation

CARRIED.

Deferred Items

54. L. Kasahoff: That the following items be deferred to the June 13, 2005 Council Meeting:
- Updates
- a) Reeve Hobday – ERCO/AKZO Citizen’s Advisory Meeting
 - b) Reeve Hobday - SREDA
 - c) Reeve Hobday – Mayor’s Meeting
 - d) Reeve Hobday – SAMA Annual Meeting
 - e) Reeve Hobday – Police Commission
 - f) Reeve Hobday – Dundurn & Area Urbanization
 - g) Councillor Riddell – Watershed Meeting
 - h) Councillor L. Kasahoff – re: Eagle Creek Regional Park

CARRIED.

Scheduled Meeting Dates

55. The following meeting dates were scheduled:
- ◆ Thursday, May 12, 2005 @ 1:30 p.m. – Police Commission
 - ◆ Tuesday, May 17, 2005 @ 7:00 p.m. – Weed-Pest Committee at Merrill Comm. Hall
 - ◆ Monday, May 30, 2005 @ 9:00 a.m. – Public Works Committee
 - ◆ Wednesday, June 1, 2005 @ 1:30 p.m. – Administration Committee
 - ◆ Monday, June 13, 2005 @ 1:00 p.m. - Council Meeting

Adjourn

56. Janzen: That this meeting now adjourn at 5:20 p.m. CARRIED.

Reeve

Administrator