

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE
RURAL MUNICIPALITY OF CORMAN PARK NO. 344
HELD MONDAY, JANUARY 9, 2012 AT 9:00 A.M.**

- Present** 1. Reeve Mel Henry, Councillors Perry Ulrich, David Fox, Lynne Samson, John Germs, John Rempel, Bill Dyck, Irene Pilka (by internet/a.m. only), Joanne Janzen, Wendy Trask, Joseph Kasahoff, Leonard Kasahoff.
- Staff present: Judy Douglas, Administrator; Darryl Altman, Director of Operations; Bill Delainey, Acting Director of Planning; Chad Watson, Planner; Rebecca Row, Planner; Megan Treptau, Administrative Assistant, Elizabeth Hill, EMO Coordinator.
- Call to Order** 2. Reeve Henry called the meeting to order at 8:55 a.m.
- Agenda** 3. Janzen: That the agenda be approved with the following additions:
22 a) Additional Polling Stations (Janzen)
21 a) Water Drainage Coordinator Position (Trask)
20 f) Different Options from SREDA (Trask)
20 g) Office security system (Trask)
18 b) Gravel Requirement 3064(Rempel)
18 c) Beacons on Public Works Trucks (Henry)
CARRIED.
- Tabling Security Bond** 4. The security bond of the Administrator and office staff was placed before Council as required by *The Municipalities Act*.
- Worker's Compensation** 5. Germs: That the coverage provided for members of Council under *The Workers Compensation Act* be established at the minimum level, \$29,730.
- December 12, 2011 Council Meeting Minutes** 6. Rempel: That the Minutes of the Council Meeting held December 12, 2011 be APPROVED as amended. CARRIED.
- Notice of Motion** 7. Trask withdrew the Notice of Motion re: McKenzie Report
- Council Remuneration** 8. Janzen: That the Council Remuneration for the month of December, 2011 be APPROVED. CARRIED.
- Credit Card Statements** 9. Trask: That the Credit Card Statements for December 2011 be received and APPROVED for payment. CARRIED.
- Accounts for Payment** 10. J. Kasahoff: That the accounts for payment as listed on the "Cheque Register Summary – Bank" statement dated January 5, 2012 be APPROVED for payment. CARRIED.
- (Councillor Germs declared a conflict of interest in the above resolution and left the meeting during discussion and voting thereon.)
- Subdivision & Discretionary Use/New Life Feeds Ltd** 11. Ulrich: That the discretionary use application of New Life Feeds, A Division of Parrish & Heimbecker Ltd., to subdivide a 49 acre parcel from a portion of the NW 36-35-4-W3 for the purpose of establishing a Feed Mill as an Agricultural Support Service involving the processing and shipping of feed for the agricultural business sector be APPROVED, subject to the applicant entering into;
i. a development agreement to address operational details for the business; and

- ii. a servicing agreement to clearly define the road upgrade standards and additional financial contributions to future road improvements along Township 360, and to provide payment of the subdivision servicing fee. CARRIED.

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

**Discretionary Use Update/
E. and C. Ens**

- 12. Council was provided the results of a legal review of the co-existence agreement that would have been required to consider an alternate location for the proposed Intensive Livestock Operation. This review confirmed that there is no legal option available which eliminates the necessity for the title registration of the agreement. The RM solicitor advised that an interest registration is essential to ensure that the future property owners are made aware of the fact that an ILO legally infringes upon the separation distance prescribed by the bylaws.

Given the local opposition to execution of any agreement that would be registered on the property titles, Council's initial approval for the establishment of a 200 animal unit dairy on the N1/2 of SW 32-39-3-W3 was implemented and a development permit has been issued.

**Town of Langham OCP and
Zoning Bylaw**

- 13. Council was informed that a meeting has been scheduled with members of the Town of Langham and R.M. of Corman Park Councils and Administrations for Thursday, January 12, 2012 at 7:00 p.m. in the Town of Langham Council Chambers.

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

**Discretionary Use/ILTA
Grain Inc.**

- 14. Germs: That the application of ILTA Gain Inc. to develop an Agricultural Support Service on the West property (NE 20-36-6-W3 Plan CX 1921; NW 20-36-6-W3 Plan CX 1921; SE 20-36-6-W3; and SW 20-36-6-W3) as a discretionary use be DEFERRED until the February 13, 2012 Council Meeting to provide an opportunity for local property owners to meet with the developers and planning staff to discuss aspects of the proposed development that were either a concern or to which more information was required. CARRIED.

**Subdivision/Brandt Tractor
Properties Ltd.**

- 15. Rempel: That the application of Brandt Tractor Properties Ltd. to subdivide a portion of the SW 20-37-6-W3 into two industrial parcels as identified on the Plan of Subdivision prepared by Webb Surveys Ltd. dated October 2011 be APPROVED, subject to the applicant:
 - i. entering into a development and servicing agreement to:
 - a. provide for the remission of Council's subdivision servicing fee for each new industrial parcel created by the subdivision; and
 - b. identify the applicant's responsibilities concerning upgrades to Beam Road and 60th Street required in response to the new development;
 - ii. submitting a detailed site grading and storm water management plan which is acceptable to the RM and City Administrations reflecting the cumulative development of both properties confirming that the post development offsite

- iii. water flows do not exceed predevelopment flows ;
- iii. presenting a strategy for providing a water source for fire suppression which is acceptable to the RM and City Administrations;
- iv. satisfying the Municipal Reserve requirement as required by the Ministry of Municipal Affairs; and
- v. providing written confirmation from the Heritage Branch regarding any additional investigation that may be required on the site prior to initiating the physical development of the property. CARRIED.

Discretionary Use/Brandt Tractor Properties Ltd.

16. Germs: That the discretionary use application submitted by Brandt Tractor Properties Ltd. to establish an automotive, equipment and vehicle storage service on proposed Parcel B as described on the Plan of Subdivision prepared by Webb Surveys Ltd. dated October 2011 be DEFERRED, so that the applicant and Administration can further investigate and quantify the long term traffic safety impact of the proposed temporary access point along Beam Road recognizing the potential cumulative development and its associated traffic in the area. MOTION LOST.

Discretionary Use/Brandt Tractor Properties Ltd. Revised

17. Rempel: That the discretionary use application submitted by Brandt Tractor Properties Ltd. to establish an automotive, equipment and vehicle storage service on proposed Parcel B as described on the Plan of Subdivision prepared by Webb Surveys Ltd. dated October 2011 be APPROVED, subject to further consideration for the construction of a turning lane into the property. CARRIED.

Recess Meeting

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

Public Hearing

19. At 11:08 a.m. the meeting was recessed to receive submissions regarding the following bylaws:

Bylaw No.	Applicant	Legal	Zoning Existing to Proposed
32/11	R.M. of Corman Park	Textual Amendments R.M. of Corman Park Zoning Bylaw	Land Farm Approval Terms
33/11	A. & D. Wolfe	Portion NE 1-39-4- W3	AG to AR1
39/11	James Hunter et al	W ½ SE 16-36-4-W3	DAG1 to DCR1

No verbal or written submissions were received regarding Bylaw 32/11, Bylaw 33/11 or Bylaw 39/11.

Close Hearing

20. Germs: That the Public Hearing now close and the Council meeting reconvene at 11:13 a.m. CARRIED.

Bylaw No. 32/11 Textual Amendment R.M. of Corman Park Zoning Bylaw

21. L. Kasahoff: That Bylaw No. 32/11 be now read a second time. CARRIED.

J. Kasahoff: That Bylaw No. 32/11 be now read a third time. CARRIED.

- Bylaw No. 33/11
AG to AR1** 22. Trask: That Bylaw No. 33/11 be now read a second time. CARRIED.
- Janzen: That Bylaw No. 33/11 be now read a third time. CARRIED.
- Bylaw No. 39/11
DAG1 to DCR1** 23. Dyck: That Bylaw No. 39/11 be now read a second time. CARRIED.
- Rempel: That Bylaw No. 39/11 be now read a third time. CARRIED.
- Subdivision/LindnerBros.
Development Ltd.** 24. Rempel: That the application of Lindner Bros. Developments Ltd. to subdivide a 4.31 ha (10.65 acre) parcel from SE 11-37-6-W3 for the construction of a public roadway as shown on the Plan of Proposed Subdivision prepared by Saskatoon Land Surveyors Digital Mapping Systems dated November 2011 be APPROVED. CARRIED.
- Rezoning and
Subdivision/Marksview
Farm Ltd.** 25. Dyck: That the application of Marksview Farm Ltd. to rezone a portion of the NE 27-38-4-W3 from Agricultural District (AG) to Agricultural Residential 1 District (AR1) and to subdivide a 1.36 ha (3.35 acre) parcel for the purpose of creating separate title for a residential parcel as shown on the Plan of Proposed Subdivision submitted by Altus Geomatics dated November 22, 2011 be APPROVED subject to:
- i. being responsible for all of the costs associated with the rezoning; and
 - ii. the applicant entering into an agreement with the owner of the ILO on the adjacent quarter section allowing the setbacks required from an ILO as set out in the R.M. of Corman Park Official Community Plan to be relaxed; and
 - iii. the applicant entering into a servicing agreement to provide for the remission of the required subdivision servicing fee for the new country residential parcel.
- CARRIED.
- Discretionary Use/Macaskill** 26. Fox: That the application of L. & E. Macaskill to construct a detached residence as a garden suite on Lot 10, Block 1, NE26-35-5-W3 be APPROVED as a discretionary use for a 2 year period subject to the applicant entering into a development agreement with the Municipality to ensure the garden suite complies with all relevant requirements of the Zoning Bylaw including the provision of financial security, to be held by the Municipality, to guarantee the performance of the agreement. CARRIED.
- Consolidation/Robert** 27. Rempel: That the R.M. of Corman Park consent to the request of Marie Robert to consolidate Surface Parcel No.135909872 and 135945276 within the NE 31-37-6-W3 subject to the property owner being responsible for all costs associated with the consolidation. CARRIED.
- Receive Development
Summary Report** 28. Trask: That the Development Summary Report as contained in Item 12 H of the Planning Report be received. CARRIED.
- Bylaw 01/12** 29. Trask: That Bylaw No. 01/12 being a bylaw to rezone NE 27-38-4-W3

- Marksview Farms** from Agricultural District (AG) to Agricultural Residential 1 District (AR1) be now read a first time. CARRIED.
- Back Up Services for Intervalley Water Inc.** 30. L. Kasahoff: That the Municipality's Certified Water Operators provide the required water testing, as requested, as well as be the on-call contact until the return of the Intervalley certified operator and that Intervalley Water Inc. be invoiced on a cost recovery basis. CARRIED.
- Preston Ave Shop Fencing** 31. L. Kasahoff: That the Municipality temporarily rent fencing to prevent unsolicited dumping on the Preston Avenue Shop property until a more permanent barrier can be erected. CARRIED.
- Gravelling TWP Road #382 between RGE Rd #3040 & 3042** 32. L. Kasahoff: That the Municipality and the Hutterian Colony each pay 50% of the cost of material supply and hauling at the rate of 100 yards per mile to gravel the summer road: Twp Rd #382 between Rge Rd #3040 and #3042 and that this arrangement then becomes the basis for policy for summer roads. CARRIED.
- Highway #305 West of the Town of Warman** 33. L. Kasahoff: That the R.M. of Corman Park extend an invitation to the Ministry of Highways to meet with the Public Works Committee at its scheduled meeting in February, 2012 to discuss the transfer of the existing Highway 305 lanes and the condition thereof when transferred to the Municipality from Warman west to connection with the future realigned Highway 305. CARRIED.
- Gravel Purchase/Paul Pilka Trucking Division Ltd.** 34. L. Kasahoff: That the Municipality purchase 7092 yards of road gravel from Paul Pilka Trucking Division Ltd. at \$11.00 per yard located in the NE 21-42-7-3 as per offer dated October 13, 2011 with payment due in full on April 12, 2012. CARRIED.
- Highway #11 Turning Lanes onto Melness Road** 35. L. Kasahoff: That the Municipality write a letter to the Ministry of Highways requesting the construction of turning lanes at the intersection of Highway #11 and Twp Rd #352 for northbound and southbound lanes. Also, request the construction of turning lanes at the intersection of Highway #16 and southbound lanes at Range Road #3085. CARRIED.
- TWP Road #370 and RGE Road #3092 Signage/Brushing** 36. L. Kasahoff: That the Municipality erect stop signs at the railway crossing at Twp Rd #370 and Rge Rd #3092. CARRIED.
- Road Allowance Lease/E1/2 13-37-9 W3** 37. L. Kasahoff: That the Municipality inform the landowners of the East ½ 13-37-9-W3, NW 18-37-8-W3, and SW 19-37-8-W3 that their requests respecting toe municipal road allowance located East of 13-37-9-W3 will be reviewed in Spring, 2012. CARRIED.
- Receive Public Works Committee Minutes** 38. Trask: That the minutes of the Public Works Committee meeting held on January 3, 2012 be received. CARRIED.
- Beacons on Public Works Vehicles** 39. Trask: That Public Works purchase three permanent beacons to be installed on the Municipal vehicles of the Director of Operations and the two Assistant Directors of Public Works. CARRIED.
- Water Quality Report** 40. Trask: That the Water Quality Report dated December, 2011 regarding the water distribution systems in Grasswood, the Hamlet of Casa Rio

and the North Corman Industrial Park be received. CARRIED.

Winter Exploration of Gravel 41. Kasahoff: That the Municipality begin to test for gravel during the winter months utilizing municipal equipment and that said testing cease once the temperature is -20 C without wind chill. CARRIED.

Public Works Report 42. Rempel: That the Public Works Report dated January 9, 2012 be received. CARRIED

43. Janzen: That Bylaw #2/12 a Bylaw to provide for Mail-In Ballot Voting System be now read a first time.

CARRIED.

**Bylaw #2/12
 Mail-In Ballot Bylaw
 Bylaw #2/12 Bylaw to
 provide for Mail In Ballot
 Voting System
 First and Second Reading**

Janzen: That Bylaw #2/12 a Bylaw to provide for Mail-In Ballot Voting System be now read a second time.

CARRIED.

**Bylaw #2/12
 Bylaw Read 3 Times at One
 Meeting**

44. Janzen: That Bylaw #2/12 be considered for third and final reading at this meeting. MOTION LOST.

Law Firm Appointment

45. Janzen: That the R.M. of Corman Park appoint the law firm of Robertson Stromberg to act on their behalf as the Municipality's permanent law firm. CARRIED.

Wind Turbine Complaint

46. Janzen: That further information be brought to the Council regarding letters received in opposition to a wind turbine that has been erected on the Dwayne Pitka property and near Hidden Ridge Estates.

CARRIED.

Polling Stations

47. Henry: That the Municipality establish 1 polling station in Division 2, Division 3, Division 5 and Division 6; 2 polling stations in Division 1, Division 4 and Division 8, and 3 polling stations in Division 7. CARRIED.

**Receive Administration
 Committee Minutes**

48. J. Janzen: That the Administration Committee Minutes held January 4, 2012 be received. CARRIED.

**Bylaw 47/11
 Tax Enforcement Officers**

49. Henry: That Bylaw No. 47/11 a Bylaw to Appoint Bylaw Enforcement Officers be now read a third time. CARRIED

Tax Cancellation/Bodnar

50. Germs: That the following tax cancellations be denied as the ratepayer missed the assessment appeal deadline in 2009 and 2010.

**a) Ronald & Sandra Bodnar
 LSD 09 & 10 27-37-6 W3 (Folio 000927101.01)**

	<u>Municipal</u>	<u>Public School</u>	<u>TEC</u>	<u>Total</u>
2009 Tax Levy	2,401.77	4,014.39	0.00	6416.16
2009 Penalty	157.34	263.06	0.00	430.40
2010 Tax Levy	2,561.73	4,014.51	9.00	6,585.24
2010 Penalty	192.87	302.40	0.18	495.45
Total	5,313.71	8,594.36	9.18	13,917.25
2009 Levy Cancellation	-1,223.10	1,849.75	0	-3,072.85
2010 Levy Cancellation	1,304.64	-1,849.75	-9.00	-3,163.39
2009/2010 Penalty	-350.21	-565.46	-.18	-915.85
2009/2010 Balance (Paid)	2,435.76	4,329.40	0.00	6765.16

CARRIED.

**Larry Wade
 Weed Inspector/Safety
 Officer**

51. Henry: That Larry Wade be hired as Weed Inspector/Safety Officer as per his employment contract and that he become a permanent employee after successful completion of his probationary period.
 CARRIED.

**Amy Meriam
 Reception/Clerical**

52. Henry: That Amy Meriam be hired for the position of Reception/Clerical as per her employment contract and that she become a permanent employee after successful completion of her probationary period.
 CARRIED.

Administration Report

53. L. Kasahoff: That the Administration Report dated January 9, 2012 be received.
 CARRIED

Administrator Fees

54. Trask: That the Administrator's fees be paid on her behalf including the following: RMAA membership fee, mandatory Life Insurance, Insurance License Fee and convention expenses.
 CARRIED.

Election Staffing

55. Dyck: That the Administrator be authorized to obtain adequate staffing, including overtime, to provide for the additional work involved to meet the February 29th election requirements.
 CARRIED.

**Human Resources
 Committee Minutes**

56. J. Janzen: That the Human Resources Committee Minutes held January 4, 2012 be received.
 CARRIED.

Election Remuneration

57. Germs: That the Municipality pay the Deputy Returning Officer(s) \$110/Advance Poll and \$220/Election Day and Poll Clerk(s) \$85/Advance Poll and \$170/Election Day for the Municipal Election, February 29, 2012.
 CARRIED.

Sask Lottery Allocations

58. L. Kasahoff: That the following population allocations be made under the provisions of the Saskatchewan Lotteries Community Grant Program:

<u>Municipality</u>	<u>Allocation</u>
Town of Dalmeny	994
Town of Asquith	346
Town of Osler	1039
City of Martensville	1087
Town of Langham	1142
Town of Clavet	460
Town of Warman	1541
Hamlet of Casa Rio	<u>1740</u>
	8349

CARRIED.

2012 Recreation Grants

59. Germs: That the Municipality approve the following Recreation Grants for 2012:

Town of Asquith	\$842.00
Town of Dalmeny	\$2104.00
Town of Langham	\$2104.00
City of Martinsville	\$2,944.00
Town of Osler	\$1052.00
South Corman Park Comm. Assoc.	\$1262.00
Village of Vanscoy	\$1052.00
Town of Warman	\$2944.00

CARRIED.

- Canadian AgriSafety Conference** 60. J. Janzen: That Councillor Joe Kasahoff attend the Canadian AgriSafety Conference in Saskatoon on February 16, 2012. CARRIED.
- SPCA Donation** 61. Fox: That the Municipality donate \$1000 to the SPCA. CARRIED.
- SAMA AGM Attendance** 62. Samson: That Barb Zelinski, Assessor and Reeve Henry attend the SAMA AGM on April 17, 2012. CARRIED.
- Receive Correspondence** 63. Trask: That the following correspondence be received:
- 23. Correspondence – Action Items
 - a. SPCA – Request for Donation
 - b. APAS – 2012 Membership
 - c. Walter Miller – Letter re: Dust Control
 - d. University of Saskatchewan – Health & Safety in Agriculture - delegate
 - e. Heritage Conservation Branch – 2012 Forum
 - f. SAMA Annual Meeting –April 17, 2012
 - g. University of Sask. – Request for Donation
 - 24. Correspondence – Information
 - a. SARM – re: December Update
 - b. Dave Marit – Letter for support
 - c. RCMP – Mayor`s Report
 - d. Resort Village of Thode – Letter
 - e. Sask. Watershed Authority – Emergency Flood Damage Reduction Program
 - f. Meeting on City/R.M. Regional Issues
 - g. Citizenship & Immigration Canada – Cultural Diversity
 - h. North Central Transportation Planning Committee
 - i. Hamlet of Cathedral Bluffs – Minutes—November 28, 2011
- CARRIED.
- Updates** 64. Janzen: That the following Updates be received:
- a) Reeve Henry – SREDA
 - b) Councillor J. Kasahoff – APAS Convention
 - c) Councillor J. Kasahoff – Borden Care Home
- CARRIED.
- Meet In Camera** 65. Janzen: That the meeting recess in order to meet In Camera as a Committee of the Whole Council. CARRIED.
- Reconvene Meeting** 66. Dyck: That the Council meeting now reconvene. CARRIED.
- Osler Library Board** 67. Trask: That Kim Dyck be appointed to the Osler Library Board. CARRIED.
- Scheduled Meetings** 68. The following meetings be scheduled:
- Regular Council Meeting, January 23, 2012
 - Flood Mitigation Meeting, Monday, January 16, 2012, 1:00 p.m.
 - Union Negotiations: Thursday, January 19, 2012, 9:00 a.m.
 - H.R. Committee: February 6, 2012, 9:00 a.m.
 - Administration Committee: Wednesday Feb. 15, 2012 @11:00
 - Public Works Committee: February 15, 2012, 9:00 a.m.

- Regular Council Meeting, February 13, 2012

Adjourn

69. J. Kasahoff: That this meeting now adjourn at 3:45 p.m.

CARRIED.

Reeve

Administrator