

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE  
RURAL MUNICIPALITY OF CORMAN PARK NO. 344  
HELD MONDAY, MAY 8, 2006 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; Doug Defosse, Director of Operations; 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 8:45 a.m. Council meeting reconvened at 9:00 a.m.
- Call to Order** 3. Reeve Hobday called the meeting to order at 9:05 a.m.
- Agenda** 4. Germs: That the agenda with the addition of the following items be approved:  
14. a) Spring flooding information – Division 3 (Vanhouwe)  
14. b) Glen Schreiner flooding 2005 (Henry)  
14. c) Culvert requirements (Waldner)  
14. d) Capital Equipment – Rockpicker (L. Kasahoff)  
CARRIED.
- April 10, 2006 Council Meeting Minutes** 5. Riddell: That the minutes of the Council meeting held April 10, 2006 be approved.  
CARRIED.
- April 25, 2006 Council Meeting Minutes** 6. L. Kasahoff: That the minutes of the Council meeting held April 25, 2006 be approved.  
CARRIED.
- Rezoning and Subdivision Smith/Bittner** 7. L. Kasahoff: That the application of Webb Surveys for M. Smith and V. Bittner to rezone and subdivide an 8.07 acre parcel (Parcel C) from the East ½, SW 6-36-5-W3 from an 80 acre parcel and rezone from D-Agricultural 2 District (DAG2) to D-Country Residential 3 District (DCR3) for the purpose of creating separate title to an existing residence and yardsite be APPROVED subject to;  
i) the applicant being responsible for all costs associated with the rezoning; and  
ii) addressing municipal reserve if required by Government Relations.  
CARRIED.
- Discretionary Use/ City of Saskatoon (Chief Whitecap Park)** 8. Riddell: That the following resolution be considered after a public meeting is held in conjunction with the May 29, 2006 Council meeting:  
That the application of the City of Saskatoon Animal Control Services to establish an on and off leash dog park as a passive recreational land use on NE & SE 1-36-6-W3 & SE 12-36-6-W3 be APPROVED subject to:  
i) the approval being granted for a two year probationary period;  
ii) the provision of signage clearly identifying the hours of operation of the park, the code of conduct for users, and the restriction of parking after hours; and  
iii) the provision of signage prohibiting all parking along the roadway.  
CARRIED.

**Delegation/City of  
Saskatoon**

9. James Wilke, City of Saskatoon Animal Control Services was present during the discussion of the above resolution to respond to questions.

**Rezoning and  
Subdivision/Ayres**

10. Germs: That the application of Webb Surveys for Brian Ayres to rezone the quarter section from D-Agricultural 1 District (DAG1) to D-Agricultural 2 District (DAG2) and subdivide into two 80 acre parcels, then further subdivide and rezone a 10 acre parcel (Parcel C) from the East ½ 80 acre parcel from (DAG1) to D-Country Residential 3 District (DCR3) for the purpose of creating separate title to an existing residence, outbuildings, and yardsite be APPROVED subject to;
- i) the applicant being responsible for all costs associated with the rezoning;
  - ii) entering into a servicing agreement to address the \$300.00 development levy; and
  - iii) addressing municipal reserve if required by Government Relations.
- CARRIED.

**Rezoning and  
Subdivision/Penner**

11. Henry: That the application of Peters Surveys Ltd. for Ben and Betty Penner to rezone the SW 1-38-5-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) and subdivide into two 80 acre parcels for the purpose of creating a residential building site on the north 80 acres be APPROVED subject to the applicant;
- i) being responsible for all costs associated with the rezoning;
  - ii) entering into a servicing agreement to address the \$300.00 development levy;
  - iii) entering into an easement agreement to address future road widening;
  - iv) entering into a servicing agreement to address the upgrading of Range Road 3051 to provide all-weather access to the proposed site;
  - v) submitting a geotechnical assessment of the site by a professional engineer to ensure site stability for residential construction;
  - vi) submitting a plan of proposed subdivision showing the contour levels of the site;
  - vii) being responsible in addressing the 1:500 flood level requirements as defined by the Saskatchewan Watershed Authority; and
  - viii) submission of a Heritage Resources Impact Assessment (HRIA) and approval from the department of Culture, Youth and Recreation's Heritage Branch.
- CARRIED.

**Rezoning and  
Subdivision/Giles**

12. Vanhouwe: That the application of Peters Surveys Ltd. for Ron and Kirsten Giles to rezone an 80 acre parcel in the S½, SW 27-35-6-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) and subdivide a 10 acre parcel for the purpose of creating separate title to an existing yardsite be APPROVED subject to the applicant;
- i) being responsible for all costs associated with the rezoning;
  - ii) submitting a revised plan of proposed subdivision indicating a 5 metre easement along the most westerly portion of the property;
  - iii) entering into an easement agreement to address future road widening; and
  - iv) providing municipal reserve if required by Government Relations.
- CARRIED.

- Rezoning/Meyers** 13. Vanhouwe: That the application of Pat Meyer to rezone an 80 acre parcel located within E½, SW 3-36-6-W3 from D-Agricultural 1 District (DAG1) to D-Agricultural 2 District (DAG2) for the purpose of updating the zoning to the appropriate district be APPROVED subject to the applicants being responsible for all of the costs associated with the rezoning.  
CARRIED.
- Rezoning/Canitz-Omer** 14. J. Kasahoff: That the application of Marilyn Canitz & Richard Omer to rezone an 80 acre parcel located on the S½, SW 1-37-8-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) for the purpose of updating the zoning to the appropriate district be APPROVED subject to the applicants being responsible for all of the costs associated with the rezoning.  
CARRIED.
- Subdivision and Consolidation/Miller** 15. Henry: That the application of Larson Surveys Ltd. for Grant Miller to consolidate Parcel A, NW 10-35-5-W3 with the balance of the quarter section and then subdivide two 10 acre parcels from the two quarter sections noted above, Parcel A, from the NE 9-35-5-W3 and Parcel B, from the NW 10-35-5-W3 for the purpose of creating new country residential building sites be APPROVED subject to the applicants;  
i) entering into a servicing agreement for each quarter section to address payment of the development levy;  
ii) entering into an easement agreement to address future road widening;  
iii) consolidating Parcel A, NW 10-35-5-W3 with the balance of the quarter section; and  
iv) submitting a revised plan of proposed subdivision indicating 5 metre future road widening along the most easterly portion of NE 9-35-5-W3 and most westerly portion of NW 10-35-5-W3.  
CARRIED.
- Discretionary Use/Rhodes** 16. Vanhouwe: That the application of Peter Rhodes to establish an intensive agricultural operation on N ½ SW 14-36-6-W3 involving a "Pick Your Own" raspberry and black current orchard and market garden as a discretionary use be APPROVED.  
CARRIED.
- Discretionary Use/Wright** 17. J. Kasahoff: That the application of Kathy Wright to establish a home based business on SW 20-37-8-W3 involving the production of equestrian themed clothing and home décor for sale to the public as a discretionary use be APPROVED.  
CARRIED.
- Bylaw No. 18/06** 18. L. Kasahoff: That Bylaw No. 18/06 being a bylaw to rezone SE 26-37-6-W3 from D-Agricultural 1 District (DAG1) to partly D-Agricultural 2 District (DAG2) and partly D-Country Residential 3 District (DCR3) be now read a first time.  
CARRIED.
- Bylaw No. 19/06** 19. J. Kasahoff: That Bylaw No. 19/06 being a bylaw to rezone Pcl. C, SW 6-36-5-W3 from D-Agricultural 2 District (DAG2) to D-Country Residential 3 District (DCR3) be now read a first time.  
CARRIED.

- Bylaw No. 20/06** 20. Waldner: That Bylaw No. 20/06 being a bylaw to rezone E½, SW 3-36-6-W3 from D-Agricultural 1 District (DAG1) to D-Agricultural 2 District (DAG2) be now read a first time. CARRIED.
- Bylaw No. 21/06** 21. Henry: That Bylaw No. 21/06 being a bylaw to rezone NW 9-38-4-W3 Country Residential 1 District (CR1) to Country Residential 2 District (CR2) be now read a first time. CARRIED.
- Bylaw No. 22/06** 22. Friesen: That Bylaw No. 22/06 being a bylaw to rezone SW 27-35-6-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be now read a first time. CARRIED.
- Bylaw No. 23/06** 23. Rempel: That Bylaw No. 23/06 being a bylaw to rezone S½, SW 1-37-8-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be now read a first time. CARRIED.
- Bylaw No. 24/06** 24. Janzen: That Bylaw No. 24/06 being a bylaw to rezone SW 1-38-5-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be now read a first time. CARRIED.
- Development Report Summary** 25. Waldner: That the Development Report Summary as contained in Item G of the Planning Report be received. CARRIED.
- (Councillor Haight arrived at this point in the agenda at 1:30 p.m.)
- District Bylaw Review** 26. Council received the Final Draft of the District Bylaw Review for information for review at its May 29, 2006 meeting.
- Multi Parcel Country Residential Subdivision Proposals** 27. Germs: That Council removes the moratorium on multi-parcel country residential subdivisions and directs the administration to proceed, as proposed in its Planning Report of May 8, 2006, with the intent of seeing appropriate new subdivision and residential development proposals for up to 110 lots approved by the summer of 2007. CARRIED.
- Recreational Uses** 28. J. Kasahoff: That the Saskatoon Planning District Development Plan be amended to remove Section 7.2.3.; *“Commercial recreation uses should comply with the general intent of the Commercial Policies outlined in Section 6.2.”* CARRIED.
- Bylaw No. 26/06** 29. Vanhouwe: That Bylaw No. 26/06 being an amendment to the Saskatoon Planning District Development Plan to remove Section 7.2.3. as follows: *“Commercial recreation uses should comply with the general intent of the Commercial Policies outlined in Section 6.2.”* be now read a first time. CARRIED.
- Standing Motions/ Density** 30. Riddell: That the standing motions on four per quarter, severed properties and 40 acre parcels be defeated.
- Defer Motion** 31. Henry: That the above motion be deferred for 90 days. MOTION LOST.

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| <b>Standing Motions/<br/>Density</b> | 32. | Riddell: That the standing motions on four per quarter, severed properties and 40 acre parcels be defeated.  | CARRIED. |
| <b>Request Study</b>                 | 33. | Riddell: That Council requests that the Planning Department follow up proposals for policy changes that affect development density and have significant economic and other impacts throughout the Municipality including recommendations.  | CARRIED. |
| <b>Update on Planning<br/>Issues</b> | 34. | The Director of Planning provided a verbal update of the applications in progress that will be submitted to Council at future meetings. A power point presentation was also provided outlining the discussions and recommendations from a retreat held with the Municipality's planning staff.   |          |
| <b>Receive Planning Report</b>       | 35. | Janzen: That the Planning Report be received.  | CARRIED. |
| <b>Public Works Report</b>           | 36. | J. Kasahoff: That the Public Works Report for the month of April be received.  | CARRIED. |
| <b>Rock Picker Exchange</b>          | 37. | L. Kasahoff: That the rock picker purchased from Moody's be exchanged for a hydraulic rock picker.   | CARRIED. |
| <b>Cee Pee Grid</b>                  | 38. | J. Kasahoff: That the Municipality undertake improvements to 1-1/4 miles of Range Road 3053 (Cee Pee Grid) from Township Road 392 to Highway No. 16 during the current year. Further that the Administration provide funding options to compensate for the lack of grant funding for the project.  | CARRIED. |
| <b>2006 Road Program</b>             | 39. | L. Kasahoff: That the Municipality provide a bid to complete the earthwork at the 71 <sup>st</sup> Street/Highway #16 intersection and associated service roads with municipal forces.   | CARRIED. |
| <b>CN Railway</b>                    | 40. | Henry: That the Municipality agree to provide barricading for roads when repairs are completed at the following crossings:<br>RGE. RD. - 3042 MP 179.49 Watrous Sub (barricading/paving approach)<br>RGE. RD. - 3043 MP 180.59 Watrous Sub. (barricading)<br>RGE. RD. - 3050 MP 183.92 Watrous Sub (barricading)<br>RGE. RD. - 3051 MP 185.01 Watrous Sub (barricading). | CARRIED. |
| <b>Industrial Park Drainage</b>      | 41. | Henry: That the Municipality issue a Request for Proposals to undertake a study of the corrections needed to address drainage concerns at the North Corman Industrial Park.  | CARRIED. |
| <b>Ag. Producer Products</b>         | 42. | Henry: That all products to and from a farm can haul primary weight to and from the nearest highway except gravel.   | CARRIED. |

43. Henry:  
a) That the current crew cab be retained for disposal in 2007 and that the Dodge Unit T25 be disposed of in 2006.  
b) That Unit T25 be advertised for sale and that an exception from the Council policy of disposing of surplus equipment by public auction be provided due to the lower mileage on the vehicle. CARRIED.
- Request for Reimbursement/Rozenberg** 44. L. Kasahoff: That the request of George and Amanda Rozenberg for compensation for lost wages for one day due to the inability of Amanda Rozenberg to leave her yard after the municipal equipment cut a ditch in the approach to prevent flooding be approved. CARRIED.
- Penner Road/Speed Limit** 45. Waldner: That the speed limit on Penner Road be reduced to 60 kph for any vehicles over 10 tonnes. CARRIED.
- Public Works Minutes** 46. Waldner: That the minutes of the Public Works Committee meeting held May 2, 2006 be received. CARRIED.
- Accounts for Payment** 47. L. Kasahoff: That the accounts as annexed hereto be approved for payment. CARRIED.
- Payroll Summary** 48. Germs: That the Payroll Summary for April, 2006 be approved. CARRIED.
- Council Remuneration** 49. Germs: That the Council Remuneration Summary, for various meetings attended, be approved. CARRIED.
- Financial Statement** 50. Germs: That the Financial Statement for the period ended April 30, 2006 be received. CARRIED.
- SAMA Delegate** 51. J. Kasahoff: That Reeve Hobday be appointed voting delegate to the S.A.M.A. Annual Meeting to be held June 7, 2006 in Saskatoon. CARRIED.
- Froese Aggregates** 52. Henry: That a registered letter be sent to Froese Aggregates directing that the mineral resource extraction operations cease on NE 6-40-3-W3 until such time as the necessary permits and agreements are finalized. CARRIED.
- Receive Correspondence** 53. Janzen: That the following correspondence be received:  
Information Items  
a) SAMA – re: 2005 Evaluation Meetings  
b) SARM – re: Division 5 Update  
c) SARM – re: Update  
d) John Hanbidge – re: Casa Rio East  
e) Central Watershed Committee – re: Update  
f) Government Relations – re: Revenue Sharing  
Action Items  
a) David and Katherine Meginbir – re: Flooding  
b) Froese Aggregates – re: Haul Agreement  
c) R.M. of Moosomin – re: Discretionary Uses CARRIED.

- Building Official** 54. Germs: That we authorize the execution of a contract with MuniCode Services to provide building inspection services for the Municipality. Further, this will certify that Wayne Meier, Jamie Wilson, Remi Boissonnault and Joel Dearing of MuniCode Services Ltd. Have been appointed as the Building Official by the Council of the Rural Municipality of Corman Park under the authority of Subsection 5(4) of the Uniform Building and Accessibility Standards Act. CARRIED.
- Administrator's Report** 55. Janzen: That the Administrator's Report be received. CARRIED.
- Meet in Camera** 56. Haight: That the Council meeting recess to meet in camera as a Committee of the Whole Council for the purpose of discussing various issues. CARRIED.
- Reconvene Meeting** 57. Haight: That the Council meeting now reconvene. CARRIED.
- Deferred Items** 58. The following items were deferred to the May 29, 2006 Council meeting:  
Updates  
a) Reeve Hobday – SREDA  
b) Reeve Hobday – AKZO/ERCO Citizens Advisory  
c) Reeve Hobday – Police Commission  
d) Councillor Riddell – Watershed Meeting  
e) Councillor Janzen – Wheatland Regional Library
- Scheduled Meetings** 59. The following meetings were scheduled:  
◆ Wednesday, May 10, 2006 – 7:00 p.m. – Weed Committee  
Merrill Community Hall  
◆ Monday, May 15, 2006 – 9:00 a.m. - Negotiation Committee  
◆ Monday, May 29, 2006 – 9:00 a.m. – Council Meeting  
◆ Monday, June 5, 2006 - 9:00 a.m. – Administration Committee
- Adjourn** 60. Waldner: That this meeting now adjourn at 6:15 p.m. CARRIED.

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Reeve

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Administrator