

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE  
RURAL MUNICIPALITY OF CORMAN PARK NO. 344  
HELD MONDAY, AUGUST 8, 2011 AT 8:45 A.M.**

- Present**
1. Reeve Mel Henry, 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; Bill Delainey, Planning Manager; Elizabeth Hill, EMO Coordinator.
- In Camera Meeting**
2. Council met In Camera as a Committee of the Whole Council without staff prior to the start of the meeting at 8:50 a.m. and reconvened the meeting at 9:25 a.m. when Reeve Henry called the meeting to order.
- Agenda**
3. Janzen: That the agenda be approved with the following additions:
- 5. Motion to Release MacKenzie Report as Public Document (Henry)
  - 17. Complaint of Bales Moved with Leafy Spurge (Trask)
  - 19.b) Permanent Closure of Range Road 3045 (Germs)
  - 23. Update on Recording Equipment/Microphones (Samson)
  - 24. Reeve Letter to Seiferling (Samson)
- CARRIED.
- Payroll Summary**
4. Janzen: That the Payroll Summary for the month of July, 2011 be approved.
- CARRIED.
- Council Remuneration**
5. L. Kasahoff: That the Council Remuneration Summary, for various meetings attended, be APPROVED.
- CARRIED.
- Accounts for Payment**
6. Pilka: That the accounts for payment as listed on the "Cheque Register Summary – Bank" statement dated August 4, 2011 be APPROVED for payment.
- CARRIED.
- Financial Report**
7. J. Kasahoff: That the Financial Report as of July 31, 2011 be received.
- CARRIED.
- Subdivision/Kaufhold**
8. Pilka: That the application of W. and D. Kaufhold to subdivide Parcel C, NE 32-38-5-W3 for the purpose of creating separate title to a physically severed 19.19 ha (47.42 acre) agricultural property located directly west of Highway No. 12 be APPROVED subject to the applicant entering into a servicing agreement prescribing any road upgrades required to improve the access road to a Main Farm Access standard.
- CARRIED.
- Subdivision/Brockman**
9. Riddell: That the application of J. & R. Brockman to subdivide Block 6 in the NE 4-36-5-W3 as shown on the Plan of Proposed Subdivision submitted by Webb Surveys dated July 19, 2011 be APPROVED subject to the applicant:
- i. entering into a servicing agreement to provide for the extension of potable water service to the proposed new property and remission of the required subdivision servicing fee for each new country residential parcel created; and
  - ii. entering into an easement agreement to provide for potential future road widening along Gabriel Road.
- CARRIED.

- Subdivision/Williams**
10. Riddell: That the application of J. & B. Williams to subdivide a 32.75 ha (80.93 acre) parcel from NE 3-35-5-W3 for the purpose of creating an additional agricultural holding as shown on the Plan of Proposed Subdivision submitted by Webb Surveys dated July 20, 2011 be APPROVED, subject to the applicant entering into an easement agreement to accommodate the potential future expansion of Range Road 3062. CARRIED.
- Discretionary Use/  
Wilco Contractors**
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.
- Rempel: That the application of Wilco Contractors Southwest Inc. to establish a construction yard as a discretionary use on Lot 3, Block 5, SE 19-37-5-W3 be APPROVED subject to the applicant submitting for municipal approval, a revised landscape plan which provides immediate and all season perimeter screening for all areas of the property devoted to outdoor storage. CARRIED.
- Discretionary Use/  
Ahamadiyya Movement  
In Islam**
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. Maurice Soulodre, architect for the project was present at the meeting to respond to questions posed by members of Council.
- Ulrich: That the application of Ahamadiyya Movement in Islam to establish a mosque and community centre as a Community Facility on Parcel A, NW 7-36-4-W3 be approved subject to:
- i) receiving ministerial approval of Bylaw 23/11; and
  - ii) entering into a development agreement to secure the objectives of the Zoning Bylaw.
- CARRIED.
- Discretionary Use/  
Q-Line Trucking**
13. 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 Q-Line Trucking Ltd to establish an agricultural support service involving the storage of empty grain and fertilizer bins on E ½, NE 10-38-5-W3 be APPROVED subject to the applicant entering into a development agreement to secure the objectives of the Zoning Bylaw. CARRIED.

**Discretionary Use/Cey** 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.

Riddell: That the application of B. & C. Cey to establish a home based business involving stone carving and wood working on Lot 2, Block 1 SW 27-35-5-W3 be APPROVED subject to the applicant entering into a development agreement to secure the objectives of the R.M. of Corman Park Zoning Bylaw. CARRIED.

**Textual Amendment/  
Corman Park  
Saskatoon Planning  
District Zoning Bylaw** 15. Janzen: That Bylaw No. 23/11 being a textual amendment to the Corman Park – Saskatoon Planning District Zoning Bylaw to add the following new subsection to Schedule C be now read a first time.

2. In the case of a site which existed at the time of adoption of this bylaw (September 30, 2010), there shall be no minimum or maximum site area requirement. CARRIED.

**Development Report  
Summary** 16. Trask: That the Development Report Summary as contained in Item H of the Planning Report be received. CARRIED.

**Receive Planning Report** 17. Pilka: That the Planning Report be received. CARRIED.

**Water Quality Report** 18. Pilka: That the Water Quality Report dated July, 2011 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.

**Permanent Closure of  
Range Road 3045** 19. Germs: That a meeting be requested with the City of Saskatoon and Division 4 residents to discuss the City's intention to permanently close a section of Range Road 3045 that is utilized by area residents to access the City. CARRIED.

**Receive Public Works  
Report** 20. Trask: That the Public Works Report for the month of July, 2011 be received. CARRIED.

**Recess Meeting** 21. Janzen: That the Council meeting recess in order to conduct a public hearing regarding the bylaws as advertised. CARRIED.

**Public Hearing** 22. 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>
13/11	J. Kasahoff	Pcl. G, SW 19-39-8-W3	AG to AR1
18/11	S. Wing	NE 6-35-5-W3	AG to AR1
19/11	E. & R. Yakubowski	S ½ 36-38-6-W3	AG to AR1

There were no written or verbal submissions received.

(Councillor Joseph Kasahoff declared a pecuniary interest in Bylaw No. 13/11 and left the meeting during the public hearing for that bylaw.)

- Close Hearing** 23. Pilka: That the Public Hearing now close. CARRIED.
- Bylaw No. 13/11** 24. Janzen: That Bylaw No. 13/11 be now read a second time. CARRIED.  
Trask: That Bylaw No. 13/11 be now read a third time. CARRIED.  
(Councillor Joseph Kasahoff declared a pecuniary interest in the above application and left the meeting during discussion and voting thereon.)
- Bylaw No. 18/11** 25. Germs: That Bylaw No. 18/11 be now read a second time. CARRIED.  
Dyck: That Bylaw No. 18/11 be now read a third time. CARRIED.
- Bylaw No. 19/11** 26. Janzen: That Bylaw No. 19/11 be now read a second time. CARRIED.  
Pilka: That Bylaw No. 19/11 be now read a third time. CARRIED.
- MoCon Charges for Haul Road Repair** 27. L. Kasahoff: That payment to MoCon Construction for its outstanding Invoice #1860 in the amount of \$346,187.63 be authorized. CARRIED.  
RECORDED VOTE:  
For the Motion: Reeve Henry, Councillors Ulrich, Riddell, Germs, Rempel, Dyck, Pilka, Janzen, Trask, J. Kasahoff and L. Kasahoff.  
Against the Motion: Councillor Samson.
- Review of Haul Road Agreements** 28. Pilka: That road haul agreements, overweight permits and over-dimensional load permits be evaluated and redesigned and that new regulations be developed for road ban periods with permit penalties established for violation of the agreements and permit provisions. CARRIED.
- 2012 Spring Road Bans** 29. Pilka: That all contractors with haul road agreements with the Municipality be notified by October 15, 2011 that the Municipality will be posting weight limits to prevent hauling during Spring Road Bans in 2012. CARRIED.
- Cancel Gravel Order/ Croft Aggregates** 30. L. Kasahoff: That the order placed with Croft Aggregates for the supply of 10,000 cubic yards of road gravel by August 15, 2011 be cancelled due to the inability of Croft Aggregates to provide the gravel by the deadline. CARRIED.
- Purchase Gravel** 31. L. Kasahoff: That 10,000 cubic yards of gravel be purchased from MoCon Construction for \$10.00/cubic yard to be supplied by September 12, 2011. CARRIED.

**International Union of  
Operating Engineers/  
Use of Haight Road Shop**

32. J. Kasahoff: That the Municipality enter into an agreement with the International Union of Operating Engineers Local 870 to authorize the Union to use the Haight Road shop site for training its members subject to:
- a) the Union indemnifying the Municipality from any liability and
  - b) the site being returned to its original condition or better when the training is completed.

CARRIED.

**Range Road 3041/  
Access to Applewood  
Estates**

33. Henry: That an independent engineering firm be contracted to provide the Municipality with:
- a) a written assessment of the current condition of Range Road 3041 as it relates to the ability to accommodate the current level of traffic demands in the area;
  - b) a cost estimate for any improvements that would be necessary for the roadway to be brought to a standard capable of providing an appropriate level of service to the existing population acknowledging the time that has elapsed since it was originally constructed; and
  - c) an estimate of the costs for any necessary improvements required to the roadway above and beyond those identified above in anticipation of the proposed Applewood Estates development.

CARRIED.

**Receive Public Works  
Committee Minutes**

34. J. Kasahoff: That the minutes of the Public Works Committee meeting held August 5, 2011 be received.

CARRIED.

**Delegation/SREDA**

35. Adrienne Jensen, Sr. Director, Business Development for Saskatoon Regional Economic Development Authority (SREDA) addressed Council to provide an overview of Tax Incentive Programs in the Province and the provisions of policies in place for the Municipalities within the Saskatoon region.

**Tax Abatement Policy**

36. Trask: That effective January 1, 2012 the 5 year tax abatement for new commercial development in the R.M. of Corman Park be eliminated. All tax abatements approved prior to this date will be honoured by the R.M. of Corman Park.

**Table Motion/  
Tax Abatement Policy**

37. Germs: That the above motion be tabled. Further, that the Administration Committee review options for revisions to the current tax abatement policy.

CARRIED.

**Meet in Camera**

38. Germs: That the meeting recess in order to meet In Camera as a Committee of the Whole Council at 1:35 p.m.

CARRIED.

**In Camera Session**

39. Larry Seiferling, McDougall and Company; Andrea Dunkle, Occupational Health and Safety and Carolyn Heisler, Occupational Health and Safety met In Camera with Council members and the Administrator at 1:35 p.m. Andrea Dunkle and Carolyn Heisler left the meeting at 3:00 p.m. and the Council and Administrator continued its In Camera meeting with Larry Seiferling until 3:55 p.m.

- Reconvene Meeting** 40. Germs: That the Council meeting now reconvene at 3:55 p.m.  
CARRIED.
- Press Release** 41. Germs: That Council authorize the issuance of a Press Release indicating that Larry Seiferling be the contact for any further information with the following message:  
"The R.M. of Corman Park No. 344 feels it is essential to respond to a media report relating to a harassment complaint that was leaked to the media because on Monday, August 8, an Occupational Health and Safety Investigator reported to Council that the leaked report was so deeply flawed and it could not be relied upon. Council decided that they would not rely on the report and would seek further solutions to the problems that led to the complaints."  
CARRIED.
- Meet in Camera** 42. Germs: That the meeting recess in order to meet In Camera as a Committee of the Whole Council at 4:00 p.m.  
CARRIED.
- In Camera Session** 43. Larry Seiferling, McDougall and Company met In Camera with Council members without staff present at 4:00 p.m. Larry Seiferling left the meeting at 4:30 p.m. and the staff returned to the meeting. Corman Park Police Chief Ron Boechler then met In Camera with those present at 4:30 p.m. to discuss various matters.
- Reconvene Meeting** 44. Germs: That the Council meeting now reconvene at 5:10 p.m.  
CARRIED.
- Deferred Items** 45. The following items were deferred to a Council Meeting scheduled for August 29, 2011:
4. July 25, 2011 Council Meeting Minutes
  6. Items Deferred from Previous Council Meeting
    - June 30, 2011 Financial Statement
    - Administration Committee minutes – June 24, 2011
  7. Notices of Motion
    - a) Notice of Motion (Trask) re: Allan's Landscaping
    - b) Notice of Motion (Trask) re: Tax Abatement Policy
  20. Flood Mitigation Committee Minutes – August 4, 2011
  23. Administration Report
  24. Reeve's Report
  25. Correspondence – Information Items
    - a) Interconnections Newsletter – July
    - b) SARM – re: June, 2011 Update
    - c) R.C.M. Police – re: April 1 to June 30 Mayor's Report
    - d) Agrium Potash Operation – re: Road Project
    - e) Bernice Odnoka – re: Reeve Henry
    - f) Ministry of Agriculture – re: New Agriculture Program
    - g) SARM – re: 2011 Excess Moisture Program
    - h) SARM – re: Unseeded Acres Assistance

26. Correspondence – Action Items
  - a) Veronica Meyers – re: Water System Fees
  - b) Margaret E. Hein-Wiebe – re: Clark’s Crossing Road
  - c) J D Mollard & Associates (2010) Limited – re: Gravel Mapping
  - d) Town of Langham – re: Recycling Station
  - e) Town of Langham – re: Annexation Proposal
27. Receive Correspondence
28. Updates
  - a) Reeve Henry – SREDA
  - b) Reeve Henry – Dundurn Rural Water Utility Meeting
  - c) Reeve Henry – RCMP Saskatoon Meeting
  - d) Councillor Pilka – AFGP Meeting
  - e) Councillor J. Kasahoff – Borden Care Home
  - f) Councillor L. Kasahoff – Occ. Health & Safety Meeting
29. SARM/SAMA/APAS Resolutions and Issues

**Scheduled Meetings**

46. The following meetings were scheduled:
  - Tuesday, August 9, 2011 - 2:00 p.m. – Weed Pest Committee
  - Tuesday, August 9, 2011 – 3:00 p.m. – Police Commission
  - Monday, August 22, 2011 – 9:00 a.m. – Public Works Committee
  - Monday, August 22, 2011 – 11:00 a.m. – Human Resources Comm.
  - Tuesday, August 23, 2011 – 9:00 a.m. – Admin. Committee
  - Monday, August 29, 2011 – 9:00 a.m. – Council Meeting
  - Monday, September 12, 2011 – 8:45 a.m. – Council Meeting
  - Tuesday, October 11, 2011 – 8:45 a.m. – Council Meeting
  - Wednesday, October 12, 2011 – 9:00 a.m. – Council Bylaw Review

**Adjourn**

47. J. Kasahoff: That this meeting now adjourn at 5:15 p.m. CARRIED.

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Reeve

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Administrator