

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE  
RURAL MUNICIPALITY OF CORMAN PARK NO. 344  
HELD MONDAY, OCTOBER 11, 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, Leonard Kasahoff.
- Staff present: Judy Douglas, Administrator; Darryl Altman, Director of Operations; Bill Delaine, Acting Director of Planning; Bob Paisley, Financial Officer; Shawn Dukart, Planner; Chad Watson, Planner; Barb Zelinski, Assessor; Elizabeth Hill, EMO Coordinator.
- In Camera Session** 2. Council met In Camera as a Committee of the whole Council prior to the meeting. In Camera session started at 8:51 a.m. Council meeting convened at 9:02 a.m.
- Call to Order** 3. Reeve Henry called the meeting to order at 9:02 a.m.
- Press Release** 4. Reeve Henry read a Press Release to the Council regarding the investigation of irregularities discovered in the office and involving accounting, record keeping and communication activities dating back several years.
- Agenda** 5. Janzen: That the agenda be approved with the following additions:  
5 a) AGM (Trask)  
20. b) Clay Topping of Struan Grid (L. Kasahoff)  
27. b) Hosting City of Saskatoon for Lunch (Pilka) CARRIED.
- Sept. 12, 2011 Council Meeting Minutes** 6. Pilka: That the Minutes of the Council Meeting held September 12, 2011 be APPROVED as corrected. CARRIED.
- Sept. 21, 2011 Special Council Meeting Minutes** 7. Pilka: That the Minutes of the Special Council Meeting held September 21, 2011 be APPROVED. CARRIED.
- Receive Public Works Report** 8. Rempel: That the Public Works Report for the month of August, 2011 be received. CARRIED.
- Councillor Germs requested the hand written notes of the recording Secretary to the Annual Ratepayers Meeting and was given a copy.
- Request For Proposals** 9. Pilka: That a list of law firms to be sent the Request for Proposal for legal council for the R.M. of Corman Park be compiled and brought back to Council for approval. CARRIED.
- Sound & AV System for Chambers** 10. Pilka: That Administration further investigate options and costs for teleconferencing and audio systems for the council chambers to be presented at the November 14, 2011 Council Meeting. CARRIED.
- Payroll Summary** 11. Rempel: That the Payroll Summary for the month of September, 2011 be APPROVED. CARRIED.
- Council Remuneration** 12. Germs: That the Council Remuneration for the month of September, 2011 be APPROVED. CARRIED.
- Accounts for Payment** 13. Pilka: That the accounts for payment as listed on the "Cheque Register Summary – Bank" statement dated October 6, 2011 be

APPROVED for payment with the exception of #11221 to Dairyland Agro Supply Ltd. CARRIED.

**Credit Card Statements** 14. Trask: That the Safeway Master Card Statement dated October 18, 2011 be APPROVED for payment. CARRIED.

**Bank Reconciliation** 15. J. Kasahoff: That the Bank Reconciliation as of September 30, 2011 be received. CARRIED.

**Discretionary Use/Tate & Viguie** 16. 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.

The applicant made a brief presentation to Council summarizing the details of the proposed development.

A number of local property owners attended and addressed Council citing concerns with the proposed development including potential fire hazards, road conditions, traffic safety and noise.

Pilka: That the application of M. Tate & C. Viguie to rezone N ½ SW 12-37-8-W3 from Agricultural District (AG) to Recreation District (REC) and to establish a commercial recreation use involving a paintball field as a discretionary use be DEFERRED until the November 14, 2011 Council Meeting allowing the Councillors to further investigate the concerns raised by neighbours of the property.

CARRIED.

**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 11:27 a.m. the meeting was recessed to receive submissions regarding the following bylaws:

Bylaw No.	Applicant	Legal	Zoning Existing to Proposed
22/11	Zmanix Inc.	Portion SW 1-36-5-W3	DAG1 to DC1
24/11	M. Robert	NE 23-37-6-W3	DAG1 to DCR1
26/11	C. Nelson	S ½, NE 29-37-7-W3	AG to AR1
31/11	R. and C. Hofer	SW 11-38-7-W3	AG to AR1
28/11	R. Greva	Parcel B, NW 5-36-4-W3	DAG1 to DCR1
30/11	T. Rempel	NE 11-39-5-W3	AG to AR1
32/11	Textual Amendment RM Corman Park Zoning Bylaw	RM of Corman Park	Land Farm Approval Terms
34/11	Concorde Group Corp	Parcel A, NW 19-37-5-W3	DAG1 to DM1
35/11	J. and E. Dobrohoczki	Parcel A, NW 14-38-5-W3	AG to M2

Four written submissions were received regarding proposed Bylaw 22/11.

1. Jeff Mander representing SaskWater indicated no concerns with the proposed property rezoning.
2. Robert Richardt, a local landowner (NW 2-36-5-W3) indicated no concerns with the proposed property rezoning.
3. Leo and Elaine Bewer, local landowners (NW 31-35-4-W3) indicated no concerns with the proposed property rezoning.
4. The City Administration provided written correspondence concerning the application which was attached and formed part of the Planning Report. This correspondence emphasized the need for further investigation and reporting in advance of an application to subdivide the property.

Reeve Henry left the council chambers and Deputy Reeve Germs assumed the chair in his absence. Reeve Henry resumed the Chair at 11:35 a.m.

David Klippenstein representing the property owner and project development group spoke in support of the proposed zoning amendment.

Two written submissions were received regarding proposed Bylaw 35/11.

1. C. J. Reimer, local landowner (E ½ NW 12-38-5-W3) indicated no concerns with the proposed property rezoning.
2. Elance Steel Fabrication Co. Ltd., an existing business located in the Corman Industrial Park although not indicating any direct concern with the proposed property rezoning has identified existing conditions that need to be improved as part of the further development of the area.

Rob Dobrohoczki representing the property owner spoke in support of the proposed zoning amendment.

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|------------------------|--|
| <b>Close Hearing</b>   | 19. J. Kasahoff: That the Public Hearing now close and the council meeting reconvene. <span style="float: right;">CARRIED.</span>  |
| <b>Bylaw No. 22/11</b> | 20. L. Kasahoff: That Bylaw No. 22/11 be now read a second time. <span style="float: right;">CARRIED</span><br><br>J. Kasahoff: That Bylaw No. 22/11 be now read a third time. <span style="float: right;">CARRIED.</span> |
| <b>Bylaw No. 24/11</b> | 21. Trask: That Bylaw No. 24/11 be now read a second time. <span style="float: right;">CARRIED.</span><br><br>Janzen: That Bylaw No. 24/11 be now read a third time. <span style="float: right;">CARRIED.</span>           |
| <b>Bylaw No. 26/11</b> | 22. Pilka: That Bylaw No. 26/11 be now read a second time. <span style="float: right;">CARRIED.</span><br><br>Dyck: That Bylaw No. 26/11 be now read a third time. <span style="float: right;">CARRIED.</span>             |
| <b>Bylaw No. 27/11</b> | 23. Rempel: That Bylaw No. 27/11 be now read a second time. <span style="float: right;">CARRIED.</span>  |

- Germ: That Bylaw No. 27/11 be now read a third time. CARRIED.
- Bylaw No. 28/11** 24. Samson: That Bylaw No. 28/11 be now read a second time. CARRIED.  
Ulrich: That Bylaw No. 28/11 be now read a third time. CARRIED.
- Bylaw No. 30/11** 25. L. Kasahoff: That Bylaw No. 30/11 be now read a second time. CARRIED.  
J. Kasahoff: That Bylaw No. 30/11 be now read a third time. CARRIED.
- Bylaw No. 32/11** 26. Trask: That Bylaw No. 32/11 be now read a second time. CARRIED.  
Janzen: That Bylaw No. 32/11 be now read a third time. CARRIED.
- Bylaw No. 34/11** 27. Pilka: That Bylaw No. 34/11 be now read a second time. CARRIED.  
Dyck: That Bylaw No. 34/11 be now read a third time. CARRIED.
- Bylaw No. 35/11** 28. Rempel: That Bylaw No. 35/11 be now read a second time. CARRIED.  
Germ: That Bylaw No. 35/11 be now read a third time. CARRIED.
- Rezoning and Subdivision/Merkosky (Saddle Ridge Estates)** 29. Germ: That the application of L. and K. Merkosky to rezone the NE 36-36-4-W3 from Agricultural Residential 1 District to Country Residential 1 District and to subdivide thirty-three (33) country residential lots as shown on the Plan of Proposed Subdivision submitted by Webb Surveys Ltd. dated October, 2010 in two phases with a holding provision placed on Phase 2 pursuant to Section 71 of *The Planning and Development Act*, be APPROVED subject to the applicant:  
  - i. being responsible for all costs associated with the rezoning; and
  - ii. entering into a development and servicing agreement to prescribe the standards for property servicing and remission of a subdivision servicing fee for each new residential parcel created.CARRIED.
- Meet in Camera** 30. Samson: That the meeting recess in order to meet In Camera as a Committee of the Whole Council at 1:08 p.m. CARRIED.
- Reconvene Meeting** 31. Pilka: That the Council meeting now reconvene at 1:45 p.m. CARRIED.
- Extension of Custom Haulers Contract** 32. Pilka: That the Director of Public Works extend the contracts with Dale's Trucking and New Vision Construction immediately for hauling gravel to Zone 1 and Zone 4 to allow work to be finished in those zones. Furthermore each contractor will receive \$0.345/yard<sup>3</sup>/mi. CARRIED.
- Ministerial Referral – R.M.** 33. Ulrich: That the following conditions of support for the proposed

**of Dundurn Commercial  
Development NE 31-34-4-  
W3**

development be presented to the R.M. of Dundurn:

- i. That an engineering evaluation of the municipal access road from Highway No. 11 to the eastern point of access to the proposed subdivision be completed by AMEC Earth and Environmental at the sole expense of the developer to confirm that the road has been constructed to a Heavy Haul – High Volume Road Standard as defined in Council’s road construction policy;
- ii. That where improvements are required to this road, that the improvements are made at the sole expense of the property developer and that a servicing agreement is executed implementing Council’s road standards, construction requirements and road warranty period.
- iii. That Corman Park is willing to enter into a new road maintenance agreement or amend an existing agreement to define ongoing contributions from the R.M. of Dundurn towards annual repairs and maintenance for this road including dust proofing where required. CARRIED.

**Rezoning and  
Subdivision/Buhler**

34. Trask: That the application of J. & L. Buhler to subdivide and rezone from Agricultural District to Agricultural Residential 1 District a 4.05 ha (10.00 acre) parcel in the NE 34-38-4-W3 for the purpose of creating separate title to a new country residential parcel as shown on the Plan of Proposed Subdivision submitted by Altus Geomatics Limited dated June 16, 2011, be APPROVED. CARRIED.

**Rezoning and  
Subdivision/Hiebert**

35. L. Kasahoff: That the application of J. & D. Hiebert to subdivide and rezone from D-Agricultural 1 District to D-Country Residential 1 District a 4.05 ha (10 acre) parcel in the SW 4-36-5-W3 for the purpose of creating separate title to an existing farmstead as shown on the Plan of Proposed Subdivision submitted by Meridian Surveys Ltd. dated June 30, 2011 be APPROVED subject to the applicant:
- i. being responsible for all of the costs associated with the rezoning;
  - ii. entering into an easement agreement to provide for future road widening along the public road allowance located along the eastern boundary of the property; and
  - iii. the remainder of LSD 11 & 12 being consolidated with LSD 13 & 14 to provide for access along Highway No. 219. CARRIED.

**Rezoning and  
Subdivision/Fehr**

36. Dyck: That the application of L. Fehr to rezone a portion of the NE 3-40-4-W3 from Agricultural District to Agricultural Residential 1 District and to subdivide a 2.92 ha (7.22 acre) parcel for the purpose of creating separate title for a residential parcel as shown on the Plan of Proposed Subdivision submitted by Webb Surveys dated June 28, 2011 be APPROVED subject to the applicant:
- i. being responsible for all of the costs associated with the rezoning;
  - ii. entering into an easement agreement to provide for future road widening; and
  - iii. entering into a servicing agreement to provide for the

required subdivision servicing fee for the new country residential parcel.

CARRIED.

**Textual Amendment/  
Corman Park Zoning  
Bylaw – Agricultural Land  
Area Equivalencies – Bylaw  
41/11**

37. Janzen: That Schedule A, Subsection 3.1 be amended by replacing this subsection with the following new subsection:

Agricultural Operation – 32.4 ha (80 acres) or equivalent, and those lands listed in 3.1 a) i), that are not quarter sections under the Dominion Lands Survey System but have the same 32.4 ha (80 Acres) area or equivalent and have been deemed and listed by Council in 3.1 a) i), below, shall be the minimum site area required to constitute an agricultural operation. Equivalent shall mean 32.4 ha (80 acres) or such lesser amount as remains in an agricultural holding because of the original township survey, road widening, road right-of-way or railway plans, drainage ditch, pipeline or transmission line development, or natural features such as water courses or water bodies, or as a result of subdivision as may be permitted herein.

CARRIED.

**Bylaw No. 25/11**

38. Janzen: That Bylaw No. 25/11 being a bylaw to rezone S½ SW 4-36-5-W3 from D-Agricultural 1 District (DAG1) to D-Country Residential 1 Districts (DCR1) be now read a first time.

CARRIED.

**Bylaw No. 27/11**

39. Dyck: That Bylaw No. 27/11 being a bylaw to rezone NE 3-40-4-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR 1) AR1 be now read a first time.

CARRIED.

**Bylaw No. 29/11**

40. Dyck: That Bylaw No. 29/11 being a bylaw to rezone NE 34-38-4-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR 1) be now read a first time.

CARRIED.

**Bylaw No. 42/11**

41. Pilka: That Bylaw No. 29/11 being a bylaw to rezone NE 36-36-4-W3 from Agricultural Residential 1 District (AR1) to Country Residential 1 District (CR1) be now read a first time.

CARRIED.

**Textual Amendment/  
Corman Park – Zoning  
Bylaw – Agricultural Land  
Area Equivalencies – Bylaw  
41/11  
Development Summary  
Report**

42. Pilka: That Bylaw No 41/11 being a textual amendment to the Corman Park -- Zoning Bylaw – Agricultural Land Area Equivalencies Schedule A, Subsection 3.1 be now read a first time.

CARRIED.

43. Dyck: That the Development Summary Report as contained in Item H of the Planning Report be received.

CARRIED.

**Weed Inspector**

44. Pilka: That the Acting Administrator, pursue the availability of the previous Weed Inspector candidate and another potential candidate before advertising the position of Weed Inspector early in 2012.

CARRIED.

**Arctic Cat Quad**

45. Pilka: That Administration advertise to sell the Arctic Cat Quad requesting tenders with a “lowest or any tender not necessarily accepted” clause.

CARRIED.

**Weed & Pest**

46. J. Kasahoff: That the minutes of the Weed & Pest Committee meeting

**Committee Minutes** held on September 21, 2011 be received. CARRIED.

**Road Haul Agreement Clause: Dust Control** 47. Pilka: That a dust control clause be added to Road Haul Agreements that states that each time a haul period begins, dust control must be completed regardless of the number of haul periods per contract. CARRIED.

**Public Works Committee Minutes** 48. Trask: That the minutes of the Public Works Committee meeting held October 4, 2011 be received. CARRIED.

**Water Quality Report** 49. Riddell: That the Water Quality Report dated September, 2011 as attached to these minutes be received. CARRIED.

**Clear the Path Extension** 50. Pilka: That the R.M. request SARM extend the deadlines for completion of 2011 Clearing the Path Projects to the 2012 construction season. CARRIED.

**Receive Public Works Report** 51. Pilka: That the Public Works Report for the month of September, 2011 be received. CARRIED.

**Tax Abatement Minimum Investment Requirement** 52. Janzen: That, in order to qualify for the Tax Abatement Policy, the applicant be required to invest a minimum of \$350,000 for expansion or new improvements to their property. CARRIED.

**Tax Abatement Minimum FTE Position Requirement** 53. Janzen: That, in order to qualify for the Tax Abatement Policy, the Applicant demonstrate that a minimum of 5 new full time equivalent positions will be created. CARRIED.

**Tax Abatement Term** 54. Janzen: That the Tax Abatement Policy term remain at a 5 year term. CARRIED.

**Tax Abatement Schedule** 55. Janzen: That the schedule for the Tax Abatement Policy remain the same as the current policy as follows:

<b>YEAR</b>	<b>ABATEMENT</b>
Construction Year (or portion thereof)	100%
Year 2	80%
Year 3	60%
Year 4	40%
Year 5	20%
Year 6	0%

CARRIED.

**Tax Abatement Policy – Annexation** 56. L. Kasahoff: That the Tax Abatement Policy include a clause which would be invoked upon the annexation of property subject to the tax abatement. CARRIED.

**Tax Abatement Agreement** 57. Janzen: That the R.M. of Corman Park develop a Tax Abatement Agreement in support of the conditions of the Tax Abatement Policy. CARRIED.

**Recycling Program** 58. Henry: That the R.M. of Corman Park enter into an agreement with the

Town of Langham to continue a recycling program at the full cost of the bins, pick up and packing and that they continue to use the manned, transfer station site offered by the Town of Langham, at no cost, for a 3 month period. Usage and costs will be monitored to determine the long term strategy for recycling at this site. CARRIED.

**Advertising Referendums** 59. Janzen: That the Municipality advertise the two referendum questions and accompanying maps in the *Clark's Crossing Gazette* and *The Country Press* within the timeline required by *The Elections Act* and for an additional edition. Further, that the Notice of Vote listing the candidates and Polling stations be advertised. CARRIED.

**Acting Administrator Remuneration** 60. Pilka: That Darryl Altman be given an increase equal to 75% of Public Works Director Salary Level 4 and 75% of Administrator Salary Level 4 for the month that he assumed both the position of Acting Administrator and Director of Public Works. CARRIED.

**Administrator Position Review** 61. Pilka: That the position of Administrator be brought forward for review once the 2010 Audit is complete. CARRIED.

(Councillors Germs, Samson, Riddell and Ulrich left the meeting at 4:04 p.m.)

**APCPS Conference Registration Repayment to Grismer** 62. Rempel: That the Municipality decline the request to pay the registration fee for the APCPS Conference attended by Glen Grismer. CARRIED.

**McDougall, Gauley Letter** 63. Pilka: That the final invoice from McDougall, Gauley be paid and that instructions be given for all remaining files to be forwarded to our current legal counsel, Robertson, Stromberg, Pederson within a one week time period. CARRIED

**Staff/Council Social** 64. Trask: That the office staff be invited to attend a social with the council after the regular December 12, 2011 meeting and that the office be closed at 3:00 p.m. CARRIED.

**SREDA Advertisement** 65. Dyck: That the Municipality pay \$410.00 for an ad in *The Globe and Mail* to congratulate SREDA on their 25<sup>th</sup> anniversary. CARRIED.

**Dundurn Rural Water Utility Bylaw** 66. Trask: That the Municipality accept and sign the Dundurn Rural Water Utility Bylaw. CARRIED.

**Tax Cancellation** 67. Trask: That the following tax adjustment be authorized:

**a) Krista Schiebelbein**  
 LSD 13 of 23-39-5 W3rd (Folio 002123202.01/02)

	Municipal	Public School	Total
2011 Tax Levy	1,240.62	1,646.70	2,887.32
<b>2011 Tax Levy Cancellation</b>	<b>-27.48</b>	<b>-43.56</b>	<b>-71.04</b>
Balance	1,213.14	1,603.14	2,816.28

**Reason:** Cancel portion 2011 levy. Mobile home on property was removed August 26, 2011 CARRIED.

- Tax Abatement/101091908 Saskatchewan Ltd./RMD Engineering Inc.** 68. Janzen: That 101091908 Saskatchewan Ltd./RMD Engineering Inc, be granted approval for the Tax Abatement Program in the R.M. of Corman Park #344, having met all requirements of the current policy. **CARRIED.**
- Tax Abatement/S.F.E. Holdings/Moody's Equipment** 69. Pilka: That S.F.E. Holdings/Moody's Equipment be granted approval for the Tax Abatement Program in the R.M. of Corman Park #344, having met all requirements of the current policy. **CARRIED.**
- Tax Abatement/S.F.E. Holdings/XS Equipment Ltd.** 70. J. Kasahoff: That XS Equipment Ltd. be granted approval for the Tax Abatement Program in the R.M. of Corman Park #344, having met all requirements of the current policy. **CARRIED.**
- Tax Abatement/Micro Oil Inc.** 71. Trask: That the approval for the Tax Abatement Program be denied for Micro Oil Inc. as the applicant does not meet all the requirements of the current policy due to the Abatement application being received after the building permit was issued. **CARRIED.**
- Recycling Costs Review** 72. Janzen: That the following information be received:  
 Following are the costs associated with the current Recycling program within the R.M. of Corman Park:
- |                              |                           |
|------------------------------|---------------------------|
| Asquith Landfill             | 2,971.64                  |
| Osler Recycling Bin          | 763.98                    |
| South Corman Landfill        | 2,640.78                  |
| 33 <sup>rd</sup> Street Shop | 430.66                    |
| Langham Recycling            | 5,256.84                  |
| Northern Landfill            | 229.70                    |
|                              | <b>Total \$12, 293.60</b> |
- Total Recycling Costs for year ending Dec. 31, 2010, \$12,293.60 **CARRIED.**
- SARM Benefits Plan** 73. Trask: That the Municipality enroll in the SARM Elected and Appointed Officials Group Coverage in the amount of \$50,000 for 2011. **CARRIED.**
- Receive Administration Report** 74. Pilka: That the Administration Report for the month of September 2011 be received. **CARRIED.**
- Langham Curling Club Fund Request** 75. Trask: That the municipality provide funding for 50% of the furnace, hot water heater and air conditioning replacement for the Langham Curling Club to a maximum of \$7500.00 plus GST as requested. **CARRIED.**
- Blackstrap Provincial Park** 76. J. Kasahoff: That the Municipality explore, with the surrounding communities of Blackstrap Provincial Park, the possibility of changing the Park to Regional Park status. **CARRIED.**
- (Councillor Trask left the meeting at 4:37 p.m.)  
 (Councillor J. Kasahoff left the meeting at 4:40 p.m.)
- Deferred Items** 77. The following deferred items be received for information.  
*Correspondence – Information Items*  
 a) SARM Update- September 2011  
 b) Feral Wild Boar Program  
 c) Ranch Ehrlo Society – President/CEO Report

- d) Agriculture in the Classroom – Certificate of Recognition
- e) Ernie Fast – Email
- f) Alex Kiepen – Letter of appreciation
- g) EBA a Tetra Tech Company – Design work for Hwy 305
- h) Town of Langham – 2011 By-Election Results
- i) North Saskatoon Business Assoc. – Lessons I've Learned
- j) R.M. of Blucher – Letter Re: Highway No 16 Twinning East of Saskatoon
- k) City of Saskatoon, Fire and Protection Services –
- l) Sask. Power 2010 Sustainability Report
- m) Prairie Central District – Newsletter
- n) Sask. Trails Assoc. – Summit
- o) Ag Health & Safety Network – Student Scholarship Program

Correspondence Action Items

- a) RCMP – Mayor's Report – Detachment Advisory Committee Meeting – October 12<sup>th</sup>
- c) Anskohk Aboriginal Writers Festival – Request for sponsorship. CARRIED.

**Scheduled Meetings**

78. The following meetings were scheduled:
- Thursday, October 20, 2011 – 5:00 p.m. – Police Commission
  - Monday, October 24, 2011 – 1:00 p.m. – Administration Committee
  - Tuesday, October 25, 2011 – 9:00 a.m. – Public Works Committee
  - Tuesday, October 25, 2011 – 11:00 a.m. – Human Resources Comm.
  - Tuesday, October 25, 2011 – 1:00 p.m. – Weed Pest Committee
  - Monday, November 14, 2011 – 8:45 a.m. – Council Meeting

**Adjourn**

79. Pilka: That this meeting now adjourn at 4:45 p.m. CARRIED.

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Reeve

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Administrator