

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE
RURAL MUNICIPALITY OF CORMAN PARK NO. 344
HELD MONDAY, SEPTEMBER 14, 2009 AT 8:45 A.M.**

- Present**
1. Reeve Ed Hobday, Councillors Al Haight, Craig Riddell, Lynne Samson, John Germs, John Rempel, Jim Forsyth, Irene Pilka, Joanne Janzen, Wendy Trask, Joseph Kasahoff and Len Kasahoff.
- Staff present: Tammy Knuttila, Administrator; Judy Douglas, Assistant Administrator; Darryl Altman, Director of Operations; Glen Grismer, Director of Planning; Bill Delainey, Planner; Eric MacDougall, Planner, and Shawn Dukart, 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:
10. i) Update on the Highway #16 – 71st Street Intersection (Germs)
16. b) Storage of Weed Control Equipment (Haight)
16. c) Full Line Ag - Dust Suppressant (L. Kasahoff)
- CARRIED.
- August 10, 2009 Council Meeting Minutes**
5. Janzen: That the Minutes of the Council Meeting held August 10, 2009 be APPROVED as amended.
- CARRIED.
- Discretionary Use/ Envirotec Services**
6. 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.
- Messrs. Terry Loraas, Lyle Clouatre, Geoff Warren, representing Envirotec Services Inc. were present during this discussion of this application in order to respond to any questions posed by members of Council.
- Rempel: That the application of Envirotec Services Inc. to consolidate Lot 1, Block 5, NE 33-37-5-W3 (Surface Parcel No. 164174979) with adjacent Lot 2, Block 5, NE 33-37-5-W3 (Surface Parcel No. 164175149) be APPROVED subject to the property owners being responsible for all of the costs associated with the consolidation.
- CARRIED.
- Rempel: That the application of Envirotec Services Inc. to obtain discretionary use approval for a *Waste Transfer/Storage Facility* on Lots 1 and 2, Block 5, NE 33-37-5-W3 be APPROVED subject to the applicant providing:
- i) copy of a valid Permit to Operate an Industrial Effluent Works as required by The Environmental Management Protection Act, 2002; and
- ii) copy of the emergency response plan approved and registered with the City of Saskatoon Fire Protective Services.
- CARRIED.

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- Business Arising from the Minutes** 7. Trask: That the listing of Business Arising from the Minutes be received. CARRIED.
- Accounts for Payment** 8. Pilka: That the accounts for payment as listed on the "Cheque Register Summary – Bank" statement dated September 10, 2009 be APPROVED for payment. CARRIED.
- Council Remuneration** 9. Rempel: That the Council Remuneration Summary, for various meetings attended, be APPROVED. CARRIED.
- Subdivision/McLeod** 10. 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 entering into an easement agreement for future road widening along the most westerly 5 metres of the property adjacent to Range Road 3063. CARRIED.
- Planning Ongoing Business** 11. L. Kasahoff: That the Business Arising from the Minutes updates as contained in Item A of the Planning Report be received. CARRIED.
- Rezoning and Subdivision/Schira** 12. Janzen: That the application of Meridian Surveys Ltd. for B. & K. Schira to subdivide and rezone from Agricultural District (AG) to Agricultural Residential 1 District (AR1) a 7.6 acre parcel from the SE 13-38-6-W3 for the purpose of creating separate title to an existing country residential yardsite be APPROVED subject to;
- i) submitting a revised plan of subdivision identifying the required easement for road widening along the most easterly 5 metres of the property adjacent to undeveloped Range Road 3060;
 - ii) entering into an easement agreement for future road widening along the most easterly 5 metres of the property adjacent to undeveloped Range Road 3060
 - iii) being responsible for all costs associated with the rezoning;
 - iv) meeting the Municipal Reserve requirement.
- CARRIED.
- Rezoning and Subdivision/Brack and Siemens** 13. Pilka: That the application of Peters Surveys Ltd. for L. & S. Brack and R. Siemens to consolidate Parcel A, SW 10-38-5-W3 (Parcel No. 117386691) with the balance of the quarter section (Parcel No. 117374711) to create a single 155.90 acre parcel be APPROVED subject to the property owners being responsible for all of the costs associated with the consolidation. CARRIED.
- Pilka: That the application of Peters Surveys Ltd. for L. & S. Brack and R. Siemens to subdivide and rezone from Agricultural District (AG) to Agricultural Residential 1 District (AR1) two 10 acre parcels from the SW 10-38-5-W3 for the purpose of creating separate title to two future country residential yardsites be APPROVED subject to;
- i) the applicant's surveyor illustrating the required 5 metre easement for road widening along the most southerly portion of the quarter section lying adjacent to Township Road 380 on a revised plan of proposed subdivision;

- ii) the applicant entering into an easement agreement for future road widening;
- iii) the applicant entering into a servicing agreement to address the subdivision servicing fee for both of the future country residential parcels; and
- iv) the applicant addressing the Municipal Reserve requirement.

CARRIED.

Subdivision/Schar City Transport

14. Janzen: That the application of Peters Surveys Ltd. for Schar City Transport to subdivide the NE 12-39-6-W3 into two equivalent 80 acre parcels for the purpose of providing separate title for two agricultural holdings on the quarter be APPROVED subject to the applicant entering into an easement agreement to accommodate future road widening along Range Road 3060 and Township Road 392.

CARRIED.

Subdivision/Whelan

15. Trask: That the application of Meridian Surveys Ltd. For T. and M. Whelan to subdivide the SE 13-37-7-W3 into two country residential parcels comprising 7.63 acres and 10 acres respectively with the residual of the quarter section remaining in agricultural production be APPROVED subject to the applicants;
- i) satisfying the Municipal Reserve requirement if required by the Ministry of Municipal Affairs; and
 - ii) demolition of the barn located on proposed Parcel C or relocating it on the property to meet the required 15 metre side yard setback prescribed by Schedule B, 4.b) of the R.M. of Corman Park Zoning Bylaw.

CARRIED.

Bylaw No. 29/09

16. L. Kasahoff: That Bylaw No. 29/09 being a bylaw to rezone the SE 13-38-6-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be now read a first time.

CARRIED.

Bylaw No. 30/09

17. J. Kasahoff: That Bylaw No. 30/09 being a bylaw to rezone the SW 10-38-5-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be now read a first time.

CARRIED.

Development Report Summary

18. Trask: That the Development Report Summary as contained in Item H of the Planning Report be received.

CARRIED.

**Subdivision Referral/
R.M. of Dundurn**

19. Haight: That the Ministry of Municipal Affairs be advised that the R.M. of Corman Park No. 344 has no concerns with the application made by Rick King for Ewald and Robert Tamke to remove parcel ties between portions of the NE 31-34-4-W3 severed by provincial Highway No. 11 located adjacent to the R.M. of Corman Park's most southerly boundary in the R.M. of Dundurn.

CARRIED.

**Discretionary Use/
SaskEnergy**

20. 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.

Derwin Zelinski, representing SaskEnergy and Rob Dobrohoczki, representing the property owners were present during the discussion of this item in order to respond to questions presented by members of Council.

Pilka: That the application of SaskEnergy to establish a Mineral Resource Extraction Operation as a discretionary use on the NE-14-38-5-W3 involving excavation, storage and reclamation as part of heavy equipment field training for SaskEnergy construction staff be APPROVED for a three month period, subject to:

- i) Registration of an executed development agreement defining the operational standards for the excavation including but not limited to:
 - a. the progressive reclamation of the site;
 - b. the hours of operation; and
 - c. defining the overall site development seeking to minimize the impact of the operation on neighbouring properties where possible.

CARRIED.

**Discretionary Use/
Klassen**

21. 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.

Ken Klassen was present during the discussion of this application to respond to questions posed by members of Council. He indicated that manure would not be placed up to a property line without a setback, that the manure, if not injected, would be tilled immediately.

J. Kasahoff: That the application of Ken Klassen to establish a 100 – 300 animal unit Intensive Livestock Operation be APPROVED subject to the applicant:

- i) submitting a copy of the Ministry of Agriculture's approval to the R.M.; and
- ii) meeting the requirements of the Ministry of Agriculture for the operation and management of the ILO and all associated uses.

CARRIED.

Receive Planning Report

22. Pilka: That the Planning Report be received.

CARRIED.

Delegation/Kachur

23. Peter Kachur addressed Council to request approval to expand a slough on his property in order to capture water for irrigation. He was advised that permits were not required from the Municipality for landscaping or for establishing dugouts.

HR Committee Minutes

24. Janzen: That the minutes of the Human Resource Committee meeting held August 20, 2009 be received.

CARRIED.

Recess Meeting

25. Pilka: That the Council meeting recess in order to conduct a public hearing regarding the bylaws as advertised.

CARRIED.

(Councillor Forsyth arrived at the meeting at this point in the agenda at 11:00 a.m.)

Public Hearing

26. 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>Zoning</u>
24/09	OJA Holdings Ltd.	Pcl. B, S $\frac{1}{2}$, SE 36-35-5-W3	DAG1 to DAG2 and DCR3
25/09	D. & J. Beaulac	E $\frac{1}{2}$, SE 14-36-4-W3	AG to AR1
26/09	D. Perehudoff	Ptn SE 30-39-8-W3	Road Closure
27/09	Inland Aggregates	Ptn. N $\frac{1}{2}$, NW 9-38-5-W3	AR1 to M1 (by Contract)

There were no written or verbal submissions received.

Close Hearing

27. Janzen: That the Public Hearing now close. CARRIED.

Bylaw No. 24/09

28. Trask: That Bylaw No. 24/09 be now read a second time. CARRIED.

Janzen: That Bylaw No. 24/09 be now read a third time. CARRIED.

Bylaw No. 25/09

29. Pilka: That Bylaw No. 25/09 be now read a second time. CARRIED.

Forsyth: That Bylaw No. 25/09 be now read a third time. CARRIED.

Bylaw No. 26/09

30. Rempel: That Bylaw No. 26/09 be now read a second time. CARRIED.

Germs: That Bylaw No. 26/09 be now read a third time. CARRIED.

Bylaw No. 27/09

31. Samson: That Bylaw No. 27/09 be now read a second time. CARRIED.

Riddell: That Bylaw No. 27/09 be now read a third time. CARRIED.

Delegation/ Commercial Sandblasting

32. Rob Phillips, General Manager of Commercial Sandblasting and Painting located in the North Corman Industrial Park, addressed Council to discuss the provision of fire fighting service to the Park.

Generally, his presentation included the following three components:

- To advise Council that Commercial Sandblasting and Painting has purchased a water truck to be used for fire fighting in the North Corman Industrial Park and area;
- To request the Municipality's approval to establish a hydrant in the north west corner of Lot 2, Block 1, SW-14-38-5-W3; and
- To request a meeting with owners of lots in the North Corman Industrial Park and the Municipality to outline appropriate locations to establish fire hydrants.

The Council was supportive and appreciative of the efforts of the owners in the North Corman Industrial Park overall and committed to working with the group in the short and long term in order to meet and address the fire fighting service to that area.

- Fire Hydrant Authorization** 33. Pilka: That the Municipality supports Commercial Sandblasting and Painting's objective of improving fire response in the North Corman Industrial Park including exploring the potential for new hydrants.
CARRIED.
- Receive Water Quality Report** 34. Janzen: That the Water Quality Report dated August, 2009 regarding the water distribution systems in the Organized Hamlets of Grasswood and Casa Rio be received.
CARRIED.
- Gravel Pit - Kiepen** 35. Pilka: That Alex Kiepen be provided with the Municipality's gravel pit reclamation standards and further that he be advised that the Municipality is not involved with royalty agreements between landowners and contractors.
CARRIED.
- Operation Update** 36. J. Kasahoff: That the Planning Department investigate and report on the status of the mineral resource extraction industry operation located on NE-8-39-9-W3.
CARRIED.
- Receive Public Works Report** 37. Trask: That the Public Works Report for the month of August, 2009 be received.
CARRIED.
- Cathedral Bluffs Paving Project** 38. Forsyth:
a) That the request of the Organized Hamlet of Cathedral Bluffs for a loan in the amount of \$231,978.00 be approved subject to compliance with the provisions of Council policy regarding advances to Hamlets.
b) That the execution of any necessary agreements for the paving of the roads be authorized.
CARRIED.
- Sign Storage and Steel Storage** 39. L. Kasahoff:
a) That a used 40 foot transport container with two entries be purchased for a price of \$7,500.00 to be used as a storage sign shed and for steel storage.
b) That renovations be made at the 33rd Street Shop to address the issue of fumes in the office.
CARRIED.
- South Corman Park Landfill Storage** 40. L. Kasahoff: That a used 40 foot metal transport container with two entries be purchased for use as a storage container. One half of the container shall be used for the storage of surplus materials intended to be donated and the balance of the container shall be rented to the landfill caretakers for a monthly rental price of \$50.00 with a reduction to \$500.00 for an annual payment.
CARRIED.

**South Corman Park
Landfill Caretaking
Contract**

41. Pilka: That the agreement for the South Corman Park Landfill caretaking duties be extended for one year and amended to provide for closure on Sundays effective November 1, 2009. CARRIED.

**Purchase Portable
Toilets**

42. L. Kasahoff: That three portable toilets be purchased to be utilized at the following locations:
1. Park Shop
 2. South Corman Park Landfill, and
 3. Construction crew locations.

CARRIED.

**Highway No. 11 (Old)
Abandoned Roadway**

43. L. Kasahoff:
- a) That the Planning Department review the requests of the Town of Osler and Ministry of Highways and Infrastructure regarding the disposal of abandoned roadway remaining after the twinning of Highway No. 11 south of the Town and make recommendations to Council.
 - b) That the Town of Osler be contacted for feedback with regard to the options that the R.M. may consider for portions of roadway immediately south of the Town.

CARRIED.

**Road Concerns/
Fred Heal Canoe Launch**

44. L. Kasahoff: That the Meewasin Valley Authority be provided with a copy of the correspondence received from Anthony and Jane Preston expressing concern regarding the high traffic use of the road leading to the Fred Heal Canoe Launch site and the ability of this road to accommodate the traffic levels. Further that the M.V.A. be requested to provide information regarding the operation of the canoe launch site and suggestions of best options to address road concerns.

CARRIED.

**2010 Application/
Clearing the Path**

45. L. Kasahoff: That application be made under the Clearing the Path Program to undertake improvements on the following roads in the 2010 construction season:
- a) Township Road 390 from Range Road 3084 to Range Road 3085 (approx. 2.3 km)
 - b) Township Road 390 from Highway #16 west to Range Road 3073 (approx. 3.4 km)
 - c) Township Road 390 from Range Road 3073 to Range Road 3075 (approx. 3.6 km)

CARRIED.

Gravel Exploration

46. Pilka: That the Director of Operations be authorized to engage, as deemed necessary, an appropriate engineering firm to provide estimates of quantity and quality for any of the gravel sources under consideration. CARRIED.

**Receive Public Works
Committee Minutes**

47. Trask: That the minutes of the Public Works Committee meeting held September 8, 2009 be received. CARRIED.

(Councillor L. Kasahoff left the meeting at this point in the agenda at 12:10 p.m.)

- Delegation/APAS** 48. Ken Rosaasen, the Municipality's representative in the Agricultural Producers Association of Saskatchewan (APAS) attended the meeting to provide an update of the activities and priorities of that organization during the past year.
- Delegation/ Yellow Quill First Nations** 49. Rosanne Antoine, TLE Co-ordinator, Ron Waddington, Manager Trustee, Frances Nippi, Band Councillor and Doreen Ahpay, Band Councillor from Yellow Quill First Nation attended the meeting to discuss the Band's options for its holdings in the Municipality.
- Noise Bylaw Appeal** 50. Janzen: That the Municipality proceed with the appeal of the decision of the matter of Buena Vista Kennels vs. R.M. of Corman Park No. 344 Noise Bylaw No. 46/06. CARRIED.
- Buena Vista Kennels** 51. Janzen: That the Administration gather more information to follow up on observations made by Barry Gay regarding the growth of the Buena Vista Kennels operation during his August 10, 2009 presentation to Council. CARRIED.
- Receive Administration Committee Minutes** 52. Samson: That the minutes of the Administration Committee meeting held August 31, 2009 be received. CARRIED.
- Election Machinery** 53. Pilka: That the election appointments as attached hereto be authorized. Further, that the Returning Officer be authorized to appoint Poll Clerks where a Deputy Returning Officer deems it necessary. CARRIED.
- Recess Meeting** 54. Pilka: That this meeting recess in order to meet "In Camera" as a Committee of the Whole Council. CARRIED.
- Reconvene Meeting** 55. Pilka: That the Council Meeting now reconvene. CARRIED.
 (Councillor Forsyth left the meeting at this point in the agenda at 3:20 p.m.)
- Tax Enforcement Proceedings** 56. J. Kasahoff: That the Administration proceed to take action under the Tax Enforcement Act with respect to all properties that have a tax lien registered in January, 2009 or prior. CARRIED.
- Tax Cancellations** 57. Pilka: That the following tax adjustments be authorized:
a) Edward Geall
 Ptn of NW 16-38-8 W3rd
 Folio 001716201.01

	<u>Municipal</u>	<u>Public School</u>	<u>Total</u>
2009 Tax Levy	1.14	1.17	2.31
2009 Cancellation	- 1.14	- 1.17	- 2.31
Balance	0.00	0.00	0.00

Reason: Property taxes levied in error. One acre parcel was consolidated with quarter and no longer exists.

b) Curt Halpenny
 Ptn of NE 3-38-6 W3rd
 Folio 001503101.01

	<u>Municipal</u>	<u>Public School</u>	<u>Total</u>
2009 Tax Levy	675.93	1,219.36	1,895.29
2009 Cancellation	- 194.62	- 408.69	- 603.31
Balance	481.31	810.67	1,291.98

Reason: To cancel 5/12 of levy on residence which was removed from the property on July 31, 2009.

CARRIED.

**Tax Abatement
 Application/Boart
 Longyear Canada**

58. Rempel: That the application of Boart Longyear Canada for an abatement of taxes on improvements located on Lot 7, Block 2, SW-19-37-5-W3 over a five year period under the Municipality's policy be APPROVED. CARRIED.

**City of Saskatoon
 Annexation**

59. Hobday:
- a) That the Council of the Rural Municipality of Corman Park No. 344 agree to the annexation of the lands included in the East Sector, University Heights Sector and the North Industrial Sector as identified in Attachment 1 to Clause A11, City of Saskatoon Administrative Report No. 15-2009) be APPROVED;
 - b) that the effective date of annexation and taxation be set at January 1, 2010;
 - c) that compensation in the amount of \$1,485,300.00 being 15 times the municipal portion of the taxes levied on the subject lands in 2008, be paid by the City of Saskatoon to the R.M. of Corman Park upon annexation of the subject lands; and
 - d) that the City of Saskatoon pay to the R.M. of Corman Park No. 344 any taxes owing on the subject lands as of the date of annexation. CARRIED.

**Receive Administration
 Report**

60. J. Kasahoff: That the Administration Report be received. CARRIED.

**Ministry of Highways
 and Infrastructure /
 Request for Signs**

61. Pilka: That the Ministry of Highways and Infrastructure be advised that the Municipality supports the request of ASL Paving Ltd. for a review of the intersection at Penner Road and Highway #12 north of Saskatoon as outlined in ASL Paving's letter to the Ministry dated September 3, 2009. CARRIED.

**Robertson Valley Farm/
 Drainage Ditch Concern**

62. Janzen: That the correspondence received from Robertson Valley Farm regarding the drainage ditch adjacent to SW-1-36-6-W3 be referred to the Public Works Committee for review and recommendation. CARRIED.

**Request for Invoice
 Reduction/Mahmood**

63. Samson: That the request of Zahid Mahmood for a further reduction in the weed control fees charged for mowing on SE-13-36-6-W3 in 2008 be denied. CARRIED.

**Receive
Correspondence**

64. Janzen: That the following correspondence be received:
- Information Items
- a) SARM – re: August 31, 2009 Update
 - b) Prairie Spirit School Division – re: 2009 – 2010 Budget
 - c) Saskatoon Airport Authority – re: Five Year Performance Review
 - d) Ministry of Municipal Affairs – re: Privacy Commissioner’s Annual Report
 - e) City of Saskatoon - re: Annexation
 - f) A.S.L. Paving – re: Highway #12 Intersection Improvements
 - g) Sask. Crime Stoppers – re: Support Acknowledgement
 - h) Prairie Spirit School Div. – re: Open House Invitation
- Action Items
- a) Don Robertson – Robertson Valley Farm – re: Drainage Ditch
 - b) Zahid Mahmood – re: Invoice for Weed Mowing

CARRIED.

Updates

65. Trask: That the updates provided regarding the proceedings of the following meetings attended be acknowledged:
- a) Reeve Hobday – SREDA
 - b) Reeve Hobday – Police Commission Meeting

CARRIED.

Payroll Summary

66. Rempel: That the Payroll Summary for the month of August, 2009 be approved.

CARRIED.

Financial Report

67. Trask: That the Financial Statement for the period ended August 31, 2009 be received.

CARRIED.

Scheduled Meetings

68. The following meetings were scheduled:
- ◆ Monday, October 5, 2009 - 9:00 a.m. - Public Works Committee
 - ◆ Monday, October 5, 2009 – 1:30 p.m. - Admin Committee
 - ◆ Tuesday, October 13, 2009 - 9:00 a.m. - Council Meeting
 - ◆ Monday, October 19, 2009 – Annual Ratepayer’s Meeting at 7:00 p.m. at the Travelodge

Adjourn

69. J. Kasahoff: That this meeting now adjourn at 4:15 p.m. CARRIED.

Reeve

Administrator