

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE  
RURAL MUNICIPALITY OF CORMAN PARK NO. 344  
HELD MONDAY, OCTOBER 4, 2021 @ 9:00 A.M.  
111 Pinehouse Drive, Saskatoon, SK &  
Live Streaming via GoToMeeting.com**

- Present**
1. Present: Reeve Judy Harwood, Councillors: Div. 1 John Germs, Div. 2 Michelle Chuhanuik, Div. 3 Lyndon Haduik, Div. 4 David Greenwood, Div. 5 Art Pruum, Div. 7 Calvin Vaandrager, Div. 8, Wendy Trask

Regrets: Div. 6 Bas Froese-Kooijenga

Staff present: Ken Kolb, Chief Administrative Officer; Craig Clements, Director of Finance; Rebecca Row, Director of Planning and Development; Joel Cardinal, Director of Public Works; Jeremy Dela Cruz, Planner II; Audrey Shoard, Treasury/Corporate Records Clerk; Nicole Bowden, Administrative Assistant.

- Call to Order**
2. Reeve Harwood called the meeting to order at 8:30 a.m.

- In-Camera**
3. *In Camera at 8:31 a.m.*

Haduik: That the meeting proceed in camera as per *Section 16(1) of the Local Authority Freedom of Information And Protection of Privacy Act* to discuss legal matters.  
CARRIED UNANIMOUSLY

- Meeting**
4. *Out of Camera at 9:00 a.m.*

**Reconvenes**

Pruum: That Council comes out of camera.  
CARRIED UNANIMOUSLY

*Meeting Break 9:00 a.m. to 9:04 a.m.*

- Agenda**
5. Pruum: That the Agenda be APPROVED with the following additions:  
14.a) Hodgson Road, Dust Control, Mrs. Ryan – Clr. Greenwood  
14.b) Clarence Avenue Paving Quality – Clr. Chuhanuik  
CARRIED UNANIMOUSLY

- Conflict of Interest**
6. Clr. Pruum declared a conflict with Planning Item 9.e.1).

- September 20, 2021 Council Meeting Minutes**
7. Trask: That the Minutes of the Regular Meeting of Council held September 20, 2021 be APPROVED.  
CARRIED UNANIMOUSLY

- Business Arising from the Minutes**
8. Clr. Greenwood requested an update on the Buck's Auto situation. Administration advised that investigation is still underway.

- Accounts for Payment**
9. Haduik: That the Accounts for Payment, Item 7A1) attached hereto, forming a part of these Minutes be APPROVED.  
CARRIED UNANIMOUSLY

- Employee Payroll Summary**
10. Greenwood: That the Employee Payroll Summary be APPROVED.

- Council Division Updates**
11. Councillors provided verbal updates of items of interest in their respective divisions.  
CARRIED UNANIMOUSLY

- Council Indemnity**
12. Haduik: That the Council Indemnity for September 2021 be APPROVED.  
CARRIED UNANIMOUSLY

- Council Payroll Summary**
13. Chuhanuik: That the Council Payroll Summary be APPROVED.  
CARRIED UNANIMOUSLY



**Subdivision – Peter  
& Elizabeth Friesen  
SW 29-39-3-W3**

14. Pruum: That the application of Peter and Elizabeth Friesen to subdivide two 4.05 ha (10.00 acre) parcels labelled as Parcels "A" and "B" from SW-29-39-3-W3 as shown on the Revised Plan of Proposed Subdivision prepared by Webb Surveys dated August 16, 2021 be APPROVED subject to:
- i. The dedication of Environmental Reserve (ER1) be used in the preservation of the bank and remain in its natural state in accordance to Section 185 (3) of the Planning and Development Act, 2007 and not be used for any public park or other specific use;
  - ii. The applicant being solely responsible for all of the costs of the subdivision including the provision of Municipal Reserve in the form of cash-in-lieu;
  - iii. If development occurs within the 30m setback from top of bank the applicant shall submit supporting engineered evidence of slope stability with the development and building permit application to the satisfaction of the municipality;
  - iv. The execution and registration of an easement agreement to provide for a 5 metre road widening easement adjacent to Township Road 394;
  - v. The execution and registration of a notice on title regarding the relaxation of the recommended separation distance on proposed Parcel "B";
  - vi. The applicant will be required to enter into a servicing agreement providing the standards for property servicing and remittance of the required subdivision servicing fees for Parcel "B";
  - vii. The installation of any new plumbing and sewage systems shall be permitted, inspected and approved by the Saskatchewan Health Authority;
  - viii. Provision for or relocation of utility services is the responsibility of the applicant and at their expense to the satisfaction of the affected utility Agencies;
  - ix. The applicant provide proof to the R.M. of Corman Park that an easement has been registered on title for the existing water line that is not included in Parcel "A";
  - x. New approaches shall be required to access Parcel "B" and remnant parcel which must be constructed at time of development and in subject to consultation with, and approval from, the R.M. Director of Public Works;
  - xi. Any new permanent structures should be built on topographical highs and be constructed away from obvious low spots and drainage runs;
  - xii. The applicant is not to block, divert or otherwise alter the natural drainage patterns without prior consent from the Water Security Agency;
  - xiii. Obtaining the necessary approvals and complying with the requirements and recommendations of all government ministries and agencies including but not limited to Saskatchewan Health Authority and Water Security Agencies; and
  - xiv. The construction of any buildings on site shall require the approval of a development permit and building permit from the R.M. of Corman Park.

CARRIED UNANIMOUSLY

**Discretionary Use – 15.  
Plum Blossom  
Farms Ltd.  
SW 19-38-4-W3**

15. *Clr. Pruum declared a pecuniary interest in the following item and moved from the Table to the Gallery at 9:22 a.m.*

Trask: That the application of Plum Blossom Farms Ltd. to operate an Agricultural Tourism Use consisting of processing and sales of dairy products and operate tours showcasing the Agricultural Tourism Use on SW-19-38-4-W3 be APPROVED subject to:

- i. The applicant shall be responsible for all costs associated with the discretionary use application;
- ii. The Agricultural Tourism use operating between March to November, Monday to Saturday from 10am to 8pm;

*h*  
*A*

- iii. The applicant entering into a development agreement to outline the operational standards of the business, and to secure the objectives of the R.M. of Corman Park Zoning Bylaw;
- iv. Provision or relocation of utility services is at the applicant's expense and responsibility to the satisfaction of the affected utility departments;
- v. The applicant shall obtain the necessary approvals and comply with the requirements and recommendations of all government ministries and agencies but not limited to Saskatchewan Health Authority and Ministry of Agriculture;
- vi. The construction of any structure or buildings on site shall require the approval of a development permit and building permit from the R.M. of Corman Park;
- vii. The construction of any new buildings or alteration of an existing building shall require a development and building permit;
- viii. Any buildings that are related to the Agricultural Tourism Use and propose public occupancy shall be constructed in accordance to The Uniform Building and Accessibility Standards Act and National Building Code of Canada, 2015; and
- ix. A new discretionary use application is required should there be any on-site intensification of the Agricultural Tourism Use, such as the site being used as an event venue or retail of goods that are not produced on site.  
CARRIED UNANIMOUSLY

*Clr. Pruiim returned to the Table at 9:29 a.m.*

**Discretionary Use – 16.  
Xplornet  
Communications  
Inc. on behalf of  
Wilfred & Ruth  
Buhler  
LSD 13 & 14  
NW 17-39-4-W3**

- Pruim: That the application of Xplornet Communications Inc. (on behalf of Wilfred & Ruth Buhler) to replace an existing Telecommunications Facility, consisting of a 37 m (120 ft.) Self-Supporting Telecommunication Tower, with a Telecommunications Facility consisting of a 45 m (150.00 ft.) Self-Support Telecommunications Tower on LSD 13 & 14, NW-17-39-4-W3 as a discretionary use be APPROVED subject to:
- i. The applicant being responsible for all costs associated with the discretionary use application;
  - ii. Obtaining the necessary approvals and providing evidence of compliance to the R.M. of Corman Park of the requirements and recommendations of all applicable federal and provincial government ministries and agencies such as NavCanada, Transport Canada, and Innovation, Science and Economic Development; and
  - iii. Any traffic associated with the construction or operation of the Telecommunication Tower that exceeds secondary weights will require a permit from the municipality prior to use.

CARRIED UNANIMOUSLY

**LF 60 Borrowing  
Resolution**

17. Council was presented with the LF 60 Borrowing Resolution to be passed by Council, signed by the proper signing authorities, and then returned to the Bank of Montreal (BMO).

The R.M. has a revolving line of credit with BMO, to a maximum of \$3,000,000 used to cover expenses, if necessary, prior to property tax and other revenues being received.

The line of credit was last utilized in 2014 during the months of October and November, borrowing the total sum of \$2,275,000. Repayment of the sum in full occurred in November 2014, resulting in a total of \$1,332.57 of interest expense paid to BMO.

The current rate for the revolving line of credit is 2.45%.

This resolution is required on an annual basis.

Chuhaniuk: That the 2021 LF 60 Borrowing Resolution authorizing the Municipality to borrow from the Bank of Montreal (BMO) the sum of \$3,000,000, if required, to meet the expenditures of the Municipality be approved.

CARRIED UNANIMOUSLY

**2021 Clarence Avenue Road Project (2.6 miles) Application**

18. Administration is requesting approval from Council to formally make application to the Local Government Committee of Saskatchewan to borrow by way of debentures for the 2021 Clarence Avenue Road Project (2.6 Miles).

Greenwood: That

- 1) The application to the Local Government Committee of Saskatchewan to borrow by way of debentures in the amount of \$1.5 Million for the construction of 2021 Clarence Avenue Road Project (2.6 Miles) be approved; and
- 2) Debentures to be repayable so that the principal and interest are combined and made payable in ten (10) equal annual instalments during the term of the securities interest at the rate approved by the Municipal Financing Corporation of Saskatchewan.

CARRIED UNANIMOUSLY

**Correspondence – Information Items**

19. Greenwood: That the following items of correspondence be received as information:

- a) SARM – Midterm Convention – Moving to Virtual Format
- b) SARM – Grain Companies to Work with Farmers

CARRIED UNANIMOUSLY

**Hodgson Road, Dust Control, Mrs. Ryan**

Councillor Greenwood brought forward a request from a ratepayer for application of dust control on Hodgson Road off of Valley Road due to the large number of trucks hauling to Buck's Auto property.

Greenwood: That the R.M. apply dust control in front of the Ryan property on Hodgson Road off of Valley Road.

Recorded Vote:

For: Councillors: Haduik, Greenwood, Vaandrager

Opposed: Reeve Harwood, Councillors: Germs, Chuhaniuk, Pruiim, Trask

MOTION LOST

**Clarence Ave Paving Project**

21. Councillor Chuhaniuk brought forward concerns regarding the quality of work on the Clarence Avenue Paving Project, including patching, center seam not straight, edges not straight and the ditchwork cleanup is very messy looking.

**Reeve's Report**

22. The Reeve provided a verbal report of her activities during the month of September.

Harwood: That the verbal report presented by the Reeve of her activities during the month of September be received as information.

CARRIED UNANIMOUSLY

**Chief of Police's Report**

23. Chuhaniuk: That the Chief of Police's Report, Item 19, forming a part of these Minutes be received.

CARRIED UNANIMOUSLY

- Upcoming Meetings**
- a. District Planning Commission – Wednesday, October 6, 2021 @ 11:30 a.m.
  - b. Public Works Committee Meeting – Monday, October 18, 2021 @ 8:30 a.m.

5 A

- c. Planning Committee Meeting – Monday, October 18, 2021 – Immediately following the Public Works Committee Meeting
- d. Administration Committee Meeting – Monday, October 18, 2021 – Immediately following the Planning Committee Meeting
- e. Police Commission Meeting – Wednesday, October 20, 2021 @ 2:00 p.m.
- f. Regular Council Meeting – Monday, October 25, 2021 @ 9:00 a.m.

**In-Camera**

- 25. *In-Camera at 10:07 a.m.*

Germers: That the meeting proceed in camera as per Section 16(1) of the *Local Authority Freedom of Information And Protection of Privacy Act* to discuss legal matters.  
CARRIED UNANIMOUSLY


*Out of Camera at 10:16 a.m.*


Chuhaniuk: That Council comes out of camera.  
CARRIED UNANIMOUSLY

**Adjournment**

- 26. Haduik: That the meeting now be adjourned at 10:17 a.m.  
CARRIED UNANIMOUSLY



  
Reeve

  
Chief Administrative Officer