

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE
RURAL MUNICIPALITY OF CORMAN PARK NO. 344
HELD MONDAY, SEPTEMBER 12, 2005 AT 8:45 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; Glen Grismer, Director of Planning; Bill Delainey, Planning Technician and Larry Weippert, Director of Operations.
- Call to Order** 2. Reeve Hobday called the meeting to order at 8:50 a.m.
- Agenda** 3. Vanhouwe: That the agenda with the addition of the following items be approved:
12. a) Fencing Cote Property
14. l) Riverside Country Club – re: Whitecap Proposal
16. a) Request for Bylaw Amendments
17. a) Moyer Property Update
17. b) Sask. Water/GRAA – re: Flood Elevations
17. c) APAS Representative
17. d) Mushroom Farm – Update
- CARRIED.
- Delegation/Dutchak** 4. Dave Dutchak, Chairman of the Saskatoon District Planning Commission addressed Council to provide an update on the activities of the Commission, specifically the position of the Commission as the Steering Committee for the District Bylaw Review currently underway.
- District Planning Boundary** 5. Henry: That the District Planning Area be reduced to one half mile on either side of the boundaries of the identified City of Saskatoon Future Growth Areas.
- Table Motion** 6. Henry: That the above notice of motion be tabled until such time as the Final Report of the District Bylaw Review is received by the Councils of the City of Saskatoon and the Rural Municipality of Corman Park. Further, that the District Planning Commission be advised of the resolution.
- CARRIED.
- August 8 Council Meeting Minutes** 7. Janzen: That the minutes of the Council meeting held August 8, 2005 be approved.
- CARRIED.
- August 23 Council Meeting Minutes** 8. Vanhouwe: That the minutes of the Council meeting held August 23, 2005 be approved.
- CARRIED.
- Discretionary Use/
Rhein Holsteins** 9. Friesen:
a) That the application of Rhein Holsteins Inc. for an intensive livestock operation involving a 100 - 300 animal unit dairy operation on the Ptn. SE 4-40-4-W3 be APPROVED as a discretionary use, subject to the applicant complying with the requirements of Saskatchewan Agriculture, Food & Rural Revitalization; and,

- b) That the administration undertakes to facilitate an initial, informal meeting of residents and ILO operators in the Rheinland area with the intent of initiating what may be ongoing dialog regarding the issues of ILO impact on residential use, and the restrictions that residential use places on ILO operations, in the hope that improvements will result.
CARRIED.

**Rezoning and
Subdivision/Foster**

10. 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 APPROVED; subject to the applicants:
i. being responsible for all costs associated with the rezoning;
ii. entering into a servicing agreement regarding upgrading of the east end of Hidden Ridge Road to provide access to Parcel A;
iii. providing an easement for future road widening along the easterly 5 metre portion (17 feet) of the property adjacent to Range Road 3040; and
iv. meeting the requirements of the R.M. of Blucher No. 343 regarding road upgrade along Range Road 3040.

CARRIED.

Subdivision/Haanen

11. J. Kasahoff: That the application of Perry and Preston Haanen to subdivide a 10 acre yardsite from the SW 22-37-8-W3 for country residential use be APPROVED; subject to the applicant
i) providing 5 metre easement along the quarter section for future road widening adjacent to Range Road 3083; and,
ii) entering into a servicing agreement regarding payment of the development levy.

CARRIED.

Subdivision/Miller

12. J. Kasahoff: That the application of Chuck McCutcheon for Deryl Miller to subdivide two, 10 acre parcels from SW 21-37-8 to be APPROVED.

CARRIED.

Bylaw No. 28/05

13. L. Kasahoff: That Bylaw No. 28/05 being a bylaw to rezone NE 13-36-4-W3 from D-Agricultural 1 District (DAG1) to D-Agricultural 2 District (DAG2) be now read a first time.

CARRIED.

Bylaw No. 29/05

14. J. Kasahoff: That Bylaw No. 29/05 being a textual amendment to the R.M. Zoning Bylaw to amend the definition of a garden suite be now read a first time.

CARRIED.

**Development Control
Report**

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

CARRIED.

Receive Planning Report

16. Vanhouwe: That the Planning Report be received.

CARRIED.

**Receive Public Works
Report**

17. Waldner: That the Public Works Report for the month of August, 2005 be received.

CARRIED.

- Cote Property** 18. Vanhouwe: That the City of Saskatoon be contacted to request that the NE-21-36-6-W3 be fenced in order to prevent dumping of garbage and vehicle trespass. CARRIED.
- Purchase Gravel Trailer** 19. Waldner: That we authorize the purchase of a 2005 Arne's Tri-axle hopper bottom trailer from Canada West Truck Centre for a price of \$46,150.00 plus taxes. CARRIED.
- Landfill Hours** 20. Henry: That the hours for the South Corman Park Landfill be changed effective October 15th as follows:
- | | | |
|----------------|---------------------------|---------------------------|
| Current Hours: | October 15 – April 15 | 8:00 a.m. – 6:00 p.m. |
| | April 16 – October 14 | 8:00 a.m. – 8:00 p.m. |
|
New Hours: |
October 15 – April 15 |
9:00 a.m. – 6:00 p.m. |
| | April 16 – October 14 | 9:00 a.m. – 8:00 p.m. |
- CARRIED.
- Landfill Caretaker Contract** 21. J. Kasahoff: That in consideration of increased activity and responsibilities at the landfill, an increase to the contract amount for the South Corman Park Landfill Caretaker be approved effective January 1, 2006 by 6% in 2006 and 1.5% for 2007-2009. The following contract amounts will apply:
- | | |
|-----------------|-----------|
| January 1, 2006 | 40,810.00 |
| January 1, 2007 | 41,422.15 |
| January 1, 2008 | 42,043.48 |
| January 1, 2009 | 42,674.13 |
- CARRIED.
- Warman Grid** 22. Janzen: That the speed on the Warman Grid be decreased to 60 km per hour for trucks over 10 tonnes. CARRIED.
- Public Hearing** 23. At 11:00 a.m. the meeting was opened to receive submissions regarding the following bylaws:
- | Bylaw # | Applicant | Legal | Zoning
<u>Existing to Proposed</u> |
|---------|---------------|----------------------|---------------------------------------|
| 25/05 | A & R Waldner | NW-24-37-8-W3 | AG to AR1 |
| 26/05 | D. Muso | Pcl C, NE-35-35-5-W3 | DAG1 to DC1
(Contract Zoning) |
- There were no written or verbal submission received.
- Close Hearing** 24. Vanhouwe: That the public hearing now close. CARRIED.
- Bylaw No. 25/05** 25. Germs: That Bylaw No. 25/05 be read a second time. CARRIED.
- Henry: That Bylaw No. 25/05 be read a third time and adopted.
 CARRIED.
 (Councillor Waldner declared a pecuniary interest in the above bylaw and left the meeting during the public hearing and voting thereon.)

- Delegation/Hazelwanter** 38. Brad and Robin Hazelwanter were present to respond to questions posed by members of Council regarding their application to establish a garden suite on N1/2-SE-5-35-5-W3.
- Discretionary Use/
Hazelwanter** 39. Germs: That the application of Brad and Robin Hazelwanter to establish a garden suite on the N½, SE- 5-35-5-W3 be recommended for APPROVAL as a discretionary use for a 2 year period; subject to the applicant entering into an agreement to ensure the garden suite complies with the Zoning Bylaw. CARRIED.
- Advertise PDAP
Designation** 40. Henry: That a notice be issued in the Country Press to advise ratepayers of the designation to the municipality under the Provincial Disaster Assistance Program. CARRIED.
- Delegation/Living Word
Assembly** 41. James Miller was present on behalf of Living Word Assembly to respond to questions posed by members of Council regarding its application for subdivision for the purpose of establishing a church on NW-35-37-6-W3.
- Subdivision/Living Word
Assembly** 42. L. Kasahoff: That the application of Living Word Assembly to subdivide a 4 acre site from the W½, NW 35-37-6-W3 and establish a Church as a discretionary use be recommended for APPROVAL; subject to the applicants providing for dedication along the most northerly 5 metre portion (17 feet) of the proposed 4 acre parcel for future road widening purposes. CARRIED.
- Delegation/ASL Paving** 43. David Paslawski, representing ASL Paving was present to respond to questions posed by members of Council regarding its application for a discretionary use permit for a mineral resource extraction industry on NW-10-39-9-W3.
- Discretionary Use/
ASL Paving** 44. J. Kasahoff: That the application of ASL Paving Ltd. for renewal of their mineral resource extraction industry on the NW 10-39-9-W3 be APPROVED as a discretionary use for a further 2 year period subject to;
i. the applicants entering into an extension of the existing development agreement;
ii. confirmation that the existing operation complies with setback requirements outlined in the R.M. Development Plan; and
iii. submission of a report on the current status of operations and conditions on the site in relation to standards identified in Schedule B of the Development Agreement, including a site drawing and photographs. CARRIED.
- Public Meeting** 45. Riddell: That the Administration arrange a public meeting as required under the provisions of The Rural Municipality Act, for Thursday, September 29, 2005 at 7:00 p.m. to discuss the operation of Buena Vista Kennels. CARRIED.

- Receive Correspondence** 46. Janzen: That the following correspondence be received:
- a) SARM – re: Update
 - b) Canada Celebrates Saskatchewan – re: Merrill Comm. Hall Project
 - c) Corrections and Public Safety – re: Provincial Disaster Assistance Program (3)
 - d) Sask. Environment – re: Permit to Construct – Casa Rio East Water Supply
 - e) Elmer Redl – re: Country Style Condo Living
 - f) J. & Y. Mulder – re: Ball Field on Grasswood Road
 - g) Grasswood Residents – re: Buena Vista Kennels
 - h) Lawrence Cook – re: Strathcona Street
 - i) Val Bittner/Michael Smith – re: Chief Whitecap Park
 - j) Jeff and Louise Thorpe – re: Chief Whitecap Park
 - k) Neighbours of Chief Whitecap Park – re: Off Leash Proposal
 - l) Riverside Country Club – re: Chief Whitecap Park
- CARRIED.
- Invite GRAA Representative** 47. Friesen: That representatives of Saskatchewan Government Relations and Saskatchewan Agriculture and Food be invited to the next Administration Committee meeting to discuss the manner in which the Municipality's separation distance requirements could be more compatible with those of Sask. Agriculture and Food. CARRIED.
- Request for Tax Adjustment/Tower Hill** 48. Waldner: That an amount equivalent to 6/12 of the taxes levied on the lots in the Hidden Ridge Subdivision be cancelled in recognition of the timelines for the adoption of Council policy regarding chip seal costs and the timelines for the issuance of separate title for each lot. CARRIED.
- Notification Policy Amendment** 49. Henry:
- 1. That the policy for notification to neighboring property owners be amended to require that the Municipality provide notification to property owners within a 1 mile distance of land proposed for rezoning to accommodate multi parcel residential, commercial, industrial and recreation projects.
 - 2. That the policy requiring notification of neighboring property owners for discretionary use applications be amended to require notification by the Municipality to owners of property within a 1 mile distance for discretionary use applications except where the use is intended to be conducted entirely within a residence when the applicant is required to notify the owners.
- CARRIED.
- Receive Minutes** 50. Germs: That the minutes of the Administration Committee meeting held August 31, 2005 be received. CARRIED.
- Delegation/Horley** 51. Angele Horley addressed Council to advise of options being considered for the supply of water to a proposed multi parcel subdivision on NW-26-35-6-W3. She indicated that a survey of the community to determine interest in the acquisition of treated water was being conducted.

- Water Supply Options** 52. Germs: That the Administration provide a discussion paper on the options available for access to water lines and the establishment of public utility boards, water co-operatives, etc. CARRIED.
- Delegations/Chief Whitecap Park** 53. The City of Saskatoon has applied for a discretionary use permit to establish an off-leash/on-leash dog park at the Chief Whitecap Park.
- James Wilke was present on behalf of the City of Saskatoon to respond to questions related to the proposal. He indicated that adjustments had been made to the proposed plan in an attempt to address concerns raised by neighboring property owners and the revised plan was presented to a public meeting held September 11, 2005.
- The following neighboring property owners were also present to express concern with the revised plan:
- Gary Budd – indicated that a larger buffer was needed on the north end of the park.
 - Cam Forrester, on behalf of the Riverside Country Club presented written material which was distributed to Council.
 - John Elias – outlined the written material presented on behalf of the “Neighbors of Chief Whitecap Park” group.
 - Joel Hesse, legal counsel for the “Neighbors of Chief Whitecap Park” group indicated that the site should be enclosed.
 - John Gertsmar, MVA indicated that the parking lot on the south end of the park has been in the MVA’s plans for a number of years.
- Discretionary Use/ City of Saskatoon** 54. Vanhouwe: 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 pending further details regarding the timing of the parking lots and the areas to be fenced. CARRIED.
- Damage Claim** 55. Friesen: That the Municipality reimburse Ross Houseman for \$1935.98 for damage to his electronic gate and that the Municipality seek collection of this amount from the Saskatchewan Sheep Marketing Board and/or the owner of the property that the sheep strayed from. CARRIED.
- Dutch Elm Disease Regulations** 56. Haight: That Neil Mooney, Pest Control Officer be designated as a “municipal officer” for the Rural Municipality of Corman Park under the provisions of the Dutch Elm Disease Regulations. CARRIED.
- Purchase Equipment** 57. Haight: That the Municipality purchase GPS equipment with technology that provides enough detail to be used as a tool for the mapping and progress of the leafy spurge program. The maximum allocation for the equipment is to be set at \$1,000.00. CARRIED.
- Receive Minutes** 58. L. Kasahoff: That the minutes of the Weed/Pest Control Committee

meeting held August 25, 2005 be received. CARRIED.

**Untidy and Unsightly
Premises/Moyer**

59. Riddell: That the Administration arrange to cause the clean up of Block 2, NE-4-36-5-W3 located in the Hamlet of Grasswood and that the cost of such clean up be charged to the owner. Further, that landfill fees be waived for any material hauled to the South Corman Park landfill.
CARRIED.

**Sarm Resolution/
False Alarms**

60. Henry: That the following resolution be submitted to SARM for consideration:
"WHEREAS, the RCMP and local police services in Saskatchewan have responded to an increasing number of false alarms per year and,

WHEREAS resources required to continue to devote the necessary human resources without reasonable compensation impacts the ability to establish priorities, and alarm companies are marketing response service that includes policy response,

THEREFORE BE IT RESOLVED that SARM lobby the Provincial Government to make the necessary legislative amendments to enable rural municipalities affected to be directly compensated by the alarm service companies or their clients for these costs."
CARRIED.

Adjourn

61. Waldner: That this meeting now adjourn at 5:45 p.m. CARRIED.

Reeve

Administrator