

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE
RURAL MUNICIPALITY OF CORMAN PARK NO. 344
HELD MONDAY, FEBRUARY 9, 2009 AT 9:00 A.M.**

- Present** 1. Reeve Ed Hobday, Councillors, Al Haight, Craig Riddell, Lynne Samson, John Germs, John Rempel, Joanne Janzen, Wendy Trask and Joseph Kasahoff.
- Regrets: Councillors Jim Forsyth, Irene Pilka and Len Kasahoff.
- Staff present: Tammy Knuttila, Administrator; Judy Douglas, Assistant Administrator; Glen Grismer, Director of Planning; Darryl Altman, Director of Operations; Bill Delainey, Planner and Eric MacDougall, Planner.
- Call to Order** 2. Reeve Hobday called the meeting to order at 9:00 a.m.
- Agenda** 3. Janzen: That the agenda be approved as distributed. CARRIED.
- January 26, 2009
Council Meeting Minutes** 4. Janzen: That the Minutes of the Council Meeting held January 26, 2008 be APPROVED after the following amendments:
#1 - indicate that Councillor Germs was absent, and
#17 – indicate that the Committee of the Whole Council met with the Corman Park Police Commission and its legal counsel.
CARRIED.
- Accounts for Payment** 5. Trask: That the accounts for payment as listed on the “Cheque Register Summary – Bank 2008” statement and “Cheque Register Summary – Bank 2009” dated February 5, 2009 be APPROVED for payment.
CARRIED.
- Council Remuneration** 6. J. Kasahoff: That the Council Remuneration Summary, for various meetings attended, be APPROVED. CARRIED.
- Discretionary Use/McKay** 7. Samson: That the application of Robin McKay to establish a home based business as a discretionary use on Lot 3, Blk.2, NW 31-39-4-W3 in the Hamlet of Neuhorst involving in-home dog grooming services be APPROVED subject to the landowner entering into a development agreement to define the standards of operation for the home based business. CARRIED.

**Delegation/ Lonesome
 Prairie Sand & Gravel**

8. Council received an application from Lonesome Prairie Sand & Gravel Ltd. to establish a temporary mineral storage site as a discretionary use on portions of the N½ & S½, NW 33-36-4-W3.

Harold Doerksen, General Manager of Lonesome Prairie Sand and Gravel was present to respond to questions posed by members of Council. He indicated that concerns regarding dust and noise have been dealt with and the company wishes to be a good neighbour and will address any issues that may come up in the future.

Kirk McCutcheon, representing Pioneer Grain which is located in the same quarter section as the proposed use, attended the meeting. He indicated that he has safety concerns due to the increased truck traffic at that intersection. He also indicated that he felt a buffer between Pioneer Grain and the proposed site would be helpful.

The information in the Council package was reviewed, concerns identified by the public were addressed, and interested parties were able to speak to the matter and exchange ideas and questions before Council.

In response to expressed concerns and consideration of applicable circumstances Council determined to ask for fewer hours and a buffer space between the site operations and Pioneer Grain.

Katherine Wehage, owner of the residential acreage located in the same quarter section was at the meeting to respond to questions posed by Council regarding the letter submitted by herself and her husband.

**Discretionary Use/
 Lonesome Prairie
 Sand & Gravel**

9. Hobday: That the application of Lonesome Prairie Sand & Gravel Ltd. to establish a temporary mineral storage site as a discretionary use for a two (2) year period on portions of the N½ & S½, NW 33-36-4-W3 be APPROVED subject to the applicant;
- i) entering into a development and reclamation agreement that ensures the productive afteruse of the land and establishes standards for the operation including but not limited to noise mitigation measures, speed limits, route restrictions, a performance bond and limiting the hours of operation to Monday to Saturday 7 a.m. to 7 p.m. excepting emergency situations and excluding Sundays and Statutory holidays;
 - ii) entering into a road maintenance agreement addressing hauling standards and dust control; and
 - iii) relocation of the operation one hundred meters south.

CARRIED.

Recess Meeting

10. Janzen: That the council meeting recess in order to conduct a public hearing for the bylaw advertised.

CARRIED.

Public Hearing

11. 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>
01/09	Hinz	Ptn. NW-1-39-4-W3	AG to AR2

- Close Hearing** 12. Trask: That the Public Hearing now close. CARRIED.
- Bylaw No. 01/09** 13. Haight: That Bylaw No. 01/09 be now read a second time. CARRIED.
Rempel: That Bylaw No. 01/09 be now read a third time. CARRIED.
- Compliance Order/
Affiliated Auto** 14. Janzen: That the order of Council dated July 16, 2008, pertaining the illegal use of land on Parcels B and C, SW 9-38-5-W3 be rescinded upon the execution and compliance with the attached development agreements. CARRIED.
- Discretionary Use/
Inland Aggregates** 15. The information in the Council package was reviewed, concerns identified by the public were addressed, and interested parties were able to speak to the matter and exchange ideas and questions before Council.

Rob Dobrohoczki, a neighbouring property owner was at the meeting and was provided with the opportunity to address Council to discuss his concerns and identify his support regarding the application. Mr. Dobrohoczki previously provided a letter regarding the application.

Rempel: That the application of the Inland Aggregates Ltd. to establish a mineral resource extraction site as a discretionary use on SE 22-38-5-W3 be APPROVED for a two year period, subject to:
i. registration of an executed development agreement reflecting the operational standards for the excavation including but not limited to the progressive reclamation of the site, the prohibition of engine retarder brakes, restriction of haul speeds to a maximum of 30 km/hr along Range Road 3052, provision of a performance bond, hours of operation, and overall site development; 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 including the provision of dust proofing along the haul route where residential and commercial operations exist and satisfying any additional requirements as provided in Municipal Bylaw 45/08 – A Bylaw to License the Extraction of Gravel From Gravel Pits in the Municipality.

CARRIED.
- Delegation/
Golder & Associates** 16. In 2005, Council reviewed and approved a multi parcel subdivision known as “Casa Rio East” on NW-23-35-5-W3. One of the many conditions of approval was a suitable groundwater monitoring system being established. A number of residents wrote to Council in January, 2009 requesting an update on this monitoring program and they were advised that Mr. Rammage would be attending the meeting. Henry Dutka, an area resident, was present during this discussion and noted appreciation that the R.M. was being proactive and should keep residents updated.

Rod Rammage, P.Eng., from Golder Associates Ltd., attended to respond to questions pertaining to the findings and recommendations contained in the materials included in the Council package. Discussion included the importance of developing an appropriate monitoring program based on clear objectives and consideration of risk. He noted that initial investigations need to go beyond the boundary of the subdivision and that initial information collection could include the installed wells, perhaps additional wells, and a survey of records of drinking water testing if such information is available. He confirmed that the remaining wells need to be rehabilitated and the third well replaced before they can be used, and that the eventual value of these wells beyond initial background monitoring will depend on the details of an approved monitoring program.

It was determined that a proposal for future monitoring will be prepared for Council consideration and that the information presented will be posted on the Municipality's website and provided to residents who have previously corresponded regarding the monitoring.

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| Subdivision/R.M. of Corman Park | 17. Germs: That the application of the R.M. of Corman Park to subdivide a 4.05 ha (10 acre) parcel referred to as proposed Pcl. F, NW 4-36-4-W3 for the purpose of reconfiguring the existing parcel boundaries of the R.M. shop lands to address frontage and equipment/material storage concerns identified by a neighbouring property owner be APPROVED. CARRIED. |
| Subdivision/R.M. of Corman Park | 18. Rempel: That the application of the R.M. of Corman Park to subdivide a 0.24 ha (0.60 acre) portion of industrial land from Pcl. C, NW 23-37-5-W3 as a Public Utility for the purpose of creating separate title to a solid waste site be APPROVED. CARRIED. |
| Development Summary Report | 19. Janzen: That the Development Report Summary as contained in Item H of the Planning Report be received. CARRIED. |
| Official Community Plan Amendments/
Residential Development | 20. Riddell: That the following amendments to the R.M. of Corman Park Official Community Plan be APPROVED; |

Section 5: Country Residential Objectives and Policies is amended:

- I. By amending Section 5.2.1.1 as follows;
 - 5.2.1.1. Any new country residential development or subdivision for country residential use on parcels in the Municipality zoned Agricultural District (AG) will require an amendment to the Zoning Map to a District which provides for this activity. The proposals will be subject to all policies and criteria herein."
- II. By adding after Section 5.2.1.5 the following;
 - 5.2.1.6. Country Residential subdivisions should be directed to:
 - a) locate on lands of "marginal" soil capability as defined by the Canada Land Inventory (CLI) Soil Class Rating System;
 - b) locate contiguous to existing residential development on the quarter section to limit agricultural fragmentation and minimize the disruption of agricultural operations; and
 - c) locations along existing municipally maintained roadways.
- III. By amending Section 5.2.2.1. as follows;
 - 5.2.2.1. Within the Agricultural District (AG) and subject to the policies herein, a maximum of two single parcel country residential

sites may be permitted to be subdivided from any quarter section in the Municipality. Such subdivision may be directed where applicable toward areas that:

(Bylaw #62/96, Approved December 13, 1996)

- a) contain an existing residence;
- b) contain an abandoned farm building site; or
- c) contain a parcel physically severed as a result of road right-of-way or railway plans, drainage ditch, pipeline or transmission line development, or natural features such as water courses or water bodies.

IV. By adding after Section 5.2.2.8 the following:

5.2.2.9. Any country residential parcel which does not conform to the minimum or maximum site area requirement shall be deemed conforming with regard to site area, provided that a registered title for the site existed with Information Services Corporation prior to the coming into force of this amendment.

CARRIED.

**Zoning Bylaw
Amendments/
Building Setbacks**

21. Haight: That amendments to the R.M. of Corman Park Zoning Bylaw to amend building setback distances be referred to the Planning Department for redrafting and submission to the next Council meeting. CARRIED.

**Zoning Bylaw
Amendments**

22. Riddell: That the following amendments to the R.M. of Corman Park Zoning Bylaw be APPROVED;

Schedule A – AG – Agricultural District is amended;

- I. By amending Section 2.2.2 as follows;
2.1 THE PRINCIPAL PERMITTED USES SHALL BE:
 - a) Agricultural operation
 - b) Agricultural residential residence
 - c) Buildings owned or operated by the Municipality.
- II. By removing Section 3.3.1.d)

CARRIED.

**Saskatoon Planning
District Agreement**

23. Samson: That the R.M. of Corman Park Council endorse the proposed changes to the Saskatoon Planning District Agreement. CARRIED.

R.M. of Dundurn Referral

24. Riddell: That in response to a request for comments from the Ministry of Municipal Affairs regarding the application for subdivision of a portion NW-35-34-6-W3 located within the R.M. of Dundurn, it be recommended for DENIAL for the following reasons;
- i) Section 14.(b)ix) of the Subdivision Regulations respecting the suitability of land to have access;
 - ii) The R.M. of Corman Park No. 344 will not be extending this roadway into the R.M. of Dundurn; and
 - iii) The R.M. of Corman Park has not been advised of the R.M. of Dundurn's intent to enter into joint road maintenance agreements that affect both Municipality's interests.

CARRIED.

- R.M. of Vanscoy Referral** 25. Trask: That in response to a request for comments from the Ministry of Municipal Affairs regarding the application for agricultural residential use on W1/2-36-35-7-W3 located within the R.M. of Vanscoy, they be advised that the R.M. of Corman Park has no objections to the development proposed in the R.M. of Vanscoy No. 345. Further, that the R.M. of Corman Park would appreciate the Ministry of Municipal Affairs providing notice of the second phase of community development to the east to determine any potential impacts that traffic flows will have along the south boundary road (Range Road 3070). CARRIED.
- Bylaw No. 04/09** 26. J. Kasahoff: That Bylaw No. 04/09 being a textual amendment to the R.M. of Corman Park Official Community Plan to amend Country Residential Objectives and Policies be now read a first time. CARRIED.
- Bylaw No. 05/09** 27. Trask: That Bylaw No. 03/09 being a textual amendment to the R.M. of Corman Park Zoning Bylaw to amend Schedule A – Agriculture (AG) Residential Development be now read a first time. CARRIED.
- Discretionary Use Approval Process Review** 28. Samson: That the Planning Department prepare a discussion paper outlining considerations for Council in reviewing requirements for discretionary use approvals. CARRIED.
- Receive Planning Report** 29. Janzen: That the Planning Report be received. CARRIED.
- Repair Scraper** 30. Haight: That Korpan Tractor be contracted to conduct major overhaul repairs to Unit S16, the 1997 Terex TS14D scraper, for an estimated cost of \$63,500.00. CARRIED.
- Receive Public Works Report** 31. J. Kasahoff: That the Public Works Report for the month of January be received. CARRIED.
- Purchase Tractor** 32. Riddell: That the 2009 Capital Equipment requirements include an amount of \$40,000.00 for the purchase of a used tractor before the start of the construction season. CARRIED.
- Yellowhead Industrial Park Concerns** 33. Rempel: That the Planning Department and Public Works Department develop a Development and Reclamation Agreement and a Road Maintenance Agreement (in accordance with Section 3.16. of the Saskatoon Planning District Zoning Bylaw and Section 22 of the Municipalities Act 2005) to address the development & reclamation standards and dust control measures for the mineral storage operation located on Lot 3, Block 2, SW-30-37-5-W3 (Yellowhead Industrial Park). CARRIED.
- Retain Arctic Cat ATV** 34. J. Kasahoff: That the Arctic Cat 650 ATV quad be repaired and retained for use in the weed control program. CARRIED.
- Grader Blade Supply** 35. Janzen: That the Municipality obtain its grader blades from Redhead Equipment Ltd. in accordance with the quote provided. CARRIED.

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- Purchase Mower** 36. J. Kasahoff: That a Degelman REV 1500 15' mower be purchased from Degelman Industries as quoted for \$22,480.00 plus tax. Further that the M78 1994 Schulte 15' mower be retained for parts and the remainder sold for scrap, that the M80, 1999 Schulte XH1500 be disposed of at auction and that M81, 2000 XH 1500 be used as a spare mower. CARRIED.
- Gravel Truck** 37. Haight: That a new highway tractor with day cab be purchased for the 2009 gravel season unless a good used model can be located up to \$120,000.00. CARRIED.
- Light Trucks** 38. Germs: That the Director of Operations obtain price quotes for a new ½ ton and a ¾ ton truck. CARRIED.
- Motor Graders** 39. Haight: That determination of the number of motor graders to be purchased for the 2009 season be deferred to the next Council meeting. CARRIED.
- Receive Public Works Committee Minutes** 40. Trask: That the minutes of the Public Works Committee meeting held January 28, 2009 be received. CARRIED.
- Cycling on Warman Road** 41. Janzen: That the issue of prohibiting cycling on Warman Road not be pursued. CARRIED.
- Auto Clearing Speedway** 42. Janzen: That representatives from Auto Clearing Speedway be invited to the next Administration Committee meeting to review the progress made on proposed noise attenuation measures. CARRIED.

- Receive Administration Committee Minutes** 43. Riddell: That the minutes of the Administration Committee meeting held February 2, 2009 be received. CARRIED.
- 2008 Financial Report** 44. Samson: That the 2008 Administrative Financial Statement be received. CARRIED.
- 2009 Council Organization** 45. J. Kasahoff: That the 2009 Council Organization as attached hereto be APPROVED. CARRIED.
- Administration Report** 46. Trask: That the Administration Report be received. CARRIED.
- Municipal Reserve Reconfiguration** 47. Riddell: That Council agrees to alter the configuration of Municipal Reserve on W1/2-7-36-5-W3, in consultation and with agreement from the owners, to create a corridor adjacent to Cartwright Road across from Birchwood Heights residents. CARRIED.
- Trans Canada Route** 48. Riddell: That the Council endorse the proposed routing of the Trans Canada Trail subject to working out details, as identified in the February 1, 2009 letter from Parkland Trans Canada Trail, at which time, and as details for section of the trail are finalized, Council will support trail registration to facilitate trail construction. CARRIED.
- Special Event Permit** 49. Haight: That we approve the issuance of a Community Event Liquor Permit to the Saskatchewan Drag Racing Association for race meets to take place at the Saskatchewan International Raceway, being the Ptn. W1/2-5-35-4-W3, during the following dates as listed on the 2009 Racing Schedule or alternate rain dates:
- | | | |
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| Sunday | May 24 | Noon to 5:30 p.m. |
| Saturday | June 13 | Noon to 5:30 p.m. |
| Sunday | June 14 | Noon to 5:30 p.m. |
| Saturday | June 27 | 1:00 p.m. to 11:00 p.m. |
| Saturday | July 11 | 12:30 p.m. to 10:00 p.m. |
| Sunday | July 12 | Noon to 5:30 p.m. |
| Saturday | July 25 | 12:30 p.m. to 10:00 p.m. |
| Sunday | July 26 | Noon to 5:30 p.m. |
| Saturday | August 8 | Noon to 6:00 p.m. |
| Sunday | August 9 | Noon to 5:30 p.m. |
| Saturday | August 22 | 1:00 p.m. to 11:00 p.m. |
| Saturday | September 12 | Noon to 5:30 p.m. |
| Sunday | September 13 | Noon to 5:30 p.m. |
- Hours for liquor sales for the public beer gardens not to extend beyond the finish time for the races. CARRIED.
- Sask. Drag Racing Association/Noise Bylaw Exemption** 50. Haight: That we approve the application of the Saskatchewan Drag Racing Association for and an extension of the time limit for the noise from the public address system under the Municipality's Noise Bylaw No. 46/06 to accommodate race meets to take place at the Saskatchewan International Raceway, being the Ptn. W1/2-5-35-4-W3, during the following dates and times:
- May 24, June 14, July 12, July 26, August 9 and September 13.
 - Saturday dates – 10:00 p.m. to 11:00 p.m.
 - Sunday dates – 12:00 noon to 1:00 p.m.
- CARRIED.

- Receive Correspondence** 51. J. Kasahoff: That the following correspondence be received:
Correspondence – Information Items
a) SARM – re: Update
b) Interconnections – re: Newsletter
c) SAMA – 2009 Municipal Requisition
d) AECOM – re: Highway #16 East Functional Study Open House
e) Hill & Knowlton – re: Infrastructure funding Information
f) Agriculture & Agri-Food Canada – re: Farm Debt Mediation Awareness Campaign
g) Division 2 Newsletter
Correspondence – Action Items
a) Trans Canada Trail – re: Proposed Route
b) Joe Kasahoff – re: Road Allowance lease request
c) Saskatchewan Drag Racing Association – re: Special Event Permit
CARRIED.
- Updates** 52. Reeve Hobday provided updates regarding the following:
a) Meeting with Federal Stakeholders for Budget
b) Meeting with Education Tax Coalition
c) SREDA
d) Sask. Justice – re: Police Act Amendments
- Payroll Summary** 53. Rempel: That the Payroll Summary for the month of January, 2009 be approved. CARRIED.
- Financial Report** 54. Trask: That the Financial Statement for the period ended January 31, 2009 be received. CARRIED.
- Scheduled Meetings** 55. The following meetings were scheduled:
◆ Monday, March 2, 2009 – 4:00 p.m. – Administration Committee
◆ Monday, February 23, 2009 – 9:00 a.m. – Council Meeting
◆ Monday, March 9, 2009 – 8:45 a.m. – Council Meeting
- Adjourn** 56. J. Kasahoff: That this meeting now adjourn at 4:25 p.m. CARRIED.

Reeve

Administrator