

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE
RURAL MUNICIPALITY OF CORMAN PARK NO. 344
HELD TUESDAY, OCTOBER 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, 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 9:00 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 as distributed. CARRIED.
- August 9, 2010 Council Meeting Minutes**
5. Riddell: That the Minutes of the Council Meeting held August 9, 2010 be APPROVED. CARRIED.
- September 13, 2010 Council Meeting Minutes**
6. Riddell: That the Minutes of the Council Meeting held September 13, 2010 be APPROVED. CARRIED.
- October 5, 2010 Council Meeting Minutes**
7. Riddell: That the Minutes of the Council Meeting held October 5, 2010 be APPROVED. CARRIED.
- Accounts for Payment**
8. Pilka: That the accounts for payment as listed on the "Cheque Register Summary – Bank" statements dated October 7, 2010 and October 8, 2010 be APPROVED for payment. CARRIED.
- Council Remuneration**
9. Riddell: That the Council Remuneration Summary, for various meetings attended, be APPROVED. CARRIED.
- Delegation/City of Saskatoon**
10. James Wilke addressed Council on behalf of the City of Saskatoon to respond to questions regarding its application for rezoning of W1/2-NW-7-37-5-W3 for an off-leash dog park for the Hampton Village community.
- Rezoning/City of Saskatoon**
11. J. Kasahoff: That the application of the City of Saskatoon to rezone by contract the W ½, NW 7-37-5-W3, from D-Agricultural 1 District (DAG1) to D-Recreational 1 District (DREC1) for the purpose of obtaining a development permit for an existing City of Saskatoon off-leash dog park serving the Hampton Village community and surrounding area be APPROVED subject to the applicant;
- i) being responsible for all costs associated with the rezoning;
 - ii) making application for the existing signage on the property to ensure compliance with the provisions of the Saskatoon Planning District Zoning Bylaw;
 - iii) entering into a development agreement to define the standards of operation for the dog park including but not limited to general maintenance responsibilities of property and waste disposal; and
 - iv) entering into a contract zoning agreement to limit the use of the site as a dog park. CARRIED.

**Delegation/Freeborne
Development**

12. Seann Spence, representing Freeborne Developments addressed Council in support of its application for rezoning and subdivision of an industrial park on portions of Section 2-36-4-W3. Council reviewed the proposed project with reference to the the Comprehensive Development Review provided.

Council posed a number of questions regarding the adequacy of the drainage plans for the area. Greg Saretzty, representing Stantec on behalf of its client advised Council that the design of the subdivision is to a 1/100 year flood event. The natural topography has been utilized in the design which is intended to drain to the south east corner of the site.

Council members also posed questions regarding the impact on the intersection and potential future improvements to the access.

**Rezoning and
Subdivision/Freeborne
Developments**

13. L. Kasahoff: That the application of Freeborne Developments Ltd. to rezone 148 ha (366 acres) in the SW, SE, and NE 2-36-4-W3 from Agricultural District (AG) to Rural Industrial 2 District (M2) and subdivide Phase 1 of the proposed development comprising 28.55 ha (70.55 acres) located on a portion of the SW and SE 2-36-4-W3, for the purpose of creating an 8 lot industrial park development be APPROVED subject to the applicant;
- i) being responsible for all costs associated with the rezoning;
 - ii) entering into a development and servicing agreement to address the development and servicing requirements for the proposal including but not limited to:
 - a) roadway specifications;
 - b) landscaping;
 - c) site drainage;
 - d) utility provisions;
 - e) septic requirements;
 - f) all standard legal and lot fees associated with the development; and
 - g) water supply;
 - iii) entering into an acceptable easement agreement to address the security and maintenance of all drainage swales and the storm water retention pond;
 - iv) addressing the 5% municipal reserve requirement in accordance with Section 186 of *The Planning and Development Act, 2007*; and
 - v) confirmation from the traffic engineer that the construction traffic generated during site development of Phase 1 will not exceed the estimated traffic generated at full development.

CARRIED.

- Discretionary Use/SPCA** 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. Trisha McAuley and Tiffany Kovack were present on behalf of the SPCA during Council consideration of this application in order to respond to questions posed by members of Council.
- L. Kasahoff: That the application of the Saskatoon Society for the Prevention of Cruelty to Animals (SPCA) to extend its current discretionary approval to include a public off-leash dog park on Parcel B, SE 33-35-5-W3 be APPROVED subject to the applicant entering into a development agreement including but not limited to formalizing the hours of operation of the facility, location and maintenance of proposed facilities and waste management. **CARRIED.**
- Subdivision/Northwest Territorial General Partners and Eagle West Resources** 15. Trask: That the amended application of Meridian Surveys Ltd. for Northwest Territorial General Partners Inc. & Eagle West Resources Inc. to subdivide a 7.20 ha (17.8 acre) parcel in the E ½, 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.**
- Rezoning/Northcott** 16. L. Kasahoff: That the application of B. Northcott to rezone Parcel A, NE-11-37-7-W3 from Recreation District (REC) by contract to Agricultural Residential 1 District (AR1) for the purpose of updating the parcel zoning to reflect the current principal use of the property as a country residence be APPROVED subject to the applicant being responsible for all costs associated with the rezoning. **CARRIED.**
- (Councillor John Rempel arrived at the meeting at this point in the agenda at 11:00 a.m.)
- Recess Meeting** 17. Janzen: That the Council meeting recess in order to conduct a public hearing regarding the bylaws 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> |
|----------------|------------------|--------------------------|---------------|
| 38/10 | S. & L. Enns | NW 3-39-6-W3 | AG to AR1 |
| 39/10 | M. & D. Enns | Pcl A, SE 30-38-5-W3 | AG to AR1 |
| 40/10 | G. & D. Forgie | Pcl A, NE 20-35-4-W3 | AG to AR1 |
- There were no written or verbal submissions received regarding the bylaws.
- Close Hearing** 19. Pilka: That the Public Hearing now close. **CARRIED.**
- Bylaw No. 38/10** 20. L. Kasahoff: That Bylaw No. 38/10 be now read a second time. **CARRIED.**
- J. Kasahoff: That Bylaw No. 38/10 be now read a third time. **CARRIED.**

- Bylaw No. 39/10** 21. Trask: That Bylaw No. 39/10 be now read a second time. CARRIED.
Janzen: That Bylaw No. 39/10 be now read a third time. CARRIED.
- Bylaw No. 40/10** 22. Pilka: That Bylaw No. 40/10 be now read a second time. CARRIED.
Dyck: That Bylaw No. 40/10 be now read a third time. CARRIED.
- Rezoning and Subdivision/Kasahoff** 23. J. Kasahoff: That the application of Meridian Surveys Ltd. for L. & E. Kasahoff to rezone from Agricultural District (AG) to Agricultural Residential 1 District (AR1) and subdivide a 4 ha (10 acre) parcel in the S ½, SE 36-38-9-W3 for the purpose of creating separate title to an existing farmstead be APPROVED subject to the applicants;
i) being responsible for all costs associated with the rezoning; and
ii) entering into an easement agreement to provide for future road widening along the most easterly portion of the south half of the quarter section adjacent to Range Road 3090.
CARRIED.
- (Councillor L. Kasahoff declared a pecuniary interest in the above application and left the meeting during discussion and voting thereon.)
- Rezoning and Subdivision/Loewen** 24. Pilka: That the application of Webster Surveys Ltd. for G. Loewen to subdivide and rezone from Agricultural District (AG) to Agricultural Residential 1 District (AR1) a 4 ha (10.0 acre) parcel from the NE 23-38-5-W3 for the purpose of creating 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 an easement agreement for future road widening along Range Road 3051;
iii) entering into a servicing agreement to address the subdivision servicing fee for the future country residential parcel.
CARRIED.
- Subdivision/Bellamy** 25. L. Kasahoff: That the application of Webster Surveys Ltd. for D. Bellamy to subdivide a 4 ha (10 acre) parcel in the S½, SE 34-35-5-W3 for the purpose of creating separate title to an existing farmstead be APPROVED.
CARRIED.
- Bylaw No. 41/10** 26. Rempel: That Bylaw No. 41/10 being a bylaw to rezone the W1/2-NW-7-37-5-W3 from D-Agricultural 1 District (DAG1) to D-Recreation 1 District (DREC1) be now read a first time. CARRIED.
- Bylaw No. 42/10** 27. Germs: That Bylaw No. 42/10 being a bylaw to rezone NE-23-38-5-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be now read a first time. CARRIED.
- Bylaw No. 43/10** 28. Samson: That Bylaw No. 43/10 being a bylaw to rezone the S1/2-SE-36-38-9-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be now read a first time. CARRIED.

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

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| Bylaw No. 44/10 | 29. | Riddell: That Bylaw No. 44/10 being a bylaw to rezone a portion of NW-3-39-6-W3 from Agricultural District (AG) to Rural Industrial 2 District (M2) be now read a first time. | CARRIED. |
| Bylaw No. 45/10 | 30. | Ulrich: That Bylaw No. 45/10 being a bylaw to rezone Parcel A, NE-11-37-6-W3 from Recreation District (REC) to Agricultural Residential 1 District (AR1) be now read a first time. | CARRIED. |
| Development Report Summary | 31. | Trask: That the Development Report Summary as contained in Item H of the Planning Report be received. | CARRIED. |
| Receive Planning Report | 32. | Janzen: That the Planning Report be received. | CARRIED. |
| Water Quality Report | 33. | Pilka: That the Water Quality Report dated September, 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 | 34. | Trask: That the Public Works Report for the month of September, 2010 be received. | CARRIED. |
| Weed Pest Committee Minutes | 35. | Samson: That the minutes of the meeting of the Weed Pest Control Committee held October 4, 2010 be received. | CARRIED. |
| Littering Signs | 36. | Janzen: That in order to reduce the cases of refuse being dumped in municipal ditches and on private property, two additional signs be erected in each division advising the public of the fines and consequences of littering. | CARRIED. |
| Endorse Permanent Access at 71st Street Intersection | 37. | Janzen: That in keeping with the recommendations of the Saskatoon Northwest Access Management Study, the R.M. of Corman Park Council endorse the construction of a permanent intersection at Township Road 374 and Highway No. 16. | CARRIED. |
| Funding Options for 71st Street Interchange | 38. | Janzen: That the Administration investigate and report to Council on possible sources of public, private and municipal funding for the purchase of land to provide local access to a permanent interchange. | |
| Amend Resolution | 39. | Germs: That the above resolution be amended by deleting the word "municipal". | CARRIED. |
| Resolution as Amended | 40. | Janzen: That the Administration investigate and report to Council on possible sources of public and private funding for the purchase of land to provide local access to a permanent interchange. | CARRIED. |

(Councillor L. Kasahoff left the meeting at this point in the agenda at 12:20 p.m. and Councillor Germs left the meeting at 12:45 when the meeting reconvened.)

- Potential Bylaw Amendments/
Crossmount Adult Village** 41. Riddell: That the R.M. of Corman Park Council authorizes the Planning Department to collaborate with the developers of Crossmount Adult Village to prepare amendments to the Official Community Plan and Zoning Bylaw necessary to potentially consider the proposed development at a future date. CARRIED.
- Zoning Bylaw Amendments** 42. Janzen: That the Administration prepare potential amendments to the R.M. of Corman Park Zoning Bylaw to parallel the District for formal consideration at an upcoming Council meeting. CARRIED.
- Fire Safety Brochure** 43. Pilka: That the Fire Safety Brochure prepared by the Administration for distribution to ratepayers be approved and that the efforts of the staff be acknowledged in preparing the brochure. CARRIED.
- Receive Administration Committee Minutes** 44. Dyck: That the minutes of the Administration Committee meeting held October 4, 2010 be received. CARRIED.
- Receive Flood Mitigation Committee Minutes** 45. Pilka: That the minutes of the Flood Mitigation Ad Hoc Committee meeting held September 22, 2010 be received. CARRIED.
- SARM Resolution** 46. Riddell: That the following resolution be submitted for consideration at the SARM Mid-term Convention:
WHEREAS road maintenance and construction costs are significantly increasing annually; and

WHEREAS the current road maintenance and loss of road life rates contained in *The Municipalities Regulations* are out of date and were last revisited in 1999, with only modest increases made; and

WHEREAS a review of the road maintenance and loss of road life rates was undertaken and a decision was made by the Province of Saskatchewan not to proceed with changes to the rates due to the economic climate; and

WHEREAS the result is that the ever increasing burden of these costs is placed on rural taxpayers;

BE IT RESOLVED that SARM be encouraged 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.
- Tax Abatement Application** 47. Janzen: That the application of Cory Contracting Ltd. for an abatement of taxes on improvements located on Lot 1, Block 6, NE-33-37-5-W3 over a five year period under the Municipality's policy be APPROVED.
CARRIED.

Tax Adjustments

48. Trask: That the following tax adjustments be authorized:

a) Elkrest Farms Ltd.

NW 27-39-4 W3rd (Folio 002027200.01/02/03)

	Municipal	Public School	Total
2010 Tax Levy	2,407.38	4,349.10	6,756.48
2010 Tax Levy Cancellation	-429.72	-846.01	-1,275.73
Balance	1,977.66	3,503.09	5,480.75

Reason: Cancel 2010 levy on 1950 residence removed prior to 2010.

b) Ronald & Rosella Harms

Lot 4 Blk 2 NW 31-39-4 W3rd (Folio 002031247.01/02)

	Municipal	Public School	Total
2010 Tax Levy	1,120.36	2,205.71	3,326.07
2010 Tax Levy Cancellation	-72.40	-142.53	-214.93
Balance	1,047.96	2,063.18	3,111.14

Reason: Cancel 6/12 of 2010 on 1917 residence removed July 1, 2010.

c) Corey & Lisa Siemens

LSD 1 & 2 of 32-37-7 W3rd (Folio 001032301.01)

	Municipal	Public School	Total
2010 Tax Levy	1,320.61	2,471.02	3,791.63
2010 Tax Levy Cancellation	-1,061.89	-1,986.93	-3,048.82
Balance	258.72	484.09	742.81

Reason: Cancel 100% of 2010 residence levy. New RTM residence moved on June 22, 2010.

CARRIED.

Receive Administration Report

49. Pilka: That the Administration Report be received.

CARRIED.

Receive Correspondence

50. Pilka: That the following correspondence be received:

Information Items:

- a) Wheatland Regional Library – Single Library System
- b) SARM Update

CARRIED.

First Saskatchewan Food Summit

51. Trask: That the Municipality support the First Saskatchewan Food Summit as a Partner Sponsor at the Bronze level by providing a contribution of \$1,000.00 to the summit to take place in November, 2011.

CARRIED.

- Cedar Villa Request** 52. Samson:
- a) That in response to a request from Ross Harwood, Chairman of the Cedar Villa Hamlet Board, he be advised that Council declines to remove the requirement that waste haulers submit road maintenance fees for the roads utilized in the municipality.
 - b) That the Administration review and recommend a potential process to credit the hamlet reserve accounts with revenues received for road maintenance fees where the roadway is the responsibility of the hamlets.
- CARRIED.
- Receive Correspondence** 53. Rempel: That the following correspondence be received:
Action Items:
- a) The 1st Saskatchewan Food Summit – Nov. 17-18, 2010
 - b) Ross Harwood – re: Municipal Road Levy
 - c) Saskatoon REDA – re: Appointment to Growth Trade Mission
- CARRIED.
- Updates** 54. Janzen: That the updates provided regarding the proceedings of the following meetings attended be acknowledged:
- a) Reeve Hobday – Police Commission
 - b) Reeve Hobday – SREDA
 - c) Reeve Hobday – Mayor’s Meeting
- CARRIED.
- Delegation/Sirota and Andrews** 55. Luanne Sirota, on behalf of herself and Dan Andrews addressed Council requesting information regarding plans and actions taken or anticipated to address flooding on their property.
- She was advised that the Council has established an ad hoc Committee to review this issue and determine what actions can be taken on a short term basis as well as long term solutions. It was noted that there are approximately 60 dwellings in the municipality that are experiencing flooding and that the municipality attempts to assist private landowner efforts to deal with immediate problems and to work with Provincial agencies to look for long term solutions.
- Payroll Summary** 56. Trask: That the Payroll Summary for the month of September, 2010 be approved. CARRIED.
- Financial Report** 57. Pilka: That the Financial Report as of September 30, 2010 be received. CARRIED.
- Meet in Camera** 58. Pilka: That the meeting recess in order to meet In Camera as a Committee of the Whole Council. CARRIED.
- Reconvene Meeting** 59. Trask: That the Council meeting now reconvene. CARRIED.

Scheduled Meetings

60. The following meetings were scheduled:
- Mon., October 18, 2010 – 7:00 p.m. – Annual Ratepayers Meeting – St. Anne's Parish, 217 Lenore Drive, Saskatoon
 - Thurs., Oct. 21, 2010 – 1:30 p.m. – Flood Mitigation Committee
 - Monday, Nov. 1, 2010 – 8:45 a.m. – Public Works Committee
 - Monday, Nov. 1, 2010 – 3:00 p.m. – Administration Committee
 - Monday, Nov. 1, 2010 – 1:00 p.m. – H.R. Committee
 - Monday, November 8, 2010 – 8:45 a.m. – Council Meeting

Adjourn

61. J. Kasahoff: That this meeting now adjourn at 2:30 p.m. CARRIED.

Reeve

Administrator