

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE
RURAL MUNICIPALITY OF CORMAN PARK NO. 344
HELD MONDAY, AUGUST 9, 2010 AT 8:45 A.M.**

- Present**
1. Reeve Ed Hobday, Councillors Perry Ulrich, Craig Riddell, Lynne Samson, John Germs, John Rempel, Bill Dyck, Irene Pilka, Joanne Janzen, Wendy Trask, Joseph Kasahoff and Len Kasahoff.
- Staff present: Tammy Knuttila, Administrator; Darryl Altman, Director of Operations; Glen Grismer, Director of Planning; Eric MacDougall, Planner and Shawn Dukart, Planning Technician.
- 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 9:00 a.m.
- Call to Order**
3. Reeve Hobday called the meeting to order at 9:00 a.m.
- Agenda**
4. Janzen: That the agenda be approved with the following additions:
16.b) Update on Flooded Roads (Trask)
16.c) Timing of Truck Hauling Operations (J. Kasahoff)
16.d) Condition of Haul Road (J. Kasahoff)
16.e) Update on Mowing Activities (L. Kasahoff)
- CARRIED.
- July 12, 2010
Council Meeting Minutes**
5. Trask: That the Minutes of the Council Meeting held July 12, 2010 be APPROVED.
- CARRIED.
- Accounts for Payment**
6. Pilka: That the accounts for payment as listed on the "Cheque Register Summary – Bank" statement dated August 6, 2010 be APPROVED for payment.
- CARRIED.
- July 5, 2010 Council
Meeting Remuneration**
7. Janzen: That Council Remuneration not be paid for the special meeting of Council held July 5, 2010 for the purpose of requesting that the Municipality be designated under the requirements of the Provincial Disaster Assistance Program.
- CARRIED.
- Council Remuneration**
8. Trask: That the Council Remuneration Summary, for various meetings attended, be APPROVED.
- CARRIED.
- Discretionary Use/
JTP Enterprises Ltd.**
9. 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.
- Pilka: That the application of JTP Enterprises Ltd. to obtain discretionary use approval for a *Mineral Resource Extraction Industry* located on SW 22-39-5-W3 be APPROVED for a two year period, subject to:
- i) registration of an executed development and reclamation agreement reflecting the operational standards for the excavation including but not limited to the hours of operation, the progressive reclamation of the site, the provision of a performance bond or financial letter of credit equal to the total estimated cost of reclamation for the property;

**Discretionary Use/
JTP Enterprises Ltd.
Continued**

- 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 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.

**Multi Parcel Subdivision
Lot Inventory**

10. Council considered information about the current lot inventory, imminent potential developments, and the current Lot Inventory Policy. The current and potential lot inventory far exceeds the guideline for inviting multi-parcel residential proposals. Council asked the Planning Department to consider the applications that have been on hold in the context of the current policy and the distribution of available lots in the municipality and to recommend what should be done with these proposals.

Rezoning/Farthing

11. J. Kasahoff: That the application of D. Farthing to rezone a 2.37 ha (5.85 acre) portion of the SE 17-38-8-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) 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.

**Discretionary Use and
Subdivision/
City of Martensville**

12. Pilka: That the application of the City of Martensville to subdivide a 4.05 ha (10 acre) parcel for the purpose of establishing a City Cemetery and Columbarium as a discretionary use on a portion of the N ½, NW 23-38-5-W3 be DEFERRED to the September Council meeting pending receipt of further information regarding responsibility for dust control and potential for flooding and other water-related concerns.

CARRIED.

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

Bylaw No. 37/10

13. J. Kasahoff: That Bylaw No. 37/10 being a bylaw to rezone a portion of SE-17-38-8-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be now read a first time.

CARRIED.

**Development Report
Summary**

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

CARRIED.

Receive Planning Report

15. Janzen: That the Planning Report be received.

CARRIED.

Water Quality Report

16. Janzen: That the Water Quality Report dated July, 2010 regarding the water distribution systems in the Organized Hamlet of Grasswood, the Organized Hamlet of Casa Rio and the North Corman Industrial Park be received.

CARRIED.

**Receive Public Works
Report**

17. J. Kasahoff: That the verbal Public Works Report for the month of July, 2010 be acknowledged.

CARRIED.

- Extend Hours of Operations under Noise Bylaw**

18. J. Kasahoff: That the hours of operation permitted for gravel hauling under the Municipality's Noise Bylaw be extended to 6:00 a.m. from 7:00 a.m. MOTION LOST.
- 71st Street – Highway #16 Intersection Improvement**

19. Germs: That the R.M. of Corman Park Council direct the Administration to schedule and host a public meeting with stakeholders to notify them of the potential change in intersection status and to bring back a report to Council that provides the results of this consultation along with technical and other information needed to facilitate an informed decision on the future status of the intersection. CARRIED.
- Ministry of Highways and Infrastructure/ Project Revision Highway #305 Realignment**

20. Germs: That the R.M. of Corman Park Council endorse the proposed highway project as identified and outlined in the letter from the Ministry of Highways and Infrastructure dated June 30, 2010 subject to:

 - i) The annexation of a portion of Range Road 3053 lying adjacent to the corporate limits of the City of Martensville; and
 - ii) The execution of a development and servicing agreement with the City of Martensville formalizing funding for the long term maintenance and eventual capital reconstruction of the roadways identified on the plan including portions of Range Road 3053, Lutheran Road and the Highway No. 12 service road remaining within Corman Park. CARRIED.
- Purchase Light Duty Trucks**

21. Germs: That approval for the purchase of two 2010 ½ ton, extended cab, 4X4 light duty trucks from Saskatoon Motor Products for a total price of \$55,776.10 (including taxes) be confirmed. CARRIED.
- Road Maintenance and Capital Road Loss Fees**

22. Germs: That the R.M. submit a resolution to the next SARM convention that encourages SARM to ensure that the inequities between the maximum road maintenance/capital road loss rates permitted by legislation and the actual costs to maintain and replace the roads remain a current issue in SARM's discussions with the Government of Saskatchewan. CARRIED.
- Receive Public Works Committee Minutes**

23. Trask: That the minutes of the Public Works Committee meeting held July 26, 2010 be received. CARRIED.
- Recess Meeting**

24. Pilka: That the Council meeting recess in order to conduct a public hearing regarding the bylaw as advertised. CARRIED.
- Public Hearing**

25. At 11:00 a.m. the meeting was opened to receive submissions regarding the following bylaw:

<u>Bylaw #</u>	<u>Applicant</u>	<u>Legal Description</u>	<u>Zoning</u>
34/10	R & A Richardson	Pcl. A, NW-3-39-4-W3	AG to AR1

There were no written or verbal submissions received regarding the bylaw.

- Close Hearing** 26. Rempel: That the Public Hearing now close. CARRIED.
- Bylaw No. 34/10** 27. Dyck: That Bylaw No. 34/10 be now read a second time. CARRIED.

Germs: That Bylaw No. 34/10 be now read a third time. CARRIED.
- Delegation/Dundurn Rural Water Utility** 28. A request was received from the Dundurn Rural Water Utility for the Council of the R.M. of Corman Park to assist with the acquisition of requirement right of way easement for the placement of pipeline required on property within the R.M. of Corman Park. Luke Muirhead, Project Manager with the DRWU was present at the meeting to outline the actions taken to date in its attempts to acquire the necessary easement and respond to questions posed by members of Council.
- Dundurn Rural Water Utility** 29. Pilka: That the Dundurn Rural Water Utility be advised that the Council is prepared to provide assistance the Utility in acquiring necessary right of way easement, including expropriation if necessary. Further, that the Administration provide a report outlining the processes required for the next meeting of Council. CARRIED.
- Refer Correspondence to Flood Mitigation Committee** 30. Janzen: That the following correspondence be referred to the Flood Mitigation Committee for review and recommendation:

 - a) Heather Veitch –re: Flooding/drainage concerns
 - b) Paul Grzybowski – re: Flooding concerns
 - c) George Baynton – re: Lutheran Road Flooding
 - d) Les Mills – re: Lutheran Road Flooding
 - e) Blanche and Clifford Wolfe – re: Lutheran Road Flooding

CARRIED.
- Receive Flood Mitigation Committee Minutes** 31. Janzen: That the minutes of the Flood Mitigation Ad Hoc Committee meeting held July 14, 2010 be received. CARRIED.
- Tax Abatements** 32. Pilka: That the following tax abatements be approved:

a) 1331170 Alberta Ltd

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

	Municipal	School	Total
2010 Tax Levy	2,432.16	3,448.38	5,880.54
2010 Tax Abatement	- 555.72	- 787.92	-1,343.64
Balance	1,876.44	2,660.46	4,536.89

Reason: **Year Two** of five year tax abatement. To cancel **80%** of the new development of a commercial improvement as set out in the tax abatement policy.

b) 101085509 Sask. Ltd

Lot 4 Block 4 SE 14-38-5 W3rd (Folio 000819375.01)

	<u>Municipal</u>	<u>School</u>	<u>Total</u>
2010 Tax Levy	14,024.45	23,815.41	37,839.86
2010 Tax Abatement	-12,229.06	-21,269.85	-33,498.91
Balance	1,795.39	2,545.56	4,340.95

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) 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>
2010 Tax Levy	12,044.16	20,205.51	32,249.67
2010 Tax Abatement	- 8,284.03	-14,874.31	-23,158.34
Balance	3,760.13	5,331.20	9,091.33

Reason: **Year Two** of five year tax abatement. To cancel **80%** of the new development of a commercial improvement as set out in the tax abatement policy.

d) 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>
2010 Tax Levy	12,309.41	20,689.03	32,998.44
2010 Tax Abatement	- 838.08	- 1,527.75	- 2,365.83
Balance	11,471.33	19,161.28	30,632.61

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) Elance Property Holdings

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

	<u>Municipal</u>	<u>School</u>	<u>Total</u>
2010 Tax Levy	7,743.17	12,365.16	20,108.33
2010 Tax Abatement	-1,178.50	- 2,148.30	- 3,326.80
Balance	6,564.67	10,216.86	16,781.53

Reason: **Year Five** of five year tax abatement. To cancel **20%** of the new development of a commercial improvement as set out in the tax abatement policy.

Tax Abatements
Continued

f) Gary Redhead Equipment
Parcel A SW 30-37-5 W3rd (Folio 000830400.01)

	<u>Municipal</u>	<u>School</u>	<u>Total</u>
2010 Tax Levy	54,453.60	98,361.38	152,814.98
2010 Tax Abatement	-50,378.98	-92,584.28	-142,963.26
Balance	4,074.62	5,777.10	9,851.72

Reason: **Year Four** 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) Micro Oil
Parcel E SW 9-38-5 W3rd (Folio 001409405.01)

	<u>Municipal</u>	<u>School</u>	<u>Total</u>
2010 Tax Levy	6,324.48	9,779.01	16,103.49
2010 Tax Abatement	-1,144.97	-2,087.19	- 3,232.16
Balance	5,179.51	7,691.82	12,871.33

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.

h) RDK Transportation Co.
Lot 12 Block 5 NE 33-37-5 W3rd (Folio 000833144.01)

	<u>Municipal</u>	<u>School</u>	<u>Total</u>
2010 Tax Levy	10,199.52	16,842.88	27,042.40
2010 Tax Abatement	-6,761.32	-11,968.11	-18,729.43
Balance	3,438.20	4,874.77	8,312.97

Reason: **Year Two** of five year tax abatement. To cancel **80%** of the new development of a commercial improvement as set out in the tax abatement policy.

i) Reddee Properties
Lot 7 Block 2 SW 19-37-5 W3rd (Folio 000819415.01)

	<u>Municipal</u>	<u>School</u>	<u>Total</u>
2010 Tax Levy	9,267.26	15,143.46	24,410.72
2010 Tax Abatement	-6,014.13	-10,531.09	-16,545.22
Balance	3,253.13	4,612.37	7,865.50

Reason: **Year Two** of five year tax abatement. To cancel **80%** of the new development of a commercial improvement as set out in the tax abatement policy.

**Tax Abatements
 Continued**

j) Sierra Properties Inc.

Lot 15 Block 5 NE 33-37-5 W3rd (Folio 000833100.01)

	<u>Municipal</u>	<u>School</u>	<u>Total</u>
2010 Tax Levy	14,291.42	24,302.08	38,593.50
2010 Tax Abatement	- 9,720.34	-17,719.38	-27,439.72
Balance	4,571.08	6,582.70	11,153.78

Reason: **Year Two** of five year tax abatement. To cancel **80%** of the new development of a commercial improvement as set out in the tax abatement policy.

k) Turnco Holdings Inc.

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

	<u>Municipal</u>	<u>School</u>	<u>Total</u>
2010 Tax Levy	10,165.82	16,781.46	26,947.28
2010 Tax Abatement	-6,516.63	-11,607.55	-18,124.18
Balance	3,649.19	5,173.91	8,823.10

Reason: **Year Two** of five year tax abatement. To cancel **80%** of the new development of a commercial improvement as set out in the tax abatement policy.

l) Unick Holdings Ltd.

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

	<u>Municipal</u>	<u>School</u>	<u>Total</u>
2010 Tax Levy	7,989.41	12,814.03	20,803.44
2010 Tax Abatement	-4,999.45	-8,574.79	-13,574.24
Balance	2,989.96	4,239.24	7,229.20

Reason: **Year Two** of five year tax abatement. To cancel **80%** of the new development of a commercial improvement as set out in the tax abatement policy.

CARRIED.

Tax Cancellations

33. Janzen: That the following tax adjustments be authorized:

a) Fred & Cindy Smith

LSD 13 & 14 of 20-37-7 W3rd (Folio 001020200.01)

	<u>Municipal</u>	<u>Public School</u>	<u>Total</u>
2010 Tax Levy	457.63	723.27	1,180.90
2009 Tax Levy Canc.	-160.46	-315.91	-476.37
Balance	297.17	407.36	704.53

Reason: Cancel 7/12 of residence levy. House destroyed by fire on May 30, 2010.

- Updates** 40. Rempel: That the updates provided regarding the proceedings of the following meetings attended be acknowledged:
a) Reeve Hobday – R.C.M. Police Citizen’s Advisory Group CARRIED.
- Payroll Summary** 41. Janzen: That the Payroll Summary for the month of July, 2010 be approved. CARRIED.
- Financial Report** 42. Pilka: That the Financial Report as of July 31, 2010 be received. CARRIED.
- Meet in Camera** 43. Germs: That the meeting recess in order to meet In Camera as a Committee of the Whole Council. CARRIED.
- Reconvene Meeting** 44. Janzen: That the Council meeting now reconvene. CARRIED.
- East Cory Custom Work Account** 45. L. Kasahoff: That the costs charged to the developers of the East Cory Industrial Subdivision for the improvements on the roadway north of NW-33-37-5-W3 be reduced by an amount of \$13,500. CARRIED.
- (Councillor Samson declared a pecuniary interest in the above application and left the meeting during discussion and voting thereon.)
- Scheduled Meetings** 46. The following meetings were scheduled:
• Wednesday, Aug. 18, 2010 – 5:45 p.m. - Police Commission
• Thursday, Aug. 19, 2010 – 8:45 a.m. – Police Commission
• Thursday, Aug. 26, 2010 8:30 a.m. – Public Works Committee
• Thursday, Aug. 26, 2010 – 1:00 p.m. – Flood Mitigation Committee
• Monday, Aug. 30, 2010 – 8:30 a.m. – Administration Committee
• Thursday, Sept. 9, 2010 – 5:30 p.m. – Staff Appreciation Bar-b-q At Floral Community Hall
• Monday, Sept. 13, 2010 – 8:45 a.m. – Council Meeting
- Adjourn** 47. J. Kasahoff: That this meeting now adjourn at 12:40 p.m. CARRIED.

Reeve

Administrator