

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE
RURAL MUNICIPALITY OF CORMAN PARK NO. 344
HELD MONDAY, JUNE 11, 2007 AT 8:45 A.M.**

- Present** 1. Reeve Ed Hobday, Councillors, Al Haight, Craig Riddell, Monty Vanhouwe, John Germs, John Rempel, Dick Friesen, Irene Pilka, Joanne Janzen, Wendy Trask, 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, Planner.
- In Camera** 2. Council met in camera to discuss various issues prior to the Council meeting. In Camera session started at 8:45 a.m.
- Call to Order** 3. Reeve Hobday called the meeting to order at 9:00 a.m.
- Agenda** 4. Janzen: That the agenda be approved with the addition of the following:
10.j) Friesen – Opimihaw Creek Meeting
15.a) Rempel – Dust Control at Stockpile Site
15.b) Rempel – Water on Range Road 3063
15.c) Riddell – Victor Road
15.d) L. Kasahoff – Gravel at Eagle Creek
19.e) Pilka – Well Contamination Bylaw
27. Germs - APAS
- CARRIED.
- May 28, 2007
Council Meeting Minutes** 5. Riddell: That the Minutes of the Council Meeting held May 28, 2007 be APPROVED. CARRIED.
- Accounts for Payment** 6. Janzen: That the accounts for payment as listed on the “Cheque Register Summary – Bank” statement be APPROVED for payment. CARRIED.
- Council Remuneration** 7. Germs: That the Council Remuneration Summary, for various meetings attended, be APPROVED. CARRIED.
- Rezoning and
Subdivision/Downing** 8. Pilka: That the application of George Nicholson Franko & Associates for Mel & Linda Downing to rezone the W½, NE 31-38-5-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) and subdivide a 9.34 acre (3.78 ha) shown as proposed Parcel B for the purpose of creating separate title to an existing residential yardsite be APPROVED subject to:
i) the applicant being responsible for all costs associated with the rezoning; and
ii) the applicant meeting the municipal reserve requirement.
- CARRIED.
- Rezoning and
Subdivision/Krisitiansen** 9. Vanhouwe: That the application of Peters Surveys Ltd. for Anneliesa Kristiansen to rezone the E½, NW 24-35-5-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 country residential yardsite be APPROVED subject to the applicant being responsible for all costs associated with the rezoning. CARRIED.

- Subdivision/Wurtz** 10. Trask: That the application of Peters Surveys Ltd. for Norman and Robert Wurtz to subdivide a 10 acre (4.05 ha) parcel from the NE 12-38-7-W3 for the purpose of establishing a single parcel country residential yardsite be APPROVED subject to:
- i) the applicant entering into a servicing agreement to address the \$300.00 development levy; and
 - ii) the applicant entering into an easement agreement to address future road widening along Range Road 3070.
- CARRIED.
- Subdivision/Speidel** 11. Friesen: That the application of Peters Surveys Ltd. for Bruce Speidel to subdivide a 10 acre (4.05 ha) parcel from the SW 7-38-4-W3 for the purpose of creating separate title to an existing residence and yardsite be APPROVED subject to:
- i) the applicant entering into a servicing agreement to address the \$300.00 development levy; and
 - ii) the applicant entering into an easement agreement to address future road widening along Range Road 3070 and Township Road 381.
- CARRIED.
- Subdivision/Stratemeyer** 12. Trask: That the application of Peters Surveys for Kim Stratemeyer to subdivide the SW 4-38-7-W3 for the purpose of creating two approximately 80 acre agricultural parcels be APPROVED subject to:
- i) the applicant entering into a servicing agreement to address the \$300.00 development levy; and
 - ii) the applicant entering into a 5 metre easement agreement to address future road widening along Range Road 3074.
- CARRIED.
- Bylaw No. 19/07** 13. Haight: That Bylaw No. 19/07 being a bylaw to rezone the W1/2-NE-31-38-5-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be read a first time.
- CARRIED.
- Bylaw No. 22/07** 14. Riddell: That Bylaw No. 22/07 being a bylaw to rezone the E/12-NW-24-35-5-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be read a first time.
- CARRIED.
- Development Summary Report** 15. Vanhouwe: That the Development Report Summary as contained in Item F of the Planning Report be received.
- CARRIED.
- Draft Noise Bylaw** 16. Council was provided with an update of the proceedings of an open house held to obtain comments from various interest groups related to the draft noise bylaw.

As a result of that input, various amendments have been made to the draft bylaw and the revised version will be provided to legal counsel for review and brought back to Council for consideration of first reading.

**Discretionary Use/
 Gryzbowski**

17. Riddell: That the application of Larry Gryzbowski to establish a home based business on Lot 6, Block 6, SW 25-35-5-W3 involving a seasonal yard service business as a discretionary use be APPROVED for a 2 year period, subject to the applicant entering into a development agreement prohibiting outdoor storage of equipment and materials, and to ensure that the operation on the property is consistent with the development standards for home based businesses as stated within the R.M. of Corman Park Zoning Bylaw. CARRIED.

**Multi Parcel
 Development
 Bylaw Amendments**

18. Vanhouwe: That amendments regarding the following topics be drafted by the Planning Department for the July Council Meeting:
1. Increased density;
 2. Smaller lot sizes;
 3. Multiple unit dwellings;
 4. One mile separation distance from the City of Saskatoon;
 5. One mile separation distance from other multi parcels in the District; and
 6. Addressing variance options for sewage lagoon setbacks with technological innovation or concept plan configuration.
- CARRIED.

Public Hearing

19. 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>
15/07	L. Bradley	NE 33-37-5-W3	DAG1 to DM3 (Industrial Park)
19/07	M & L Downing	W 1/2, NE 31-38-5-W3	AG to AR1
20/07	D & V Wiebe	N 1/2, NW 19-38-7-W3	AG to AR1

Correspondence related to the Public Hearing:

Bylaw Nos. 19/07 & 20/07

- No correspondence has been received regarding Bylaw Nos. 19/07 and 20/07.
- Bylaw No. 19/07 Public Hearing to be deferred to July 9, 2007 meeting due to revised subdivision plan.

Bylaw No. 15/07

- The following correspondence was been received regarding Bylaw No. 15/07:
 - a) P.M. Broberg - Landowner
 - b) Saskatchewan Highways
 - c) Concorde Group of Companies
- The following verbal submissions were received regarding Bylaw No. 15/07:
 - a) Kim Chowns, owner of a portion of S1/2-SE-4-38-5-W3 adjacent to the proposed rezoning, addressed Council to express concern regarding noise from equipment on site before 7:00 a.m. both during construction and after occupancy of the lots.
 - b) Ian Buckwold, representing Concorde Group of Companies, addressed Council to expand on the written submission provided. He indicated concern with the potential of an oversupply with two industrial proposals at the same time.

- Close Public Hearing** 20. Vanhouwe: That the Public Hearing now close. CARRIED.
- Bylaw No. 15/07** 21. Vanhouwe: That Bylaw No. 15/07 be now read a second time. CARRIED.
Germs: That Bylaw No. 15/07 be now read a third time. CARRIED.
- Bylaw No. 20/07** 22. Rempel: That Bylaw No. 20/07 be now read a second time. CARRIED.
Pilka: That Bylaw No. 20/07 be now read a third time. CARRIED.
- District Bylaw Review/
Joint Council Meeting** 23. Council was provided with an update of the district bylaw review and was advised that draft bylaws are expected to be provided to the District Planning Commission at its July meeting.
- Opimihaw Creek
Committee** 24. Council discussed the progress of the Opimihaw Creek Committee and its mandate to determine an appropriate protocol to address the flow of water through both municipalities in the future.
- Delegation/Geransky** 25. Ed Geransky addressed Council to express interest in providing a subdivision proposal for a multi parcel development on SW-20-38-5-W3. He was advised that Council has an established protocol for considering applications for multi parcel country residential developments on an annual basis. He was also advised that his name would be placed on the list of individuals interested in receiving information packages at the time Council is prepared to consider multi parcel applications.
- Delegation – Kloeble/
Schedlosky** 26. Messrs. Eugene Schedlosky and Ed Kloeble addressed Council to express concern regarding the condition of the access road to Redhead Equipment at the intersection of 71st Street and Highway No. 16.

They were advised that the approval included a requirement for the applicant to be responsible for all costs of upgrading the road and realigning the intersection.
- Update on Project** 27. Pilka: That representatives from Redhead Equipment be invited to attend the next Public Works Committee meeting to provide an update on the status of its obligation to improve the service road to its property and realignment of the intersection of 71st Street and Highway No. 16. CARRIED.
- Joint Meeting
Discussion** 28. Council reviewed options that it wishes to pursue in order to address concerns with large developments located on the perimeter of the City of Saskatoon and the need to provide for additional servicing in the future if the development were incorporated into City limits.
- Receive Planning Report** 29. Janzen: That the Planning Report be received. CARRIED.

- Purchase Chairs for Council Chambers** 30. J. Kasahoff: That the purchase of thirteen chairs for the Council Chambers be authorized at a cost of \$249.00 plus taxes each.
CARRIED.
- 2007 Budget** 31. J. Kasahoff: That the 2007 Budget Estimates as annexed hereto be approved.
CARRIED.
- Bylaw No. 21/07 Amendment to Building Bylaw** 32. Pilka: That Bylaw No. 21/07 being a bylaw to amend the Building Bylaw No. 16/07 be now read a first time.
CARRIED.
- Janzen: That Bylaw No. 21/07 be now read a second time.
CARRIED.
- Trask: That Bylaw No. 21/07 be considered for third reading.
CARRIED UNANIMOUSLY.
- J. Kasahoff: That Bylaw No. 21/07 be now read a third time.
CARRIED.
- Road Maintenance Agreement/R.M. of Laird** 33. L. Kasahoff: That an agreement with the R. M. of Laird be prepared to provide for the R.M. of Laird to be responsible for the maintenance of the three mile portion of Range Road 3073 from the boundary to the CNR rail tracks on an incremental basis which will increase at a rate to recognize the increase in traffic resulting as the 52 lot subdivision approved in the R.M. of Laird develops. It is expected that traffic from this subdivision will access this route.
CARRIED.
- Receive Administrator's Report** 34. Germs: That the Administrator's Report be received. CARRIED.
- Public Works Report** 35. Germs: That the Public Works Report for the month of May be received.
CARRIED.
- Purchase Grader** 36. Pilka: That the Municipality purchase a Caterpillar 140H Grader from Kramer Limited for the stated price of \$197,000.00 plus taxes including trade in allowance of \$50,000.00.
CARRIED.
- Bid to Purchase Mower** 37. L. Kasahoff: That a tender bid of \$7,000.00 be submitted to the R.M. of Grayson for the purchase of a 2002 Shulte mower (15 foot).
CARRIED.
- Lutheran Road Weights** 38. L. Kasahoff: That the Lutheran Grid (Township Road 382) from Highway No. 16 west to Highway No. 12 be designated for primary weights subject to speed limits of 60 kph.
CARRIED.
- Clearing the Path/ Primary Weight Corridor** 39. L. Kasahoff: That the request of the Clearing the Path Committee for the Municipality to designate the portion of the Struan Grid from the west boundary to Highway No. 16 and the portion of Range Road 3084 from the Struan Grid south to the boundary for inclusion in the primary weight corridors be granted subject to inclusion of the Cee Pee Grid from the Struan Grid north to Highway No. 16.
CARRIED.

**Concrete Pump
 Truck Weights**

40. L. Kasahoff: That permits be allowed for pump trucks required by concrete contractors subject to the following conditions:
 a) Permit will allow the weight required for the axle size;
 b) One permit will be required for each vehicle;
 c) The Municipality must be contacted prior to each trip to obtain an appropriate route; and
 d) The applicable fee per permit is set at \$100.00 per truck.

CARRIED.

Landfill Rates

41. L. Kasahoff: That Council approves the following landfill fee rates for South Landfill effective June 15, 2007:

Load Type	User	Fee
Half Ton Truck	Resident	Domestic Waste No Charge General Waste \$5.00
Half Ton Truck	Non Resident	\$20.00
Half Ton Truck & Trailer	Resident	\$15.00/ Wood \$5.00
	Non Resident	\$50.00
One Ton Truck or Trailer	All	\$100.00
Three Ton Truck	All	\$225.00
Tandem Truck	All	\$250.00
Semi Trailer Unit	All	\$400.00
Refrigerator, Freezer	All	\$15.00
Air Conditioner	All	\$15.00
Appliances (Stoves)	All	\$10.00
Car Bodies	All	\$35.00
Mixed Demolition	All	\$400.00

CARRIED.

**South Corman Park
 Landfill Hours**

42. L. Kasahoff: That the hours at the South Corman Park landfill be established as follows:
 Summer Hours – April 16 to October 14 - 8:00 a.m. to 8:00 p.m.
 Winter Hours – October 15 to April 15 - 9:00 a.m. to 5:00 p.m.

CARRIED.

**Receive Public Works
 Committee Minutes**

43. J. Kasahoff: That the minutes of the meeting of the Public Works Committee held June 4, 2007 be received.

CARRIED.

**Hamlet of Cathedral
 Bluffs**

44. L. Kasahoff: That the request of the Hamlet of Cathedral Bluffs to reduce the speed limit on Cathedral Bluffs Road be referred to the Police Department and the Public Works Committee for review.

CARRIED.

**Order of Merit
 Nomination**

45. Germs: That Councillor Dick Friesen be nominated for the Saskatchewan Order of Merit in recognition of his 40 years service to local government in the area.

CARRIED.

**Speed Limit/Highway #16
 Service Road**

46. J. Kasahoff: That the speed limit on the service road from Highway No. 16 to NW corner of SW-30-37-5-W3 be reduced to 60 kph.

CARRIED.

**Town of Langham/
 Request for Contribution**

47. L. Kasahoff: That the request of the Town of Langham for a contribution toward its Langham Centennial Celebration be referred to the Administration Committee for review.

CARRIED.

- Town of Langham/
Property Annexation** 48. Vanhouwe: That the Town of Langham be contacted to determine if the annexation of the triangular parcel in the NE corner of NE-9-39-7-W3 is consistent with the Town's future growth plans. CARRIED.
- Riverside Country Club/
Request for Closure
of Road Allowance** 49. L. Kasahoff: That the request of the Riverside Country Club for the closure and consolidation of the road allowance north of and east of the portion of NE-36-35-6-W3 lying east of the South Saskatchewan River be referred to the Administration to obtain input from adjacent landowners and other affected parties. CARRIED.
- Tank Filling Station** 50. L. Kasahoff: That the request of Tim Friesen for consideration of a tank filling station at the Hamlet of Rheinland be referred to the Public Works Committee for review. CARRIED.
- Receive Correspondence** 51. Riddell: That the following correspondence be received:
Correspondence – Information Items
a) S.A.R.M. – re: May 31, 2007 Update
b) Saskatoon Christian School – re: Discretionary Use Proposal
c) Sherrille Memory – re: Discretionary Use Proposal
d) Saskatoon Christian School Prayer Group – re: Discretionary Use Proposal
e) Borden Museum Board – re: 70th Anniversary Invitation
f) Redhead Equipment – re: Reward Program
g) Canada Culvert – re: Amalgamation of Companies

Correspondence – Action Items
a) Hamlet of Cathedral Bluffs – re: Speed Limit
b) Sask. Office of Protocol and Honours – re: Order of Merit
c) Corman Park Police Service – re: Speed Limit on Service Road
d) Town of Langham – re: Langham Centennial Celebrations
e) Caveman Stone Products – re: Land Adjacent to Town of Langham
f) Webster Surveys Ltd. – re: Proposed Closure of Road Allowance
g) Mid Sask. REDA – re: Board of Directors Nominations
h) Tim Friesen – re: Filling Station

CARRIED.
- Updates** 52. Updates were provided by members of Council regarding attendance at the following meetings:
a) Reeve Hobday – SREDA
b) Reeve Hobday – Hamlet of Beaver Creek AGM
c) Reeve Hobday - Prairie Spirit School Division Annual Meeting
d) Reeve Hobday – Sask. Water/Mayors
- Payroll Summary** 53. J. Kasahoff: That the Payroll Summary for May, 2007 be approved. CARRIED.
- Financial Report** 54. Germs: That the Financial Statement as of May 31, 2007 be received. CARRIED.

APAS Annual General Meeting

55. J. Kasahoff: That Councillor Germs be authorized to attend the APAS Annual General Meeting to be held July 18 and 19, 2007 in North Battleford. CARRIED.

Scheduled Meetings

56. The following meetings were scheduled:
- ◆ Monday, June 25, 2007 – 1:00 p.m. – Admin. Committee
 - ◆ Monday, June 25, 2007 – 7:00 p.m. – Opimihaw Creek Committee
 - ◆ Tuesday, June 26, 2007 – 11:00 a.m. – Weed Pest Committee
 - ◆ Wednesday, June 27, 2007 – 9:00 a.m. – Public Works Committee
 - ◆ Monday, July 9, 2007 – 8:45 a.m. – Council Meeting

Adjourn

57. Germs: That this meeting now adjourn at 5:20 p.m. CARRIED.

Reeve

Administrator