

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

- Present**
1. Reeve Ed Hobday, Councillors Alan Haight, Craig Riddell, Monty Vanhouwe, John Germs, John Rempel, Joanne Janzen, Wendy Trask, Joseph Kasahoff and Len Kasahoff.
- Regrets: Councillors Jim Forsyth and Irene Pilka.
- Staff present: Tammy Knuttila, Administrator; Judy Douglas, Assistant Administrator; Glen Grismer, Director of Planning; Doug Defosse, Director of Operations; Bill Delainey, Planner and Eric MacDougall, 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 8:45 a.m.
- Call to Order**
3. Reeve Hobday called the meeting to order at 8:45 a.m.
- Agenda**
4. Janzen: That the agenda be approved as distributed. CARRIED.
- January 28, 2008  
Council Meeting Minutes**
5. Riddell: That the Minutes of the Council Meeting held January 28, 2008 be approved. CARRIED.
- Accounts for Payment**
6. Rempel: That the accounts for payment as listed on the "Cheque Register – Summary – Bank" statement be approved for payment. CARRIED.
- Council Remuneration**
7. Vanhouwe: That the Council Remuneration Summary, for various meetings attended, be approved. CARRIED.
- Discretionary Use/  
J. Wiebe Trucking**
8. Haight: That the application of J. Wiebe Trucking Ltd. and E.K. & A. Klassen to establish an aggregate extraction industry on Parcel Q, NE 34-39-4-W3 as a discretionary use be APPROVED for a two year period, subject to:
- i) the receipt of all fees associated with the application;
  - ii) registration of an executed development agreement including provision of a financial instrument acceptable to the municipality to insure performance of the conditions of approval; and
  - iii) 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/  
Marksvew Farms**
9. J. Kasahoff: That the application of Marksvew Farms Ltd. to establish a 301-600 animal unit Intensive Livestock Operation be APPROVED subject to the applicant:
- i) meeting the requirements of Saskatchewan Agriculture and Food for the operation's expansion; and
  - ii) acknowledging the guidelines of Saskatchewan Agriculture and Food for Intensive Livestock Operations adjacent to waterbodies and watercourses.
- CARRIED.

**Request for Bylaw  
Amendments/ Anderson  
Rental & Paving**

10. Council was advised of a request of Anderson Rental and Paving Ltd. (Dennis Anderson) to amend the land use bylaws to permit asphalt plants within agricultural zoning districts and determined that the request would be considered in the context of the overall bylaw review.

**Rezoning and  
Subdivision/Waraich-  
Sahil-Singh-Bedesha**

11. Rempel: That the application of Peters Surveys Ltd. to rezone a portion of the SE 25-37-6-W3 from D-Agricultural 1 District (DAG1) to D-Agricultural 2 District (DAG2) and subdivide the quarter section into two agricultural parcels for the purpose of creating separate title to each be APPROVED subject to the applicant;
- i. being responsible for all costs associated with the rezoning; and
  - ii. entering into an easement agreement for future road widening along Range Road 3060.

CARRIED.

**Rezoning and  
Subdivision/Gibb**

12. Janzen: That the application of George, Nicholson, Franko, & Associates Ltd. for Arden and Darlene Gibb to rezone a portion of the E½, SE 33-35-5-W3 from D-Agricultural 2 District (DAG2) to D-Country Residential 3 (DCR3) and subdivide a 10 acre parcel for the purpose of creating separate title to an existing residence and yardsite be APPROVED subject to the landowner being responsible for all costs associated with the rezoning.

CARRIED.

**Rezoning and  
Subdivision/Thankey**

13. Vanhouwe: That the application of George, Nicholson, Franko, & Associates Ltd. for V. & A. Thankey to rezone the NW 18-38-4-W3 from Agricultural (AG) to Agricultural Residential 1 (AR1) and subdivide the quarter into two 70 acre parcels and two 10 acre parcels for the purpose of creating separate title to two existing yardsites be APPROVED subject to;
- i. the applicant entering into an easement agreement for future road widening along Range Road 3050;
  - ii. entering into a servicing agreement to address the \$300.00 Development Levy;
  - iii. being responsible for all costs associated with the rezoning; and
  - iv. meeting the Municipal Reserve requirement.

CARRIED.

**Subdivision/  
Nil-Ray Farms Ltd.**

14. Vanhouwe: That the application of Tri-City Surveys Ltd. for Nil-Ray Farms Ltd. to subdivide the NE 19-35-6-W3 for the purpose of creating two 80 acre agricultural parcels be APPROVED subject to;
- i. the applicant's surveyor showing the required 5 metre easement for road widening along the most northerly and easterly portions 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.

- Subdivision/Haines** 15. L. Kasahoff: That the application of Tri-City Surveys Ltd. for Michael Haines to subdivide the SE 10-37-9-W3 for the purpose of creating two 80 acre agricultural parcels be APPROVED subject to;
- i. the applicant's surveyor submitting a revised plan of proposed subdivision illustrating the required 5 metre easement for 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.

- Subdivision/Bradley** 16. L. Kasahoff: That the application of Tri-City Surveys Ltd. for D. & C. Bradley to subdivide a 10 acre parcel from the SW 19-38-9-W3 for the purpose of creating separate title to an existing residence and yardsite be APPROVED subject to;
- i. the applicant's surveyor submitting a revised plan of proposed subdivision showing proposed Parcel A meeting the 10 acre maximum site size requirement;
  - ii. the applicant entering into an easement agreement for future road widening along the westerly 5 metre portion of the quarter section; and
  - iii. the applicant entering into a servicing agreement to address the \$300.00 Development Levy.

CARRIED.

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

- Subdivision/Grasby** 17. L. Kasahoff: That the application of Peters Surveys Ltd. for A. & G. Grasby to subdivide the NW 14-39-7-W3 for the purpose of creating two 80 acre agricultural parcels be APPROVED subject to;
- i. the applicant's surveyor showing the required 5 metre easement for road widening along the most westerly 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.

- Subdivision/Waldner** 18. Trask: That the application of George Nicholson Franko and Associates for Randal Waldner to subdivide a 5 acre parcel from the W $\frac{1}{2}$ , SE 3-38-7-W3 for the purpose of creating separate title to a future country residential yardsite be APPROVED subject to the applicant meeting the Municipal Reserve requirement.

CARRIED.

- Subdivision/Abrametz** 19. Haight: That the application of Webb Surveys Ltd. for J. & A. Abrametz to subdivide a 7.35 acre parcel from the NW 30-35-4-W3 for the purpose of creating separate title to a future country residential yard be APPROVED subject to;
- i. the applicant's surveyor submitting a revised plan of proposed subdivision illustrating the required 5 metre easement for road widening along the most westerly 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.
- Subdivision/Krahn** 20. Vanhouwe: That the application of Webb Surveys Ltd. for Victor & Loretta Krahn to subdivide a 9.17 ha (22.67 acre) parcel from the SE and portions of the NW & SW 10-35-6-W3 for the purpose of creating separate title to a future country residential site be APPROVED subject to the applicant entering into a servicing agreement to address the \$300.00 Development Levy.
- CARRIED.
- Subdivision/Reid Holdings Corp.** 21. Rempel: That the application of Tri-City Surveys Ltd. for Reid Holdings Corp. to subdivide a 7.67 ha (18.95 acre) parcel from Ptn. NW and Ptn. NE 35-38-4-W3 for the purpose of creating separate title to an existing residence, outbuildings and yard site be APPROVED subject to the applicant entering into a servicing agreement to address the \$300.00 Development Levy.
- CARRIED.
- Discretionary Use/Allan's Landscaping** 22. Rempel: That the application of James Polley for Allan's Landscaping to establish a Storage Compound Facility on Ptn. NE 17-37-5-W3 be DENIED due to storage compound facilities not being an approved or discretionary use in the D-Agricultural 1 (DAG1) zoning district.
- CARRIED.
- Discretionary Use/Rawlyk** 23. L. Kasahoff: That the application of Janet & Michael Rawlyk to establish a home based business involving small-scale vehicle retailing be APPROVED as a discretionary use for a two-year period on Blk. 8, NE 4-36-5-W3 subject to the landowner entering into a development agreement to define the standards of development for the home based business including but not limited to the following items;
- i) Number of vehicles to be stored (indoor storage only);
  - ii) Number of employees;
  - iii) Landscaping, signage, lighting, and parking requirements.
- CARRIED.

(Michael Rawlyk was present during the discussion of this application in order to answer questions posed by members of Council.)

**Rezoning and  
Subdivision/Waldner**

24. Trask: That the application of George, Nicholson, Franko, & Associates Ltd. for Verna Waldner to rezone the NE 35-37-7-W3 from Agricultural (AG) to Agricultural Residential 1 (AR1) and subdivide the quarter into two 75 acre parcels and two 5 acre parcels for the purpose of creating separate title to two future country residential yardsites be APPROVED subject to:
- i. the applicant's surveyor submitting a revised plan of proposed subdivision showing the required 5 metre easement for road widening along the most northerly and easterly portions of the quarter section;
  - ii. entering into an easement agreement for future road widening along Range Road 3071 and Township Road 380;
  - iii. entering into a servicing agreement to address the \$300.00 Development Levy;
  - iv. being responsible for all costs associated with the rezoning; and
  - v. meeting the Municipal Reserve requirement.

CARRIED.

**Bylaw No. 09/08**

25. Haight: That Bylaw No. 09/08 being a bylaw to rezone Ptn. SE-25-37-6-W3 from D-Agricultural 1 District (DAG1) to D-Agricultural 2 District (DAG2) be now read a first time.

CARRIED.

**Bylaw No. 10/08**

26. Vanhouwe: That Bylaw No. 10/08 being a bylaw to rezone E $\frac{1}{2}$ -SE-33-35-5-W3 from D-Agricultural 2 District (DAG2) to D-Country Residential 3 District (DCR3) be now read a first time.

CARRIED.

**Bylaw No. 11/08**

27. Rempel: That Bylaw No. 11/08 being a bylaw to rezone the NE 35-37-7-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be now read a first time.

CARRIED.

**Bylaw No. 12/08**

28. Janzen: That Bylaw No. 12/08 being a bylaw to rezone the NW 18-38-4-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be now read a first time.

CARRIED.

**Development Summary  
Report**

29. J. Kasahoff: That the Development Report Summary as contained in Item G of the Planning Report be received.

CARRIED.

**Vision Statement and  
Goals-District Official  
Community Plan**

30. Riddell: That the R.M. Council endorses the amended Vision Statement and Goals within the draft District Official Community Plan.

CARRIED.

(Councillor Germs arrived at this point in the meeting at 10:50 a.m.)

**Multi-Parcel Country  
Residential Bylaw  
Amendments**

31. Council was provided with an update of the public meetings held regarding potential Multi-Parcel Country Residential Bylaw Amendments. Council was provided with the information presented to the public at the meetings. The results of the input process were summarized in order for Council to consider new ideas and reflect on important views that were expressed at the meetings.

J. Kasahoff: That the Planning Department proceed with appropriate bylaw amendments for the March 10, 2008 meeting of Council to replace the 1.6 km separation distance and adjust other requirements based on preliminary proposals and responses to the public input process.

CARRIED.

- Open Public Hearing** 32. Vanhouwe: That the Council meeting recess in order to conduct a public hearing on bylaws advertised. CARRIED.
- Public Hearing** 33. 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> |
|----------------|-------------------|--------------------------|------------------------------------|
| 01/08          | M. & M. Vellacott | LSD 12, 1-38-6-W3        | AG to AR2                          |
| 02/08          | Bradford Riddell  | SE 23-37-5-W3            | DAG1 to DAG2                       |
| 04/08          | Corwin Wiens      | N ½, SW 13-39-6-W3       | AG to AR1                          |
- There were no written or verbal submissions received.
- Close Public Hearing** 34. Rempel: That the Public Hearing now close. CARRIED.
- Bylaw No. 01/08** 35. Trask: That Bylaw No. 01/08 be now read a second time. CARRIED.
- Haight: That Bylaw No. 01/08 be now read a third time. CARRIED.
- Bylaw No. 02/08** 36. J. Kasahoff: That Bylaw No. 02/08 be now read a second time. CARRIED.
- Riddell: That Bylaw No. 02/08 be now read a third time. CARRIED.
- Bylaw No. 04/08** 37. L. Kasahoff: That Bylaw No. 04/08 be now read a second time. CARRIED.
- Vanhouwe: That Bylaw No. 04/08 be now read a third time. CARRIED.
- Rezoning and Subdivision/ 1215972 Alberta Ltd.** 38. Vanhouwe: That the application of Peters Surveys Ltd. for 1215972 Alberta Ltd. to rezone Ptn. SW-10-38-4-W3 from Agricultural (AG) to Argricultural Residential 1 (AR1) and subdivide for the purpose of creating two 70 acre parcels be APPROVED subject to the applicant being responsible for all costs associated with the rezoning. CARRIED.
- (Councillor Germs left the room during the voting on this item.)
- Wildlife Federation Operation of Gun Club** 39. Vanhouwe: That the Administration contact the Saskatoon Wildlife Federation to determine the guidelines for operation of the gun club range. CARRIED.
- Bylaw No. 13/08** 40. Rempel: That Bylaw No. 13/08 being a bylaw to rezone the SW 10-38-4-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be now read a first time. CARRIED.
- (Councillor Germs returned to the meeting after the voting on this bylaw.)
- Receive Planning Report** 41. Trask: That the Planning Report be received. CARRIED.

- Range Road 3045** 42. Germs: That the City of Saskatoon be contacted to determined the haul road plans for Range Road 3045 between Township Roads 370 and 373.  
CARRIED.
- Brush Clearing** 43. Germs: That the Administration investigate the disposal of brush from the Silverspring area into the municipality to determine if appropriate permits have been obtained.  
CARRIED.
- Public Works Report** 44. Germs: That the Public Works Report for the month of January, 2008 be received.  
CARRIED.
- District Board of Revision Appointments** 45. Germs: That the following appointments be made to the Saskatoon District Board of Revision:  
Stan Thomas Ron Williams  
Marv Dutton Rob Friesen  
Reg Stevens Secretary – Fred Sutter
- ◆ Remuneration: \$160.00 per diem (8 hr. day). Secretary to be paid \$16.00 per hour for work conducted prior to and after the Board hearings. Board Chairperson to be paid an additional \$52.50 per day.
  - ◆ Board is to be paid only for actual hearing time.
- CARRIED.
- Receive Administrator's Report** 46. Vanhouwe: That the Administrator's Report be received. CARRIED.
- Delegation/Middleton** 47. Orville Middleton addressed Council to discuss a number of development options and opportunities that he has for the property around the former Borden Bridge as well as the bridge structure itself.
- Sask. Department of Highways Disposal** 48. Germs: That the Administration advise Saskatchewan Highways of Council's concerns regarding the potential disposal of land in NE-20-38-5-W3 and SE-29-38-5-W3 adjacent to the Town of Martensville and Highway No. 12 and the lack of a long term plan for the properties with adjacent lands.  
CARRIED.
- Receive Correspondence /Information Items** 49. Janzen: That the following correspondence be received:  
Correspondence – Information Items  
a) S.A.R.M. – re: January 31, 2008 Update  
b) S.A.M.A. – re: 2008 Municipal Requisition  
c) Richard Porter – re: SARM Division 5 Director  
d) Ministry of Agriculture – re: Crown Land Sales  
e) Clavet School Community Council – re: Focus Group  
f) Sask. Highways and Transportation – re: Potential Sale of Land  
g) Shercom Industries – re: Tire Recycling  
h) Hon. Carol Skelton – re: BizPaL
- CARRIED.

- Vanhouwe Flood Claim** 50. L. Kasahoff: That the Administration contact SARM to provide an opinion regarding the initial request and subsequent settlement proposal received from Sharon Vanhouwe regarding a claim related to flooding on Ptn. SE-2-36-6-W3. CARRIED.
- (Councillor Vanhouwe declared a pecuniary interest in the above noted matter and left the room during discussion and voting thereon.)
- Clavet Cougars** 51. Janzen: That we decline to provide sponsorship for the Clavet Cougars but advise that the Municipality may be in a position to provide a modest in-kind contribution of custom work for improvements to the track. CARRIED.
- Receive Correspondence /Action Items** 52. Trask: That the following correspondence be received:  
Correspondence – Action Items  
a) Sharon Vanhouwe – re: Custom Work Invoice  
b) Clavet Cougars Football – re: Request for Sponsorship CARRIED.
- Updates** 53. Updates were provided regarding the proceedings of the following meetings attended:  
a) Reeve Hobday – SREDA  
b) Reeve Hobday – HR Committee  
c) Reeve Hobday – Police Commission  
d) Councillor J. Kasahoff – North Sask. River Watershed Advisory Committee
- Financial Statement** 54. Rempel: That the Financial Statement as of January 31, 2008 be received. CARRIED.
- Scheduled Meetings** 55. The following meetings were scheduled:  
◆ Thursday, Feb. 14, 2008 – 9:30 a.m. – Joint City Task Force Meeting  
◆ Monday, Feb. 25, 2008 – 8:45 a.m. – Council Meeting  
◆ Monday, Mar. 3, 2008 – 8:30 a.m. – Public Works Committee  
◆ Monday, March 10, 2008 – 8:30 a.m. – Council Meeting  
◆ March 11 to 13, 2008 – SARM Convention (Regina)
- Adjourn** 56. J. Kasahoff: That this meeting now adjourn at 2:25 p.m. CARRIED.

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Reeve

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Administrator