

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE
RURAL MUNICIPALITY OF CORMAN PARK NO. 344
HELD MONDAY, JULY 12, 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 and Len Kasahoff.
- Regrets: Councillor Joseph Kasahoff.
- Staff present: Tammy Knuttila, Administrator; Judy Douglas, Assistant Administrator; Darryl Altman, Director of Operations; Bill Delaine, 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 9:10 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.e) Delegation – Les and Mary Dee Mills re: Flooding
17.a) Moody’s Equipment Site – Yellowhead Ind. Park (Rempel)
17.b) Need for Central Emergency Number (Dyck)
17.c) Cee Pee Grid (L. Kasahoff)
17.d) Salute to Public Works Crew for Efforts During Flooding
20.e) Strategic Plan for Emergencies (Samson)
20.f) Intervalley Water Accounts to Taxes (Pilka)
20.g) In Camera Session with Council
- CARRIED.
- Delegation/Hudson Bay Route Association**
5. Bruce Dodds, Membership Co-ordinator for the Hudson Bay Route Association addressed Council to provide an overview of the organization’s activities.
- Taxpayer Delegation Flooding Concerns**
6. A delegation of taxpayers consisting of Les Mills, Colin Moe and Bunnie Harasym, addressed Council to request assistance from the Municipality in their attempts to prevent additional flooding on their properties. Their properties are located in Division 8 where the most extensive flooding has occurred. They indicated that they had similar problems with flooding in 2007 and 2008 and that a long term solution is required. The Council was in agreement with the need for a long term solution and indicated that information from Sask. Watershed was required prior to any action being taken.
- Water Drainage Committee**
7. Pilka: That a Flood Mitigation Ad Hoc Committee be established consisting of Reeve Hobday, Councillors Samson, Janzen, Rempel and Pilka for the purpose of providing an interface and communication with the Saskatchewan Watershed Authority and R.M. ratepayers to address flood issues and options.
- CARRIED.
- June 14, 2010 Council Meeting Minutes**
8. Riddell: That the Minutes of the Council Meeting held June 14, 2010 be APPROVED.
- CARRIED.
- June 28, 2010 Council Meeting Minutes**
9. Janzen: That the Minutes of the Council Meeting held June 28, 2010 be APPROVED.
- CARRIED.

**July 5, 2010
Council Meeting Minutes**

10. Riddell: That the Minutes of the Council Meeting held July 5, 2010 be APPROVED. CARRIED.

**Discretionary Use/
Sekulich**

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. Dwayne Sekulich was present during Council consideration of this application in order to respond to questions posed by members of Council.

Riddell: That the application of Dwayne Sekulich to renew a development permit for the discretionary use approval of a home based business involving small engine repair and the sales of acreage equipment and motorcycles on Parcel A, NE 8-35-5-W3 be APPROVED subject to the applicant entering into a new development agreement to secure the objectives of the Zoning Bylaw. CARRIED.

**Discretionary Use/
JTP Enterprises Ltd.**

12. 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 thirty day period. CARRIED.

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

13. Pilka: That the Administration draft a Development and Reclamation Agreement including provisions for a financial guarantee to insure the proper reclamation of the property for consideration by Council at its August 9, 2010 meeting. CARRIED.

**Discretionary Use/
Hepfner**

14. 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. Jerome Hepfner was present during Council consideration of this application in order to respond to questions posed by members of Council.

Ulrich: That the application of J. Hepfner to establish an Intensive Agricultural Operation involving an orchard including storage and processing facilities on the Parcel C, SE 26-35-4-W3 be APPROVED, subject to the applicant entering into a development agreement to secure the objectives of the Zoning Bylaw. CARRIED.

**Municipal Heritage
Property Act Designation**

15. Samson: That the R.M. of Corman Park No. 344, pursuant to the *Heritage Property Act*, hereby APPROVE the request of The Saskatchewan Railroad Historical Association Inc. to designate the Saskatchewan Railway Museum as a Municipal Heritage Property on the real property described as:

All those portions of the Northeast (NE) and Southeast (SE) Quarters of Section Eight (8) Township Thirty-Six (36) Range Six (6) West of the Third Meridian, Saskatchewan, taken for Station Grounds of the Canadian National Railway on Plan E4207 as amended by Master of Titles Order Number DP2693 lying to the South East (SE) of the Right of Way on Plan E4207, Surface Parcel No.'s: 131859434 and 131859445. CARRIED.

Municipal Heritage Designation Bylaw

16. L. Kasahoff: That Bylaw No. 28/10 being a bylaw to provide for portions of NE-8-36-6-W3 and SE-8-36-6-W3 to be designated as Municipal Heritage Property under the provisions of The Heritage Property Act be now read a first time. CARRIED.

Recess Meeting

17. Samson: That the Council meeting recess in order to conduct a public hearing regarding the bylaw as advertised. CARRIED.

Public Hearing

18. 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>
28/10	Sask Railroad Historical Association Inc.	Ptns NE/SE 8-36-6-W3 Municipal Heritage Designation – The Heritage Property Act	
30/10	K. & M. Wiggins	Pcl. A, SW 2-38-6-W3	AR2 to REC
31/10	Baerg Holdings Ltd.	NW 10-38-6-W3	AG to REC
32/10	M. Mackintosh and D. Yaroshko	Pcl. A, NE 18-39-4-W3	AG to AR1
33/10	D. Litwiller and J. Cota-Sanchez	Pcl. A, NW 23-39-4-W3	AG to AR1

Bylaw No. 28/10:

Bob Byrnes, on behalf of the Sask. Railroad Historical Association Inc., addressed Council in support of the Bylaw. He indicated that when the organization purchased the property, it was under the impression that the site was designated as heritage property. They later became aware that the designation had not been formalized.

Bylaw No. 30/10:

Martin Wall on behalf of the RV park in the Town of Langham addressed Council and indicated concern that approval of Bylaw No. 30/10 and Bylaw No. 31/10 could potentially result in four RV parks within a 25 km distance. He indicated that he felt such a supply could impact the viability of any one of the operations.

Bylaw No. 31/10:

Wes Baerg, on behalf of Baerg Holdings Ltd., addressed Council in support of the Bylaw. He indicated that he felt there was a need for additional RV spaces in the region.

There were no written submissions or verbal submissions received regarding Bylaw Nos. 32/10 and 33/10.

Close Hearing

19. L. Kasahoff: That the Public Hearing now close. CARRIED.

**Discretionary Use/
Rajakumar**

20. Dr. A.R. Rajakumar was present during Council consideration of his application with Innovative Agriproducts Inc. to establish an Intensive Agricultural Operation involving a greenhouse, fruit and vegetable market garden, orchard and 'u-pick' operation as a discretionary use on the NW 4-36-4-W3. Dr. Rajakumar responded to questions posed by members of Council and provided a response to any issues presented by the neighboring property owners who were in attendance.

The following neighbors attended the meeting and spoke against the application:

- a) Jacquie Thomarat, a resident across Haight Road from the subject property indicated concern regarding the retail aspect of the operation and its potential to impact traffic.
- b) Brent Zettl, President of Prairie Plant Systems located on an adjacent parcel summarized the written concerns provided. He indicated a number of concerns with the potential impact of the operation on the operation of Prairie Plant Systems.
- c) Charlene Priel, indicated concerns with the road and indicated that water capacity may be an issue as her husband and herself were in the process of review the waterline for potential purchase.
- d) Tony Van Burgsteden and Kirsten Jewitt were present to summarize their written comments provided.

Pilka: That the application of Innovative Agriproducts Inc. and Dr. A. R. Rajakumar to establish an Intensive Agricultural Operation involving a greenhouse, fruit and vegetable market garden, orchard and 'u-pick' operation as a discretionary use on the NW 4-36-4-W3 be DENIED.

MOTION LOST.

Trask: That the application of Innovative Agriproducts Inc. and Dr. A. R. Rajakumar to establish an Intensive Agricultural Operation involving a greenhouse, fruit and vegetable market garden, orchard and 'u-pick' operation as a discretionary use on the NW 4-36-4-W3 be APPROVED, subject to the applicant;

- i) entering into a development agreement for the operation to secure the objectives of the Zoning Bylaw; and
- ii) relocation of the existing approach as prescribed by the R.M. of Corman Park.

CARRIED.

- Delegation/Bernhardt** 27. Ken Bernhardt addressed Council to request that Council provide approval to rezone his property to provide for a multi parcel subdivision. He was advised that Council does not routinely consider applications for multi parcel subdivisions in the absence of a request for proposals being issued by Council. He was advised that he will be notified when Council requests proposals for multi parcel subdivision in conjunction with the other applicants wishing to provide proposals.
- Council Remuneration** 28. Germs: That the Council Remuneration Summary, for various meetings attended, be APPROVED. CARRIED.
- Accounts for Payment** 29. Janzen: That the accounts for payment as listed on the "Cheque Register Summary – Bank" statement dated July 9, 2010 be APPROVED for payment. CARRIED.
- Updates** 30. Rempel: That the updates provided regarding the proceedings of the following meetings attended be acknowledged:
a) Councillor L. Kasashoff – Eagle Creek Regional Park Authority

(Councillor L. Kasahoff left the meeting at this point in the agenda at 12:20 p.m.)
- Delegation/
Ministry of Agriculture** 31. Richard Wharton, Ministry of Agriculture addressed Council to provide an overview of the programs and services offered by the Ministry to farmers in the Province.
- Rezoning/Richardson** 32. Dyck: That the application of D. & A. Richardson to rezone Parcel A, NW 3-39-4-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.
- Bylaw No. 34/10** 33. Germs: That Bylaw No. 34/10 being a bylaw to rezone Parcel A, NW 3-39-4-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be now read a first time. CARRIED.
- Development Report
Summary** 34. Germs: That the Development Report Summary as contained in Item H of the Planning Report be received. CARRIED.
- Receive Planning Report** 35. Janzen: That the Planning Report be received. CARRIED.
- Delegation/
Golder Associates** 36. Rod Ramage and Lisa Nehring, Golder Associates addressed Council to provide preliminary results of the South Corman Park Landfill Operations and Management Study that Golder Associates was engaged to prepare.
- Fire Fighting Equipment
Compatibility** 37. Samson: That an updates be requested from the North Corman Park Fire Chiefs Association regarding the equipment compatibility with water system pump houses being constructed in the Municipality. CARRIED.

- Business Arising from the Minutes** 38. Pilka: That the listing of Business Arising from the Minutes be received. CARRIED.
- Department Head Job Descriptions** 39. Janzen: That the Position Descriptions for the following positions be approved and incorporated into the Municipality's Policy Manual:
• Administrator
• Director of Public Works Operations
• Director of Planning.
CARRIED.
- Receive Human Resource Committee Minutes** 40. Dyck: That the minutes of the Human Resource Committee meeting held July 5, 2010 be received. CARRIED.
- Water Quality Report** 41. Pilka: That the Water Quality Report dated June, 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.
- Golder Associates Report** 42. Trask: That the South Corman Park Landfill Operations and Management Study prepared by Golder Associates be received and referred to the Public Works Committee for review and consideration. CARRIED.
- Pumping Equipment** 43. Pilka: That authorization be provided to rent a tractor for use in pumping operations as an alternative to utilizing one of the tractors intended for the mowing program. CARRIED.
- Patching Truck** 44. Pilka: That the Director of Operations be authorized to pursue repairs to the asphalt oil distribution equipment by way of either moving the equipment to a used unit or acquiring a used unit with the necessary equipment installed. CARRIED.
- Employee Efforts** 45. Janzen: That Council acknowledge and express its appreciation to the Administration and staff for their efforts during the spring thaw and resulting flooding this year. CARRIED UNANIMOUSLY.
- Receive Public Works Report** 46. Trask: That the Public Works Report for the month of June, 2010 be received. CARRIED.
- Sale of Excess Topsoil** 47. Pilka: That an invitation be extended to topsoil companies to submit bids for the purchase of excess topsoil located at the Haight Shop site. CARRIED.
- Purchase Tractor** 48. Pilka: That a 2010 John Deere 6430 MFWD tractor be purchased from Farm and Garden Centre of Saskatoon for a total price of \$66,725.00 plus applicable taxes. CARRIED.
- Speed Limit/Cartwright** 49. Riddell: That the speed limit on the public highway North of and adjacent to NE-7-36-5-W3 known as Cartwright Street (Township Road 362) and on the public highway known as Saskatchewan Crescent (Range Road 3060), adjacent to W1/2-6-36-5-W3 and adjacent to and through W1/2-7-36-5-W3 be reduced to 60 km/h. CARRIED.

- Engage Additional Road Maintenance Resources** 50. Pilka: That the Administration be authorized to engage outside graders and operators to assist with the maintenance of the road network. The maximum cost for additional resources shall be \$30,000. CARRIED.
- Saskatoon Co-op Service Road** 51. Pilka: That Saskatoon Co-op Association be advised that the Municipality would be prepared to provide project supervision for tendering the service road upgrade project and amend the agreement with respect to the project to extend the completion date to 2011. CARRIED.
- Receive Public Works Committee Minutes** 52. Janzen: That the minutes of the Public Works Committee meeting held June 30, 2010 be received. CARRIED.
- Sask. Power/ Noxious Weeds** 53. Samson: That the Administration be directed to write to Sask. Power requesting that they control the noxious weeds within the right of way on the NE-34-35-6-W3 and the SW-2-36-6-W3. CARRIED.
- Receive Weed Pest Committee Minutes** 54. Janzen: That the minutes of the Weed Pest Committee meeting held July 6, 2010 be received. CARRIED.
- Location Signs** 55. Janzen: That signs indicating "Welcome to the R.M. of Corman Park No. 344" be placed at the following locations:
Entering the Municipality from Adjoining Municipalities
Highway No. 5 at Range Rd #3040 (Bettker Road – Aberdeen)
Highway No. 7 at Range Road #3070
Highway No. 11 (north) at Township #402
Highway No. 11 (south) at Township Road 350
Highway No. 12 at Township #402
Highway No. 14 at Range Road #3070
Highway No. 16 (north) at Corman Park side of Borden Bridge
Highway No. 16 (south) at Range Road #3040 (Blucher Boundary)
Highway No. 41 at Range Rd #3040 (Bettker Road – Aberdeen)
Highway No. 60 at Township Road #350 (West of River)
Highway No. 219 at Township Road #350 (East of River)

Entering the Municipality from the City of Saskatoon
Highway No. 5 on College Drive
Highway No. 7 on 22nd Street
Highway No. 11 (north) at limits
Highway No. 11 (south) at Township Road 361
Highway No. 12 at 71st Street
Highway No. 14 on 22nd Street
Highway No. 16 (north) at NW-20-37-5-W3
Highway No. 16 (south) at Township Road #362
Highway No. 41 at limits
Highway No. 219 at Cartwright Road (west side of road)
Valley Road existing limits
Warman Road at limits

CARRIED.
- Receive Administration Committee Minutes** 56. Janzen: That the minutes of the Administration Committee meeting held June 28, 2010 be received. CARRIED.

**Parking Bylaw
Amendment**

57. Janzen: That Bylaw No. 36/10 being a bylaw to amend Parking Bylaw No. 12/09 be now read a first time. CARRIED.

Trask: That Bylaw No. 36/10 be now read a second time. CARRIED.

Trask: That Bylaw No. 36/10 be now considered for third reading.
CARRIED UNANIMOUSLY.

Janzen: That Bylaw No. 36/10 be now read a third time. CARRIED.

**Speed Bylaw
Sask. Cres.
(Birchwood Heights)**

58. Janzen: That Bylaw No. 35/10 being a bylaw to regulate the speed of motor vehicles on Saskatchewan Cres in the NW-7-36-5-W3 (Birchwood Heights) be now read a first time. CARRIED.

Trask: That Bylaw No. 35/10 be now read a second time. CARRIED.

Trask: That Bylaw No. 35/10 be now considered for third reading.
CARRIED UNANIMOUSLY.

Janzen: That Bylaw No. 35/10 be now read a third time. CARRIED.

**Neuhorst Playground/
Community Hall Site**

59. Janzen: That in order for municipal reserve funds to be utilized on improvements to the common area in the Hamlet of Neuhorst where the community hall, rink and playground are located, Lot 10, Block 1, NW-31-39-4-W3 in the Hamlet of Neuhorst be designated as Municipal Reserve pursuant to Sections 188 and 204 of The Planning and Development Act and the provisions of The Dedicated Lands Regulations, 2009.
CARRIED.

**Burning Restrictions/
Residential Subdivisions**

60. Janzen: That the Administration Committee review the potential to restrict burning in residential subdivisions. CARRIED.

**Utility Accounts Added
to Taxes**

61. Council discussed the Collection Agreements in place between the Municipality and various utilities. Concern was expressed regarding instances where accounts are disputed and whether a dispute mechanism exists that can be utilized prior to added outstanding amounts to the taxes for properties. The Administration was directed to determine what dispute mechanisms are utilized by the water utility boards.

**Receive Administration
Report**

62. Trask: That the Administration Report be received. CARRIED.

**Road Improvement
Request/Giesbrecht**

63. Pilka: That the letter from Mary Giesbrecht requesting that the Municipality perform road improvements be referred to the Public Works Committee. CARRIED.

Receive Correspondence

64. Pilka: That the following correspondence be received:
Action Items:
a) Mary Giesbrecht – re: Road construction request

CARRIED.

- Receive Correspondence** 65. Pilka: That the following correspondence be received:
Information Items:
a) SAMA – re: Budget Impact 2010
b) SAMA – re: Annual Meeting Resolutions
c) SARM Update – June 2010
d) APAS- re: response to email June 21, 2010
e) RCMP – Mayor’s Report April – June, 2010
f) SARM – re: Census Changes
g) Ministry of Municipal Affairs – re: Amendments to The Municipalities Act
h) Agriculture & Agri-Food Canada – re: Career Focus Program
i) SARM – News Release re: Flooding Assistance
- Updates** 66. Rempel: That the updates provided regarding the proceedings of the following meetings attended be acknowledged:
b) Reeve Hobday – Police Commission Meeting
c) Reeve Hobday – Citizen’s Advisory Panel
d) Reeve Hobday - SREDA
e) Councillor Craig Riddell & Councillor Joanne Janzen – SARM District 5 Meeting

CARRIED.
- Payroll Summary** 67. Janzen: That the Payroll Summary for the month of June, 2010 be approved.

CARRIED.
- Financial Report** 68. Pilka: That the Financial Report as of June 30, 2010 be received.

CARRIED.
- Meet in Camera** 69. Samson: That the 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.
- Scheduled Meetings** 71. The following meetings were scheduled:
• Wednesday, July 28, 2010 – 9:00 a.m. – Public Works Committee
• Thursday, August 4, 2010 – 9:00 a.m. – Police Commission
• Monday, August 9, 2010 – 8:45 a.m. – Council Meeting
- Adjourn** 72. Janzen: That this meeting now adjourn at 6:20 p.m.

CARRIED.

Reeve

Administrator