

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE
RURAL MUNICIPALITY OF CORMAN PARK NO. 344
HELD TUESDAY, OCTOBER 14, 2008 AT 8:30 A.M.**

- Present**
1. Reeve Ed Hobday, Councillors Alan Haight, Craig Riddell, Monty Vanhouwe, John Germs, John Rempel, Irene Pilka, Joanne Janzen, Wendy Trask, Len Kasahoff and Joseph Kasahoff.
- Regrets: Councillor Jim Forsyth.
- Staff present: Tammy Knuttila, Administrator; Judy Douglas, Assistant Administrator; Darryl Altman, Director of Operations; Glen Grismer, Director of Planning; Eric McDougall, Planner 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 8:50 a.m.
- Call to Order**
3. Reeve Hobday called the meeting to order at 8:50 a.m.
- Agenda**
4. Janzen: That the agenda be approved with the following additions:
- 10. i) Use of Korpan Property (Janzen)
 - 15. a) Hodgson Road (Vanhouwe)
 - 15. b) Summer Roads (Rempel)
 - 15. c) Condition of Roads (Pilka)
 - 15. d) Weed (Janzen)
 - 15. e) Langham Truck Route (L. Kasahoff)
- CARRIED.
- September 8, 2008
Council
Meeting Minutes**
5. Riddell: That the Minutes of the Council Meeting held September 8, 2008 be APPROVED.
- CARRIED.
- Notices of Motion**
6. Hobday: That the following Notices of Motion be TABLED:
- a) Quarter sections may be subdivided into four parcels for agricultural, agricultural residential or country residential purposes. Such subdivisions shall have suitable physical access and shall not be permitted on hazard lands.
 - b) Single parcel country residential subdivisions shall have a minimum site area of 1 Ha (2.47 acres) and no maximum site area except in cases of parcels which existed prior to the adoption of the plan there shall be no minimum site area.
- CARRIED.
- Accounts for Payment**
7. Janzen: That the accounts for payment as listed on the "Cheque Register Summary – Bank" statement dated October 9, 2008 be approved for payment.
- CARRIED.
- Council Remuneration**
8. Haight: That the Council Remuneration Summary, for various meetings attended, be approved.
- CARRIED.
- Delegation/Coad**
9. Peter Coad addressed Council to request that Council approve his application for subdivision of two quarter sections and suggested that the Council Policy regarding upgrading of summer roads should not apply to this application since he feels it is already main farm access standards.

- Rezoning and Subdivision/
Coad** 10. Vanhouwe: That the applications of Peters Surveys Ltd. for P. and M. Coad to rezone the NW-32-37-6-W3 and SW-5-38-6-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) and subdivide the quarter sections into two 70 acre parcels and two 10 acre parcels for the purpose of creating separate title to a future country residential yardsite be DEFERRED to the November Council meeting in order for the Administration to provide an estimate of the cost of upgrading the road to Main Farm Access standards. CARRIED.
- Rezoning/Fredericks** 11. Vanhouwe: That the application of A. Fredericks to rezone Parcel C, NE 12-36-6-W3 from D-Agricultural 1 District (DAG1) to D-Country Residential 3 District (DCR3) for the purpose of updating the parcel to the appropriate zoning district be APPROVED subject to the applicant being responsible for all costs associated with rezoning. CARRIED.
- Rezoning/Unruh** 12. Rempel: That the application of S. & C. Unruh to rezone Parcels A, C, D, E and the most southerly 16 acre parcel (unnamed) in the NW 24-39-4-W3 from Agricultural District (AG) to Agricultural Residential 2 District (AR2) for the purpose of updating the homestead zoning to the appropriate zoning district and to accommodate potential future agricultural residential yardsites be APPROVED subject to the applicant;
i. being responsible for all costs associated with the rezoning; and
ii. entering into an easement agreement to address future road widening along Range Road 3041. CARRIED.
- Rezoning/Giesbrecht
and Unruh** 13. Rempel: That the application of E. & M. Giesbrecht and G. & M. Unruh to rezone Parcel B, NW 24-39-4-W3 from Agricultural District (AG) to Agricultural Residential 2 District (AR2) for the purpose of updating the parcel to the appropriate zoning district to accommodate potential future agricultural residential development be APPROVED subject to the applicant;
i. being responsible for all costs associated with the rezoning; and
ii. entering into an easement agreement to address future road widening along Range Road 3041. CARRIED.
- Rezoning and
Subdivision/Mazur** 14. Trask: That the application of Peters Surveys Ltd. for D. & H. Mazur to rezone LSD 7 & 8, 1-37-7-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 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/Kostuik
and Nieznalska** 15. L. Kasahoff: That the application of Tri-City Surveys Ltd. for R. Kostuik and K. Nieznalska to subdivide a 7.77 acre parcel from the W $\frac{1}{2}$, SE 24-39-4-W3 to for the purpose of increasing the size of the existing yardsite to include access to an irrigation pivot be APPROVED. CARRIED.

- Subdivision/Novick Estate** 16. Vanhouwe: That the application of Tri-City Surveys Ltd. for C.N. Rail to subdivide, by way of a tie code removal, a 27.67 acre portion of NE 19-36-6-W3 severed by the C.N. Rail line to create separate title to facilitate C.N. rail upgrades to the Cory Potash Mine be APPROVED subject to the applicant entering into an easement agreement for future road widening along Range Road 3065. CARRIED.
- Subdivision/Howard** 17. Pilka: That the application of Webb Surveys Ltd. for C. and L. Howard to subdivide a 7.92 acre parcel (Parcel A) in the N½, NW 2-39-5-W3 for the purpose of increasing the size of the existing yard site to include an existing barn and fenceline be APPROVED. CARRIED.
- Subdivision/SaskEnergy** 18. Pilka: That the application of Saskatoon Land Surveyors for SaskEnergy to subdivide a 0.17 acre portion of land in the NW 22-38-5-W3 for the purpose of establishing a regulator station as a public utility be APPROVED. CARRIED.
- Subdivision/Grasby and Friesen** 19. L. Kasahoff: That the application of Tri-City Surveys for Kelly & Dana Grasby and Dave Friesen to subdivide a 16.53 acre parcel and rearrange the current quarter section boundaries of the 80 acre parcels located in the NE-15-37-9-W3 for the purpose of creating separate title to an existing yardsite and to provide legal physical access to both 80 acre parcels be APPROVED subject to the applicant entering into an easement agreement for future road widening. CARRIED.
- Request for Consolidation/Bornstein** 20. Riddell: That the request of Eli Bornstein to consolidate Lots 9 & 10, W½, 7-36-5-W3 (Surface Parcel Nos. #119981212 and #119981223) in the Birchwood Heights subdivision be DENIED. CARRIED.
- Defer Consideration of Froese Application** 21. Vanhouwe: That the application of Froese Concrete Ltd. to renew an existing discretionary use approval for a mineral resource extraction operation on a portion of E ½, SE-2-40-4-W3 as a discretionary use be DEFERRED until Council has considered the letter received from Froese Concrete Ltd. (Item 21.a) of the Correspondence). CARRIED.
- Delegation/Inland Aggregates** 22. Bob Callendar, representing Inland Aggregates addressed Council to advise that they will be proposing to rezone the N1/2-NW-9-38-5-W3 to Industrial for the purpose of expanding the operation on the parcel to include an asphalt plant.
- Discretionary Use/ Sask. Ministry of Highways and Infrastructure** 23. Vanhouwe: That the application of the Saskatchewan Ministry of Highways and Infrastructure to renew an existing discretionary use approval for a mineral resource extraction and processing operation on a portion of S½-3-40-4-W3 as a discretionary use be DEFERRED pending receipt of evidence of compliance with the conditions provided by the Ministry of Environment stated within the Certificate of Approval dated September 22, 2006. CARRIED.

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

Delegation/Croskery 24. Rachel Croskery, an R.M. of Aberdeen property owner within one mile of the Sask. Highways Gravel pit, addressed Council to outline concerns regarding the application for renewal of the approval. She indicated that there are a number of operational items that the applicant agreed to undertake that have not been undertaken such as compliance with Noise Bylaw hours, requests for adequate berming, relocation of the gravel stockpiles and dust control on site and along the haul route.

Theresa Finn, Ministry of Highways and Infrastructure, was present to respond to some of the concerns indicated by Ms. Coskery.

Development Summary Report 25. Janzen: That the Development Report Summary as contained in Item G of the Planning Report be received. CARRIED.

Receive Planning Report 26. Germs: That the Planning Report be received. CARRIED.

Open Public Hearing 27. Janzen: That the Council meeting recess in order to conduct a public hearing on the bylaws advertised for consideration of second and third readings. CARRIED.

Public Hearing 28. At 11:00 a.m. the meeting was opened to receive submissions regarding the following bylaws:

Bylaw #	Applicant	Legal Description	Existing to Proposed Zoning
44/08	D. Mazur	N1/2-SE-1-37-7-W3	AG to AR1
46/08	Vanhouwe/Chan	E 1/2, SE 2-36-6-W3	DAG2 and DCR3 to DREC1 and DCR3
47/08	Industrial Landscaping	R.M. of Corman Park Zoning Bylaw Amendment	M1 and M2
48/08	D. & M. Wilson	SW 10-37-4-W3	DAG1 to DAG2/DCR3
50/08	W. and K. Dyck	Pcl B, SE 29-39-4-W3	AG to CR1
51/08	Eldonan Farms Ltd.	SE 8-40-4-W3	AG to AR1
52/08	Vangool/Melsted	Pcl A, SE 20-37-8-W3	AG to AR1

There were no written or verbal submissions received.

(Councillor Vanhouwe declared a pecuniary interest in Bylaw No. 46/08 and left the meeting during the call for submissions thereon.)

Close Hearing 29. Rempel: That the Public Hearing now close. CARRIED.

Bylaw No. 44/08 30. L. Kasahoff: That Bylaw No. 44/08 be now a read a second time. CARRIED.
 J. Kasahoff: That Bylaw No. 44/08 be now read a third time. CARRIED.

Bylaw No. 46/08 31. Trask: That Bylaw No. 46/08 be now read a second time. CARRIED.
 Janzen: That Bylaw No. 46/08 be now read a third time. CARRIED.

(Councillor Vanhouwe declared a pecuniary interest in Bylaw No. 46/08 and left the meeting during discussion and voting thereon.)

Updates

45. Updates were provided regarding the proceedings of the following meetings attended:
 a) SREDA – Reeve Hobday

Tax Adjustments

46. Germs: That the following tax adjustments be authorized:

**a) Dwight & Jacqueline Kroeker
 Pcl B of NW 27-35-4 W3rd
 Folio No. 000127201.01**

	Municipal	School	Total
2008 Tax Levy	1,177.39	3,209.42	4,386.81
Tax Cancellation	-110.21	-107.12	-217.33
Revised 2008 Tax Levy	1,067.18	3,102.30	4,168.48

Reason: Cancel portion of 2008 tax levy. Property was purchased in 2007 with welding shop. New owner uses garage for residential use.

**b) Derwin & Mary Lou Zelinski
 Lot 4 Blk 3 of NW 13-36-4 W3rd
 Folio No. 000413260.01**

	Municipal	School	Total
2008 Tax Levy	1,610.32	4681.21	6291.53
Tax Cancellation	-6.53	-18.98	-25.51
Revised 2008 Tax Levy	1,603.79	4,662.23	6,266.02

Reason: Cancel portion of 2008 levy for garage/shed removed in 2007.

**c) 101105816 Saskatchewan Ltd.
 Portion of SE 23-37-4 W3rd
 Folio No. 000723301.01**

	Municipal	Public School	Separate School	Total
2008 Tax Levy	869.88	1,087.04	327.22	2,284.14
Tax Cancellation	-688.67	- 903.22	-264.16	-1,856.05
Revised 2008 Levy	181.21	183.82	63.06	428.09

Reason: Cancel 2008 commercial levy on tanks removed from property in fall of 2007.

**d) Saskatoon School Division #13
 Brightwater Science & Environmental Program
 SE 06-35-5 W3rd
 Folio No. 000206301.01**

	Municipal	School	Total
2008 Tax Levy	579.36	1,684.20	2,263.56
Tax Cancellation	-579.36	-1,684.20	-2,263.56
Revised 2008 Tax Levy	0.00	0.00	0.00

Reason: To cancel the 2008 tax levy. Saskatoon Board of Education recently advised our office that the land and buildings on this property are used entirely for their out of school education program and should be exempt from taxation. The taxable house located on this property is vacant and uninhabitable. CARRIED.

Tax Abatement Applications

47. Vanhouwe: That the following applications be approved under the Municipality's Tax Abatement Policy:

	<u>Company</u>	<u>Legal Description</u>
i.	Sierra Properties Inc.	Lots 1, 2 and 3, Block 5, SW-33-37-5-W3
ii.	BioExx Specialty Proteins	Lot 12, Block 6, SW-14-38-5-W3
iii.	Unick Holdings Ltd.	Lot 13, Ptn. NE-33-37-5-W3 CARRIED.

Delegation/Dundurn Water Utility

48. A delegation comprised of the following members met with Council to discuss the potential for a number of Corman Park residents to connect to a waterline and utility corporation established in the R.M. of Dundurn:

- Neil Ketilson, Dundurn Water Utility and K & K Land Development
- Eldon McKay, Mayor of Resort Village of Shields
- Rick King, K & K Land Development
- Norm Osback and James Ridgeway, residents of the Organized Hamlet of Beaver Creek and members of the South Corman Park Community Association.

They indicated that the proposed expansion includes a twin line down Highway #11 ditch in order to provide service to areas in Corman Park between Highway #11 and the east boundary of the Municipality. Initial interest and projections indicate that up to 1600 households could be serviced with the line.

Dundurn Water Utility

49. Vanhouwe: That we support the inclusion of a portion of the Rural Municipality of Corman Park into the Dundurn Rural Water Utility and authorize the execution of an agreement between the Rural Municipality of Corman Park and the Dundurn Water Utility 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.

Delegation/APAS Representative

50. Ken Rossassun, APAS representative, attended the meeting to provide the Council with an update of the activities of that organization. He indicated that he felt that despite some problems in the organization, it is worthwhile for the Municipality to continue to be members in order for the agricultural producers in the Municipality to have a voice in that organization's lobby efforts as well in the education efforts of the organization.

Delegation/Friesen

51. Dick Friesen, owner of NE-21-38-4-W3 excepting a three acre parcel in the north east corner, addressed Council to discuss the disposition of the property. The 3 acre portion of the quarter section was registered in the name of the now defunct Temperance Colonization Society and has recently been acquired by the Municipality under the Tax Enforcement Act. Mr. Friesen indicated that he has been farming the property in conjunction with the balance of the quarter section since the early 1960s when he was unable to locate the owners.

- Tax Enforcement
Property/Temperance
Colony** 52. Germs: That the Administration investigate the heritage implications and disposal options for the three acre portion of NE-21-38-4-W3 obtained under the provisions of the Tax Enforcement Act. CARRIED.
- Receive Administration
Report** 53. Haight: That the Administration Report be received. CARRIED.
- Accounts for Payment** 54. Pilka: That the accounts for payment as listed on the "Cheque Register Summary – Bank" statement dated October 14, 2008 be approved for payment. CARRIED.
- (Councillor L. Kasahoff returned to the meeting at this point in the agenda at 3:40 p.m.)
- Winter Weight Program** 55. Vanhouwe: That the Municipality be included in the Ministry of Highways and Infrastructure's Winter Weight Program. CARRIED.
- Noise Bylaw Review** 56. Vanhouwe: That Council review the Noise Bylaw to determine if amendments should be made to provide for consistent hours for all activities. CARRIED.
- Noise Complaint/
Roberts** 57. Pilka: That the letter received from Grant Roberts regarding the provisions of the noise bylaw relating to dog kennels be acknowledged. CARRIED.
- Froese Concrete Ltd.** 58. Riddell: That the request of Froese Concrete Ltd. to be issued a blanket overweight permit to permit overweight loads on all municipal roads be DENIED. CARRIED.
- Discretionary Use/
Froese Concrete Ltd.** 59. Pilka: That the application of Froese Concrete Ltd. to renew an existing discretionary use approval for a mineral resource extraction operation on a portion of E½, SE 2-40-4-W3 as a discretionary use be APPROVED for a two year period, subject to:
- i. registration of an updated executed development agreement reflecting the new renewal period; 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; and
 - iii. provision of a performance bond equal to the estimated cost of completing the rehabilitative reclamation of the property.
- CARRIED.
- Wheatland Regional
Library** 60. Council discussed the proposed levy increase for the Wheatland Regional Library for its 2009 budget from \$6.14 per capita to \$7.39 per capita in order to provide for increased costs. A majority of the Council indicated that the availability of library access is an important service to the ratepayers and should be maintained at its current level. Direction was provided to the Municipality's representative to vote in favour of the levy increase.

- Hidden Ridge** 61. Council discussed a letter received from the residents of the subdivision of Hidden Ridge expressing concern regarding the delay in completing the seal coat surfacing of the internal roads in the subdivision and requesting that the work be completed during the current year.
- Council has previously reviewed and approved a schedule that will involve Hidden Ridge and Casa Rio East being the two major projects for the 2009 season.
- Receive Correspondence** 62. Janzen: That the following correspondence be received:
- Information Items
- a) Brad Neabel & Ron Flach – re: Noise Exemption Permit
 - b) Froese Concrete Ltd – re: Over-weight Enforcement
 - c) Town of Langham – re: Fowl Supper Donation
 - d) Wheatland Regional Library – re: Levy Increase
 - e) Residents of Hidden Ridge – re: Seal Coat Scheduling
- Action Items
- a) North Saskatoon District Mutual Aid Committee – re: Minutes
 - b) Ministry of Advanced Education, Employment & Labour- re: Powered Mobile Equipment Training.
 - c) SARM Update
 - d) APAS Reps Report
 - e) Municipal Leadership Development Program- re: Fall Modules
 - f) Bill Hutchinson – re: Boundary Alteration Consultations
 - g) Town of Osler – re: Information Night
 - h) Ag Health & Safety – re: Workshop
 - i) APAS – re: Election Procedures
 - j) Hamlet of Discovery Ridge Estates – re: Multi parcel Bylaw Amendments
 - k) Highways & Infrastructure – re: Winter Weight Season Bulletin
 - l) Grant Roberts – re: Buena Vista Kennels
- CARRIED.
- Payroll Summary** 63. Germs: That the Payroll Summary for the month of September, 2008 be approved. CARRIED.
- Financial Statement** 64. Janzen: That the Financial Statement as of September 30, 2008 be received. CARRIED.
- Estimating Construction Costs** 65. L. Kasahoff: That future road upgrade projects will not be scheduled until the source and conditions acquiring fill material is known. CARRIED.
- Gravel Testing** 66. L. Kasahoff: That a policy be implemented to require an “access agreement” with the Municipality prior to the Municipality conducting any gravel testing on a property. CARRIED.
- Gravel Sourcing** 67. L. Kasahoff: That the Municipality place an ad in the Country Press indicating that it is interested in obtaining additional gravel sources both within the Municipality and outside of its boundaries. CARRIED.
- Public Works Committee Minutes** 68. Germs: That the minutes of the Public Works Committee meeting held September 29, 2008 be received. CARRIED.

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- Meet In Camera** 69. Haight: That this meeting recess in order to meet in camera as a Committee of the Whole Council. CARRIED.
- Reconvene Meeting** 70. Janzen: That the Council meeting now reconvene. CARRIED.
- Sale of Portion of Site** 71. Pilka: That the Municipality agree to the sale of 0.4 acres from Lot 1, Block 6, SW-14-38-5-W3. CARRIED.
- Scheduled Meetings** 72. The following meetings were scheduled:
 ♦ Monday, November 10, 2008 – 8:45 a.m. – Council Meeting
 ♦ Monday, November 24, 2008 – 9:00 a.m. – Council Meeting
- Adjourn** 73. Janzen: That this meeting now adjourn at 5:45 p.m. CARRIED.

Reeve

Administrator