

**MINUTES OF THE MEETING OF THE COUNCIL OF THE
RURAL MUNICIPALITY OF CORMAN PARK NO. 344
HELD MONDAY, APRIL 2, 2007 AT 8:00 A.M.**

Present

1. Reeve Ed Hobday, Councillors Alan Haight, Craig Riddell, Monty Vanhouwe, John Germs, John Rempel, Dick Friesen, Irene Pilka, Joanne Janzen, Wendy Trask, Joseph Kasahoff and Leonard Kasahoff.

Staff present: Glen Grismer, Director of Planning; Eric MacDougall, Planner and Bill Delaine, Planner.

Purpose of Meeting

2. The meeting was called for the purpose of finalizing a short list of applications for multi-parcel country residential developments. In early Fall of 2006, Council had an opportunity for applicants to make submissions for multi-parcel developments.

Concept plans were to be submitted by October 31, 2006 and submissions were not limited to ones that met current bylaw requirements. An Administrative review was conducted of the 25 applications received and Council was provided with copies of the proposals for 19 that met the requirements for the initial submission.

A meeting was held on February 5, 2007 for Council to conduct a preliminary review of the proposals and determine the criteria on which proposals would be compared. On March 26, 2007 Council conducted a tour of the proposed sites and Council scheduled this meeting to determine which proposals would be short listed for further review and consideration.

Proposals Submitted

3. Council examined the following 19 proposals for Multi-Parcel development:
 1. "Saddle Ridge" / Landry Merkosky – NE 36-36-4-W3
 2. "Quail Ridge" / Jastek Homes – 15-36-4-W3
 3. NorthRidge Developments – SW 8-35-5-W3
 4. Bill Dyck – W ½, SE 29-39-4-W3
 5. "Buckeye Ranch" – North Prairie Developments – NE 3-35-5-W3
 6. "Ball Subdivision" / Lynn Developments – S ½, SW 5-38-4-W3
 7. "Hidden Ridge Phase 2" / Rob Mentanczuk – SW 13-36-4-W3
 8. "Valley Estates" / Shawn Ryan – Ptn. NW 12-36-6-W3
 9. KSM Homes – NE 6-35-4-W3
 10. Ken Pizurny – SW 26-35-5-W3
 11. "Quarry Point" / Dewell Lynn – 25-37-5-W3
 12. Chris Chuhaniuk – N1/2, SE 20-35-5-W3
 13. "Birch Meadows" / Ross Hinthier – NE 36-37-4-W3
 14. Deanna Klusa – W1/2, 1-36-4-W3
 15. "Mount Hope Estates" / Garth Pickrell – E1/2, SW 1-37-4-W3
 16. John Hiebert – N1/2, NW 4-36-5-W3
 17. Mini Mansion Homes – NE 12-36-5-W3
 18. "Meewasin View" / Lloyd Hedeman – Ptn.'s of Sections 25, 31 & 36-37-5-W3;
 19. "Bridgewater Country Estates" / D&S Homes – W½, SW 6-36-5-W3

- Evaluation Criteria**
4. Council identified diverse personal subdivision evaluation criteria ranging from a bias for proposals in areas they are most familiar with to consideration of technical considerations. Observations from this discussion suggested that the following criteria were frequently used or generally acknowledged as having some importance:
- a) proximity to good roadways or highways;
 - b) "balanced" distribution of development throughout the municipality;
 - c) unlikely conflict with agriculture (although the value of keeping good farm land was questioned);
 - d) creative amenities or development features such as environmental systems;
 - e) a good concept and reasonable subdivision design (several factors);
 - f) fit into existing development; and
 - g) other criteria also were mentioned and none ruled out.
- Proposals for Further Consideration**
5. After considerable discussion of the merits of each proposal Council elected to take a closer look, based on the discussed criteria, with some focus on eight that seemed to have the most merit, including:
1. "Saddle Ridge" / Landry Merkosky – NE 36-36-4-W3
 2. "Quail Ridge" / Jastek Homes – 15-36-4-W3
 3. NorthRidge Developments – SW 8-35-5-W3
 4. Bill Dyck – W ½, SE 29-39-4-W3
 5. "Buckeye Ranch" – North Prairie Developments – NE 3-35-5-W3
 6. "Ball Subdivision" / Lynn Developments – S ½, SW 5-38-4-W3
 7. "Hidden Ridge Phase 2" / Rob Mentanczuk – SW 13-36-4-W3
 8. "Valley Estates" / Shawn Ryan – Ptn. NW 12-36-6-W3
- Large Scale Developments**
6. Council decided to review the following three developments independent of those listed above based on the market type that they will cater to:
- Mini Mansion Homes – NE 12-36-5-W3
 - "Meewasin View"/Lloyd Hedeman – Ptn.'s of Sections 25, 31 & 36-37-5-W3
 - "Bridgewater Country Estates" / D&S Homes – W½, SW 6-36-5-W3
- Multi-Parcel Applications**
7. Following further discussion, Council selected five proposals for further consideration.
- Vanhouwe: That the following applications for rezoning and subdivision to accommodate proposed multi-parcel country residential developments be selected for a detailed review and invitation to provide the requirements for a second submission:
- a) Bill Dyck – SE 29-39-4-W3
 - b) Landry Merkosky – "Saddle Ridge" – NE 36-36-4-W3
 - c) Shaun Ryan – "Valley Estates" – Ptn. NW 12-36-6-W3
 - d) Rob Metanczuk – "Hidden Ridge Phase II" – SW 13-36-4-W3
 - e) Mini Mansion Homes – NE 12-36-5-W3

CARRIED.

**Potential Bylaw
Amendments**

8. The Administration was requested to conduct a detailed review of potential amendments to bylaws and policies that may be necessary to accommodate features contained in the proposals that have been selected for further consideration.

Adjourn

9. Haight: The meeting adjourned at 10:10 a.m.

Reeve

Administrator