

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE
RURAL MUNICIPALITY OF CORMAN PARK NO. 344
HELD MONDAY, SEPTEMBER 13, 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, Wendy Trask, Joseph Kasahoff and Len Kasahoff.
- Regrets: Councillor Joanne Janzen.
- Staff present: Tammy Knuttila, Administrator; Darryl Altman, Director of Operations; Glen Grismer, Director of Planning and Judy Douglas, Assistant Administrator.
- 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. Pilka: That the agenda be approved with the following additions:
10.i) Affiliated Auto Site (Pilka)
16.b) Doug Dear Request for Assistance with Water (J. Kasahoff)
18.a) Wm. Waldner - Complaint re Leafy Spurge (J. Kasahoff)
18.b) Wm. Waldner – Complaint re Rats (J. Kasahoff)
22.g) Ron Thorstad – re: Road Conditions in Grasswood
25.b) J. Kasahoff Requested Police Commission Minutes CARRIED.
- Accounts for Payment**
5. Pilka: That the accounts for payment as listed on the “Cheque Register Summary – Bank” statement dated September 9, 2010 be APPROVED for payment. CARRIED.
- Council Remuneration**
6. Trask: That the Council Remuneration Summary, for various meetings attended, be APPROVED. CARRIED.
- Discretionary Use/
Kneeland**
7. Pilka: That the application of R. and N. Kneeland to establish an Agricultural Tourism Use on a portion of the NW 10-39-5-W3 involving:
a) the hosting of equestrian events, and
b) private functions with up to 200 people
be APPROVED subject to the applicant;
i) entering into all necessary agreements required to secure the objectives of the Zoning Bylaw and the specific development standards for Agricultural Tourism Uses including but not limited to:
a. application of dust control prior to events;
b. ongoing road maintenance;
c. site landscaping and the formal delineation of off street parking;
d. litter control;
e. limiting use to:
i. equestrian events; and
ii. private functions with up to 200 people; and
f. regulating the hours of operation and the sale of alcohol.
ii) obtaining all necessary building and development permits for existing and proposed buildings, structures and signage based upon compliance with the National Building Code for commercial buildings open for public occupancy; and
iii) providing evidence of a permit from the Saskatoon Health Region for the placement and operation of existing public washrooms on the property. CARRIED.

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

8. In reviewing this application for discretionary use Council considered the water-related 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 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 APPROVED subject to the applicant:

- i) entering into a development agreement addressing items including, but not limited to, dust control, landscaping responsibilities, drainage, irrigation, signage, parking, and lighting; and
- ii) obtaining approval from the appropriate Provincial agency in accordance with *The Cemeteries Act*.

CARRIED.

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

Rezoning/Ens

9. Pilka: That the application of M. & D. Ens to rezone Parcel A, SE 30-38-5-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.

Rezoning/Forgie

10. Ulrich: That the application of G. & D. Forgie to rezone Parcel A in the NE 20-35-4-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.

Rezoning/Enns

11. J. Kasahoff: That the application of Altus Geomatics Ltd. for S. & L. Enns to rezone and subdivide a 1.68 ha (4.15 acre) parcel in the NW 3-39-6-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) for the purpose of providing separate title to an existing farmstead 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 westerly portion of the ¼ section.

CARRIED.

Subdivision/Mierau

12. Trask: That the application of Altus Geomatics for R. & H. Mierau to subdivide the NE 33-38-7-W3 into two equivalent agricultural holdings comprising approximately 31.3 ha (78 acres) each for the purpose of creating separate title for a future agricultural residential building site on the west half of the ¼ section be APPROVED subject to the applicant entering into an easement agreement for future road widening along the eastern property boundary. CARRIED.

- Subdivision/Marksview Farms** 13. Dyck: That the application of Marksview Farms Ltd. to subdivide Surface Parcel # 117550683 from #117378142 located in the SW 33-38-4-W3, via parcel tie removal, into two agricultural holdings for the purpose of creating a more viable agricultural unit be APPROVED subject to:
- i) the applicant being responsible for all costs associated with the subdivision and title transfer;
 - ii) the applicant entering into an easement agreement for future road widening;
 - iii) Surface Parcel # 117550683 being tied to Surface Parcel # 117378153; and
 - iv) Surface Parcel # 117378142 being tied to Surface Parcel #'s 117379457 and 117379446.
- CARRIED.
- Discretionary Use/Sawatzky** 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. Lloyd and Loretta Sawatzky were present during Council consideration of this application in order to respond to questions posed by members of Council.
- Pilka: That the application of L. & L. Sawatzky to obtain discretionary use approval for an *Agricultural Industry* involving the establishment of an egg grading station on the SE 33-39-5-W3 be APPROVED subject to:
- i) the applicants entering into a development agreement to secure the objectives of the zoning bylaw; and
 - ii) the applicants obtaining development and building permits for any structural changes to existing buildings on the property.
- CARRIED.
- Bylaw No. 38/10** 15. Ulrich: That Bylaw No. 38/10 being a bylaw to rezone a portion of NW-3-39-6-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be now read a first time. CARRIED.
- Bylaw No. 39/10** 16. Riddell: That Bylaw No. 39/10 being a bylaw to rezone a portion of Parcel A, SE-30-38-5-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be now read a first time. CARRIED.
- Bylaw No. 40/10** 17. Samson: That Bylaw No. 40/10 being a bylaw to rezone a portion of Parcel A, NE-20-35-4-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be now read a first time. CARRIED.
- Development Report Summary** 18. Rempel: That the Development Report Summary as contained in Item H of the Planning Report be received. CARRIED.
- Subdivision Referral/R.M. of Vanscoy** 19. Pilka: That the Ministry of Municipal Affairs, Community Planning Branch be advised that the R.M. of Corman Park has no objections to the proposed subdivision of a portion of the NW-34-36-7-W3 located in the R.M. of Vanscoy No. 345, for the purpose of creating three additional country residential parcels. CARRIED.

- Update – Affiliated Auto** 20. Pilka: That the Planning Department provide an update on the operation of Affiliated Auto located on Parcel C, SW-9-38-5-W3 in order to determine the timelines for compliance with the development agreement. CARRIED.
- Receive Planning Report** 21. J. Kasahoff: That the Planning Report be received. CARRIED.
- Water Quality Report** 22. Riddell: That the Water Quality Report dated August, 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.
- Gravel Hauling Contractors** 23. Pilka: That additional gravel hauling resources be engaged to place gravel on the road network to a maximum of \$70,000.00. CARRIED.
- Purchase Patching Unit** 24. J. Kasahoff: That a used patching unit be purchased for a maximum purchase price of \$30,000. CARRIED.
- Clarence Well Facility** 25. J. Kasahoff: That the Clarence Avenue tank loading facility be replaced, with a 5,000 gallon bermed/mounded fiberglass lined concrete tank purchased from Tanksmart Inc. CARRIED.
- North Well Facility** 26. Dyck: That the North tank loading facility located at NW-34-38-5-W3 be repaired, including required dewatering procedures. CARRIED.
- Quality Control of Tank Installation** 27. Ulrich: That Associated Engineering be engaged to provide quality control during the installation of the replacement tank at the Clarence Avenue Well site. CARRIED.
- Eagle Creek Request** 28. L. Kasahoff: That the Municipality provide transportation for three loads of sand to the Eagle Creek Regional Park at no cost, subject to equipment availability. CARRIED.
- Receive Public Works Report** 29. Trask: That the Public Works Report for the month of August, 2010 be received. CARRIED.
- Recess Meeting** 30. Germs: That the Council meeting recess in order to conduct a public hearing regarding the bylaw as advertised. CARRIED.
- Public Hearing** 31. 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> |
|----------------|------------------|--------------------------|---------------|
| 37/10 | D Farthing | Ptn. SE-17-38-8-W3 | AG to AR1 |
- There were no written or verbal submissions received regarding the bylaw.
- Close Hearing** 32. J. Kasahoff: That the Public Hearing now close. CARRIED.
- Bylaw No. 37/10** 33. L. Kasahoff: That Bylaw No. 37/10 be now read a second time. CARRIED.
 J. Kasahoff: That Bylaw No. 37/10 be now read a third time. CARRIED.

**South Corman Park
Landfill – Caretaking
Contract**

34. Germs: That the agreement between the R.M. of Corman Park and Ken and Lil Morenz to provide for caretaking duties at the South Corman Park Landfill be renewed for a further one year period from October 1, 2010 with the following amendments from the current contract:
- Winter hours 10:00 a.m. to 5:00 p.m. from September 30 – April 15.
 - Contract increased by \$6,000 per year to \$61,000.
 - Landfill to remain open during inclement weather.
 - Landfill to be closed on Christmas Eve in lieu of Christmas Day Statutory Holiday for 2010.
 - Municipality will provide a storage container for recycling materials, without charge.

It is also agreed that the Municipality will seek input from the attendants regarding rates and changes in policy. In addition 30 days notice will be provided to the attendants when policy changes occur and the contract amount will be reviewed in six months after determination of the future of the landfill is complete.

CARRIED.

Lease Borrow Pit Site

35. Germs: That the cultivated part of the 15.8 acre portion of NW-5-39-8-W3 leased by the Municipality be offered for sub lease to the adjoining landowner for a nominal annual fee.

CARRIED.

**Zimmerman Road
Weight Restriction**

36. Germs: That an 8,000 kg weight restriction be placed on the portion of Zimmerman Road west of and adjacent to 21-36-4-W3, within the jurisdiction of the Rural Municipality of Corman Park No. 344; subject to confirmation that agricultural producers will be provided with permits.

CARRIED.

**Meewasin Valley
Authority/Road Closure
and Lease**

37. Germs: That, subject to the approval of the Minister of Highways and Infrastructure, the request of the Meewasin Valley Authority to close and lease the road allowance located west of and adjacent to NW-5-35-5-W3 and SW-12-35-5-W3 be approved and that the appropriate advertisement be undertaken. Further, the Council is of the opinion that this closure will not deny any person access to their property.

CARRIED.

**Waste Disposal Haulers/
Road Maintenance
Agreements**

38. Germs:
- a) That haul road agreements with Waste Disposal Haulers provide for permission to haul **primary** weights on all roads except for chip sealed surface roads subject to:
 1. Speed reduction to 60 kph
 2. No exemptions during Spring Road Bans
 3. No hauling during periods of inclement weather
 - b) That haul road agreements with Waste Disposal Haulers provide for permission to haul **secondary** weights on all chip sealed surface roads subject to:
 1. Speed reduction to 60 kph
 2. No exemptions during Spring Road Bans
 3. No hauling during periods of inclement weather

CARRIED.

- Receive Public Works Committee Minutes** 39. J. Kasahoff: That the minutes of the Public Works Committee meeting held August 26, 2010 be received. **CARRIED.**
- Receive Administration Committee Minutes** 40. J. Kasahoff: That the minutes of the Administration Committee meeting held August 30, 2010 be received. **CARRIED.**
- Receive Flood Mitigation Committee Minutes** 41. Pilka: That the minutes of the Flood Mitigation Ad Hoc Committee meeting held August 26, 2010 be received. **CARRIED.**
- Tax Enforcement Proceedings** 42. Trask: That the Administration provide a 30 day warning letter and then proceed to take action under the Tax Enforcement Act with respect to all properties that have a tax lien registered in January, 2010 or prior. **CARRIED.**

- Annual Ratepayers' Meeting** 43. Samson: That the Annual Ratepayers' Meeting be held at St. Anne's Parish, 217 Lenore Drive, Saskatoon on October 18, 2010 at 7:00 p.m. **CARRIED.**

- Tax Abatement Application – Premium Structures Inc.** 44. Trask: That the application of 1331170 Alberta Ltd./Premium Structures Inc. for an abatement of taxes on improvements located on Lot 3, Block 6, NE-33-37-5-W3 over a five year period under the Municipality's policy be **APPROVED.** **CARRIED.**

- Tax Abatement Application – RBS Realty Ventures** 45. Pilka: That the application of RBS Realty Ventures for an abatement of taxes on improvements located on Lot 14, Block 5, NE-33-37-5-W3 over a five year period under the Municipality's policy be **APPROVED.** **CARRIED.**

- Tax Adjustment** 46. L. Kasahoff: That the following tax adjustment be authorized:

a) Dennis & Janine Klassen
 Parcel A SW 8-40-3 W3rd (Folio 002608400.01/02)

	<u>Municipal</u>	<u>Public School</u>	<u>Total</u>
2010 Tax Levy	1,052.27	2,071.64	3,123.91
2010 Tax Levy Canc.	- 81.31	- 160.07	-241.38
Balance	970.96	1,911.57	2,882.53

Reason: Cancel 142/365 of mobile home levy. New residence completed and mobile home removed from property August 12, 2010.

CARRIED.

- Planning for Growth Application Submission** 47. Trask:
- a) That the R.M. of Corman Park, in partnership with the City of Saskatoon, the City of Martensville, and the Towns of Warman and Osler, submit an application to the Planning for Growth program for the purpose of conducting regional baseline studies; and,
 - b) that the R.M. of Corman Park No. 344 contribute \$7,290 toward the regional baseline studies.

CARRIED.

Receive Administration Report

48. Samson: That the Administration Report be received. CARRIED.

Delegation/ Intervalley Water Inc.

49. Keith Kingsbury, Acting Chairman of Board, Allyson Enns, Board Member and Syl Lepage, Administrator for the Intervalley Water Inc. met with Council to provide an update on the Water Utility and its activities and operations.

The Utility was formed as a not-for-profit corporation in 2006 to operate in the area of the R.M. encompassing Divisions 6, 7 and 8. There are 270 subscribers receiving water in the Municipality and an additional phase of the project will extend into the R.M. of Laird. The initial phase is practically completed and water is flowing to residents and businesses.

The initial estimated cost per hook-up was \$13,800; however, there was a shortfall due to unexpected pump house construction costs and other construction related matters. A meeting of the membership was held to consider financing options and the members decided that there should be an additional charge of \$3,000 per curb stop. The urgency in addressing this matter resulted from a position taken by the utility's financial institution.

The collection agreement between the Municipality and the Utility whereby any delinquent accounts are added to the taxes for the property on behalf of the Utility was discussed. Council noted that some of the utility's charges are in dispute and were concerned about adding these to tax bills. The potential for the utility to have an appeal mechanism in these instances was raised. There was general agreement that further discussion is warranted.

Receive Correspondence

50. Pilka: That the following correspondence be received:

Information Items:

- a) Hamlet of Cathedral Bluffs re: Bio-Solids Facility Location
- b) Sask. Cattlemen's Assoc.re: District Elections
- c) House of Commons – Ralph Goodale re: Canadian Wheat Board Act
- d) Hudson Bay Route Assoc. - re: Letter of Thanks/Newsletter
- e) SARM Update – August
- f) MEPP – re: Employer Bulletin
- g) Ron Thorstad – re: Road Conditions in Grasswood

CARRIED.

Restorative Justice Week 2010

51. Germs:
Whereas, in the face of crime or conflict, restorative justice offers a philosophy and approach that views these matters principally as harm done to people and relationship; and
Whereas, restorative justice approaches strive to provide support and opportunities for the voluntary participation and communication between those affected by crime and conflict (victims, offenders, community) to encourage accountability, reparation and a movement towards understanding, feelings of satisfaction, healing and a sense of closure; and

Whereas, this year's theme for Restorative Justice Week is "Reflexions Past, Present and Future", it is an opportunity to learn about restorative justice, educate and celebrate along with other communities across the country during the week.

Therefore, the Council of the Rural Municipality of Corman Park No. 344, do hereby proclaim November 14 to November 21, 2010 as Restorative Justice Week in the Rural Municipality of Corman Park No. 344.

CARRIED.

- Receive Correspondence** 52. Pilka: That the following correspondence be received:
Action Items:
a) Correctional Service Canada – re: Restorative Justice Week 2010
CARRIED.
- Updates** 53. Trask: That the updates provided regarding the proceedings of the following meeting attended be acknowledged:
a) Reeve Hobday – Police Commission
CARRIED.
- Payroll Summary** 54. Trask: That the Payroll Summary for the month of August, 2010 be approved.
CARRIED.
- Financial Report** 55. Pilka: That the Financial Report as of August 30, 2010 be received.
CARRIED.
- Meet in Camera** 56. Samson: That the meeting recess in order to meet In Camera as a Committee of the Whole Council.
CARRIED.
- Reconvene Meeting** 57. Trask: That the Council meeting now reconvene. CARRIED.
- Scheduled Meetings** 58. The following meetings were scheduled:
• Monday, October 4, 2010 – 8:45 a.m. – Public Works Committee
• Monday, October 4, 2010 – 11:00 a.m. - Weed Pest Committee
• Monday, October 4, 2010 – 1:00 p.m. – Admin. Committee
• Wednesday, Sept. 22, 2010 – 1:30 p.m. – Flood Mitigation Committee
• Tues, Oct. 5, 2010 – 8:45 a.m. - Council Meeting (Prov. Planning Int.)
• Monday, October 12, 2010 – 8:45 a.m. – Council Meeting
• Monday, October 18, 2010 – 6:00 p.m. – Annual Ratepayers Meeting
- Adjourn** 59. J. Kasahoff: That this meeting now adjourn at 3:00 p.m. CARRIED.

Reeve

Administrator