

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE
RURAL MUNICIPALITY OF CORMAN PARK NO. 344
HELD MONDAY, JANUARY 30, 2006 AT 1:00 P.M.**

- Present** 1. Reeve Ed Hobday, Councillors Craig Riddell, Monty Vanhouwe, John Germs, John Rempel, Dick Friesen, Mel Henry, Joanne Janzen, William Waldner, Joseph Kasahoff and Len Kasahoff.
- Regrets: Councillor Al Haight.
- Staff present: Tammy Knuttila, Administrator; Judy Douglas, Assistant Administrator; Larry Weippert, Director of Operations; Glen Grismer, Director of Planning; Eric MacDougall, Planner and Bill Delainey, Planning Technician.
- In Camera Session** 2. Council met in camera to discuss various issues prior to the Council meeting. In Camera session started at 12:00 noon. Council meeting reconvened at 1:00 p.m.
- Call to Order** 3. Reeve Hobday called the meeting to order at 1:00 p.m.
- Agenda** 4. Janzen: That the agenda be approved as circulated. CARRIED.
- Updates** 5. Updates were provided regarding the proceedings of the following meetings attended by members of Council:
- a) Councillor Germs – Intermunicipal meeting regarding tax revolt action on Education Tax Issue held in Young on January 25.
 - b) Councillor J. Kasahoff – Saskatchewan Watershed Conference held in Regina on January 26 and 27. Written material from the conference was provided for information.
 - c) Reeve Hobday – provided an update of union negotiation meetings held to date.
- Delegation/CN Railway** 6. Randy Winkler, CN Railway, met with Council to discuss issues related to a number of rail crossings. CN proposed to close the Floral crossing at Range Road 3041 and provide alternate access by developing a road allowance to another road. Alternatively it was suggested that the alternate could be provided for use when lengthy delays occur while keeping the crossing open. Council indicated that it will be consulting with property owners affected prior to providing a formal response to the request.
- The crossing at Preston Avenue was also discussed regarding the potential to provide an alternate access if that crossing is closed. Further discussions will take place with regard to this crossing.
- December Council Meeting Minutes** 7. Vanhouwe: That the minutes of the December 12, 2005 Council meeting be approved after replacing the word “ship” with “chip” in Clause c) of Resolution #36. CARRIED.
- January 9 Council Meeting Minutes** 8. Riddell: That the minutes of the January 9, 2006 Council meeting be approved. CARRIED.

- Cutting Edge Supply** 9. Henry: That in consideration of quality and the lowest price submitted, the Municipality purchase its 2006 grader blade requirements from Triod Supply (N.B.) Ltd. of North Battleford, Saskatchewan for the following quotes prices:
a) 7 foot edges - 68.40 each
b) 8 foot edges – 78.16 each.

CARRIED.
- Application for Rezoning And Subdivision/ Concorde Holdings** 10. L. Kasahoff: That the application received from Concorde Holdings Ltd. to rezone and subdivide S1/2-19-37-5-W3 for the purpose of establishing a rural industrial park be REFERRED to the District Planning Commission for review and recommendation.

CARRIED.
- Recess Meeting** 11. The meeting recessed from 2:45 p.m. to 4:30 p.m. for the purpose of meeting with the City of Saskatoon Council, in Executive Committee, to discuss a number of issues of mutual concern. Items discussed included:
- Planning Issues (District Planning Agreement, Future Growth Study implications, Perimeter Road Study implications);
 - Treaty Land Entitlement Agreements
 - South Bridge Crossing Update
 - Development potential/demand for various industrial and commercial land uses in the Saskatoon region.
- (Councillor Waldner was not present during this meeting.)

- Heavy Haul Project/ Cee Pee Grid** 12. J. Kasahoff: That Council approves maintaining a 30 meter right of way adjacent to Parcel A, NE-18-39-8-W3 for a distance of approximately 95 meters rather than purchasing the additional 6 meters as required throughout the balance of the 5.5 kilometer project.

CARRIED.

- Construction Project/ Cee Pee Grid** 13. J. Kasahoff: That Council approves the subgrade construction and surfacing of the Cee Pee Grid from Highway 16 to 5.5 kilometers south at the Struan Grid pending approval for funding assistance under the Sask Highway Heavy Haul and High Volume Roads Program in 2006.

CARRIED.

- Merrill School Road Project** 14. Vanhouwe: That Council approves the carry forward and proceeds with completion of the construction of Merrill School Road from west of Range Road 3062 to 2.8 kilometers at Highway 60 and Merrill Lane from approximately 1 kilometer north and 1 kilometer south of Merrill School Road in the 2006 construction season.

CARRIED.

- 2006 Secondary Road Projects** 15. L. Kasahoff: That Council approves the carry forward of the following Secondary Road construction projects into the 2006 construction season:
- Range Road 3090 – Project M2-06, W31-38-8-W3 (1.6 km)
 - Township Road 384 – Project M3-06, N1/2 of 19-38-6 W3 (1.6 km)
 - Twp Road 382 – Project M4-06, N1/2 of 11&12-38-4 W3 (2.4 km)
 - Range Road 3064 – Project M5-06, W21-38-6-W3 (1.6 km)
- CARRIED.

- 2006 Clay Cap Projects** 16. L. Kasahoff: That Council approves the carry forward of the clay cap projects from 2005 to 2006 as follows:
- Project CP10-06, Solar Estates Access (W25-38-5 W3)
 - Project CP11-06, Powerline Road (N1/2 of NE11-39-5 W3)
 - Project CP12-06, Range Road 3051 (W1/2 of W1 & SW12-39-5 W3)
 - Project CP13-06, Range Road 3084 (W1/2 of 4, 9, 16, 21-37-8-W3)
- CARRIED.
- Custom Work Project** 17. Friesen: That Council approves the custom work construction project under a road servicing agreement with Mark and Alicia Janzen for construction of Range Road 3044 from the Warman Ferry Road to approximately 450 meters north.
- CARRIED.
- 2006 Seal Coat Maintenance Projects** 18. Riddell: That Council approves the seal coat surfacing and maintenance on each of the following projects in 2006:
- Project SC1-06, Range Road 3062 – Moon Lake Golf Access
 - Hamlet of Beaver Creek, Aspen Way, Beaver Ridge Road and West Access Road
 - Hamlet of Furdale, Makaroff and Pearson Streets
 - Highway 219 Service Roads (Pending Sask Highways Approval)
- CARRIED.
- 2006 Divisional Requests** 19. Friesen: That Council review the projects and make decisions pending the 2006 budget and work schedule.
- CARRIED.
- Major Equipment Repairs** 20. J. Kasahoff: That Council approves the following equipment repairs in preparation for the 2006 construction season:
- Unit S17 1990 Cat 627E Scraper rear transmission rebuild estimated at \$11,500
 - Unit S17 1990 Cat 627E Scraper bucket frog and router support estimated at \$7,500
 - Unit S16 1997 Terex TS14D Scraper rear engine rebuild estimated at \$11,500
- CARRIED.
- Primary Weight Policy** 21. Riddell: That the following policy be adopted:
- Policy Name: Primary Weight Permit for Ag Producers*
Date Adopted: January 30, 2006
Policy Objective: To allow Ag Producers residing within the RM to haul Ag related products and supplies under the primary weight regulation referenced in the Saskatchewan Weight and Dimension Regulations
- Policy Administration:*
- 1) *The Administrator, Chief of Police and Director of Operations are authorized to issue primary weight Road Maintenance Agreement/Permits free of charge under the following circumstances:*
 - a) *Ag producer must reside in the RM*
 - b) *Ag products and supplies necessary to the Ag operation hauled to and from a Provincial Highway may include livestock, poultry, hogs, fish, game farm animals, milk and produce, grain, feed, hay and straw, delivery of water, waste disposal of Ag by-product, fertilizer, chemicals,*

- delivery of petroleum products, building and concrete material for Ag structures*
- c) *Products and supplies excluded from this primary weight policy are those associated with mineral resource extraction (gravel, earth and topsoil) and manufactured products, equipment or parts*
 - d) *The agreements are in effect from January 1 to December 31 and must be renewed annually to remain in effect*
- 2) *Application for Road Maintenance Agreement/Permit*
Any person requesting a Road Agreement/Permit shall apply in person at the RM office, or by fax, and shall provide the following information:
- a) *Name, address and phone number of permittee*
 - b) *Produce or materials to be hauled*
 - c) *Name(s) and address(s) of sub contractors or haulers*
 - d) *Vehicle information*
 - e) *Proposed route and approximate number of trips*
- 3) *Granting Haul Road Agreement/Permit*
For each application received, the Administrator, Chief of Police or Director of Public Works shall determine a route and permit primary weight haul having regard to the following circumstances:
- a) *Stability, surface structure and condition of road being applied for*
 - b) *The applicant understands and agrees to abide by terms and conditions set forth in the RM Road Maintenance Agreement including the following:*
 - *Hauler shall not exceed a maximum 60 kph speed limit*
 - *Regular haul activity during the period of spring road restriction is excluded from the Road Maintenance Agreement*
 - *The hauler shall suspend the haul during periods of inclement weather when the roads are susceptible to structural or surface damage*
 - *A copy of the first page or the permit number of the Road Maintenance Agreement shall be carried in the vehicle*
- 4) *Enforcement*
- a) *The Corman Park Police Service with the assistance of the Highway Transport Patrol shall enforce the weight restriction laws and terms and conditions of the Road Maintenance Agreement without regard to the occupation or place of residence of the hauler*
 - b) *Enforcement may lead to charges being laid or cancellation of the Road Maintenance Agreement/Permit*
- 5) *The Primary Weight Policy be reviewed annually by the Council of the R.M. of Corman Park or such lesser time period as required and Council, in the best interest of the RM, reserves the right to make amendment to or cancel the program.*

CARRIED.

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| Purchase Rock Picker | 22. | Henry: That Unit P103 – 1997 Degelman R570 High Lift Rock Picker be replaced for an estimated cost of \$22,000.00. | CARRIED. |
| Establish Subcommittee (2-Wheel Drive Tractor) | 23. | Henry: That Councillors Waldner, J. Kasahoff and L. Kasahoff be considered a committee for the purpose of acquiring an appropriate 2 Wheel Drive Tractor not exceeding \$50,000. | CARRIED. |

- Road Agreement Fee** 24. Henry: That in view of a number of extenuating circumstances with the road project adjacent to the G. Adamus property, a credit of \$1,400.00 be approved from the account receivable. CARRIED.
- Custom Work Request** 25. L. Kasahoff: That the Municipality decline to submit price quotes on the two projects located in the R.M.'s of Dundurn and Aberdeen. CARRIED.
- Receive Public Works Minutes** 26. L. Kasahoff: That the minutes of the Public Works Committee Meeting held January 20, 2006 be received. CARRIED.
- (The meeting recessed for a break at this point in the meeting from 5:25 p.m. to 5:40 p.m.)
- Hours of Work Policy/ Department Heads** 27. Janzen: That the following Hours of Work – Department Heads Policy be adopted by the Council:

HOURS OF WORK - DEPARTMENT HEADS POLICY

Department Heads of the Rural Municipality of Corman Park No. 344 are considered to be the Superintendent of Public Works, the Director of Planning and the Administrator. The duties of the Department Heads are considered to be managerial and are therefore not regulated by the Labour Standards Act insofar as hours of work are concerned. This policy is intended to serve as a guide for hours of work of Department Heads hereinafter referred to as Managers. Although a Manager is expected to work the number of hours to enable him/her to perform his/her duties, he/she is expected to be on the job a minimum of 37.5 hours per week, exclusive of lunch breaks.

- *A Manager may adjust his/her workday or workweek to meet the demands and responsibilities of that position.*
- *A Manager may only take off time in lieu of time worked when the additional time is non-discretionary. ie evening meetings of council, its committees, groups of taxpayers etc.*
- *The Managers should record and report monthly non-discretionary time worked.*
- *The Managers, in addition to reporting non-discretionary extra time worked to the Administrator, shall also record time taken off in lieu of additional time worked.*
- *The Administrator shall report all non-discretionary extra time worked and time taken off in lieu of additional time worked to the Reeve on a monthly basis.*
- *Time taken in lieu of extra time worked shall only be on an hour for hour basis.*
- *Except with the permission of the Administrator, time off in lieu of extra time worked, shall be taken within 60 days and shall be non-cumulative.*
- *The Administrator may grant additional time off for managers required to work additional hours to meet short term exceptional work demands. If such demands are of a continuing nature, staffing and organization should be reviewed.*

This policy effective January 1, 2006.

CARRIED.

(Councillor Waldner returned to the meeting at this point in the agenda at 6:40 p.m.)

**Overtime Policy
Non-Department Heads**

28. Vanhouwe: That the Administrator provide the wording for the next meeting of Council that provides for an overtime policy for non-department head staff that provides for an option between time off in lieu of overtime required and/or payment. CARRIED.

(Councillors J. Kasahoff, L. Kasahoff and J. Germs returned at this point in the meeting at 6:50 p.m.)

**Bylaw Amendments/
Hazardous Industries**

29. Friesen: That bylaw amendments be prepared for Council consideration incorporating the changes for hazardous industries outlined in the report prepared by the Director of Planning. CARRIED.

**Town of Osler/
Application Support**

30. Friesen: That the Municipality support the application of the Town of Osler under the Greener Street Program. CARRIED.

**Receive Administration
Committee Minutes**

31. Vanhouwe: That the minutes of the Administration Committee Meeting held January 20, 2006 be received. CARRIED.

Recess Meeting

32. Germs: That the Council Meeting recess and that the Public Meeting now proceed. CARRIED.

Convene Public Meeting

33. At 7:00 p.m. the meeting was opened to receive submissions regarding the application of Ranch Ehrlo Society to establish a residential group home on the N1/2-NW-23-38-5-W3 as a discretionary use to accommodate two ten-bed group homes and an administration/education building. The existing 80 acre property is currently zoned Agricultural Residential 1 District (AR1) under the R.M. of Corman Park Zoning Bylaw, the appropriate zoning for the proposed use.

Township Road 384 and Range Road 3052 border the subject property and provide all weather access. The road allowance adjacent to Township Road 384 and Range Road 3052 has been previously widened and further road widening along the proposed parcel is not required. SaskWater has a water line running adjacent to the westerly portion of the property along Range Road 3052.

Council was in receipt of the administrative review of the application submitted to Council at its January 9, 2006 meeting. The Reeve read the **following written submissions that were received into the record:**

- a) Guy R. Lohman, President of the Normanview West Community Association Inc. (Regina) in support.
- b) Louis Richard, Buckland home owner indicating no problems with Ranch Ehrlo property in his neighbourhood.
- c) Paula Thiesen, Prince Albert home owner, recommending the proposed facility and is a neighbour to one of the Ranch Ehrlo homes in P.A.
- d) Jan McCloy, Antaya Driving School – Owner/Operator, a close neighbour to a Ranch Ehrlo home. Indicating initial concern about traffic, property values and residents. Concerns are alleviated and states they are great neighbours.

- e) RM of Edenwold, Administrator – Donna Strudwick, indicating current facility has had a positive effect in Edenwold.
- f) Mr. and Mrs. Everett Altstadt, Prince Albert home owners, in support of the proposal and are neighbours of the Ranch in P.A.
- g) City of Prince Albert, Office of the Mayor – Jim Stiglitz, indicating support for the proposal.
- h) RM of Buckland Administrator, Wendy Gowda, recommending the Ranch Ehrlo facility in Corman Park.
- i) Karen George, Warman resident, in support of the proposal, stating it is something the local community needs.
- j) Scott and Lauren Hiestad, Corman Park residents, opposed to the proposal. Concerns outlined – inappropriate area, safety, decrease resale values, traffic.
- k) Gerald and K. Bigelow, Corman Park residents, opposed to the proposed facility (safety, property value concerns). Submitted a petition with 58 signatures.
- l) Prairie Spirit School Division No. 206, Evelyn Novak, in support of the proposal indicating there is a need for this type of facility and its programs in this area.
- m) Ranch Ehrlo Society, providing information regarding appraisals of their properties.
- n) Jean Clive Appraisals, providing information on appraisals.
- o) Remax Realty, providing information on market values.
- p) Crown Appraisals, providing information on property values.
- q) Regina School Division (Jan. 9), in support of the proposal.
- r) Regina Catholic Schools, in support of the proposal.
- s) Regina School Division (Jan. 16), in support of the proposal.

The following verbal submissions were received:

- a) Geoff Pawson, President of Ranch Ehrlo Society, provided a short video presentation of the history and background of the Society and its operations. Mr. Pawson also outlines the 4 cornerstones of the program utilized at the homes and indicated that he felt concerns raised regarding negative impact on property values of neighbouring properties and community safety had been addressed in the material submitted.
- b) Mary Trischuk, neighbouring property owner indicated that she believed more consultation with the community was needed and questioned the proposed location with regard to the number of residences in the area.
- c) Mavis McPhee, indicated that as an educator for a number of years, the need for such a facility in the community should be addressed.
- d) Sheryl Prouse, an area property owner, indicated a concern regarding negative impact on value of her property due to size of proposed facility, increased groundwater usage, potential for environmental concerns from sewage disposal and control that would be imposed on pets at the facility.

- e) Kathy Bigelow, indicated that while she recognized a need for the facility, she questioned the choice of location.
- f) Kathy Neufeld, a Martensville resident, spoke in favour of the facility and the positive impact on the lives of the residents. She indicated that her son is a resident in a Ranch Ehrlo home and it has been a positive experience.
- g) Simon Davies, a property owner within ¼ mile of the proposed location, indicated that he objected to the proposal based on the location and the impact of increased traffic and dust and loss of road life.
- h) Virginia Loewen, owner of adjacent property, indicated concern that the aboriginal community was not consulted on the application and concern regarding water pollution.
- i) Regan Crowder, adjacent property owner, indicated that his concern regarding the ability of the operation to increase the operation on a phased basis. He also indicated he felt he had assurance when he purchased his property that agriculture and residential were the only uses permitted in the area.
- j) Wanda (John) Peters, neighbouring property owner, indicated concern regarding negative impact on her property values, water supply, sewage disposal, increased traffic and more noise.
- k) Rosalie Walerius, a resident in the area, indicated that while she sympathized with direct neighbours' concerns she feels that increased development is not necessarily a problem.
- l) Debbie Fiddler, a neighbouring property owner, indicated that she is not opposed to the children nor the Society's programming. She indicated that her concerns are with the increase use of water, increased use of roads, contamination of the Opimahaw creek. She indicated that she felt the aboriginal community would provide land for such a facility.
- m) Deanna Mirva, indicated that she has recently moved into the area and understands concerns about sewage causing contamination. She also indicated that due to her background in Federal corrections, she feels that the facility is urgently needed.
- n) Jake Neufeld, indicated that many developments including gravel pits may impact property values and increased dust on roads, however he support the program.
- o) Delores Cardinal, indicated that she is visiting from Alberta and was critical of the lack of aboriginal involvement and noted there did not appear to be aboriginal staff involved.

- p) Tim Gardiner, an area resident, indicated concern that approval of the project would open the doors for more applications to increase and/or change land use. He indicated that he is supportive of the Ranch Ehrlo Society organization but was concerned about increased costs to the municipality.
- q) Larry Brack, a farmer in the area, questioned how increased property values could be attributed to the existence of Ranch Ehrlo homes in other jurisdictions. He also indicated concern about potential runaways from the facility and safety concerns in his home and community that may result.
- r) Wayne Glenney, adjacent property owner, indicated that he recently purchased a quiet site in the area for retirement and was concerned that approval of the facility would impact on this quiet environment.
- s) Shane Shuya, a resident of Martensville, indicated that she felt a location in Saskatoon or on its outskirts would be more appropriate.
- t) Glen Schreiner, adjacent resident, indicated concerns regarding the creek running through the land. He also indicated concern regarding his quality of life and low crime rate being impacted.
- u) Mike Lynch, area resident, indicated concern at the lack of detailed plans to address water and sewer requirements.
- v) Dennis Verity, area resident, indicated concern that there appeared to be community opposition to the project and he felt the political process did not provide enough notice to neighbours.
- w) John Schreiner, indicated that residents are not against the project, however they question the location. Mr. Schreiner suggested that Council may wish to defer a decision for a couple of months.
- x) Myrna Weninger, area resident, suggested the community did not have all the information about the project that Council members had.
- y) Glen Grismer, Director of Planning outlined the requirements of other agencies as they relate to the application and the provision for water, sewer, etc.
- z) Maurice van Nes, Stantec Engineering indicated that the water and sewer systems would meet all regulatory requirements and that the water would be expected to be via a Sask. Water connection. Any proposed sewage system must meet Public Health requirements and options would be a lagoon, septic system or force main to Martensville.
- aa) Geoff Pawson, summarized the responses on areas of concern that had been identified.

bb) Thelma Kraushar, an area resident, indicated that dust is already an existing problem. She also indicated concern that if sewage disposal was going to be with a lagoon, the odors would have a negative impact on the property values in the area.

cc) Connie Lynch, an area resident, indicated that the opposition was to the location of the project and not to the Ranch Ehrlo organization.

- Close Public Meeting** 34. Friesen: That the public hearing now close. CARRIED.
- Discretionary Use/
Ranch Ehrlo** 35. Germs: That the application of Ranch Ehrlo Society to establish a residential group home on the N1/2-NW-23-38-5-W3 as a discretionary use be APPROVED.
- Amend Resolution** 36. Germs: That the above resolution be amended by adding the following words after the word APPROVED:
“subject to the installation of an approved sanitary sewer system other than a lagoon.”
AMENDMENT CARRIED.
- Amend Resolution** 37. Riddell: That the amended resolution be further amended by adding the following words after the word lagoon:
“and the proponent and Council entering into an agreement that addresses dust issues on the adjacent roadways.”
AMENDMENT CARRIED.
- Discretionary Use/
Ranch Ehrlo
Amended Resolution** 38. Germs: That the application of the Ranch Ehrlo Society to establish a residential group home on the N½-NW-23-38-5-W3 as a discretionary use be APPROVED subject to:
a) the installation of an approved sanitary sewer system other than a lagoon; and
b) the proponent and Council entering into an agreement that addresses dust issues on the adjacent roadways.
CARRIED.
- RECORDED VOTE:
For the Motion: Reeve Hobday, Councillors Riddell, Germs, Rempel, Friesen, Henry, J. Kasahoff and L. Kasahoff.
Against the Motion: Councillors Vanhouwe, Janzen and Waldner.
- Scheduled Meetings** 39. The following meetings were scheduled:
◆ Monday, Feb. 13, 2006 – 9:00 a.m. – Council Meeting
◆ Tuesday, Feb 21, 2006 – 8:30 a.m. – Union Negotiations
◆ Thursday, Feb. 23, 2006 – 9:00 a.m. – Weed Control Committee
◆ Monday, Feb. 27, 2006 – 1:00 p.m. – Council Meeting
- Adjourn** 40. Waldner: That this meeting now adjourn at 11:25 p.m. CARRIED.

Reeve

Administrator