

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE
RURAL MUNICIPALITY OF CORMAN PARK NO. 344
HELD MONDAY, MAY 10, 2010 AT 8:45 A.M.**

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| 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; Judy Douglas, Assistant Administrator; Glen Grismer, Director of Planning; Darryl Altman, Director of Operations; Bill Delainey, Planner; 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 9:10 a.m. | |
| Call to Order | 3. | Reeve Hobday called the meeting to order at 9:10 a.m. | |
| Agenda | 4. | Trask: That the agenda be approved with the following additions:
10.i) (3) Affiliated Auto Update
16.b) Mower Tractor (Altman)
16.c) Stockpiling Gravel vs. Direct Application (L. Kasahoff)
16.d) Status of Road Network (Hobday) | CARRIED. |
| April 26, 2010
Council Meeting Minutes | 5. | Riddell: That the Minutes of the Council Meeting held April 26, 2010 be APPROVED. | CARRIED. |
| Business Arising from
the Minutes | 6. | Pilka: That the listing of Business Arising from the Minutes be received. | CARRIED. |
| Accounts for Payment | 7. | Pilka: That the accounts for payment as listed on the "Cheque Register Summary – Bank" statement dated May 6, 2010 be APPROVED for payment. | CARRIED. |
| Council Remuneration | 8. | Janzen: That the Council Remuneration Summary, for various meetings attended, be APPROVED. | CARRIED. |
| Rezoning/Feldman
and Hagel | 9. | Riddell: That the application of M. Feldman & D. Hagel to rezone Parcel A, SW 27-35-5-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) for the purpose of updating the zoning of the parcel to the appropriate district be APPROVED subject to the applicant being responsible for all costs associated with rezoning. | CARRIED. |
| Discretionary Use/
Throssell | 10. | 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. Rod and Rose Throssell were present during the consideration of this application in order to respond to questions posed by members of Council.

Trask: That the application of Rod and Rose Throssell to obtain discretionary use approval for a <i>Home Based Business</i> involving the establishment of a family operated trucking firm on the S ½, SE 34-37-7-W3 be APPROVED subject to the landowner entering into a development agreement to secure the objectives of the zoning bylaw for the home based business including but not limited to;
i) the use being conducted entirely with the residence or an accessory building;
ii) the business remaining offsite until the proposed building is completed;
iii) completion of the landscaping proposed; and
iv) prohibiting the removal or stockpiling of aggregate on the property. | CARRIED. |

**Discretionary Use/
Wesselingh
(Rynview Farm)**

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. Michael and Mavis Wesselingh of Rynview Farm Inc. were present during the consideration of this application in order to respond to questions posed by members of Council.

Janzen: That the application of Michael Wesselingh of Rynview Farm Inc. to obtain a development permit for a 100-300 animal unit intensive livestock operation involving an existing dairy facility on the W ½, SE 17-38-6-W3 be APPROVED subject to the applicant:

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

CARRIED.

**Discretionary Use/
Kneeland**

12. 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.

Germs: That the application of Ray and Noreen Kneeland to retain the existing *Garden Suite* on Ptn. NW 10-39-5-W3 as a discretionary use be APPROVED for an additional 2 year period subject to;

- i) the applicant entering into an updated development agreement to ensure that the R.M. of Corman Park Zoning Bylaw standards for garden suites continues to be met; and
- ii) the applicant obtaining approval from the Saskatoon Health Region for the garden suite's sewage disposal system and submission of a copy to the Municipality.

CARRIED.

**Rezoning and
Subdivision/Ens**

13. Dyck: That the application of Meridian Surveys Ltd. for A. Ens to rezone and subdivide a 4.05 ha (10 acre) parcel in the SE 25-39-4-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) for the purpose of providing separate title to an existing yardsite be APPROVED subject to the applicant;

- i) being responsible for all costs associated with the rezoning; and
- ii) entering into an easement agreement addressing future road widening along the most easterly and southerly 5 metre portions of the quarter section adjacent to Range Road 3040 and Township Road 394.

CARRIED.

**Rezoning and
Subdivision/Maclise**

14. Janzen: That the application of Webb Surveys Ltd. for E. Maclise to rezone and subdivide a 1.44 ha (3.56 acre) parcel in the SE 6-38-6-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) for the purpose of providing separate title to a future country residential yardsite be APPROVED subject to the applicant;

- i) being responsible for all costs associated with the rezoning;
- ii) entering into a servicing agreement addressing the subdivision servicing fee.

CARRIED.

**Subdivision/Maxin
and Lybeck**

15. Pilka: That the application of Digital Planimetrics Inc. for J. Maxin & K. Lybeck to subdivide the SW 19-39-5-W3 into two 32.4 ha (80 acre) parcels providing separate title to two agricultural holdings on the quarter for the purpose of establishing an agricultural residential yardsite be APPROVED subject to the applicant:
- i) entering into an easment agreement for future road widening along the most westerly 5 metre portion of the quarter section;
 - ii) entering into a servicing agreement addressing the upgrade of the undeveloped road allowance to an all weather standard as prescribed by the Municipality and at the sole expense of the applicant.

CARRIED.

**Subdivision/Northwest
Territorial General
Partners and Eagle
West Resources**

16. Rempel: That the application of Meridian Surveys Ltd. for Northwest Territorial General Partners Inc. & Eagle West Resources Inc. to subdivide a 6.03 ha (15 acre) parcel in the E½, NW 35-37-6-W3 for the purpose of creating separate title to an existing residence and yardsite be APPROVED subject to the applicant meeting the Municipal Reserve requirement.

CARRIED.

**Discretionary Use/
Your Link**

17. 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 Your Link Inc. for R. Siemens to obtain discretionary use approval for a *Radio & Television Tower and Facility* located on the LSD 5 & 6, SW 23-38-5-W3 be APPROVED.

CARRIED.

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

18. Germs: That the R.M. of Corman Park has no concerns with the proposed subdivision of the NW 19-37-3-W3, in the R.M. of Aberdeen No 373, for the purpose of creating two country residential parcels.

CARRIED.

**Inter-Municipal Planning
Options**

19. Pilka: That the Planning Department investigate the various options available to the two municipalities for inter-municipal planning along its common boundary and re-initiate discussions with the R.M. of Aberdeen No. 373 to determine a willingness to consider such a relationship.

CARRIED.

**Discretionary Use/
J. Wiebe Trucking and
Diamond Holsteins**

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. Jake Wiebe was present during the consideration of this application in order to respond to questions posed by members of Council.

Dyck: That the application of J. Wiebe Trucking Ltd. and Diamond Holsteins Ltd. to obtain discretionary use approval for a *Mineral Resource Extraction Industry and Storage* located in the SW 34-39-4-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 hours of operation, the progressive reclamation of the site, the provision of a performance bond equal to the estimated cost of reclamation for the two year period; 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, 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.

**Corman Park – Saskatoon
District Planning
Agreement**

21. Pilka: That the Council of the Rural Municipality of Corman Park No. 344 hereby enacts as follows:
- i) The Rural Municipality of Corman Park No. 344 is hereby authorized to enter into an agreement with the City of Saskatoon for joint land use planning within the area within the limits of the Corman Park – Saskatoon Planning District; and
 - ii) The Reeve and Administrator of the Rural Municipality of Corman Park No. 344 are hereby authorized to sign and execute an agreement, the terms of which are set out in the agreement.

CARRIED.

Recess Meeting

22. Janzen: That the Council meeting recess in order to conduct a public hearing regarding the bylaw as advertised.

CARRIED.

Public Hearing

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

Bylaw #	Applicant	Legal Description	Zoning
18/10	D. & E. Ridsdale	NE 36-37-6-W3	DAG1 to DCR3
19/10	J. Waldner	NE 13-38-7-W3	AG to AR1
20/10	D. Partridge	Pcl. A, SW 8-38-7-W3	AG to AR1

There were no written submissions or verbal submissions received.

Close Hearing

24. Pilka: That the Public Hearing now close.

CARRIED.

Bylaw No. 18/10

25. L. Kasahoff: That Bylaw No. 18/10 be now read a second time.

CARRIED.

J. Kasahoff: That Bylaw No. 18/10 be now read a third time.

CARRIED.

Bylaw No. 19/10

26. Trask: That Bylaw No. 19/10 be now read a second time.

CARRIED.

Janzen: That Bylaw No. 19/10 be now read a third time.

CARRIED.

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| Bylaw No. 20/10 | 27. | Pilka: That Bylaw No. 20/10 be now read a second time.
CARRIED. |
| | | Dyck: That Bylaw No. 20/10 be now read a third time.
CARRIED. |
| Corman Park – Saskatoon Planning District Official Community Plan | 28. | Pilka: That the Council of the Rural Municipality of Corman Park No. 344 hereby adopts the Corman Park – Saskatoon Planning District Official Community Plan.
CARRIED. |
| Corman Park – Saskatoon Planning District Zoning Bylaw | 29. | Dyck: That the Council of the Rural Municipality of Corman Park No. 344 hereby adopts the Corman Park – Saskatoon Planning District Zoning Bylaw.
CARRIED. |
| Bylaw No. 22/10 | 30. | Rempel: That Bylaw No. 22/10 being the Corman Park - Saskatoon Planning District Official Community Plan (OCP) be now read a first time.
CARRIED. |
| Bylaw No. 23/10 | 31. | Samson: That Bylaw No. 23/10 being the Corman Park - Saskatoon Planning District Zoning Bylaw (ZB) be now read a first time.
CARRIED. |
| Bylaw No. 24/10 | 32. | Ulrich: That Bylaw No. 24/10 being a bylaw to authorize the Corman Park - Saskatoon Planning District Agreement be now read a first time.
CARRIED. |
| Bylaw No. 25/10 | 33. | L. Kasahoff: That Bylaw No. 25/10 being a bylaw to rezone Parcel. A, SW 27-35-5-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be now read a first time.
CARRIED. |
| Bylaw No. 26/10 | 34. | J. Kasahoff: That Bylaw No. 26/10 being a bylaw to rezone SE 25-39-4-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be now read a first time.
CARRIED. |
| Bylaw No. 27/10 | 35. | Trask: That Bylaw No. 27/10 being a bylaw to rezone SE 6-38-6-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be now read a first time.
CARRIED. |
| Development Report Summary | 36. | Janzen: That the Development Report Summary as contained in Item H of the Planning Report be received.
CARRIED. |
| Receive Planning Report | 37. | Samson: That the Planning Report be received.
CARRIED. |
| Receive Resource Minutes | 38. | Human Resource Committee
Janzen: That the minutes of the Human Resource Committee meeting held May 3, 2010 be received.
CARRIED. |
| Water Quality Report | 39. | Trask: That the Water Quality Report dated April, 2010 regarding the water distribution systems in the Organized Hamlets of Grasswood and Casa Rio be received.
CARRIED. |
| Engage Additional Road Maintenance Resources | 40. | 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. |
| Purchase Tractor | 41. | Pilka: That the Director of Operations be authorized to purchase a used mower tractor at the June 15 Ritchie Brothers Auction or other suitable source.
CARRIED. |
| Receive Public Works Report | 42. | Trask: That the Public Works Report for the month of April, 2010 be received.
CARRIED. |
| Policy – Controlled Burns on Industrial & Commercial Properties | 43. | Janzen: That Council adopt a policy prohibiting controlled burns on commercial and industrial properties in the Municipality.
CARRIED. |

- Fire Fighting Rates** 44. Janzen: That the fire fighting rates be amended effective July 1, 2010 as follows:
- \$635 per hour for productive hours and \$480 for non-productive hours
 - \$250.00 for false alarms
 - Assisting departments to charge per hour.
- CARRIED.
- Receive Minutes Committee** 45. Janzen: That the minutes of the Administration Committee meeting held April 19, 2010 be received. CARRIED.
- Mill Rate Factors** 46. Riddell: That the following mill rate factors be utilized for 2010:
- | | |
|--------------|------|
| Agricultural | 1.15 |
| Residential | 0.8 |
| Commercial | 1.35 |
- CARRIED.
- 2010 Mill Rate** 47. Pilka: That the following mill rates be approved for the year 2010:
- | | |
|-----------------------------|---------|
| Municipal | 6.4 |
| Fire Levy, Cory Potash Mine | 0.323 |
| Potash Tax Sharing Board | 10.7748 |
- Mill Rate Factors:
- | | |
|-----------------------|------|
| Agricultural | 1.15 |
| Residential | 0.80 |
| Commercial/Industrial | 1.35 |
- Further, that the following School Division mill rates be acknowledged:
- | | | |
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| Prairie Spirit School Division | | |
| Agricultural | | 7.08 |
| Residential | | 10.08 |
| Comm./Industrial <500,000 assessment | | 12.25 |
| >500,000 to 5,999,999 assessment | | 15.75 |
| > 6,000,000 assessment | | 18.55 |
| St. Paul's School Division | same as public school | |
- CARRIED.
- 2010 Budget** 48. Samson: That the 2010 Budget as attached hereto be approved. CARRIED.
- Board of Revision** 49. Trask: That Krismer and Associates be appointed to serve as the Board of Revision for the Saskatoon District Board of Revision. The following members will comprise the panel from which the Board will hear appeals:
- | | |
|-------------------|--------------------------------------|
| - Gord Krismer | - Murray Hovland |
| - Reg Skinner | - Brian Lynch |
| - Terry Zborowski | - Christina Krismer, Board Secretary |
- CARRIED.
- Fire Ban** 50. J. Kasahoff: That the voluntary fire ban be removed with thanks to ratepayers for their cooperation during the dry conditions. CARRIED.
- Receive Administration Report** 51. Janzen: That the Administration Report be received. CARRIED.
- Receive Correspondence** 52. Trask: That the following correspondence be received:
- Information Items:
- a) SARM – re: April Update
 - b) Interconnections Newsletter
 - c) Ministry of Education – re: 2010 School Mill Rates
- CARRIED.
- Updates** 53. Trask: That the updates provided regarding the proceedings of the following meetings attended be acknowledged:
- a) Reeve Hobday – SREDA
 - b) Reeve Hobday – Saskatoon Airport Authority Meeting
 - c) Reeve Hobday – RCMP Advisory Meeting
 - d) Reeve Hobday – SAMA Annual Meeting

- e) Councillor Pilka – Agriculture in the Classroom Meeting
f) Councillor Janzen – Wheatland Regional Library
g) Councillor Joe Kasahoff – Sk. Watershed Meeting
h) Councillor Len Kasahoff – Eagle Creek Regional Park Meeting
i) Councillor Dyck/Pilka – City of Saskatoon, Bio Solid & Composting Facility Open House
- Payroll Summary** 54. Dyck: That the Payroll Summary for the month of April, 2010 be approved. CARRIED.
- Financial Report** 55. Pilka: That the Financial Report as of April 30, 2010 be received. CARRIED.
(Councillor L. Kasahoff left the meeting at this point in the agenda at 3:15 p.m.)
- Meet in Camera** 56. J. Kasahoff: That this meeting now recess in order to meet in Camera as a Committee of the Whole Council. CARRIED.
- Reconvene Meeting** 57. Trask: That this meeting now reconvene. CARRIED.
- Invitation to Offer Land for Sale to Municipality** 58. J. Kasahoff: That the Municipality publish an advertisement providing an invitation to submit an offer for sale of land to Municipality for parcels of land located in the north west portion of the Municipality for potential sites for a municipal shop. CARRIED.
- Purchase Gravel** 59. Pilka: That 20,000 cubic yards of road gravel and 5,000 cubic yards of 2" gravel be purchased from Croft Aggregates for a per unit price of \$8.67 and \$8.45 respectively. CARRIED.
- Scheduled Meetings** 60. The following meetings were scheduled:
◆ Monday, May 10, 2010 – 4:00 p.m. – Police Commission
◆ Wednesday, May 12, 2010 – 8:30 a.m. – Public Works Committee
◆ Wednesday, May 19, 2010 – 7:00 p.m. Merrill Hills Comm. Center Weed Meeting
◆ Tuesday, May 25, 2010 – 8:30 a.m. – Administration Committee
◆ Monday, June 7, 2010 – 9:00 a.m. – H.R. Committee
◆ Monday, June 14, 2010 – 9:00 a.m. – Council Meeting
◆ Monday, June 28, 2010 – 12:00 noon
– Joint meeting with City of Saskatoon Council
- re: Saskatoon Planning District Official Community Plan Public Hearing
- Adjourn** 61. J. Kasahoff: That this meeting now adjourn at 3:50 p.m. CARRIED.

Reeve

Administrator