

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE
RURAL MUNICIPALITY OF CORMAN PARK NO. 344
HELD MONDAY, AUGUST 11, 2008 AT 8:30 A.M.**

- Present**
1. Reeve Ed Hobday, Councillors Alan Haight, Craig Riddell, Monty Vanhouwe, John Germs, John Rempel, Jim Forsyth, Irene Pilka, Joanne Janzen, Wendy Trask, Len Kasahoff and Joseph Kasahoff.
- Staff present: Tammy Knuttila, Administrator; Judy Douglas, Assistant Administrator; Darryl Altman, Director of Operations; Glen Grismer, Director of Planning and Bill Delainey, Planner.
- In Camera Session**
2. Council met in camera to discuss various issues prior to the Council meeting. In Camera session started at 8:30 a.m. Council meeting convened at 9:00 a.m.
- Call to Order**
3. Reeve Hobday called the meeting to order at 9:00 a.m.
- Agenda**
4. Haight: That the agenda be approved with the following additions:
2. c) 3:30 p.m. - Ken & Lil Morenz – re: SCP Landfill
2. d) 4:00 p.m. - Mark Riffel, Affiliated Auto – re: Order
10.h.a) Multi Parcels (Vanhouwe)
10.h.b) MVA – Best Practices for Residential Development (Riddell)
15.a) Approach Required (L. Kasahoff)
15.b) Update on Fencing Project (L. Kasahoff)
15.c) Standing Water on Haul Road (L. Kasahoff)
15.d) Cement on Road Approach (Trask)
15.e) Gravel Exploration (Janzen)
15.f) Mowing Update (Janzen)
15.g) Township Road 400 (Forsyth)
15.h) PDAP Update (Vanhouwe)
20.b) South Corman Park Community Assoc. Request (Riddell)
CARRIED.
- July 14, 2008 Council Meeting Minutes**
5. Riddell: That the Minutes of the Council Meeting held July 14, 2008 be APPROVED after replacing the word “presentation” with the word “representation” in Resolution #50. CARRIED.
- July 28, 2008 Council Meeting Minutes**
6. Pilka: That the Minutes of the Council Meeting held July 28, 2008 be APPROVED. CARRIED.
- Accounts for Payment**
7. Rempel: That the accounts for payment as listed on the “Cheque Register Summary – Bank” statements dated August 7, 2008 and August 8, 2008 be approved for payment. CARRIED.
- Council Remuneration**
8. Janzen: That the Council Remuneration Summary, for various meetings attended, be approved. CARRIED.
- Rezoning and Subdivision/
Klassen and Wilson**
9. Janzen: That the application of Tri-City Surveys Ltd. for J. Klassen and E. Wilson to rezone the NE 26-38-6-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) and subdivide the quarter into two 70 acre parcels and two 10 acre parcels for the purpose of creating separate title to an existing residential yardsite be APPROVED subject to the applicants:
i. being responsible for all costs associated with the rezoning; and
ii. satisfying the Municipal Reserve requirement.
CARRIED.

**Rezoning and
Subdivision/Driedger**

10. Forsyth: That the application of Tri-City Surveys Ltd. for T. Driedger to rezone the NW 21-39-4-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) and subdivide the quarter section into two (70 acre parcels and two 10 acre parcels for the purpose of creating separate title to a future country residential yard site be APPROVED, subject to the applicant:
- i. being responsible for all the costs associated with rezoning;
 - ii. entering into an easement agreement to address future road widening of Township Road 394;
 - iii. entering into a servicing agreement to address the required subdivision servicing fee; and
 - iv. satisfying the Municipal Reserve requirement.

CARRIED.

**Rezoning and
Subdivision/Mazur**

11. Trask: That the application of Peters Surveys Ltd. for D. & H. Mazur to rezone the N $\frac{1}{2}$ -SE-1-37-7-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) and subdivide a 6.22 acre parcel for the purpose of creating separate title to an existing residential yardsite be APPROVED subject to the applicants:
- i. being responsible for all of the costs associated with the rezoning; and
 - ii. entering into an easement agreement for future road widening.

CARRIED.

Subdivision/Hamm

12. Haight: That the application of George Nicholson Franko & Associates Ltd. for B. & A. Hamm to subdivide the NE 30-35-4-W3 for the purpose of creating two 80 acre agricultural parcels be APPROVED subject to the applicant entering into an easement agreement for future road widening of Range Road 3045.

CARRIED.

Subdivision/Trotchie

13. L. Kasahoff: That the application of Tri-City Surveys Ltd. for W. & A. Trotchie to subdivide the SW 27-37-9-W3 for the purpose of creating separate title to two 80 acre agricultural parcels be APPROVED subject to the applicant entering into an easement agreement for future road widening.

CARRIED.

Subdivision/Crush

14. Trask: That the application of Webb Surveys Ltd. for K. & P. Crush to subdivide a 10 acre parcel from the NE 36-38-7-W3 for the purpose of creating separate title to a future country residential yardsite be APPROVED subject to the applicants:
- i. entering into an easement agreement for future road widening; and
 - ii. entering into a servicing agreement to provide for payment of the required subdivision servicing fees.

CARRIED.

**Subdivision/Sunburst
Quality Cleaning Inc.**

15. Vanhouwe: That the application of Tri-City Surveys Ltd. for Sunburst Quality Cleaning Inc. to subdivide the SE 19-35-6-W3 for the purpose of creating two 80 acre agricultural parcels be APPROVED subject to the applicant entering into an easement agreement for future road widening.

CARRIED.

- Subdivision/Tamke** 16. Riddell: That the application of Webb Surveys Ltd. for E. & R. Tamke to subdivide the SE 36-35-5-W3 for the purpose of creating two 80 acre agricultural parcels be APPROVED subject to the applicant entering into an easement agreement for future road widening. CARRIED.
- Subdivision/Driedger** 17. Forsyth: That the application of Tri-City Surveys Ltd. for T. Driedger to subdivide a 4 ha (10 acre) portion of E½-NE 30-39-4-W3 to create separate title to a future country residential yard site be APPROVED, subject to the applicant:
- i. entering into a servicing agreement for the upgrading of a portion of Range Road 3045 to an all weather municipal standard;
 - ii. entering into an easement agreement for future road widening along Range Road 3045; and
 - iii. entering into a servicing agreement to provide for payment of the required subdivision servicing fees.
- CARRIED.
- Subdivision/Robertson and Potter** 18. J. Kasahoff: That the application of Peters Surveys Ltd. for S. Robertson & A. Potter to subdivide the NW 1-39-8-W3 for the purpose of creating separate title to two 80 acre agricultural parcels be APPROVED subject to the applicant entering into an easement agreement for future road widening. CARRIED.
- Subdivision/Dyck** 19. Pilka: That the application of Webb Surveys Ltd. for S. & P. Dyck to subdivide the SE 12-39-5-W3 into a 32.4 ha (80 acre) and a 28.2 ha (69.65 acre) parcel for the purpose of creating separate title to two agricultural parcels be APPROVED. CARRIED.
- Subdivision/Whelan** 20. Trask: That the application of Tri-City Surveys Ltd. for T. & M. Whelan to subdivide the SE 13-37-7-W3 into two country residential parcels comprising 7.63 acres and 10 acres and two agricultural parcels comprising 72.50 acres and 70 acres respectively be APPROVED, subject to the applicants:
- i. entering into an easement agreement for future road widening;
 - ii. satisfying the Municipal Reserve requirement.
- CARRIED.
- Subdivision/SaskWater** 21. Vanhouwe: That the application of SaskWater Corporation to subdivide lands within portions of section 19-36-6-W3 and 18-36-6-W3 for the purpose of relocating an existing water supply line to PCS Cory Potash Mine be APPROVED. CARRIED.
- Discretionary Use/
Federated Co-op** 22. Rempel: That the application of Federated Co-operatives Ltd. to establish a bulk fuel storage and sales depot on Lot 1, Block 1, SE 19-37-5-W3 as a discretionary use be APPROVED. CARRIED.

- Discretionary Use/
J.Wiebe Trucking-Reimer** 23. Forsyth: That the application of J. Wiebe Trucking Ltd. and M. Reimer to establish an aggregate extraction industry on S½-SW 35-39-4-W3 as a discretionary use be APPROVED for a two year period, subject to:
- i. registration of an executed development agreement including provision of a financial performance guarantee; and
 - ii. the applicant reporting the amount of gravel extracted prior to November 1 of each year or immediately after the operation has ceased for the year and entering into a road maintenance agreement.
- CARRIED.
- Discretionary Use/
SHEC Labs** 24. Vanhouwe: That the application of SHEC Labs to establish a solar research farm as a discretionary use involving a research centre and solar collector fields on LSD 3, SW 14-36-6-W3 for the purpose of solar research and solar power generation be APPROVED subject to the applicant entering into a development agreement addressing operational details of the solar research facility.
- CARRIED.
- Discretionary Use/Buhler** 25. Forsyth: That the application of Rachel and Chris Buhler to establish an intensive agricultural operation involving an aquaponics greenhouse as a discretionary use on a portion of N½-NW 17-39-4-W3 be APPROVED, subject to the applicant entering into a development agreement for the operation.
- CARRIED.
- (Councillor Germs arrived at the meeting at this point at 10:05 a.m.)
- Bylaw No. 40/08** 26. Haight: That Bylaw No. 40/08 being a bylaw to rezone the NE-26-38-6-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be now read a first time.
- CARRIED.
- Bylaw No. 43/08** 27. Riddell: That Bylaw No. 43/08 being a bylaw to rezone the NW-21-39-4-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be now read a first time.
- CARRIED.
- Bylaw No. 44/08** 28. Vanhouwe: That Bylaw No. 44/08 being a bylaw to rezone the N½-SE-1-37-7-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be now read a first time.
- CARRIED.
- Development Summary
Report** 29. Janzen: That the Development Report Summary as contained in Item G of the Planning Report be received.
- CARRIED.
- Landscape Plan/
RDK Transport** 30. Germs: That the landscape plan submitted by Wright Construction Western Inc. on behalf of RDK Transport Company Inc. for a development on NE-33-37-5 be APPROVED.
- CARRIED.
- Landscape Plan/
Canwell Distributors** 31. Rempel: That the landscape plan submitted by Thomas Design Builders on behalf of Canwell Distributors for a development on SW-19-37-5-W3 be APPROVED.
- CARRIED.
- Landscape Plan/
Boart Longyear** 32. Rempel: That the landscape plan submitted by Reddee Properties Inc created by Arcon Services Ltd. on the behalf of Boart Longyear for a development on SW-19-37-5-W3 be APPROVED.
- CARRIED.

71st Street/Highway #16 Intersection 33. Pilka: That Redhead Equipment be advised that time is of the essence for the completion of improvements to the intersection of 71st Street and Highway No. 16 in order to address safety concerns for traffic at this location. **CARRIED.**

Request Delegation to Council 34. Vanhouwe: That representation from Redhead Equipment be invited to the next meeting of Council to provide an update on its timelines for completion of the requirement to upgrade the intersection of 71st Street and Highway No. 16 as a condition of approval of its development on Ptn. SW-30-37-5-W3. **CARRIED.**

Municipal Affairs Referral/RM of Aberdeen 35. Germs: That the Ministry of Municipal Affairs, the R.M. of Dundurn and the R.M. of Aberdeen be advised this Municipality concurs with the creation of a joint Committee to discuss strategies for dealing with areas of common interest such as roadways which are a concern. Further, that the Councillor whose division abuts those municipalities be appointed to represent this Municipality on such a Committee. **CARRIED.**

Open Public Hearing 36. Janzen: That the Council meeting recess in order to conduct a public hearing on the bylaw advertised for consideration of second and third readings. **CARRIED.**

Public Hearing 37. At 11:00 a.m. the meeting was opened to receive submissions regarding the following bylaw:

<u>Bylaw #</u>	<u>Applicant</u>	<u>Purpose of Bylaw</u>
39/08	R.M. of Corman Park	Development Levy Bylaw

There were no written submissions received.
 The following verbal submissions was made:

- a) Gord Gunoff spoke in opposition to the bylaw indicating that he felt it was unfair to impose a levy on new ratepayers instead of funding infrastructure maintenance and replacement from an increase to the mill rate on all properties.
- b) Bill Dyck indicated that since he has a proposal currently under review, he felt that the levy shouldn't apply to him.
- c) Leo Bewer indicated that he didn't think that it would be fair to levy the same amount for a smaller dwelling as for a larger dwelling.

Close Public Hearing 38. Germs: That the Public Hearing now close. **CARRIED.**

Bylaw No. 39/08 39. Germs: That Bylaw No. 39/08 be now read a second time. **CARRIED.**

RECORDED VOTE:
For the Motion: Reeve Hobday, Councillors Haight, Riddell, Germs, Forsyth, Janzen and Trask.
Against the Motion: Councillors Vanhouwe, Rempel, Pilka, J. Kasahoff and L. Kasahoff.

Bylaw No. 39/08

Germ: That Bylaw No. 39/08 be now read a third time. CARRIED.

RECORDED VOTE:

For the Motion:

Reeve Hobday, Councillors Haight, Riddell, Germ, Forsyth, Janzen and Trask.

Against the Motion:

Councillors Vanhouwe, Rempel, Pilka, J. Kasahoff and L. Kasahoff.

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| Multi Parcel Subdivision/
Dyck | 40. | Forsyth: That the servicing agreement related to the multi parcel subdivision proposed on SE-29-39-4-W3 provide for a servicing fee of \$300.00 per lot. | CARRIED. |
| Receive Planning Report | 41. | Vanhouwe: That the Planning Report be received. | CARRIED. |
| Participation in MVA
Workshop | 42. | Riddell: That the invitation of Meewasin Valley Authority (MVA) to participate in the Steering Committee for the "Best Practices for Residential Development" workshop be accepted. | CARRIED. |
| Road Reconstruction
Project/Inland
Aggregates | 43. | Pilka: That the letter received from Inland Aggregates be acknowledged and that Inland Aggregates be advised that Council reaffirms its requirements for the discretionary use approval on NE-29-39-8-W3. | CARRIED. |
| Public Works Report | 44. | L. Kasahoff: That the Public Works Report for the month of July, 2008 be received. | CARRIED. |
| Public Works Committee
Minutes | 45. | Germ: That the minutes of the Public Works Committee meeting held July 28, 2008 be received. | CARRIED. |
| Assistant Weed
Inspector | 46. | Haight: That an Assistant Weed Inspector position be established for the purpose of assuming responsibility for the co-ordination of the Leafy Spurge Program. Further that the rate for this position be established at \$20.00 per hour. | CARRIED. |
| Weed-Pest Control
Committee Minutes | 47. | Riddell: That the minutes of the Weed-Pest Control Committee meeting held July 21, 2008 be received. | CARRIED. |
| Human Resource
Committee Minutes | 48. | Janzen: That the minutes of the Human Resource Committee meeting held July 24, 2008 be received. | CARRIED. |

- Receive Correspondence (Information Items)** 49. Janzen: That the following correspondence be received:
Correspondence – Information Items
a) Royal Canadian Legion – re: Military Service Recognition Book
b) R.M. of Blucher – re: Retirement BBQ
c) Wheatland Regional Library – re: Annual Report 2007
d) Sask. Trails Assoc – re: Invitation to Symposium
e) APAS – re: The Rep's Report
f) Mack Trucks – re: Selective Catalytic Reduction
g) SARM – re: July SARM Update
h) Ministry of Highways & Infrastructure – re: Cartwright Road; Parking & Reduced speeds

CARRIED.
- Delegation/New Life Feeds** 50. Tim Armstrong addressed Council on behalf of New Life Feeds, to request that the condition of its Discretionary Use approval that requires road upgrade to primary weight standards, be removed.
- Delegation/Morenz** 51. Ken and Lil Morenz, landfill caretakers met with Council to discuss a number of issues related to the operation of the South Corman Park Landfill. The issues discussed included hours of operation, days of operation, contract rate and the need to review the fee schedule.
- Review of Policy/ South Corman Park Landfill** 52. Vanhouwe: That the Public Works Committee review the landfill pricing policy and operations of the South Corman Park landfill. CARRIED.
- Delegation/Affiliated Auto** 53. Mark Riffel, on behalf of Affiliated Auto addressed Council to discuss concerns regarding the issuance of an order to return the site to its lawful use under the existing discretionary use approval. He indicated that there have been equipment problems getting the shredder operational. He indicated that he would be unable to complete the requirements of the order in the timeframe provided.
- Extension for Compliance/ Affiliated Auto Site** 54. Germs: That an extension of 120 days be granted to Affiliated Auto to meet the terms of the order issued for Parcel C & D, SW-9-38-5-W3 or submit an application that accurately reflects the intended use of the property. CARRIED.
- Payroll Summary** 55. Janzen: That the Payroll Summary for the month of July, 2008 be approved. CARRIED.
- Financial Statement** 56. Trask: That the Financial Statement as of July 31, 2008 be received. CARRIED.
- Valley Road Speed Limit** 57. Vanhouwe: That the request of Jennie Sigurdson for consideration of a reduction in the speed limit on Valley Road be declined and that the speed limit remain at 90 km/h. CARRIED.

- Allocation of Crown Lease Land** 58. Janzen: That in response to the request for input regarding the allocation policy for crown lease land, the Ministry of Agriculture be advised that the current allocation is acceptable. CARRIED.
- South Corman Park Community Association** 59. Riddell: That the South Corman Park Community Association be advised that the Municipality is prepared to contribute funds to its project, however would like a second written quote to determine the appropriate price range prior to determining the appropriate amount of funding. CARRIED.
- Receive Correspondence (Action Items)** 60. Vanhouwe: That the following correspondence be received:
Correspondence – Action Items
a) Ministry of Agriculture – re: Allocation Policy for Crown Lease Land
b) Jennie Sigurdson – re: Speed Limit on Valley Road
CARRIED.
- Engage Director of Operations** 61. Pilka: That Darryl Altman be employed as Director of Operations effective July 31, 2008, with the following conditions:
• Annual Salary to start at Level 3 of the Grid for a six month Probationary Period, then Level 4
• Annual Vacation 3 weeks at commencement;
• 4 weeks after completion of 1 year employment;
• 5 weeks after completion of 10 years. CARRIED.
- Authorize Truck Purchase** 62. L. Kasahoff: That the purchase a 2007 GMC Silverado 2500HD 4X4 for a price of \$16,500 plus taxes be authorized. CARRIED.
- Receive Administration Report** 63. Pilka: That the Administration Report for the month of July, 2008 be received. CARRIED.
- Deferred Items** 64. J. Kasahoff: That the following items be deferred to the next meeting of Council:
1. Administration Committee Minutes – July 28, 2008
2. Updates
a) Reeve Hobday – SREDA
b) Reeve Hobday – RCMP Meeting
c) Councillor L. Kasahoff – Eagle Creek Regional Park
CARRIED.
- Scheduled Meetings** 65. The following meetings were scheduled:
♦ Monday, August 25, 2008 – 11:30 a.m. – HR Committee
♦ Monday, August 25, 2008 – 1:30 p.m. – Admin. Committee
♦ Monday, August 25, 2008 – 4:00 p.m. – Public Works Committee
♦ Monday, September 8, 2008 – 8:45 a.m. – Council Meeting
- Adjourn** 66. J. Kasahoff: That this meeting now adjourn at 5:05 p.m. CARRIED.

Reeve

Administrator