

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE
RURAL MUNICIPALITY OF CORMAN PARK NO. 344
HELD MONDAY, APRIL 10, 2006 AT 8:30 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; Eric MacDougall, Planner and Bill Delainey, Planning Technician.
- Also present: Doug Defosse, Selected Candidate for Director of Operations position effective April 24, 2006.
- Call to Order**
2. Reeve Hobday called the meeting to order at 8:35 a.m.
- Agenda**
3. Janzen: That the agenda with the addition of the following items be approved:
7. Orphaned Properties (Henry)
13. Flooding (Vanhouwe)
- CARRIED.
- Flooding in Division 3**
4. Councillor Vanhouwe indicated that flooding was occurring on property adjacent to Valley Road due to the lack of use of a drainage ditch south of SW-1-36-6-W3. The drainage ditch is located on a road allowance leased to the adjacent property owner and has not been utilized as a drainage ditch for a number of years.
- Ben Epp, owner of the Strawberry Ranch was also present at the meeting to provide additional observations regarding the drainage in the area of the Valley Road.
- Flooding Solution**
5. Janzen: That the municipal engineer be engaged to undertake sight line and surveying of the ditch elevations located north of NW-36-35-6-W3 to ensure water drains to the river.
- CARRIED.
- Obtain Equipment**
6. Henry: That necessary equipment be obtained to conduct work that may be required at the suggestion and recommendation of the municipal engineer.
- CARRIED.
- Road Allowance Lease**
7. L. Kasahoff: That 60 day termination of lease notice be provided to Don Robertson on the lease south of SW-1-36-6-W3 and further that a lease be approved in conjunction with the termination to provide for a similar lease that provides access to the drainage ditch located south of S of SW-1-36-6-W3.
- CARRIED.
- Revoke ILO Permit**
8. Henry: That the Rural Municipality of Corman Park agrees to revoke the existing Development Permit for an Intensive Agricultural Operation and discharge the registered caveat on title to the property for Parcel B, SE 11-38-5-W3, as it relates to the Intensive Agricultural Operation.
- CARRIED.

- Discretionary Use/Bethel Church** 9. Henry: That the application of Richard Feitsma for Bethel Christian Reformed Church to establish a Church as a discretionary use on Parcel B, SE 11-38-5-W3 be APPROVED subject to the applicants;
- i) providing for a chain link fence surrounding the existing dugout and an acceptable landscape plan;
 - ii) meeting the requirements of Saskatoon Planning District Zoning Bylaw regarding the construction of Signs or Billboards; and
 - iii) entering into a development agreement regarding the restriction of any future residential development as an accessory use to the Church.
- CARRIED.
- Subdivision/Kluchewski** 10. Janzen: That the application of Webb Surveys for Darrell and Eileen Kluchewski to subdivide a 10 acre parcel (Parcel A) from the SE 13-38-6-W3 for the purpose of creating separate title for an existing agricultural residential yardsite be APPROVED subject to the applicants; entering into a servicing agreement to address payment of the development levy.
- CARRIED.
- Discretionary Use/
Dalkim Holsteins Ltd.** 11. Henry: That the application of Dalkim Holsteins Ltd. (Dale and Kim Wiebe) to establish an intensive livestock operation involving a 100 - 300 animal unit dairy operation on a portion of NE 3-39-5-W3 as a discretionary use be APPROVED subject to;
- i) confirmation from ISC that an interest has been registered on title to the affected property located inside the 300 metre setback; and
 - ii) approval from Saskatchewan Agriculture and Food.
- CARRIED.
- Discretionary Use/
Deibert** 12. Haight: That the application of Greg Deibert to establish a home based business on Portion NW 27-35-4-W3 involving small scale welding, metal fabrication and machinery repair shop as a discretionary use be APPROVED.
- CARRIED.
- Development Report
Summary** 13. Janzen: That the Development Report Summary as contained in Item E of the Planning Report be received.
- CARRIED.
- East Perimeter Road
Alignment** 14. Vanhouwe: That consideration of approval of the East Perimeter Highway alignment be deferred until a meeting is held with representatives of Saskatchewan Highways and Transportation.
- CARRIED.
- Recess Meeting** 15. Janzen: That the Council Meeting recess and that the Public Hearing now proceed.
- CARRIED.

Public Hearing

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

Bylaw	Development Plan/ Zoning Amendment	Legal Description/ Zoning Districts Affected	Rationale
04/06	RM Development Plan	N½, 3-40-3-W3	To recognize "quarter" sized parcels not defined by the Dominion Lands Survey System
05/06	R.M. Zoning Bylaw	N½, 3-40-3-W3	To recognize "quarter" sized parcels not defined by the Dominion Lands Survey System
06/06	R.M. Zoning Bylaw Floor Area Requirements	CR1, CR2, CR4	To allow for an additional 576 sq.ft. of attached garage
07/06	SPD Zoning Bylaw Floor Area Requirements	DCR4 & DCR5	To allow for an additional 576 sq. ft. of attached garage
14/06	RM Development Plan Hazardous Industry Amendment	All zones Affected	To update the definition of Hazardous Industries and identify new criteria for the establishment of these industries.

Bylaw #	Applicant	Legal	Zoning Existing to Proposed
11/06	Rhodes/Kalesnikoff	N½, SW 14-36-6-W3	DAG1 to DAG2
12/06	R & A Greva	S½, SE 8-36-4-W3	DAG 2 to DCR3
13/06	Lafarge Canada Inc.	NE 35-35-4-W3	DAG1 to DM3
15/06	Mike Armstrong	Ptn.'s SW, NW & NE 6-35-4-W3	AG to AR1

There were no written or verbal submissions received.

Close Hearing

17. Janzen: That the public hearing now close. CARRIED.

Bylaw No. 04/06

18. L. Kasahoff: That Bylaw No. 04/06 be read a second time. CARRIED.
 J. Kasahoff: That Bylaw No. 04/06 be read a third time and adopted. CARRIED.

Bylaw No. 05/06

19. Waldner: That Bylaw No. 05/06 be read a second time. CARRIED.
 Germs: That Bylaw No. 05/06 be read a third time and adopted. CARRIED.

Bylaw No. 06/06

20. Henry: That Bylaw No. 06/06 be read a second time. CARRIED.
 Friesen: That Bylaw No. 06/06 be read a third time and adopted. CARRIED.

It was noted that other approaches to increasing agricultural density can be used that improve the value of marginal land and do not have a significant negative impact throughout the municipality; as such, the intent of the 40 acre proposal and the idea of favoring severed properties over other properties may be realized, in part, by other bylaw amendments based on planned development, economic considerations, and good use of land.

- Discussion Paper** 29. J. Kasahoff: That the proposed amendments pertaining to four per quarter, 40 acre parcels, and severed properties be set aside and that the Planning Department prepare a discussion paper, considering the intent of these motions, on changes to agricultural residential policy that includes the principles of targeted density increases, economic equity, and appropriate development pattern. CARRIED.
- Receive Planning Report** 30. Janzen: That the Planning Report be received. CARRIED.
(Councillor Haight returned to the meeting at this point in the agenda at 2:20 p.m.)
- Schedule Meeting** 31. A Special Council Meeting was scheduled for April 25, 2006 at 5:30 p.m. for the purpose of continuing discussion of the Draft Report for the District Bylaw Review.
- Saskatchewan International Raceway** 32. Waldner: That we approve the issuance of a Community Event Liquor Permit to the Saskatchewan Drag Racing Association for race meets to take place at the Saskatchewan International Raceway, being the Ptn. W½ 5-35-4-W3, during the dates listed on the tentative 2006 Racing Schedule or alternate rain dates. Hours for liquor sales for the public beer gardens not to extend beyond the finish time for the races. CARRIED.
- Stray Animals Act** 33. Janzen: That SARM be advised of the issues this Municipality has encountered with stray animals, particularly buffalo, to assist with recommendation on potential amendments to the Stray Animals Act. CARRIED.
- Receive Correspondence** 34. L. Kasahoff: That the following correspondence be received:
Information Items
a) SARM – re: Update
b) Sask. Municipal Hail Ins. – re: Auditor’s Report
c) Saskatoon Regional Waste Mgt. Association – re: AGM
d) Thomas and Jane Evans – re: Appreciation
e) Concerned Ratepayers (unsigned) – re: Casa Rio East
Action Items
a) Sask. Drag Racing Association – re: Beer Gardens CARRIED.

- Appoint Director of Operations** 35. J. Kasahoff: That Doug Defosse be employed as Director of Operations effective April 24, 2006, with the following conditions:
- Annual Salary to start at Level 2 of the Grid For a One Year Probationary Period, then Level 3
 - Annual Vacation 3 weeks at commencement;
 - 4 weeks after completion of 3 years employment;
 - 5 weeks after completion of 20 years.
- CARRIED.
- Haul Road Maintenance Fund** 36. J. Kasahoff: That funds collected for haul road fees be set aside in a fund for the rebuilding and maintenance of haul roads based on the following schedule:
- | | |
|-------------|------------------------|
| 2006 Budget | 50% of funds received |
| 2007 Budget | 60% of funds received |
| 2008 Budget | 70% of funds received |
| 2009 Budget | 80% of funds received |
| 2010 Budget | 90% of funds received |
| 2011 Budget | 100% of funds received |
- In addition, 100% of any increase to the level of fees permitted to be charged under the Provincial Road Maintenance Agreement Regulations from 2006 forward be included in this fund.
- CARRIED.
- Lutheran Road/Weights** 37. Henry: That the maximum allowable weight on the Lutheran Road between Highway No. 11 and Highway No. 12 be established at primary weights subject to maximum speeds of 60 kph. CARRIED.
- CN Railway/Floral Crossing** 38. Janzen: That the comments received from property owners in the vicinity of the Floral CN crossing at SW-25-35-4-W3 be provided to CN Railway with a request that a different location be sought or that if the Floral location is chosen, that the crossing be kept open in addition to CN building an alternate route. CARRIED.
- North West Well Project** 39. Haight: That Councillor Waldner be provided with a key to the north west well without charge in order for him to troubleshoot and provide access for fire fighting purposes. CARRIED.
- Well Project** 40. Waldner: That a survey of potential users of a proposed well on the north west side of the City of Saskatoon be conducted prior to Council making a decision on whether to proceed with the joint project. CARRIED.
- Utilization of Graders** 41. L. Kasahoff: That the administration be requested to provide information on the two oldest graders in the fleet in order to determine which would be most appropriate for earliest disposal and which to install mulching and discing equipment on. CARRIED.
- Receive Public Works Minutes** 42. Waldner: That the minutes of the Public Works Committee meeting held April 5, 2006 be received. CARRIED.

- Meet In Camera** 43. Haight: That the Council meeting recess to meet in camera as a Committee of the Whole Council for the purpose of discussing various personnel issues. CARRIED.
- Reconvene Meeting** 44. Waldner: That the Council meeting reconvene. CARRIED.
- Country Press Reporter** 45. Tiffany Butler, the reporter designated by the Country Press to observe meetings was present and was introduced to Council members.
- Receive Weed-Pest Minutes** 46. Henry: That the minutes of the Weed-Pest Control Committee Meeting held April 5, 2006 be received. CARRIED.

(Councillors J. Kasahoff and L. Kasahoff left the meeting at this point in the agenda at 3:00 p.m.)
- Discretionary Use Application Fee** 47. Waldner: That the application fee for discretionary uses be increased to \$100.00 effective immediately. This increase recognizes the cost of the Municipality mailing information to property owners within one mile of proposed sites. CARRIED.
- Receive Administration Committee Minutes** 48. Germs: That the minutes of the Administration Committee meeting held April 3, 2006 be received. CARRIED.
- Bylaw No. 16/06** 49. Haight: That Bylaw No. 16/06, being a bylaw to authorize the road abandonment of the undeveloped Service Road as dedicated by Registered Plan 01SA27946, SE-31-36-4-W3, be read a first time. CARRIED.

Riddell: That Bylaw No. 16/06 be read a second time. CARRIED.

Janzen: That Bylaw No. 16/06 be considered for third reading. CARRIED UNANIMOUSLY.

Rempel: That Bylaw No. 16/06 be now read a third time and adopted. CARRIED.
- Tax Enforcement/ Thomson** 50. Germs: That the owner of W1/2-SW-3-35-4-W3 be provided with an extension to November 30, 2006 to make suitable arrangements to address the balance of tax arrears on the property. CARRIED.
- Updates** 51. Council was advised of the following updates:
a) A potential sale is being negotiated for a private sale of Lots 14 & 15, NW-14-36-6-W3 (the former Northern Light Mushroom property). Council indicated concern that the site would be cleaned up by the proposed owners in a timely manner.
b) Saskatchewan Environment is currently reviewing proposals for the clean up of the Magnum Oil site.

Delegation/Town of Osler

52. A delegation from the Town of Osler consisting of Ben Buhler, Mayor; Sandra McArthur, Administrator and Wayne Pfeifer, Recreation Center Fundraising Committee met with the Council.

The following issues were discussed:

- a) Long term growth plans of the Town of Osler – Mayor Buhler provided information including maps outlining the proposed growth plans of the Town. A part of NE-17-39-4-W3 containing 80 acres is expected to be the subject of an annexation request in the near future and it is expected that a portion of the Valley Christian Academy road would need to be included in the request.
- b) The Town’s existing landfill site is within the Rural Municipality and is used by the Town for periodic burning activities. Access to this site is currently provided by a road that is proposed to be abandoned in the plans for the twinning of Highway No. 11. Mayor Buhler indicated that the Town is willing to close and abandon the site, however a different site would be required to replace it. If the activity were conducted on the Town’s existing lagoon site, access would need to be provided. Funding for this project would have to be prioritized with other needs of the Town such as lagoon and water system upgrades.
- c) The proposed twinning of the portion of Highway No. 11 adjacent to the Town includes provision for a one half mile portion of new road construction.
- d) Wayne Pfeifer, on behalf of the Fundraising Committee made a presentation on the Multi Purpose Recreation Facility Fundraising Campaign currently being conducted by the Town. A written brief of the funding requested from the Rural Municipality was provided.

**Annexation Request/
Town of Osler**

53. Janzen: That the presentation provided by the Town of Osler be considered notice under the Municipality’s annexation policy for a request to annex Ptn. NE-17-39-4-W3. CARRIED.

(Councillor Vanhouwe returned to the meeting at this point in the agenda at 5:25 p.m.)

Suspend Meeting

54. Haight: That the Council meeting recess to meet with Don Robertson and Joan Merrill, the lessee of the road allowance which was previously utilized as a drainage ditch and Monty Vanhouwe.

Reconvene Meeting

55. Henry: That the Council meeting now reconvene. CARRIED.

**Valley Area Flooding
Resolution**

56. Janzen: That the previous resolutions considered earlier at this meeting as follows:
That the municipal engineer be engaged to undertake sight line and surveying of the ditch elevations located north of NW-36-35-6-W3 to ensure water drains to the river.
That necessary equipment be obtained to conduct work that may be required at the suggestion and recommendation of the municipal engineer.
be RESCINDED. CARRIED.

- Obtain Equipment** 57. Germs: That the Municipality utilize its resources to access pumps to move water from the intersection of Merrill Road and Valley Road to the South Saskatchewan River. CARRIED.
- North Corman Industrial Park** 58. Friesen: That the Municipality utilize its resources to access pumps to move water as appropriate in the North Corman Industrial Park and the Hamlet of Neuhorst. CARRIED.
- Flooding Situations** 59. Council discussed the need for an assessment of responsibility and cost sharing of situations where driveways have needed to be cut and/or culverts installed where it was not a requirement of the approval for an approach. A report will be provided at a future Council meeting.
- Accounts for Payment** 60. Janzen: That the accounts as annexed hereto be approved for payment. CARRIED.
- Payroll Summary** 61. Janzen: That the Payroll Summary for March, 2006 be approved. CARRIED.
- Council Remuneration** 62. Henry: That the Council Remuneration Summary, for various meetings attended, be approved. CARRIED.
- Financial Statement** 63. Germs: That the Financial Statements for the periods ended February 28, 2006 and March 31, 2006 be received. CARRIED.

(Councillors Vanhouwe and Henry left the meeting at this point in the agenda at 6:35 p.m.)
- Council Meeting Minutes** 64. Waldner: That the minutes of the Council meeting held March 27, 2006 be approved. CARRIED.
- Division 7 Newsletter** 65. Riddell: That Council dis-associates itself from the comments and content of the newsletter dated March 22, 2006 sent out by Councillor Henry to ratepayers in Division 7. CARRIED UNANIMOUSLY.
- Motion of Support** 66. Germs: That Council supports the administration of the Municipality and expresses its confidence and appreciation for the positive contribution to the Council and taxpayers. CARRIED UNANIMOUSLY.
- Updates** 67. Reeve Hobday provided an update to Council members on the progress of the negotiations with the International Union of Operating Engineers.
- Deferred Items** 68. The following items were deferred:
A. Minutes (February 27, 2006, March 1, 2006 and March 13, 2006)
B. Updates - Reeve Hobday – Police Commission (Advisory Board)

Scheduled Meetings

69. The following meetings were scheduled:
- ◆ April 24, 2006 – Council Meeting – 1:00 p.m.
 - ◆ April 25, 2006 – Council Meeting – 5:30 p.m.

Adjourn

70. Riddell: That this meeting now adjourn at 6:15 p.m. CARRIED.

Reeve

Administrator