

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE
RURAL MUNICIPALITY OF CORMAN PARK NO. 344
HELD MONDAY, AUGUST 10, 2009 AT 8:45 A.M.**

- Present**
1. Reeve Ed Hobday, Councillors Craig Riddell, Lynne Samson, John Germs, John Rempel, Irene Pilka, Joanne Janzen, Wendy Trask, Joseph Kasahoff and Len Kasahoff.
- Regrets: Councillors Al Haight and Jim Forsyth.
- 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 8:45 a.m. Council meeting convened at 9:10 a.m.
- Call to Order**
3. Reeve Hobday called the meeting to order at 9:10 a.m.
- Agenda**
4. Janzen: That the agenda be approved with the following additions:
 3. d) Ken and Lil Morenz – re: South Corman Park Landfill
 16. b) Millar Avenue (Rempel)
 16. c) Dust Control (Rempel)
 16. d) Maxim Property – Road (Pilka)
 16. e) Highway #16 turning lanes at Grid 673 (J. Kasahoff)
 16. f) Gravelling PDAP repairs (L. Kasahoff)
 16. g) Dust Suppressant – Full Line Ag (L. Kasahoff)
 16. h) Protocol for Tire Acquisition (Samson)
 20. a) Communication re: Fire Bans
 20. b) Terms of Reference for Boundary Committee
 22. b) Dalmeny Access Road/Highway #305 Partnership

CARRIED.
- July 13, 2009 Council Meeting Minutes**
5. Riddell: That the Minutes of the Council Meeting held July 13, 2009 be APPROVED as amended.

CARRIED.
- Business Arising from the Minutes**
6. Pilka: That the listing of Business Arising from the Minutes be received.

CARRIED.
- Dalmeny Access Road/ Highway 305 Improvements**
7. Janzen: That the Municipality endorse the document entitled “Dalmeny Access Road/Highway #305 In-Kind Partnership Parameters for Proposed Highway Upgrades” and confirm its participation in this Partnership.

CARRIED.
- APAS Delegation**
8. Germs: That Ken Rosaasen, the Municipality’s representative to the Agricultural Producers Association of Saskatchewan (APAS) be invited to address Council at its September meeting and make a presentation at the Annual Ratepayers Meeting.

CARRIED.
- Updates**
9. Rempel: That the updates provided regarding the proceedings of the following meetings attended be acknowledged:
 - a) Reeve Hobday – Police Commission Meeting
 - b) Reeve Hobday – Mayor’s Meeting
 - c) Reeve Hobday – Citizen’s Advisory Panel
 - d) Reeve Hobday – SREDA

- e) Len Kasahoff – Eagle Creek Regional Park
- f) Len Kasahoff – Regional Waste Management Committee
- g) Joe Kasahoff – APAS Annual General Meeting

CARRIED.

Subdivision/TransGas

10. Tyler Danielson, representing TransGas was present at the meeting to respond to questions posed by members of Council.

Rempel: That the application of Meridian Surveys Ltd. for TransGas to subdivide a 20 metre wide utility corridor in the N1/2 13-36-6-W3, NE 14-36-6-W3, S1/2 20-36-6-W3 and S1/2 19-36-6-W3 for the purpose of constructing a natural gas pipeline as a public utility be APPROVED.

CARRIED.

**Discretionary Use/
Nelson**

11. In reviewing this application for discretionary use Council considered the concerns that were raised in the consultation process and the nature of the proposed development as presented in the planning report. There was no new information presented.

Tatum Nelson was present at the meeting to answer questions posed by members of Council.

Pilka: That the application of Barry and Tatum Nelson to obtain discretionary use approval for a *Home Based Business* involving windshield stone chip repair services on Parcel B, SE 4-39-5-W3 be APPROVED subject to the landowners entering into a development agreement to secure the objectives of the zoning bylaw for the home based business.

CARRIED.

**Rezoning/Inland
Aggregates**

12. Pilka: That the application of Inland Aggregates Ltd. to rezone Parcel A, NW 9-38-5-W3 from Agricultural Residential 1 District (AR1) to Rural Industrial Park 1 District (M1) by agreement for the purpose of operating a concrete batch plant be APPROVED subject to:

- i) the execution of a rezoning contract including but not limited to identifying:
 - a. the principal and accessory uses permitted on the property;
 - b. the physical site development layout including satisfying the R.M. landscaping guidelines;
 - c. operational details such as hours and days of operation consistent with the provisions of the Noise Bylaw; and
 - d. design standards for new property approaches;
- ii) The applicant being responsible for all of the costs associated with the rezoning; and
- iii) The applicant providing written confirmation from the Environmental Protection Branch of the Ministry of Environment of compliance with *The Clean Air Act and Regulations* and *The Environmental Management and Protection Act, 2002*.

CARRIED.

**Rezoning and
Subdivision/
OJA Holdings**

13. L. Kasahoff: That the application of Webb Surveys for OJA Holdings Ltd. to rezone and subdivide a 4.05 ha (10 acre) parcel, proposed Parcel C, S ½, SE 36-35-5-W3, from D-Agricultural 1 District (DAG1) to D-Country Residential 3 (DCR3) and D- Agricultural 2 District (DAG2) for the purpose of creating separate title to a new country residential site 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 subdivision servicing fee.

CARRIED.

**Subdivision Request/
Rohachuk**

14. Pilka: That the request of Don and Mary Rohachuk for the subdivision of Block 8, NE-6-36-5-W3 into two parcels be referred to the Planning Department for review and recommendation.

CARRIED.

**Rezoning and
Subdivision/Beaulac**

15. Janzen: That the application of George Nicholson Franko, and Associates for D. and J. Beaulac to rezone the E ½, SE 14-36-4-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) and subdivide a 2 ha (5 acre) parcel for the purpose of creating separate title to a future country residential building site be APPROVED subject to the applicant:
- i) being responsible for all costs associated with the rezoning;
 - ii) submitting a revised plan of proposed subdivision illustrating the required easement for future road widening along the most easterly 5 metre portion of the quarter section;
 - iii) entering into an easement agreement to address the required 5 metre easement for future road widening; and
 - iv) entering into a servicing agreement to address the subdivision servicing fee.

CARRIED.

Subdivision/Slusar

16. Germs: That the application of Larson Surveys Ltd. for V. and B. Slusar to subdivide a 4.02 ha (9.9 acre) parcel from the N ½, NE 20-35-5-W3 for the purpose of creating separate title to an existing residential building site be APPROVED.

CARRIED.

Subdivision/McLeod

17. Janzen: That the application of Meridian Surveys Ltd. for D. McLeod to subdivide, by way of a tie code removal, a 5.04 ha (12.48 acre) portion of NW 10-38-6-W3 to create separate title to a portion of the quarter section physically severed by Provincial Highway No. 16 be APPROVED subject to the applicant:
- i) submitting a plan of subdivision identifying the required 5 metre easement for road widening along the most westerly 5 metres of the property adjacent to Range Road 3063; and
 - ii) entering into an easement agreement for future road widening along the most westerly 5 metres of the property adjacent to Range Road 3063.

CARRIED.

**Road Closure and
Consolidation/
Perehudoff**

18. Germs: That the R.M. of Corman Park No. 344 agrees to the road closure of Plan DK399 Ext. 1, (Surface Parcel No. 161552392), located in the SE 30-39-8-W3 subject to;
- i) consolidation of Surface Parcel No. 161552392 with the balance of the adjacent agricultural lands (Surface Parcel No.'s 164404829 and 164404818), for the purpose of creating a larger more contiguous agricultural parcel;
 - ii) the applicant and the R.M. of Corman Park entering into an agreement for the closing and selling of a municipal road allowance; and
 - iii) the applicant being responsible for all costs associated with the process of road closure including but not limited to advertising, consolidation, and ISC fees.

CARRIED.

(Councillor L. Kasahoff declared a pecuniary interest in the above resolution and left the room during discussion and voting thereon.)

Bylaw No. 24/09

19. L. Kasahoff: That Bylaw No. 24/09 being a bylaw to rezone Pcl. B, S1/2-SE-36-35-5-W3 from D-Agricultural 1 District (DAG1) to partly D-Agricultural 2 District and partly D-Country Residential 3 District (DCR3) be now read a first time.

CARRIED.

Bylaw No. 25/09

20. J. Kasahoff: That Bylaw No. 25/09 being a bylaw to rezone the E1/2-SE-14-36-4-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be now read a first time.

CARRIED.

Bylaw No. 27/09

21. Trask: That Bylaw No. 27/09 being a bylaw to rezone a portion of N1/2-NW-9-38-5-W3 from Agricultural Residential 1 District (AR1) to Rural Industrial Park 1 District (M1) by contract be now read a first time.

CARRIED.

Bylaw No. 26/09

22. Janzen: That Bylaw No. 26/09 being a bylaw to provide for the closure of a portion of roadway within the SE-30-39-8-W3 be now read a first time.

CARRIED.

(Councillor L. Kasahoff declared a pecuniary interest in the above resolution and left the room during discussion and voting thereon.)

**Development Report
Summary**

23. L. Kasahoff: That the Development Report Summary as contained in Item H of the Planning Report be received.

CARRIED.

Receive Planning Report

24. L. Kasahoff: That the Planning Report be received.

CARRIED.

Accounts for Payment

25. Pilka: That the accounts for payment as listed on the "Cheque Register Summary – Bank" statement dated August 6, 2009 be APPROVED for payment.

CARRIED.

Council Remuneration

26. Janzen: That the Council Remuneration Summary, for various meetings attended, be APPROVED.

CARRIED.

- Recess Meeting** 27. Janzen: That the Council meeting recess in order to conduct a public hearing regarding the bylaws as advertised. CARRIED.
- Public Hearing** 28. At 11:00 a.m. the meeting was opened to receive submissions regarding the following road closure and lease requests:
- a) Request to Lease the East-West Road Allowance South of Section 17 and SW-18-38-9-W3 to J. Kasahoff
Written Submissions:
- i. Martin Wurtz (on behalf of Hutterian Brethren) requesting permission to lease road allowance road access to adjacent property.
 - ii. Don Kraus requesting permission to lease the road allowance for grazing horses.
 - iii. Charlie Burke (on behalf of Charona Farms Ltd.) expressing concern regarding fencing and grazing horses in the road allowance.
 - iv. Joe Kasahoff requesting permission to lease the road allowance.
- Verbal Submissions:
- i. Barbara Robinson and Don Kraus attended the meeting to request permission to lease the road allowance south of Section 17 & SE-18-38-9-W3 from the Municipality. Mr. Kraus indicated that he was previously pasturing his horses in the road allowance.
- b) Request to Lease the North-South Road Allowance East of Section 22 and SW-15-37-4-W3 to Bayer Crop Sciences
- there were no written or verbal submissions received regarding this application.
- Close Hearing** 29. Germs: That the Public Hearing now close. CARRIED.
- Request - Kasahoff** 30. L. Kasahoff: That Council decline to close and lease the east-west road allowance south of Section 17 and SW-18-38-9-W3 to any of the parties that have expressed an interest. CARRIED.
- (Councillor J. Kasahoff declared a pecuniary interest in the above resolution and left the room during discussion and voting thereon.)
- Request - Bayer** 31. Germs: That subject to the approval of the Minister of Highways and Transportation that the following road allowance be closed and leased to Bayer Crop Science for a period of five years commencing July 1, 2009. No objections have been received regarding the closure.
- East of and adjacent to Section 22 and the South West Quarter of Section 15, Township Thirty-seven (37), Range Four (4), West of the Third Meridian (SW-15-37-4-W3).
- Further, the Council is of the opinion that this closure will not deny any person access to their property.
- CARRIED.

**Protocol for Road
Closure and Leasing**

32. Trask: That the Administration Committee review the legislative requirements for the closure and leasing of undeveloped road allowances and determine a protocol for future requests. CARRIED.

**Weed-Pest Committee
Minutes**

33. J. Kasahoff: That the minutes of the meeting of the Weed-Pest Committee held July 16, 2009 be received. CARRIED.

**Receive Water Quality
Report**

34. Riddell: That the Water Quality Report dated July, 2009 regarding the water distribution systems in the Organized Hamlets of Grasswood and Casa Rio be received. CARRIED.

Purchase Sander Unit

35. L. Kasahoff: That a slide in self-contained sander unit which can be mounted on an existing $\frac{3}{4}$ ton or 1 ton truck be purchased for approximately \$6500.00. CARRIED.

**Haight Shop/
Mechanical Tender**

36. Pilka: That the tender for the mechanical contract for the Haight Road shop be awarded to the lowest tender, being Nixon Mechanical for a total price of \$119,487.00. CARRIED.

**Haight Shop/Electrical
Tender**

37. J. Kasahoff: That the tender for the electrical contract for the Haight Road shop be awarded to the lowest tender, being Triad Power Ltd. for a total price of \$71,957.00. CARRIED.

Delegation/Maxim

38. Jeff Maxim addressed Council to discuss access to SW-19-39-5-W3. A proposed subdivision of the quarter into two eighty acre parcels required access from a summer road. However, Council has previously affirmed its recent decisions by adopting a policy that roadway sections not be added to the network for single severance parcels. Council also directed that a report be prepared that identifies possible circumstances when roadway extension might be approved and under what conditions. This report is expected to be before Council by the end of the year. Mr. Maxim was encouraged to review alternate subdivision options that may not require upgrading of the summer road for access.

**Receive Public Works
Report**

39. L. Kasahoff: That the Public Works Report for the month of July be received. CARRIED.

Delegation/Morenz

40. Ken and Lil Morenz, caretakers of the South Corman Park landfill met with Council to discuss potential amendments to the contract for the operation of the landfill. They were advised that the Public Works Committee would review the terms of the current agreement in concert with the proposed amendments.

Tax Abatements

41. Pilka: That the following tax abatements be approved:

a) 1331170 Alberta Ltd

Lot 2 Block 6 NE 33-37-5 W3rd (Folio 000833160.01)

	<u>Municipal</u>	<u>School</u>	<u>Total</u>
2009 Tax Levy	1,270.89	1,922.03	3,192.92
2009 Tax Abatement	- 651.24	- 984.90	-1,636.14
Balance	619.65	937.13	1,556.78

Reason: **Year One** of five year tax abatement. To cancel **100%** of the new development of a commercial improvement as set out in the tax abatement policy.

b) BioExx Specialty Proteins Inc.

Lot 12 Block 6 SE 14-38-5 W3rd (Folio 001414390.01)

	<u>Municipal</u>	<u>School</u>	<u>Total</u>
2009 Tax Levy	13,140.63	23,801.23	36,941.86
2009 Tax Abatement	-11,557.08	-21,406.35	-32,963.43
Balance	1,583.55	2,394.88	3,978.43

Reason: **Year One** of five year tax abatement. To cancel **100%** of the new development of a commercial improvement as set out in the tax abatement policy.

c) Commercial Sandblasting and Painting Ltd.

Lot 2 Block 1 SW 14-38-5 W3rd (Folio 001414406.01)

	<u>Municipal</u>	<u>School</u>	<u>Total</u>
2009 Tax Levy	9,958.95	17,614.63	27,573.58
2009 Tax Abatement	-1,403.08	- 2,728.22	- 4,131.30
Balance	8,555.87	14,886.41	23,442.28

Reason: **Year Three** of five year tax abatement. To cancel **60%** of the new development of a commercial improvement as set out in the tax abatement policy.

d) Elance Property Holdings

Lot 8 Block 5 SE 14-38-5 W3rd (Folio 001414342.01)

	<u>Municipal</u>	<u>School</u>	<u>Total</u>
2009 Tax Levy	7,345.89	12,533.68	19,879.57
2009 Tax Abatement	-2,254.39	- 4,383.54	- 6,637.93
Balance	5,091.50	8,150.14	13,241.64

Reason: **Year Four** of five year tax abatement. To cancel **40%** of the new development of a commercial improvement as set out in the tax abatement policy.

e) Gary Redhead Equipment

Parcel A SW 30-37-5 W3rd (Folio 00830400.01)

	<u>Municipal</u>	<u>School</u>	<u>Total</u>
2009 Tax Levy	51,049.44	98,359.53	149,408.97
2009 Tax Abatement	-47,230.29	-92,583.65	-139,813.94
Balance	3,819.15	5,775.88	9,595.03

Reason: **Year Three** of five year tax abatement. To cancel **100%** of the new development of a commercial improvement as set out in the tax abatement policy.

f) RDK Transportation Co.

Lot 12 Block 5 NE 33-37-5 W3rd (Folio 000833144.01)

	<u>Municipal</u>	<u>School</u>	<u>Total</u>
2009 Tax Levy	8,547.12	14,869.41	23,416.53
2009 Tax Abatement	-7,923.42	-13,926.15	-21,849.57
Balance	623.70	943.26	1,566.96

Reason: **Year One** of five year tax abatement. To cancel **100%** of the new development of a commercial improvement as set out in the tax abatement policy.

g) Reddee Properties

Lot 7/B2 SW 19-37-5 W3rd (Folio 000819415.01)

	<u>Municipal</u>	<u>School</u>	<u>Total</u>
2009 Tax Levy	6,573.15	11,031.13	17,604.28
2009 Tax Abatement	-4,932.90	- 8,550.50	-13,483.40
Balance	1,640.25	2,480.63	4,120.88

Reason: **Year One** of five year tax abatement. To cancel **100%** of the new development of a commercial improvement as set out in the tax abatement policy.

h) Sierra Properties Inc.

Lot 1 Block 5 NE 33-37-5 W3rd (Folio 000833100.01)

	<u>Municipal</u>	<u>School</u>	<u>Total</u>
2009 Tax Levy	9,234.81	16,206.58	25,441.39
2009 Tax Abatement	-8,615.16	-15,269.45	-23,884.61
Balance	619.65	937.13	1,556.78

Reason: **Year One** of five year tax abatement. To cancel **100%** of the new development of a commercial improvement as set out in the tax abatement policy.

i) Turnco Holdings Inc.

Lot 4 Block 5 NE 33-37-5 W3rd (Folio 000833112.01)

	Municipal	School	Total
2009 Tax Levy	8,356.77	14,499.28	22,856.05
2009 Tax Abatement	-7,636.68	-13,410.25	-21,046.93
Balance	720.09	1,089.03	1,809.12

Reason: **Year One** of five year tax abatement. To cancel **100%** of the new development of a commercial improvement as set out in the tax abatement policy.

j) Unick Holdings Ltd.

Lot 13 Block 5 NE 33-37-5 W3rd (Folio 000833148.01)

	Municipal	School	Total
2009 Tax Levy	6,934.41	11,733.58	18,667.99
2009 Tax Abatement	-6,313.95	-10,795.23	-17,109.18
Balance	620.46	938.35	1,558.81

Reason: **Year One** of five year tax abatement. To cancel **100%** of the new development of a commercial improvement as set out in the tax abatement policy.

k) Micro Oil

Parcel E SW 9-38-5 W3rd (Folio 001409405.01)

	Municipal	School	Total
2009 Tax Levy	2,775.87	4,198.08	6,973.95
2009 Tax Abatement	-1,227.64	-1,856.61	-3,084.25
Balance	1,548.23	2,341.47	3,889.70

Reason: **Year Three** of five year tax abatement. To cancel **60%** of the new development of a commercial improvement as set out in the tax abatement policy.

CARRIED.

Tax Abatement Application

42. Janzen: That the request of Overpass Farms Inc. for a Tax Abatement on Parcel D, SW-33-37-5-W3 for five years commencing 2009 be denied because it fails to meet the criteria set out in the Council's Tax Abatement Policy. CARRIED.

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

Vanhouwe Request

43. Germs: That the request of Sharon Vanhouwe for the Municipality to cancel the custom work invoice in the amount of \$840.00 related to work performed for flood prevention be denied. CARRIED.

(Councillor L. Kasahoff left at this point in the meeting at 3:05 p.m.)

Boundary Committee

44. Pilka: That a Committee be established with the mandate to review the division boundaries in the R.M. of Corman Park (the Municipality) to ensure that each division contains, as nearly as is reasonably practicable, similar populations and that division populations not vary by more than 25% from the quotient obtained by dividing the total population of the Municipality by the number of divisions into which the Municipality is divided.

In addition to ensuring that the division populations do not exceed the acceptable variance limit, the Committee must also take into consideration:

- Current and prospective geographic conditions, including density and relative rate of growth of population; and
- Any special diversity or community of interest of the inhabitants.

Further, in conducting its review, the Committee may undertake public consultation as it feels necessary. Upon completion of its review, the Committee shall provide a report to Council outlining recommended boundaries for the Municipality should it be constituted into 6 to 11 divisions inclusive. The Committee is also invited, should it choose, to make a recommendation regarding the specific number of divisions that should constitute the new governance structure of the Municipality.

The Committee shall be composed of a suitable consultant, representation from SARM, representation from the Ministry of Municipal Affairs and Tammy Knuttila, Administrator to act as Secretary.
CARRIED.

It was noted that Mr. Joe Garcea would be a qualified consultant.

Receive Administration Report

45. Janzen: That the Administration Report be received. CARRIED.

Removal of Fire Ban

46. Janzen: That the communication protocol for establishing fire bans also be used to remove the bans. CARRIED.

Receive Correspondence

47. Pilka: That the following correspondence be received:
- Information Items
- a) SARM Update
 - b) Interconnections Newsletter
 - c) North Saskatchewan River Basin Council
 - d) Meewasin Valley Explorer
 - e) Sask Power- Proposed Agrium-Vanscoy 138kV Transmission Line
 - f) Municipalities Today Newsletter
 - g) Development Appeals Board Decision
 - h) SREDA – re: New Strategic Plan & GEO Resignation
- Action Items
- a) APAS re: 2010 Membership
 - b) Dalmeny Access Road/Highway #305 Partnership
 - c) Don and Mary Rohachuk – re: Request for Subdivision

CARRIED.

Updates

48. Janzen: That the updates provided regarding the proceedings of the following meetings attended be acknowledged:
- a) Reeve Hobday – Police Commission Meeting
 - b) Reeve Hobday – RCMP Advisory Meeting
 - c) Reeve Hobday – SREDA
 - d) Len Kasahoff – Eagle Creek Regional Park

CARRIED.

Payroll Summary

49. Pilka: That the Payroll Summary for the month of July, 2009 be approved.

CARRIED.

Assessment Figures

50. Janzen: That SAMA be advised of the difficulties to the Municipality's budgeting process caused by the delay in receiving finalized assessment figures for the revaluation and maintenance. CARRIED.

Financial Report

51. Trask: That the Financial Statement for the period ended July 31, 2009 be received.

CARRIED.

Scheduled Meetings

52. The following meetings were scheduled:
- ◆ Tuesday, August 11, 2009 – 10:00 a.m. - Police Commission
 - ◆ Thursday, August 20, 2009 – 12:00 noon - H.R. Committee
 - ◆ Monday, August 31, 2009 – 9:00 a.m. - Admin Committee
 - ◆ Tuesday, September 1, 2009 – 9:00 a.m. - Public Works Committee
 - ◆ Monday, September 14, 2009 -9:00 a.m. - Council Meeting
 - ◆ Wednesday, September 16, 2009 – 6:00 p.m. – Staff Appreciation Bar-b-q (Floral Community Center)

Adjourn

53. J. Kasahoff: That this meeting now adjourn at 3:50 p.m. CARRIED.

Reeve

Administrator