

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE  
RURAL MUNICIPALITY OF CORMAN PARK NO. 344  
HELD MONDAY, AUGUST 13, 2007 AT 9:15 A.M.**

- Present**
1. Reeve Ed Hobday, Councillors, Al Haight, Craig Riddell, Monty Vanhouwe, John Rempel, Dick Friesen, Irene Pilka, Joanne Janzen, Wendy Trask, Joseph Kasahoff and Len Kasahoff.
- Regrets: Councillor John Germs.
- 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, Planner.
- Call to Order**
2. Reeve Hobday called the meeting to order at 9:15 a.m.
- Agenda**
3. Janzen: That the agenda be approved with the addition of the following:  
10.l) Blumenheim non conforming (Friesen)  
15.a) Merrill Road Summer Road (Vanhouwe)  
15.b) Transmission Repair (Pilka)  
15.c) Custom Work Heinbingner (Pilka)  
15.d) Dirt lumps on roads (L. Kasahoff)  
21.d) Pat Kelly – re: Weed Control (Vanhouwe)  
21.e) H. Bergen – re: Paradise Beach (Vanhouwe)  
21.f) Lakeview Growers – re: Damage Claim (Vanhouwe)
- CARRIED.
- July 9, 2007  
Council Meeting Minutes**
4. Haight: That the Minutes of the Council Meeting held July 9, 2007 be APPROVED.
- CARRIED.
- Accounts for Payment**
5. Rempel: That the accounts for payment as listed on the “Cheque Register Summary – Bank” statement be APPROVED for payment.
- CARRIED.
- Delegation/Roundtable**
6. Greg Yuel, Roundtable Management addressed Council to request an update on the selection of options from the report prepared by UMA Engineering for the Municipality regarding drainage option in the North Corman Industrial Park. Mr. Yuel indicated that he felt the above ground system identified in the report as Option 2 would be the most effective.
- Rob Phillips, Commercial Sandblasting was also present during this discussion to express an interest in participating in stakeholder meetings that would take place for land owners in the Industrial Park to provide input.
- Subdivision/Shirley**
7. Vanhouwe: That the application of Webb Surveys Ltd. for Len and Lynda Shirley to subdivide the NW 12-37-8-W3 into two equal parcels comprising approximately 80 acres each for the purpose of creating separate title to each agricultural parcel and potentially developing proposed Parcel A be DEFERRED for consideration until legal advise is obtained.
- CARRIED.
- Discretionary Use/  
Cannitz-Omer**
8. J. Kasahoff: That the application of Marilyn Cannitz and Richard Omer to establish an equestrian facility on the S ½, of SW 1-37-8-W3 involving the operation of an indoor riding arena be APPROVED, subject to the applicant: entering into the development agreement for Equestrian Facilities.
- CARRIED.

- Rezoning/Colosseum Athletics Inc.** 9. Riddell: That the application of Colosseum Athletics Inc. to amend section 3.11 of the current contract zoning agreement to redefine the principal permitted use as an indoor and outdoor martial arts, gymnastics and athletics center be, APPROVED, subject to the applicants being responsible for all of the costs associated with amending the contract zoning agreement. CARRIED.
- Rezoning/Praski** 10. Riddell: That the application of Carmen Praski to rezone a 3.57 ha (8.84 acre) parcel from D-Commercial 1 District (DC1) by contract to D-Commercial 1 District (DC1) for the purpose of providing for a more extensive range of development options, be APPROVED subject to the applicants being responsible for all of the costs associated with the rezoning. CARRIED.
- Rezoning/Brand-Hansen** 11. Vanhouwe: That the application of John Brand and Carson Hansen to rezone Lots 15 & 16, NW 14-36-6-W3 from D-Industrial 3 District (DM3) to D-Country Residential 3 District (DCR3) by contract to accommodate the phasing out of current industrial use on the property and conversion to country residential use be, APPROVED, subject to the applicants:  
i. being responsible for all of the costs associated with the rezoning and  
ii. entering into an agreement to phase out current industrial uses by 2015 and limiting such industrial use to mutually acceptable plan of site use and improvements. CARRIED.
- Rezoning and Subdivision/Stefaniuk** 12. Vanhouwe: That the application of Tri-City Surveys Ltd. for John Stefaniuk to subdivide 31.97 ha (79.01 ac.) and 26.10 ha (64.51 ac.) from the SE 23-37-4-W3 for the purpose of removing a parcel tie for two properties located on either side of Highway No. 41 and rezone the properties from D-Agricultural 1 District (DAG1) to D-Agricultural 2 (DAG2) to update the parcels to an appropriate zone be, APPROVED subject to;  
i) the applicant being responsible for all costs associated with the rezoning;  
ii) providing payment of the \$300.00 development levy;  
iii) satisfying the Municipal Reserve requirement if so required by Government Relations. CARRIED.
- Rezoning and Subdivision/Miller** 13. Haight: That the application of Peters Surveys Ltd. for Grant Miller to rezone the NW 10-35-5-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) and subdivide the balance of the quarter section into two 70 acre parcels and a 10 acre parcel for the purpose of creating a new residential site be APPROVED subject to;  
i) the applicant being responsible for all costs associated with the rezoning;  
ii) the applicant entering into an easement agreement to address future road widening along Clarence Avenue; and  
iii) the applicant meeting the municipal reserve requirement. CARRIED.

**Rezoning and  
Subdivision/Farkas**

14. Friesen: That the application of Peters Surveys Ltd. for G & E Farkas to rezone a 159.45 acre parcel from Agricultural District (AG) to Agricultural Residential 1 District (AR1), subdivide two equal agricultural holdings comprising 79.76 acres and further subdivide a single 10 acre parcel from each holding to accommodate country residential development be, APPROVED subject to:
- i) the applicant being responsible for all costs associated with the rezoning;
  - ii) addressing the \$300.00 development levy;
  - iii) the applicant entering into an easement agreement along the most southerly and easterly 5 metres of the quarter section to address future road widening; and
  - iv) satisfying the Municipal Reserve requirement.

CARRIED.

**Subdivision/R.M. of  
Corman Park**

15. Rempel: That the application of Webb Surveys Ltd. for the R.M. of Corman Park to subdivide a 4.04 ha (10 acre) parcel from NW 4-36-4-W3 for the purpose of establishing a new municipal maintenance shop be APPROVED.

CARRIED.

(Councillor Haight declared pecuniary interest in the above application and left the meeting during discussion and voting thereon.)

**Subdivision and  
Consolidation/Lakeview  
Church**

16. Riddell: That the application of Webb Surveys Ltd. for Lakeview Free Methodist Church Inc. to subdivide a 2.06 ha (5.10 acre) parcel from a portion of SE 13-36-5-W3 as shown on Plan 101445623, registered to KRCT Holdings Ltd to consolidate with the adjacent Parcel Z as shown on Plan 101445623 registered to Lakeview Free Methodist Church Inc. for the purpose of expanding the church's land be, APPROVED subject to;
- i. the applicant entering into an easement agreement for future road widening; and
  - ii. the property owner being responsible for all costs associated with the consolidation.

CARRIED.

**Bylaw No. 25/07**

17. L. Kasahoff: That Bylaw No. 25/07 being a bylaw to rezone SE-23-37-4-W3 from D-Agricultural 1 District (DAG1) to D-Agricultural 2 District (DAG2) be read a first time.

CARRIED.

**Bylaw No. 26/07**

18. J. Kasahoff: That Bylaw No. 26/07 being a bylaw to rezone Parcel C, NE-35-35-5-W3 from D-Commercial 1 District "By Contract" to D-Commercial 1 District (DC1) be read a first time.

CARRIED.

**Bylaw No. 27/07**

19. Trask: That Bylaw No. 27/07 being a bylaw to rezone Lots 15 & 16, NW-14-36-6-W3 from D-Industrial 3 District (DM3) to D-Country Residential 3 District (DCR3 "By Contract") be read a first time.

CARRIED.

**Bylaw No. 28/07**

20. Janzen: That Bylaw No. 28/07 being a bylaw to rezone SE 18-38-4-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be read a first time.

CARRIED.

- Bylaw No. 29/07** 21. Pilka: That Bylaw No. 29/07 being a bylaw to rezone NW 10-35-5-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be read a first time. CARRIED.
- Development Summary Report** 22. Riddell: That the Development Report Summary as contained in Item H of the Planning Report be received. CARRIED.
- Public Hearing** 23. At 11:00 a.m. the meeting was opened to receive submissions regarding the following bylaws:
- | <u>Bylaw #</u> | <u>Applicant</u> | <u>Legal Description</u> | <u>Existing Zoning to Proposed</u> |
|----------------|------------------|--------------------------|------------------------------------|
| 24/07          | E & A Guenther   | LSD 3, SW-10-40-4-W3     | AG to AR1                          |
- There were no written or verbal submissions received.
- Close Public Hearing** 24. L. Kasahoff: That the Public Hearing now close. CARRIED.
- Bylaw No. 24/07** 25. Friesen: That Bylaw No. 24/07 be now read a second time. CARRIED.
- Rempel: That Bylaw No. 24/07 be now read a third time. CARRIED.
- Multi Parcel Bylaw Amendments** 26. Council was presented with discussion papers regarding a number of multi-parcel country residential bylaw amendment topics.
- One Mile Separation Distance  
Council agreed to pursue a strategy which could provide the option to remove the current policy under certain circumstances. It was generally agreed that the intent of the policy statement was to address concerns such as well-water supply, groundwater contamination and the preservation of the unique character of a development.
- Subdivision Density and Minimum Total Development Size  
Council acknowledged the current demand for higher density multi-parcel subdivision in adjacent municipalities and concluded that future policies should encourage this form of development in Corman Park. Council discussed the current subdivision density requirement in the R.M. of Corman Park Development Plan (120 acres) and requested that the administration proceed with a revised policy statement which mirrors the current density requirement in the Saskatoon Planning District (80 acres).
- Industrial Setback Requirement  
Council was in support of considering multi-parcel country residential developments near single industrial parcels if future residential owners were notified in advance of purchase. It was suggested that the policy be reworded to remove the separation distance for single industrial developments.
- Minimum / Maximum Lot Sizes  
Council agreed that a revised minimum and maximum lot size be proposed to accommodate the current multi-parcel country residential submissions.

- Meet in Camera** 27. Pilka: That the Council meeting recess in order to meet in camera as a Committee of the Whole Council. CARRIED.
- Delegation/  
Sask. Highways** 28. The Council met in camera in order to meet with a representative of Saskatchewan regarding construction projects.
- Reconvene Meeting** 29. Janzen: That the Council meeting reconvene. CARRIED.  
  
(Councillor Haight left the meeting at 12:45 p.m. at this point in the agenda.)
- Delegation/SREDA** 30. Messrs. Alan Migneault, CEO and Shaun Dyck, Business Development Assistant from the Saskatoon Regional Economic Development Authority addressed Council to make a presentation on the activities of that organization and discuss development plans within the Municipality.
- Delegation/Hamlet of  
Eagle Ridge** 31. Randy Schentag addressed Council on behalf of the Board of the organized Hamlet of Eagle Ridge. The Council has previously denied a request for assistance on providing a dust free surface on the roads leading to the hamlet. Mr. Schentag requested that the Municipality reconsider that decision with consideration to the timeline of when the Hamlet made its initial request and the adoption of a policy by Council.
- Hamlet of Eagle Ridge  
Request** 32. Vanhouwe: That the request of the Hamlet of Eagle Ridge Estates be referred to the Administration Committee for review and recommendation. CARRIED.  
  
(Councillor Haight returned to the meeting at 2:50 p.m. at this point in the agenda.)
- Council Remuneration** 33. L. Kasahoff: That the Council Remuneration Summary, for various meetings attended, be APPROVED. CARRIED.
- Flood Related Meeting** 34. J. Kasahoff: That Councillor Pilka be remunerated for attending a meeting with a taxpayer (Bree) impacted by severe flooding and members of the administration as a Committee meeting. CARRIED.
- Ad Hoc Meetings** 35. Riddell: That the Administration Committee review the remuneration of Councillors for Ad Hoc Committee attendance. CARRIED.
- Concept Plan  
Industrial Land  
Development** 36. Council considered a preliminary Comprehensive Concept Plan for expansion of industrial land at the Corman Industrial Park. It pointed out that the plan does not specify who the developer is or how development is brought about; however, all of the directly affected land owners have indicated their wish to see the plan proceed to the next stage and to be consulted further. Council noted that there was no policy restricting Corman Park involvement in such development and that all options may be explored. The next stage is review of the concept by land owners, Sask Highways, utility companies and service providers, and other stakeholders.

- Industrial Land Development** 37. Pilka: That the Planning Department proceed with preparation of a formal proposal based on the draft Comprehensive Concept Plan for expansion of industrial land at the Corman Industrial Park. CARRIED.
- Subdivision/Metanczuk (R.M. of Aberdeen)** 38. Riddell: That the R.M. of Corman Park request of the developer, Rob Metanczuk of Eagle Rise and Tower Hill Ranch Developments, to upgrade and chip seal or pave the portion of Bergheim Road (Township Road 374) within the jurisdictional boundaries of the R.M. of Corman Park No. 344. CARRIED.
- Public Utility/Town of Dalmeny** 39. L. Kasahoff: That the application of the Town of Dalmeny to construct three additional lagoon cells on NW 4-39-6-W3 for the purpose of expanding the Town's effluent management system be APPROVED. CARRIED.
- Receive Planning Report** 40. Riddell: That the Planning Report be received. CARRIED.
- Public Works Report** 41. Trask: That the Public Works Report for the month of July be received. CARRIED.
- Water Rates at Tank Loading Facilities** 42. L. Kasahoff: That the tank loading facilities be recalibrated to accept loonies, toonies and tokens and that the water flows be adjusted accordingly. CARRIED.
- Cee Pee Grid Fill Material** 43. L. Kasahoff: That in exchange for the donation of fill material, the Municipality provide a maximum of 6 loads of gravel and ½ mile of fencing to Joe Kasahoff. CARRIED.  
  
(Councillor Joe Kasahoff declared a pecuniary interest in the above matter and left the meeting during discussion and voting thereon.)
- Cee Pee Grid Tender** 44. Pilka: That the tender for the surfacing of 2.2 km of the Cee Pee Grid being East of 18, SE-19 and Ptn. of SW-20-39-8-W3 (Project 154) be awarded to Anderson Paving for a price of \$986,250.00 to be completed in 2007.
- Amend Resolution** 45. L. Kasahoff: That the above resolution be amended by adding the words "subject to receiving a minimum of \$75,000.00 in additional Heavy Haul/High Volume funding from Sask. Highways." CARRIED.
- Cee Pee Grid Tender** 46. Pilka: That the tender be awarded to Anderson Paving to complete Paving in 2007 subject to receiving a minimum of \$75,000.00 in additional Heavy Haul/High Volume funding from Sask. Highways. CARRIED.
- Seasonal Landfill Hours** 47. Riddell: That the winter season for the landfill hours at the South Corman Park landfill begin on September 30 rather than October 15. CARRIED.
- Beam Road – Dust Control** 48. Pilka: That J. Germs be advised that dust control on Beam Road would be completed under the Council policy where the ratepayer is responsible for the cost of material. CARRIED.

**Receive Public Works Minutes** 49. Friesen: That the minutes of the Public Works Committee meeting held July 20, 2007 be received. CARRIED.

**Council Meeting Input** 50. Riddell: That a questionnaire be distributed to Council members for the next three months and that the administration provide a draft policy that amalgamated the current practices and policies in effect. CARRIED.

**Administration Committee Minutes** 51. Friesen: That the minutes of the Administration Committee meeting held July 23, 2007 be received. CARRIED.

**Tax Adjustments** 52. Friesen: That the following tax adjustments be authorized:

**a) Jerry & Mandy Bellrose**

Lot 6 Block 4 of NE 15-36-6 W3rd  
Roll No. 000615140.01

	<u>Municipal</u>	<u>School</u>	<u>Total</u>
2007 Levy	1,205.28	3,234.72	4,440.00
<b>2007 Levy Cancellation</b>	<b>-66.22</b>	<b>-94.80</b>	<b>-161.02</b>
Balance	1,139.06	3,139.92	4,278.98

**Reason:** New owner requested the tax levy on the garage be changed from commercial to residential. Previous owner was operating a commercial business.

**b) Robert & Louetta Cormier**

Parcel B of NW 3-40-4 W3rd  
Roll No. 002703240.01

	<u>Municipal</u>	<u>School</u>	<u>Total</u>
2007 Levy	127.36	304.66	432.02
<b>2007 Levy Cancellation</b>	<b>-26.33</b>	<b>-62.99</b>	<b>-89.32</b>
Balance	-101.03	-241.67	342.70

**Reason:** Cancel portion of 2007 land levy. Department of Highways purchased 3.33 acres for Highway 11 widening.

**c) Robert & Louetta Cormier**

Parcel C of NW 3-40-4 W3rd  
Roll No. 002703245.01

	<u>Municipal</u>	<u>School</u>	<u>Total</u>
2007 Levy	724.90	1,734.05	2,458.95
<b>2007 Levy Cancellation</b>	<b>-11.01</b>	<b>-26.35</b>	<b>-37.36</b>
Balance	713.89	1,707.70	2,421.59

**Reason:** Cancel portion of 2007 land levy. Department of Highways purchased .70 acres for Highway 11 widening.

CARRIED.

**Tankloading Facility Bylaw** 53. Friesen: That the fine level established under proposed Bylaw No. 23/07 be \$1,000.00 or \$500.00 for early payment. CARRIED.

- Dangerous Property/  
Hamlet of Furdale** 54. Riddell: That the administration arrange to have the remains of the house demolished and the acreage mowed to protect against further fire. CARRIED.
- Magnum Site Tenders** 55. Vanhouwe: That the tender be awarded to Interprovincial Specialty Coating to enter into an agreement for sale for North Half, Parcel C, NW-9-38-5-W3 subject to clean up of the site as provided in the Remedial Action Plan prepared by Pinter and Associates. CARRIED.
- Administrator's Report** 56. Janzen: That the Administrator's Report be received. CARRIED.
- Watershed Stewards Inc.** 57. Riddell: That we agree to membership in the South Saskatchewan River Watershed Stewards Inc. CARRIED.
- Request for Assistance/  
R.M. of Grant Haul Road** 58. Pilka: That the request from the R.M. of Grant be referred to the Public Works Committee for review. CARRIED.
- First Responders/Request  
R.M. of Blucher** 59. Pilka: That the request of the R.M. of Blucher to provide funding for first responders from that Municipality that respond to incidents in Corman Park be referred to the Administration Committee for review. CARRIED.
- Fence Repair/Kelly** 60. Vanhouwe: That the correspondence received from Pat Kelly regarding damage to his fence from sheep involved in the sheep program for leafy spurge be referred to the Weed Pest Committee. CARRIED.
- Bergen Complaint/  
Paradise Beach** 61. Vanhouwe: That the correspondence received from H. Bergen be referred to the Public Works Committee for review. CARRIED.
- Fire Fees/Smith** 62. Pilka: That the request of Paul Smith for cancellation of an invoice for fire fees for a false alarm be denied and that Mr. Smith be provided with the correspondence from the Dalmeny Fire Department. CARRIED.
- Receive Correspondence** 63. Trask: That the following correspondence be received:  
Correspondence – Information Items  
a) Minister of Government Relations – re: Statutory Amendments  
b) Langham Library Board Minutes  
c) S.A.R.M. – re: Disaster Relief for Municipalities  
d) S.A.R.M. – re: July 31, 2007 Update  
e) SREDA – re: Announcement  
f) Ranch Ehrlo Newsletter – re: Opening  
  
Correspondence – Action Items  
a) Watershed Stewards Inc. – re: Membership  
b) R.M. of Grant – re: Division Road  
c) R.M. of Blucher – re: Fire Department  
d) Pat Kelly – re: Weed Control  
e) H. Bergen – re: Paradise Beach  
f) Lakeview Growers – re: Damage Claim  
  
CARRIED.

- Payroll Summary**            64.    Vanhouwe: That the Payroll Summary for July, 2007 be approved.            CARRIED.
- Financial Report**            65.    Vanhouwe: That the Financial Statement as of July 31, 2007 be received.            CARRIED.
- Meet In Camera**            66.    Janzen: That the Council meeting recess in order to meet in camera as a Committee of the Whole Council.            CARRIED.
- Reconvene Meeting**        67.    Janzen: That the Council meeting reconvene.            CARRIED.
- Deferred Items**            68.    The following items were deferred until the September meeting of Council:  
Updates:  
a) Reeve Hobday – R.C.M. Policing Community Meeting  
b) Reeve Hobday - CEO Evaluation Committee  
c) Councillor J. Kasahoff – APAS Annual Meeting
- Scheduled Meetings**      69.    The following meetings were scheduled:  
♦ Friday, July 20, 2007 – 9:00 a.m. – Public Works Committee  
♦ Monday, July 23, 2007 – 1:30 p.m. – Admin. Committee  
♦ Monday, August 13, 2007 – 8:45 a.m. – Council Meeting
- Adjourn**                    70.    J. Kasahoff: That this meeting now adjourn at 6:25 p.m.    CARRIED.

---

Reeve

---

Administrator