

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE
RURAL MUNICIPALITY OF CORMAN PARK NO. 344
HELD MONDAY, OCTOBER 15, 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; and Doug Defosse, Director of Operations.
- 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) U of S Storm Study (Vanhouwe)
10.k) Joint Meeting with City Council (Vanhouwe)
10.l) District Bylaw Review (Vanhouwe)
10.m) Multi Parcel Discussion (Vanhouwe)
15.a) Pothole on Spadina Extension (Vanhouwe)
15.b) Culvert North of Cathedral Bluffs (Friesen)
15.c) Culvert at Neuhorst (Friesen)
15.d) Update on 2nd Cut Mowing (Janzen)
15.e) Road 384 Repair (Trask)
15.f) Weekend Hauling and Communication (J. Kasahoff)
15.g) Landfill Rates (general and nuisance)
19.h) Bill Thiessen Letter re Flooding (Janzen)
CARRIED.
- August 13, 2007 Council Meeting Minutes** 5. Riddell: That the Minutes of the Council Meeting held August 13, 2007 be APPROVED. CARRIED.
- September 10, 2007 Council Meeting Minutes** 6. Friesen: That the Minutes of the Council Meeting held September 10, 2007 be APPROVED. CARRIED.
- Accounts for Payment** 7. Vanhouwe: That the accounts for payment as listed on the "Cheque Register Summary – Bank" statement be APPROVED for payment. CARRIED.
- Council Remuneration** 8. Friesen: That the Council Remuneration Summary, for various meetings attended, be APPROVED. CARRIED.
- Council Remuneration Review** 9. Vanhouwe: That the Administration Committee review the remuneration for additional meetings of Council held for the purpose of meeting as a Committee of the Whole. CARRIED.
- Subdivision/Saskatoon Golf and Country Club** 10. Riddell: That the application of Webb Surveys Ltd. for the Saskatoon Golf and Country Club to subdivide the SE 17-36-5-W3 for the purpose of removing a parcel tie and creating separate title to a 21.88 ha (54.06 acre) parcel cut off by Canadian National's railroad right of way be APPROVED subject to the applicant entering into a servicing agreement to address the \$300.00 development levy. CARRIED.

**Rezoning, Subdivision,
Consolidation and
Discretionary Use/
Deptuk**

11. Rempel: That the application of Peters Surveys for Nil-Ray Farms (c/o Lawrence Deptuk) to rezone and subdivide a 9 acre portion of the NW 13-37-6-W3 from D-Country Residential 3 District (DCR3) to D-Agricultural 1 District (DAG1) while consolidating ISC surface parcel number 117152995 for the purpose of establishing a mineral resource extraction and storage industry as a discretionary use be APPROVED subject to the landowner/applicant;
- i) being responsible for all costs associated with the rezoning;
 - ii) being responsible for all costs associated with the consolidation;
 - iii) entering into an easement agreement for future road widening along Range Road 3061;
 - iv) entering into a reclamation agreement;
 - v) entering into a road maintenance agreement if required by the Public Works Department;
 - vi) meeting the Municipal Reserve requirement if required.

CARRIED.

**Rezoning and
Subdivision/Mahmood**

12. Vanhouwe: That the application of Peters Surveys Ltd. for Zahid Mahmood to rezone the SE 13-36-6-W3 from D-Agricultural 1 District (DAG1) to D-Agricultural 2 District (DAG2) and partly D-Country Residential 3 District (DCR3) and subdivide a 4 ha (10 acre) parcel for the purpose of creating separate title to an existing residential yardsite be APPROVED subject to the applicant;
- i) being responsible for all costs associated with the rezoning; and
 - ii) meeting the Municipal Reserve requirement.

CARRIED.

**Rezoning and
Subdivision/Fleury**

13. Haight: That the application of Harry and Arlene Fleury to rezone the NW 14-37-4-W3 from D-Agricultural 1 District (DAG1) to D-Agricultural 2 District (DAG2) and subdivide the quarter section into two equivalent 80 acre parcels for the purpose of removing a tie code between parcels created by road right of way (Provincial Highway No. 41) be APPROVED subject to the applicant;
- i) being responsible for all costs associated with the rezoning;
 - ii) entering into an easement agreement for future road widening along Range Road 3042; and
 - iii) entering into a servicing agreement to address the \$300.00 Development Levy.

CARRIED.

**Rezoning and
Subdivision/Dyck**

14. Trask: That the application of George, Nicholson, Franko, & Associates Ltd. for Philip Dyck to rezone the SW 3-38-7-W3 from Agricultural (AG) to Agricultural Residential 1 (AR1) and subdivide the quarter section into an 80 acre parcel, a 70 acre parcel, and a 10 acre parcel for the purpose of creating separate title to a future agricultural residential yardsite and a country residential yardsite be APPROVED subject to the applicant;
- i) being responsible for all costs associated with the rezoning; and
 - ii) entering into a servicing agreement to address the \$300.00 Development Levy.

CARRIED.

(Councillor J. Kasahoff left the meeting at this point at 9:45 a.m.)

**Rezoning and
Subdivision/Dyck**

15. Trask: That the application of George, Nicholson, Franko, & Associates Ltd. for Philip and Frieda Dyck to rezone the NW 10-38-7-W3 from Agricultural (AG) to Agricultural Residential 1 (AR1) and subdivide two 4 ha (10 acre) parcels for the purpose of creating separate title to future country residential yardsites be DEFERRED to the November Council meeting in order for the Administration to have an opportunity to clarify that a residential site can be established without flooding concerns.
CARRIED.

**Rezoning and
Subdivision/Blackmore**

16. Haight: That the application of George, Nicholson, Franko, & Associates Ltd. for Brad and Diane Blackmore to rezone Parcel A, NE and Parcel D, NW 27-35-4-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) and subdivide a 5.224 ha (12.91 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/
VanRootsellar**

17. Friesen: That the application of Geroge Nicholson Franko & Associates Ltd. for Marvin and Sandra Van Rootselaar to subdivide a 10 acre parcel from the NE 35-39-4-W3 for the purpose of creating separate title to a future country residential yardsite be APPROVED subject to;
- i) the applicant's surveyor submitting a revised plan of proposed subdivision showing the required 5 metre easement for future road widening along the most easterly portion of the quarter section;
 - ii) the applicant entering into an easement agreement for future road widening; and
 - iii) the applicant entering into a servicing agreement to address the \$300.00 development levy.
- CARRIED.

(Councillor Germs arrived at the meeting at this point in the agenda at 10:10 a.m.)

**Subdivision and
Consolidation/Wiebe**

18. Friesen: That Application of Tri-City Surveys Ltd. for E & L Wiebe to subdivide a 3.98 acre portion of Parcel # 145028460 located within the W1/2, NW 19-38-4-W3 to consolidate with Parcel A, NW 19-38-4-W3 (Parcel # 145028471) be APPROVED subject to:
- i) the property owner being responsible for the costs associated with the consolidation.
- CARRIED.

Subdivision/Wiebe

19. Friesen: That Application of Tri-City Surveys Ltd. For E & L Wiebe to subdivide Parcel A, NW 19-38-4-W3 into 3.10 and 6.92 acre parcels for the purpose of providing separate title to an existing abattoir be APPROVED, subject to:
- i) the property owner entering into a "commitment to remove a second dwelling" agreement to address the second residence on Parcel C;
 - ii) the applicant entering into an easement agreement to address future road widening along Range Road 3050 and Township Road 384; and
 - iii) the applicant satisfying the municipal reserve requirement if required.
- CARRIED.

- Bylaw No. 33/07** 20. Haight: That Bylaw No. 33/07 being a bylaw to rezone SE 13-36-6-W3 from D-Agricultural 1 District (DAG1) to D-Agricultural 2 District (DAG2) and D-Country Residential 3 District (DCR3) be read a first time. CARRIED.
- Bylaw No. 34/07** 21. Riddell: That Bylaw No. 34/07 being a bylaw to rezone NW 14-37-4-W3 from D-Agricultural 1 District (DAG1) to D-Agricultural 2 District (DAG2) be read a first time. CARRIED.
- Bylaw No. 35/07** 22. Vanhouwe: That Bylaw No. 35/07 being a bylaw to rezone Ptn. NW-13-37-6-W3 from D-Country Residential 3 District (DCR3) to D-Agricultural 1 District (DAG1) be read a first time. CARRIED.
- Bylaw No. 36/07** 23. Germs: That Bylaw No. 36/07 being a bylaw to rezone SW 3-38-7-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be read a first time. CARRIED.
- Bylaw No. 38/07** 24. Rempel: That Bylaw No. 38/07 being a bylaw to rezone Ptn. NE 27 and NW 27-35-4-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be read a first time. CARRIED.
- Development Summary Report** 25. Vanhouwe: That the Development Report Summary as contained in Item H of the Planning Report be received. CARRIED.
- Public Hearing** 26. 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> |
|----------------|------------------|--------------------------|------------------------------------|
| 31/07 | P. Dyck | SW 9-38-7-W3 | AG to AR1 |
| 32/07 | B & B Anderson | S½, NW 17-35-4-W3 | AG to AR1 |
- There were no written or verbal submissions received.
- Close Public Hearing** 27. Trask: That the Public Hearing now close. CARRIED.
- Bylaw No. 31/07** 28. Friesen: That Bylaw No. 31/07 be now read a second time. CARRIED.
- Pilka: That Bylaw No. 31/07 be now read a third time. CARRIED.
- Bylaw No. 32/07** 29. Janzen: That Bylaw No. 32/07 be now read a second time. CARRIED.
- Trask: That Bylaw No. 32/07 be now read a third time. CARRIED.
- Updates** 30. Updates were provided by the Director of Planning regarding the following activities in progress by the Planning Department:
- a) Health Regulations on Urban Reserves
 - b) Development Levies
 - c) Hamlet Workshop – Multi Parcel Separation Distance
 - d) North Corman Industrial Park Expansion

- Hamlet of Blumenheim** 31. Friesen: That the R.M. Council approve amendments to the R.M. of Corman Park Development Plan and Zoning Bylaw as attached and presented by the Administration to recognize the historic Mennonite settlement of Blumenheim. CARRIED.
- Bylaw No. 44/07** 32. Friesen: That Bylaw No. 44/07 being an amendment to the R.M. of Corman Park Zoning Bylaw to provide for the creation of a Zoning District to apply to the Village of Blumenheim be now read a first time. CARRIED.
- Bylaw No. 48/07** 33. Friesen: That Bylaw No. 48/07 being an amendment to the R.M. of Corman Park Development Plan to provide for the creation of a Zoning District to apply to the Village of Blumenheim be now read a first time. CARRIED.
- Receive Planning Report** 34. Janzen: That the Planning Report be received. CARRIED.
- Tri Party Stormwater Management Agreement** 35. Germs: That the execution of the Tri-party Stormwater Management Agreement between the R.M. of Corman Park, the City of Saskatoon and BizHub Developments Ltd. for the BizHub Industrial Subdivision on SW-19-37-5-W3, Portion NE-19-37-5-W3, Portion SE-19-37-5-W3 and Portion SW-20-37-5-W3 be authorized. CARRIED.
- Councillor Queries** 36. Updates were provided on the following activities as requested by members of Council:
a) U of S Storm Study
b) District Bylaw Review
c) Multi Parcel Applications

(Reeve Hobday left the meeting at this point in the agenda at 11:35 a.m. and Deputy Reeve Janzen assumed the Chair.)
- Drainage Concerns/ Highway #12/Dalmeny** 37. L. Kasahoff: That the following actions be undertaken by the Municipality to address drainage concerns:
a) Installation of a culvert through Powerline Road 1 km east of centre line of intersection with Range Road 3061;
b) Install a ditch block in south ditch of Powerline Road approximately 0.2 km east of intersection of Powerline Road and Range Road 3061;
c) Remove the east west culvert south of intersection of Powerline Road and Range Road 3060; and
d) Construct a berm around N1/2-SW-9-39-5-W3 (Harrington/Bishop residence) at the Municipality's cost in lieu of completing Items 1 to 3 as provided in the August 17, 2007 correspondence from Saskatchewan Watershed Authority. CARRIED.
- Request for Approach** 38. L. Kasahoff: That the request of Wayne McGowan for the Municipality to build up the driveway access to NW-30-38-6-W3 and provide a culvert be approved subject to payment for the work by the owner on a custom work basis. CARRIED.

- Custom Work Request** 39. Vanhouwe: That four hours of work with the Municipality's backhoe be provided to Steve Brackston and Shawna O'Connell, the owners of Parcel A, SW-2-39-8-W3, without charge. CARRIED.
- Haul Road Agreements** 40. L. Kasahoff: That the Public Works Committee review the provisions in the haul road agreements to ensure there is adequate ability to cease a haul in inclement weather and require damage to be repaired at the hauler's cost. CARRIED.
- Meet in Camera** 41. Germs: That the Council meeting recess in order to meet in camera as a Committee of the Whole Council. CARRIED.
- Delegation/UMA** 42. Council met in camera with representatives from UMA, its municipal engineers, to discuss the progress of the paving project known as Cee Pee Grid.
- (Reeve Hobday returned to the meeting at this point in the agenda at 1:50 p.m. and resumed the Chair.)
- Reconvene** 43. Haight: That the Council meeting reconvene. CARRIED.
- Misc. Public Works Items** 44. Updates were provided by the Director of Operations regarding the following items:
a) Pothole on Spadina extension (Vanhouwe)
b) Culvert on road north of Cathedral Bluffs (Friesen)
c) Culvert by Neuhorst (Friesen)
d) Mowing schedule for 2nd cut (Janzen)
e) Repair of Road 384, west of 3074 (Trask)
- Landfill Rates/Unightly Properties** 45. Germs: That the Administration Committee review the request for provision to be provided for ratepayers having a unsightly premises order on their property to have a reduced rate at the landfill. CARRIED.
- Landfill Rates** 46. Germs: That the Public Works Committee review the landfill rates, particularly as related to 1 ton and 3 ton truck rates for residents. CARRIED.
- Receive Public Works Committee Minutes** 47. Pilka: That the minutes of the Public Works Committee meeting held October 9, 2007 be received. CARRIED.
- Public Works Report** 48. Trask: That the Public Works Report for the month of September be received. CARRIED.

- Policy/Agenda Distribution** 49. Germs: That the following policy be adopted:
POLICY: Council Agenda Distribution
- a) Agenda material shall be distributed in advance of Council meetings. Where possible, material complete between meetings shall be sent to Council members in advance (i.e. at the end of each week prior to the meeting)
 - b) The final package of material shall be distributed on the Thursday preceding the Council meeting.
 - c) Committee meeting agendas shall be distributed a minimum of one working day prior to the meeting.
 - d) Material containing less than 10 pages may be distributed by fax or email.
 - e) If convenient, members of Council should attempt to pick up agenda material the Thursday preceding Council meetings between 4:00 p.m. and 5:00 p.m., otherwise the agendas will be delivered by the Police Department staff.
 - f) Agendas being delivered by the police department combines delivery of agendas with patrolling various areas of the municipality. The policing schedule provides for one officer on duty on Thursday nights so it may not always be possible to have all agenda packages delivered if he/she is called to a police matter.
 - g) Draft Minutes shall be distributed to Council within 10 working days of the meeting.
- CARRIED.
- Request to Purchase Road Allowance/Budd** 50. Riddell: That the request of G. & L. Budd to purchase the road allowance known as "Birch Street" adjacent to Block 7, W1/2-7-36-5-W3 be considered and that the process required under the Municipalities Act be undertaken.
CARRIED.
- Request for Contribution/Hamlet of Eagle Ridge** 51. Germs: That a contribution of \$25,000.00 be provided to the Hamlet of Eagle Ridge to assist with the cost of seal coat on Range Road 3042.
CARRIED.
- Policy/Cancellation of Meetings** 52. Germs: That a minimum of two workings days notice be provided for cancellation of meetings.
CARRIED.
- Business Arising from Previous Minutes** 53. Germs: That business arising from previous meetings be included in a list attached to each Council meeting agenda.
CARRIED.
- Receive Administration Committee Minutes** 54. Germs: That the minutes of the meeting of the Administration Committee held September 17, 2007 be received.
CARRIED.
- Delegation/North Corman Watershed Association** 55. Andy Field, on behalf of the newly formed North Corman Watershed Association, addressed Council to provide information on the organization and provide an opportunity for the Municipality to have representation on the Committee. A written submission was also provided for Council information.
- North Corman Watershed Association** 56. Germs: That Councillor Pilka be appointed as a liaison to the North Corman Watershed Association and that Councillor Janzen be designated as an alternative.
CARRIED.

Discretionary Use/Watier 57. Pilka: That the application of Ron and Rhonda Watier to establish a Dog Kennel and Dog Grooming Facility as a discretionary use on Parcel H, SE 4-39-5-W3 be DENIED for the following reasons;
 i) zoning non-conformity with no appropriate zoning to accommodate the proposed use; and
 ii) evidence of land use conflict.
 CARRIED.

Noise Bylaw 58. Germs:
 a) That Council give first reading for Bylaw 46/06 known as the Noise Bylaw,
 b) That Council schedule a public hearing and consider second and third reading of Bylaw No. 46/06 at its November 12, 2007 meeting.
 c) That Council direct the Administration to send written notification of the hearing to the stakeholders of the upcoming public hearing and advertise the bylaw in the Country Press, prior to the November 12, meeting.
 CARRIED.

Bylaw Prohibiting Chemicals at Tankloading Facilities 59. Pilka: That Bylaw No. 23/07 being a bylaw to prohibit chemicals at tankloading facilities be now read a first time. CARRIED.
 Janzen: That Bylaw No. 23/07 be now read a second time. CARRIED.
 Trask: That Bylaw No. 23/07 be now considered for third reading. CARRIED UNANIMOUSLY.
 L. Kasahoff: That Bylaw No. 23/07 be now read a third time. CARRIED.

Tax Cancellation 60. Janzen: That the following tax adjustments be authorized:
 North Half, Parcel C, NW-9-38-5 W3rd
 Roll No. 0001409203.01

	<u>Municipal</u>	<u>School</u>	<u>Total</u>
Arrears Prior to 2006	51,921.91	94,519.25	146,441.16
2007 Penalty Cancellation	3,063.30	5,576.70	8,640.00
Total	54,985.21	100,095.95	155,081.16

Reason: To cancel uncollectible taxes on contaminated site in accordance with Tax Enforcement Sale agreement with Interprovincial Specialty Coating Ltd.
 CARRIED.

New Deal Funding Application 61. Janzen: That application be made under the New Deal Program for funding assistance to establish a strategy to replace existing municipal shops.
 CARRIED.

- Intervalley Water Inc. Agreement** 62. Germs: That we authorize the execution of an agreement between the Rural Municipality of Corman Park and the Intervalley Water Inc. to provide for placement of waterlines in municipal right of ways and to provide for arrears of water levies and services to be added to the taxes. CARRIED.
- Thiessen Correspondence** 63. Janzen: That the correspondence received from Bill Thiessen regarding flood damage be referred to the Administration for review. CARRIED.
- Administrator's Report** 64. Trask: That the Administrator's Report be received. CARRIED.
- Royal Canadian Legion** 65. Haight: That a one quarter page ad be placed in the "Military Service Recognition Book" being compiled by the Royal Canadian Legion, Saskatchewan Command for a price of \$295.00. CARRIED.
- R.M. of Vanscoy** 66. Riddell: That a letter of support be provided to the R.M. of Vanscoy to accompany its application under the Gas Tax Program to reconstruct a 3.2 km portion of road west of Sections 1 & 12-36-8-W3 to heavy haul standards. CARRIED.
- APAS Annual General Meeting** 67. Vanhouwe: That Councillor Germs be authorized to attend the Annual General Meeting of APAS on December 6 and 7, 2007 in Regina. CARRIED.
- Custom Work Request** 68. Vanhouwe: That the request of Jason Allen to construct a driveway to serve his property located in the R.M. of Vanscoy on a custom work basis be declined. CARRIED.
- Receive Correspondence** 69. Janzen: That the following correspondence be received:
Correspondence – Information Items
a) S.A.R.M. – re: Sept. 17, 2007 News Release (Primary Weight Corridors)
b) Councillor Riddell Sept. 2007 Newsletter for Division 2
c) Kramer Ltd. – re: Equipment Purchase
d) Barb Lawless – re: Baker Road Improvements
e) Warman Sport & Cultural Village – re: Appreciation
f) A.P.A.S. – re: Activities
g) S.A.R.M. – re: September 28, 2007 Update
h) U of S Ag. Health and Safety Network – re: Scholarship
i) Sask. Government Relations – re: Communities in Transition Program
j) Taylor Bros. – re: Copy of Letter to City of Saskatoon

Correspondence – Action Items
a) Sask. Highways and Transportation – re: Drainage along Warman Grid/#16
b) Royal Canadian Legion – re: Request for Contribution
c) R.M. of Vanscoy – re: Letter of Support for New Deal Application
d) A.P.A.S. – re: Annual Meeting
e) Jason Allen – re: Custom Work

CARRIED.

- Advertising Contribution** 70. Vanhouwe: That we authorize a contribution of up to \$1,000 to assist with the cost of advertising the efforts of the Prairie Spirit School Division Municipal Coalition for Tax Reform. CARRIED.
- (Councillor Friesen left the meeting at this point in the agenda at 4:55 p.m.)
- Deferred Items** 71. L. Kasahoff: That the following items be deferred to the November meeting of Council:
4. October 2, 2007 Committee of the Whole Minutes
24. Updates:
a) Reeve Hobday – CEO Evaluation Committee
b) Reeve Hobday – Police Commission
c) Reeve Hobday – SREDA
d) Reeve Hobday – Region Intermunicipal (RIM) Working Group
e) Councillor Pilka – re: Sask. Watershed Public Open House
f) Councillor Friesen – Prairie Spirit School Division Meeting
g) Reeve Hobday – R.C.M. Police Advisory
- Payroll Summary** 72. Janzen: That the Payroll Summary for September, 2007 be approved. CARRIED.
- Financial Report** 73. Rempel: That the Financial Statement as of September 30, 2007 be received. CARRIED.
- Meet In Camera** 74. Friesen: That the Council meeting recess in order to meet in camera as a Committee of the Whole Council. CARRIED.
- Reconvene Meeting** 75. Vanhouwe: That the Council meeting reconvene. CARRIED.
- Scheduled Meetings** 76. The following meetings were scheduled:
◆ Tuesday, October 30, 2007 at 4:00 p.m. – Administration Committee
◆ Monday, November 5, 2007 at 8:30 a.m. – Public Works Committee
◆ Tuesday, November 13, 2007 at 8:45 a.m. – Council Meeting
- Adjourn** 77. Vanhouwe: That this meeting now adjourn at 5:45 p.m. CARRIED.

Reeve

Administrator