

**REGULAR MEETING OF DALMENY TOWN COUNCIL  
MONDAY, NOVEMBER 4, 2024, 7:00 P.M.  
DALMENY TOWN OFFICE – TOWN COUNCIL CHAMBERS**

**AGENDA:**

**CALL TO ORDER – 7:00 p.m.**

**ADOPTION OF AGENDA – additions/deletions**

**MINUTES OF THE PREVIOUS MEETING**

- a. October 21, 2024 Regular Council Meeting

**BUSINESS ARISING FROM THE MINUTES:**

- a.

**ACCOUNTS FOR APPROVAL**

- a. Approval of Current Accounts
- b. Approval of Payroll
- c. Approval of MasterCard Payments for September

**FINANCIALS**

- a.

**PUBLIC MEETING**

- a. Bylaw 9-2024, a Bylaw of the Town of Dalmeny to adopt an Official Community Plan – 7:20 p.m.

**CORRESPONDENCE**

- a. Fallen Airman 100<sup>th</sup> Anniversary Remembrance Day Campaign

**DELEGATION**

- a. Eduard Saam – Development and Servicing Agreement – 7:30 p.m.

**REPORTS**

- a. Chief Administrative Officer's Report

**NEW BUSINESS**

- a. Appointment to the Board of Revision – Nor Sask Board Services – Laurie Pilkey
- b. Minutes of the October 30, 2024 Library Board Meeting
- c. Why Cloudpermit – Community Development Made Simple

**BYLAWS**

- a. Bylaw 9-2024, A Bylaw of the Town of Dalmeny to Adopt an Official Community Plan (Proposed Second and Third Readings)
- b. Bylaw 14-2024, A Bylaw of the Town of Dalmeny to Establish a Board of Police Commissioners

**ROUND TABLE DISCUSSION/IN CAMERA**

**ADJOURN**

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Next Regular Meeting: November 25, 2024 (At the Call of the Chief Administrative Officer)

2024 Regular Council Meetings: Proposed for December 9 and December 23

Committee of Whole Meetings: 6:30 p.m. prior to Regular Council Meetings; and  
7:00 p.m. on alternate Mondays from council meetings, when required:

Next Dalmeny Police Commission Meeting: November 18, 2024 commencing at 5:00 p.m.

2024 Dalmeny Police Service Meeting Schedule: December 16

TOWN OF DALMENY  
REGULAR COUNCIL MEETING  
MONDAY, OCTOBER 21, 2024  
DALMENY TOWN OFFICE

**PRESENT:** Mayor Jon Kroeker, Councillors Ed Slack, Greg Bueckert, Matt Bradley and Anna-Marie Zoller.  
Also present was CAO Jim Weninger.

**ABSENT:** Councillor Eric Desnoyers.

**CALL TO ORDER**

Mayor Jon Kroeker called the Regular Council Meeting to order at 7:00 p.m., a quorum being present.

**ADOPTION OF AGENDA**

**357/24 – Bradley/Slack** – That the agenda for the Regular meeting of Council of the Town of Dalmeny for October 21, 2024 be adopted as presented.

Carried.

**MINUTES**

**358/24 – Slack/Zoller** – That the Minutes of the October 7, 2024 Regular Council meeting be approved as circulated.

Carried.

**NOTICE OF DECISION -WISEROCK DEVELOPMENTS LTD**

**359/24 – Bueckert/Slack** – That the Notice of Decision Certificate of Approval from the Ministry of Government Relations Community Planning Branch regarding Lots 15 to 17, Block 3, Plan H758 and Proposed Lots 29 and 30, Block 3 pertaining to WiseRock Developments Ltd. be accepted by Council.

Carried.

**ACCOUNTS PAYABLE**

**360/24 – Slack/Bueckert**– That the accounts as detailed on the attached cheque listing and amounting to \$212,553.83 for the period ending October 17, 2024 and representing cheque numbers 19690 to 19733 be approved by Council.

Carried.

**PAYROLL**

**361/24 – Zoller/Bueckert** – That the payroll listing in the amount of \$30,162.95 for the pay period ending October 11, 2024 be approved by Council.

Carried.

TOWN OF DALMENY  
REGULAR COUNCIL MEETING  
MONDAY, OCTOBER 21, 2024  
DALMENY TOWN OFFICE

**STATEMENT OF OPERATING REVENUES AND EXPENDITURES**

**362/24 – Bradley/Zoller** – That the Bank Reconciliation and Statement of Operating Revenues and Expenditures be accepted by Council for the period ending September 30, 2024.

Carried.

**CORRESPONDENCE**

**363/24 – Bradley/Slack** – That the following correspondence be filed:

- A. Prairie Spirit School Division – Subdivision Elections
- B. Best Practises for Reconciliation & Municipal-Indigenous Relations

Carried.

**EMO COORDINATOR'S QUARTERLY REPORT**

**364/24 – Bueckert/Slack**– That the EMO Coordinator's Quarterly Report for the period ending September 30, 2024 as prepared by EMO Coordinator Alicia Bell be accepted by Council.

Carried.

**PUBLIC WORKS MANAGER'S QUARTERLY REPORT**

**365/24 – Zoller/Slack** – That the Public Works Manager's Quarterly Report for the period ending September 30, 2024 as prepared by the Public Works Manager Jeff Johnson be accepted by Council.

Carried.

**RECREATION MANAGER'S QUARTERLY REPORT**

**366/24 – Zoller/Bradley** – That the Recreation Quarterly Report for the period ending September 30, 2024 as prepared by the Recreation Manager Mat Halcro be accepted by Council.

Carried.

**CAO REPORT**

**367/24 – Bueckert/Bradley** – That the Chief Administrative Officer's Report as presented by the Chief Administrative Officer Jim Weninger for October 21, 2024 be accepted by Council.

Carried.

TOWN OF DALMENY  
REGULAR COUNCIL MEETING  
MONDAY, OCTOBER 21, 2024  
DALMENY TOWN OFFICE

**2024 MUNICIPAL ELECTION ABANDONMENT OF POLL**

**368/24 – Slack/Zoller** – That the Notice of Abandonment of Poll for Mayor and the Notice of the Abandonment of Poll for Councillor as it relates to the Town of Dalmeny’s 2024 General Municipal Election, be acknowledged by Council.

Carried.

**SPECIAL ASSESSMENT APPEALS VICTOR TERRACE**

**369/24 – Bradley/Slack** – That Nor Sask Board Services be appointed to hear Special Assessment Appeals scheduled for Monday, December 9, 2024 at 6:00 p.m. regarding the Victor Terrace Local Improvement Asphalt Pavement Project.

Carried.

**BYLAW 10-2024 – TAXATION EXEPTION – DALMENY INDUSTRIAL PARK INC.**

**370/24 – Zoller/Slack** – That Bylaw 10-2024, a Bylaw of the Town of Dalmeny to Provide for the Exemption from Taxation for the Purpose of Economic Development – Dalmeny Industrial Park Inc. be introduced and read a first time.

Carried.

The CAO read Bylaw 10-2024 for the first time.

**371/24 – Bueckert/Slack** – That Bylaw 10-2024 be read a second time.

Carried.

The CAO read Bylaw 10-2024 a second time.

**372/24 – Bradley/Zoller** – That Bylaw 10-2024 be given third reading at this meeting.

Carried Unanimously.

**373/24 – Bueckert/Bradley** – That Bylaw 10-2024 be read a third time and adopted.

Carried.

The CAO read Bylaw 10-2024 a third time, and the Mayor and CAO signed and sealed the bylaw.



TOWN OF DALMENY  
REGULAR COUNCIL MEETING  
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DALMENY TOWN OFFICE

**BYLAW 11-2024 – TAXATION EXEMPTION – ACE PROPANE**

**374/24 – Bueckert/Bradley** – That Bylaw 11-2024, a Bylaw of the Town of Dalmeny to Provide for the Exemption from Taxation for the Purpose of Economic Development – Ace Propane be introduced and read a first time.

Carried.

The CAO read Bylaw 11-2024 for the first time.

**375/24 – Bradley/Bueckert** – That Bylaw 11-2024 be read a second time.

Carried.

The CAO read Bylaw 11-2024 a second time.

**376/24 – Slack/Bueckert** – That Bylaw 11-2024 be given third reading at this meeting.

Carried Unanimously.

**377/24 – Bradley/Bueckert** – That Bylaw 11-2024 be read a third time and adopted.

Carried.

The CAO read Bylaw 11-2024 a third time, and the Mayor and CAO signed and sealed the bylaw.

**BYLAW 12-2024 – BOARD OF POLICE COMMISSIONERS**

**378/24 – Slack/Zoller** – That Bylaw 12-2024, a Bylaw of the Town of Dalmeny to Establish a Board of Police Commissioners be introduced and read a first time.

Carried.

The CAO read Bylaw 12-2024 for the first time.

**379/24 – Zoller/Bradley** – That Bylaw 12-2024 be read a second time.

Carried.

The CAO read Bylaw 12-2024 a second time.

**380/24 – Zoller/Bradley** – That Bylaw 12-2024 be given third reading at this meeting.

Carried Unanimously.

TOWN OF DALMENY  
REGULAR COUNCIL MEETING  
MONDAY, OCTOBER 21, 2024  
DALMENY TOWN OFFICE

**381/24 – Bueckert/Bradley** – That Bylaw 12-2024 be read a third time and adopted.

Carried.

The CAO read Bylaw 12-2024 a third time, and the Mayor and CAO signed and sealed the bylaw.

**BYLAW 13-2024 – SPECIAL ASSESSMENT – VICTOR TERRACE**

**382/24 – Slack/Bueckert** – That Bylaw 13-2024, a Bylaw to Authorize a Special Assessment with Respect to the Undertaking of Asphalt Pavement on Victor Terrace as a Local Improvement be introduced and read a first time.

Carried.

The CAO read Bylaw 13-2024 for the first time.

**383/24 – Zoller/Bueckert** – That Bylaw 13-2024 be read a second time.

Carried.

The CAO read Bylaw 13-2024 a second time.

**384/24 – Bueckert/Bradley** – That Bylaw 13-2024 be given third reading at this meeting.

Carried Unanimously.

**385/24 – Slack/Bradley** – That Bylaw 13-2024 be read a third time and adopted.

Carried.

The CAO read Bylaw 13-2024 a third time, and the Mayor and CAO signed and sealed the bylaw.

**IN-CAMERA**

**386/24 – Slack/Bradley** – That Council move into the Committee of the Whole and that the session be “in camera” at 7:47 p.m.

Carried.

**RECONVENE**

**387/24 – Bueckert/Slack** - That Council reconvene and report at 8:32 p.m.

Carried.

TOWN OF DALMENY  
REGULAR COUNCIL MEETING  
MONDAY, OCTOBER 21, 2024  
DALMENY TOWN OFFICE

**OLD TOWN PUBLIC WORKS SITE REMEDIATION**

**388/24 – Slack/Bueckert** – That Council agree to split (50 – 50) the cost of the construction portion of the remediation with the Ministry of Highways up to a maximum amount of \$100,000.00 regarding Block 22, Plan 63S05894, Extension 0; Parcel 118572015 and Block 22A, Plan 81S23142, Extension 0; Parcel 118572026 and that Acting Senior Project Manager/Engineer-in-Training Mustafa Aljuboori be advised of the same. This was the location of the Old Town Public Works Building.

Carried.

**ADJOURN**

**389/24 – Zoller/Bueckert** – That the meeting be adjourned. Time 8:38 p.m.

Carried.

(seal)

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Mayor

\_\_\_\_\_  
Chief Administrative Officer

**Dalmeny**  
**Accounts for Approval**  
Batch: 2024-00055 to 2024-00056

Bank Code - AP - AP-GENERAL OPER

**COMPUTER CHEQUE**

Payment #	Date	Vendor Name Invoice #	Reference	Invoice Amount	Payment Amount
19690	10/21/2024	Allan Novotny 31	PARK TREES- PLANT/HAUL	1,998.00	1,998.00
19691	10/21/2024	ASL Paving Ltd. NO.071-108-03	VICTOR TERRACE LOCAL IMPROV	97,346.53	97,346.53
19692	10/21/2024	ASL Paving Ltd. 12401-11697	STREETS-HOT MIX	549.45	549.45
19693	10/21/2024	Clarks Crossing Gazette Newspaper 4343/4306/4406	OCP BYLAW/FIRE PREVENTION	651.38	651.38
19694	10/21/2024	Crosby Hanna & Assoc. 3-419-64#99-419	DALMENY OCP UPDATE/ADVISOR	5,019.74	5,019.74
19695	10/21/2024	Cummins Canada ULC BX-241064852	LIFT 1 GREEN COOLANT	23.85	23.85
19696	10/21/2024	Diversified Electric Ltd. 2241396	LIFT RENTAL-ARENA SOUND SY	718.71	718.71
19697	10/21/2024	Earthworks Equipment Corp S32797/S32895	BOBCAT FILTER/KUBOTA ELEMI	221.48	221.48
19698	10/21/2024	Eecol Electric Corp. 0987028	WATER PUMPHOUSE- HOF	424.49	424.49
19699	10/21/2024	First Filter Service 327238/327283	HUSTLER/GMC BATTERIES	236.43	236.43
19700	10/21/2024	Galt Resources Strategy 2024-03	REVIEW	1,338.75	1,338.75
19701	10/21/2024	Gregg Distributors LP 422/423/430424	FIRE-WHITE BORAD/BATTERIES	634.30	634.30
19702	10/21/2024	Jason Praski 24020	RET SCREEN ENERGY MODEL-	588.00	588.00
19703	10/21/2024	Lacy Boisvert 37	SEPT 25- OCT 17 SOCIAL MEDIA	404.75	404.75
19704	10/21/2024	Lambert Distributing 01-091148	HUSTLER 104 SUPPLIES	78.04	78.04
19705	10/21/2024	Len's Hauling Ltd. 114082	YARD CLEANUP -NUISANCE OR	630.00	630.00
19706	10/21/2024	Limitless Graphics 4051	ARENA SIGNS	238.65	238.65
19707	10/21/2024	Linde Canada Inc. 45431014	PW-SHOP SUPPLIES	60.62	60.62
19708	10/21/2024	Loblaws Inc. 403683/124572	ARENA BOOTH SUPPLIES	622.01	622.01
19709	10/21/2024	Mackenzie Clare 7	POLICE- 2024 PDA	450.00	450.00
19710	10/21/2024	Minister of Finance 24252/824252	FIRE/POLICE RADIO LICENSE	2,164.50	2,164.50
19711	10/21/2024	Morgyn Hyland 2	FIRE PREVENTION FOOD	234.00	234.00
19712	10/21/2024	Munisoft 2024/25-02785	OFFICE-NOTICES/RECEIPTS	373.14	373.14
19713	10/21/2024	Nor-Tec Linen Services R1-903730	ARENA/OFFICE/POLICE MATS	134.64	134.64
19714	10/21/2024	Pacific Fresh Fish			

**Dalmeny**  
**Accounts for Approval**  
Batch: 2024-00055 to 2024-00056

**COMPUTER CHEQUE**

Payment #	Date	Vendor Name	Invoice #	Reference	Invoice Amount	Payment Amount
			709123	ARENA BOOTH SUPPLIES	106.00	106.00
19715	10/21/2024	Precision Asphalt	24172	ASPHALT REPAIRS	6,222.66	6,222.66
19716	10/21/2024	Princess Auto	5582326	ASPHALT MATERIALS	203.43	203.43
19717	10/21/2024	R.M. of Corman Park	35367	PEST CONTROL	72.00	72.00
19718	10/21/2024	Robinson Supply	S109347176.001	ARENA TOILETS	1,934.30	1,934.30
19719	10/21/2024	Sask. Government Insurance	180	PW-TRAILER PLATES	114.68	114.68
19720	10/21/2024	Sask Research Council	3004829/300558	WATER LAB TESTING	370.91	370.91
19721	10/21/2024	SaskTel CMR	475	SASKTEL PMT	1,868.07	1,868.07
19722	10/21/2024	Sask Water	SW088455	BULK WATER	54,949.08	54,949.08
19723	10/21/2024	Saskatoon CO-OP	691	PW/FIRE/POLICE FUEL	2,823.21	2,823.21
19724	10/21/2024	Southern Irrigation	S-INV0676474/98	PW-SHOP/ASPHALT SUPPLIES	71.35	71.35
19725	10/21/2024	Stevenson Industrial	51132	CONDENSER COIL PLUGGED- R	720.17	720.17
19726	10/21/2024	S.U.M.A.	103832	WATER SAMPLE POSTAGE	479.06	479.06
19727	10/21/2024	Surge Ahead Electrical	819/820	SPRAY & PLAY- LIGHTS/SURGE	1,706.15	1,706.15
19728	10/21/2024	SVP Envoyer paiement a	7012891	LAGOON SUPPLY	103.65	103.65
19729	10/21/2024	The Bolt Supply House Ltd.	8691935-00	LAGOON WIRE ROPE CLIP	61.61	61.61
19730	10/21/2024	The Wireless Age	653420-92	FIRE-RADIO SUPPLY	156.85	156.85
19731	10/21/2024	Vallen Canada Inc.	31574557-00	FIRE-GAS/METHANE DETECTOR	596.31	596.31
19732	10/21/2024	WFR Wholesale Fire & Rescue	2024/4740	FIRE-MOBILE HOSE DRYER	4,552.64	4,552.64
19733	10/21/2024	Wheaton GM Buick Cadillac Inc	876557	POLICE-TAHOE ENGINE REPLA	20,300.24	20,300.24
					Total Computer Cheque:	212,553.83

Total AP: 212,553.83

Date Printed  
10/17/2024 4:11 PM

**Dalmeny**  
**Accounts for Approval**  
Batch: 2024-00055 to 2024-00056

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Mayor

Administrator

# Payor/Payee's List Ready for Manual Release

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Payor/Payee Name	Accou	e	Amount	Authorized By
<u>Berrecloth, Donald</u>			554.89	
<u>Bolld, Tai</u>			1099.47	
<u>Bolld, Quin</u>			260.62	
<u>Bonin, Ed</u>			1618.47	
<u>Brabant, Addison</u>			79.05	
<u>Clare, Mackenzie</u>			1358.83	
<u>Dorner, Tyler</u>			1835.33	
<u>Dovell, Beverley</u>			765.48	
<u>Dyck, Bradley</u>			1643.92	
<u>Furi, Bonnie</u>			363.88	
<u>Halcro, Mathew</u>			1550.81	
<u>Hollingshead, Jayson</u>			1792.39	
<u>Honeker, Sheila</u>			328.88	
<u>Janzen, Kelly</u>			1433.42	
<u>Johnson, Jeffrey</u>			1843.57	
<u>Keet, Cindy</u>			564.51	
<u>Klein, Marlys</u>			1188.92	
<u>Meyers, Morgan</u>			86.95	
<u>Moody, Thomas</u>			1592.75	
<u>Roberts, Karen</u>			209.30	
<u>Roberts, Ivey</u>			86.95	
<u>Rowe, Scott</u>			2549.40	
<u>Ruedger, Olivia</u>			252.47	
<u>Splawinski, Scott</u>			2171.82	
<u>Van Meter, Christine</u>			1653.82	
<u>Van-Vuuren, Micaella</u>			63.24	
<u>Weninger, Jim</u>			3063.61	
<u>Wiebe, Morgan</u>			71.15	
<u>Wiebe, Brooklyn</u>			79.05	

30,102.95

**Dalmeny**  
**Proposed Accounts for Approval**  
Batch: 2024-00057 to 2024-00059

Bank Code - AP - AP-GENERAL OPER

**COMPUTER CHEQUE**

Payment #	Date	Vendor Name Invoice #	Reference	Invoice Amount	Payment Amount
19734- Man	10/21/2024	SaskEnergy Corp. OCT 2024	OCTOBER SASKPOWER/ENERG	17,604.19	17,604.19
19735	11/4/2024	Accu-Sharp Tooling LTD 6450/6467	ARENA-ZAMBONI ICE KNIFE	86.58	86.58
19736	11/4/2024	Andrew Sheret Limited 30-042427	DRAINAGE-PIPE	243.09	243.09
19737	11/4/2024	Aon Reed Stenhouse Inc. 2024-2	EXTRA 2024 INSURANCE PREMI	2,923.00	2,923.00
19738	11/4/2024	ASL Paving Ltd. 12401-11701	STREETS-HOT MIX	437.12	437.12
19739	11/4/2024	Bell Mobility Inc. NOV 2024	AERATION BUILDING AUTODIAL	97.41	97.41
19740	11/4/2024	Catalis Technologies Canada LTD INV308332006	2025 ANNUAL CONNECT	5,762.04	5,762.04
19741	11/4/2024	Clark's Supply & Service IN453370	CHRISTMAS LIGHT LIFT RENTAL	370.74	370.74
19742	11/4/2024	Clarks Crossing Gazette Newspaper 74485/74486/554	ABANDONMENT OF POLL/LI-VIC	661.44	661.44
19743	11/4/2024	Dalmeny Cooperative Playschool 31	2024-2025 COMMUNITY GRANT	1,250.00	1,250.00
19744	11/4/2024	Done Wright Contracting Inc. 1002	ARENA-PAINT LOBBY/BATHROO	10,711.50	10,711.50
19745	11/4/2024	Earthworks Equipment Corp W85076	BOBCAT-NEW DOOR GLASS	1,351.96	1,351.96
19746	11/4/2024	ER Towing Limited 1725	REC TRUCK TOW	97.68	97.68
19747	11/4/2024	Exhausted Repair Ltd 4739	REC TRUCK ALTERNATOR	483.81	483.81
19748	11/4/2024	Galt Resources Strategy 2024-04	REVIEW	5,043.36	5,043.36
19749	11/4/2024	InsurGuard Security Inc. 31922	ARENA-TRANSMITTER/TRANSL	521.70	521.70
19750	11/4/2024	Kelly Janzen 72	OFFICE SUPPLIES	71.83	71.83
19751	11/4/2024	Lacy Boisvert 38	SOCIAL MEDIA-CONTEST/PLAN	206.88	206.88
19752	11/4/2024	Loblaws Inc. 642447/19564	ARENA BOOTH SUPPLIES	1,187.58	1,187.58
19753	11/4/2024	Martensville Bldg.&Home Supply 985220	PW-SHOP SUPPLIES	10.65	10.65
19754	11/4/2024	Pacific Fresh Fish 710463/710949	ARENA BOOTH SUPPLIES	472.00	472.00
19755	11/4/2024	Pitney Works 150	OFFICE POSTAGE	315.00	315.00
19756	11/4/2024	Prairie Country Music Assoc 20250001	DALMENY DAYS MUSIC	4,500.00	4,500.00
19757	11/4/2024	Princess Auto 5621268/5628955	PW-SHOP/LAGOON/TOOLS	383.80	383.80
19758	11/4/2024	Ricoh Canada Inc.			



**Dalmeny**  
**Proposed Accounts for Approval**  
Batch: 2024-00057 to 2024-00059

**COMPUTER CHEQUE**

Payment #	Date	Vendor Name	Invoice #	Reference	Invoice Amount	Payment Amount
			99088944/89059	VEEAM BACKUP/OFFICE SUPPC	113.78	113.78
19759	11/4/2024	Roto Rooter	A-11192	SEWER LINE CLEAN	426.24	426.24
19760	11/4/2024	Robertson Stromberg	665657-665660	TAX ENFORCEMENT	1,154.88	1,154.88
19761	11/4/2024	Sask Research Council	5262/5377/5818	WATER LAB TESTING	478.01	478.01
19762	11/4/2024	SaskTel CMR	476	SASKTEL PMT	632.62	632.62
19763	11/4/2024	Scott Splawinski	16	POLICE-FUEL FOR RENTAL TRL	115.13	115.13
19764	11/4/2024	SPI Health and Safety Inc.	12103771-00	PW-SAFETY HARNESS/LANYAR	163.13	163.13
19765	11/4/2024	Stevenson Industrial	51127	CURLING RINK-BRINE GAUGE/T	843.89	843.89
19766	11/4/2024	Trans-Care Rescue	AI-SO-2574	FIRE-LAKELAND COAT/PANTS X	6,301.59	6,301.59
19767	11/4/2024	U11A Renegades	1	REFUND- ICE OVERPAYMENT	410.00	410.00
19768	11/4/2024	University of Regina	GR0019624	POLICE-ACCOMMODATIONS-TR	239.76	239.76
19769	11/4/2024	Zak's Home Hardware	42594/625/452	PW-PLYWOOD/SUPPLIES/CURL	565.21	565.21
Total Computer Cheque:						66,237.60

Total AP: 66,237.60

Certified Correct This Thursday, October 31, 2024

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Administrator

## Payor/Payee's List Ready for Manual Release

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Payor/Payee Name	Acct	pe	Amount	Authorized By
<a href="#">Berrecloth, Colleen</a>			529.50	
<a href="#">Berrecloth, Donald</a>			873.93	
<a href="#">Bolid, Tai</a>			1174.00	
<a href="#">Bolid, Quin</a>			601.24	
<a href="#">Bonin, Ed</a>			1618.47	
<a href="#">Brabant, Addison</a>			158.10	
<a href="#">Braun, Mattaya</a>			63.24	
<a href="#">Clare, Mackenzie</a>			1358.83	
<a href="#">Dorner, Tyler</a>			1612.68	
<a href="#">Dovell, Beverley</a>			775.71	
<a href="#">Dyck, Bradley</a>			1776.22	
<a href="#">Furi, Bonnie</a>			485.57	
<a href="#">Halcro, Mathew</a>			1550.81	
<a href="#">Hollingshead, Jayson</a>			1792.39	
<a href="#">Honeker, Sheila</a>			183.67	
<a href="#">Janzen, Kelly</a>			1433.42	
<a href="#">Janzen, Jaryn</a>			317.74	
<a href="#">Johnson, Jeffrey</a>			1930.33	
<a href="#">Keet, Cindy</a>			773.02	
<a href="#">Klein, Marlys</a>			1011.33	
<a href="#">Kroeker, Jackson</a>			98.81	
<a href="#">Moody, Thomas</a>			1496.60	
<a href="#">Roberts, Karen</a>			317.76	
<a href="#">Roberts, Ivey</a>			83.39	
<a href="#">Rowe, Scott</a>			2549.40	
<a href="#">Ruedger, Olivia</a>			634.42	
<a href="#">Splawinski, Scott</a>			3126.97	
<a href="#">Van Meter, Christine</a>			7188.05	
<a href="#">Van-Vuuren, Micaella</a>			291.70	
<a href="#">Van-Vuuren, Wikus</a>			150.19	
<a href="#">Weninger, Jim</a>			3063.61	
<a href="#">Wiebe, Morgan</a>			54.94	

39,076.04

## September MasterCard

	Description	GST	Cost
510-410-140	Office-Stationery	\$3.17	\$67.39
510-410-140	Office-Supplies		\$10.34
570-410-100	Mats Computer Program		\$33.29
525-410-100	Fire-Purlator SPI Return	\$11.23	\$224.64
530-410-120	PW- Shop Supplies	\$3.14	\$79.48
530-410-100	PW- Cutters/Cables/Carabiners	\$19.10	\$404.60
580-230-100	PW- Jayson Certification Renewal		\$175.00
580-230-100	PW- Jeff- SWWA Conference		\$525.00
570-450-142	Arena- Janitorial Supplies	\$4.78	\$96.72
570-450-140	Arena-Office Supplies	\$1.95	\$39.09
570-450-146	Arena- Building Supplies	\$4.48	\$95.06
570-450-146	Arena- Plumbing Supplies	\$96.01	\$7.30
570-430-180	S&P-Bronze Bench Plaque	\$20.34	\$431.19
570-450-146	Arena- Water Bottle Filler-returned credit October		\$1,095.40
570-435-177	Park- Supplies/Tools	\$2.36	\$50.00
570-430-176	Rec Truck oil/tow triball	\$6.00	\$127.18
570-400-150	JJ- Supplies	\$8.65	\$183.47
570-430-120	Curling Rink Supply	\$1.62	\$34.40
570-422-120	Outdoor Rink Tools	\$9.35	\$198.19
570-450-146	Arena- Belt Barrier	\$1.35	\$28.61
570-410-100	Mats Computer Program		\$28.85
570-450-141	Arena Booth Supplies	\$8.66	\$511.63
420-400-120	Battle of the Badge- Sponsored- Jersey 1/2 Pmt		\$1,680.50
520-250-100	Police-Taurus Wiper Motor Repair	\$23.02	\$488.01
520-440-100	Police-Office	\$0.69	\$13.70
525-430-120	Fire-Uniforms-Rick Medals/Nametags	\$21.16	\$423.00
525-430-135	Fire-Hall 2 Supply	\$11.23	\$238.11
525-440-130	Fire-Traps/Water	\$1.36	\$76.33
525-210-110	Fire-Training- Transcare-return fee		\$9.26

		Total
\$259.65	\$7,375.74	<b>\$7,635.39</b>

*Correspondence "A"*

*Reedyford  
Council*

*Nov 1/24*

**Jim Weninger**

---

**From:** Town Office  
**Sent:** October 25, 2024 1:25 PM  
**To:** Jim Weninger; Jon Kroeker  
**Subject:** FW: Fallen Airmen 100th Anniversary Remembrance Day Campaign - Delmeny, SK  
**Attachments:** SK Memorial Campaign - Delmany, SK.pdf

**From:** Toni Hall <memorials@canadianfallenheroes.com>  
**Sent:** Friday, October 25, 2024 11:00 AM  
**To:** Town Office <townoffice@dalmeny.ca>  
**Subject:** Fallen Airmen 100th Anniversary Remembrance Day Campaign - Delmeny, SK

Attn: Mayor John Kroeker C/O Kelly Janzen and Council

Good Morning, I wanted to share this with the council. For the past 7 years we have been building a memorial tribute to the fallen airmen of Saskatchewan at the provincial Aviation Museum in Saskatoon. The display is one of the largest of its kind in Canada and now houses nearly 200 metal art plaques that have been commissioned for casualties of the Second World War. Rural Saskatchewan is well represented there as many of our fallen Airmen came from farming communities. Our research is ongoing and among those being considered for display is Flight Sergeant Arley Henry Thiessen. He called Dalmeny home before enlistment and fell in the Second World War. We are a small charity with limited resources and I'm sending this in hopes the council might help us commission a plaque to honour him. Once complete, the memorial plaques will represent the municipality at the provincial Aviation museum or can be sent to the municipal office so that they can be displayed locally. Individual memorial plaques are sponsored with each pledge of \$300.00. Although this is our remembrance day Campaign, we have over 1000 Airmen from across the Province to honour, we will continue until they are all honoured. Thank you, should you require anything further, please feel free to call or email. Have a great day.

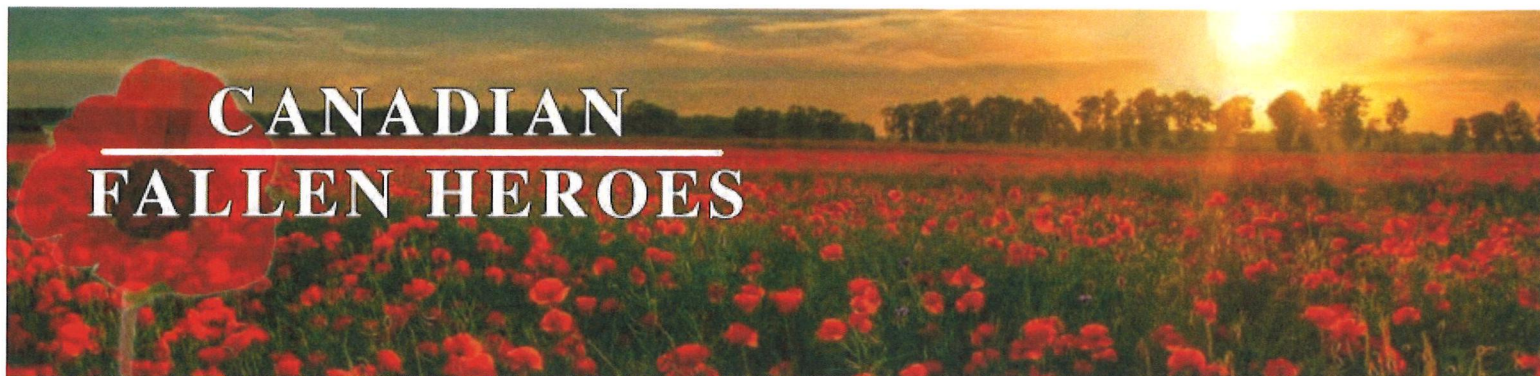
Best Regards,

Toni Hall - Communications & Research  
Canadian Fallen Heroes Foundation  
P.O. Box 28157 Westgate  
Saskatoon, SK - S7M 5V8  
Phone :306.954.5376 (George Seitz CD)  
Registered Charity No. 86563 9447 RR0001

Canadian Fallen Heroes Foundation

[www.canadianfallenheroes.com](http://www.canadianfallenheroes.com)



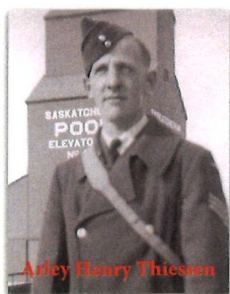


Saskatchewan has a long history of military service and sacrifice. The provincial honour roll includes the names of over 10,000 soldiers who called the province home prior to enlistment. Many are buried overseas, at or near the place of their final battle. Lost was the opportunity to have children and grandchildren, to live a full life. Oak framed and metal art Memorials commissioned by the Saskatchewan chapter of the Canadian Fallen Heroes Foundation adorn the walls of Legions and public facilities in 149 Saskatchewan communities. We can never repay them, or the parents and families left mourning, but we can remember them, every one of them.

Metal art Memorials measuring 12 x 18 inches are also displayed at the Saskatchewan Aviation Museum. Adjacent to the Saskatoon International Airport, the 25,000 square foot facility is open to the public and offers educational tours to Saskatchewan youth groups and schools. The display is one of the largest of its kind and the Memorials on display will forever remind younger generations that the freedom to pursue their dreams and aspirations was secured by a generation who sacrificed theirs. The project is co-ordinated by George Seitz. Following a 27 year military career which saw stops in Nova Scotia, Manitoba, Germany, Alberta and Saskatchewan, George retired in Saskatoon and for the past few years has dedicated himself to help create the memorial tribute. Printed on metal art panels, photographs and biographies are infused into the aluminum surface using laser technology rather than traditional inks. The process provides outstanding image clarity and longevity.

Saskatchewan's fallen soldiers can also be found IN MEMORIAM on our charity's website [www.canadianfallenheroes.com](http://www.canadianfallenheroes.com) where biographies are preserved to be shared with future generations and utilized by schools and educators as part of Remembrance Day curriculum. They can be searched here by name or by the community they once called home. Memorials are commissioned with each pledge of \$300.00 and gifted according to the wishes of the donor.

The Canadian Fallen Heroes Foundation is a federally registered charity. Contributors to the memorial project are issued a tax receipt in accordance with our charitable status.



Should you have any questions, please feel free to call or email: 306.954.5376  
 email: [memorials@canadianfallenheroes.com](mailto:memorials@canadianfallenheroes.com)  
 Canadian Fallen Heroes Foundation  
 P.O. Box 28157 Westgate, Saskatoon, SK - S7K 1L6  
 Registered Charity No. 86563 9447 RR0001



**Canadian Fallen Heroes Foundation**

[www.canadianfallenheroes.ca](http://www.canadianfallenheroes.ca)

---

## AD RATES

Full Page Ad: \$2500.00

Half Page Ad: \$ 1200.00

Quarter Page Ad: \$ 600.00

Honourable Mention - \$300.00

Regards,  
Toni Hall  
236-968-4099  
[www.canadianfallenheroes.com](http://www.canadianfallenheroes.com)  
Charity Tax No. 86563 9447 RR0001  
Canadian Fallen Heroes Foundation

**CAO REPORT**  
**November 4, 2024**

**1. Utility Invoices:**

Utility Invoices have been prepared for the period ending October 31, 2024 and will be printed early next week.

**2. Interim Audit:**

Jensen Stromberg will be completing the Interim Audit on Wednesday, November 13, 2024.

**3. Yolo Nomads Advertising Campaign:**

I'm on the final revisions of the promotional documents for the Yolo Nomads Advertising Campaign which promotes the Town of Dalmeny.

**4. Town of Dalmeny Official Community Plan:**

The Town of Dalmeny's Official Community Plan (OCP) Public Notice, as attached, was advertised in the Clark's Crossing Gazette on October 3, 2024 and on October 10, 2024. The Public Hearing is scheduled for November 4, 2024 at 7:20 p.m. in the Town Council Chambers.

**5. Existing Bylaw to Establish a Board of Police Commissioners:**

The Dalmeny Board of Police Commissioners wants to add a fifth member to the Board of Police Commissioners, which would be a second Councillor. See Bylaw 14-2024 attached.

Jim Weninger, Chief Administrative Officer



New Business "A"

Ready for Council  
Nov 1, 2024

**Jim Weninger**

---

**From:** Nor Sask Board Services <NorSaskBoardServices@sasktel.net>  
**Sent:** October 23, 2024 11:01 AM  
**To:** Jim Weninger  
**Subject:** Request for Council to Appoint Additional Panel Member to the 2024 Board of Revision

Jim, as follow up to our recent phone conversation please have Council Appoint Ms. Laurie Pilkey as an additional panel member for the 2024 Board of Revision.

As the other members of our group, she is a retired Assessor (Assessment Appraiser).

Her Bio is:

**Laurie Pilkey**

- 16 years assessment appraisal experience valuing residential and commercial properties.
- Accredited as a Municipal Assessment Appraiser of Saskatchewan (MAAS). **(Retired)**
- Licensed Assessment Appraiser of Saskatchewan (LAAS). **(Retired)**
- Assessment experience was with the City of Saskatoon.
- Former Council member with the Saskatchewan Assessment Appraisers' Association. **(SAAA)**

Please confirm when the appointment has been made.

If you require any further information please do not hesitate to contact me.

Thank You

Mike Ligtermoet  
Secretary  
Board of Revision  
PH: 306-314-5418



Virus-free. [www.avg.com](http://www.avg.com)



*Newsmen B+*

*Ready for  
Council  
Nov 1, 2024*

## **Dalmeny Library Board Meeting Minutes**

**October 30, 2024**

In Attendance: Joan Krohn, Ronda Farrow, Matt Bradley, Katrina Funk, Allysha Smith, Bonnie Furi,  
Sheila Honeker

Excused: Bev Eberle

### **1. Call to Order**

1.1. Meeting called to order at 7:01.

### **2. Approval of Agenda**

2.1. Motion by Joan to approve agenda, seconded by Katrina. Carried

### **3. Approval of Minutes of Previous Meeting – May 29, 2024**

3.1. Motion by Allysha to approve the minutes, seconded by Matt. Carried.

### **4. Old Business**

#### **4.1. Regional Park Passes**

- We received 3 Regional Park Passes.
- The passes were well utilized by our patrons.
- The passes could be checked out for 1 week at a time.

### **5. New Business**

#### **5.1. Fall Regional Board Meeting - Matt**

- The meeting was held over Zoom.
- Matt did a presentation on our library. He talked about our Facebook posts, Rosco the Rock Snake, Storytime, loonie program.
- Suggestion from Matt re bringing in old kitchen gadgets and see if the children know what they are used for.
- Matt asked if we could use a mechanic chair that rolls around when shelving books.
- There was a minimal increase in levies for the town.

#### **5.2. Circulation Stat**

- Circulation Statistics for Dalmeny shared with the Board Members.
- The library continues to be busy.

#### **5.3. Storytime**

- We have Candace Graham coming in dressed as a friendly witch to read to the kids for Storytime on Halloween.

- The Seniors Ukulele Group are coming to Storytime on November 14 to play interactive songs on their ukeleles.
- Allysha mentioned that a couple of the town policemen would be willing to read at Storytime.

#### 5.4. Programming

- Discussion regarding getting in local authors. i.e. Arnolda Bowes has a children's book called Maggie Lou, Firefox.
- Also, we should ask Ruth Bitner to come to library. Ruth is a retiree from Western Development Museum with plenty of knowledge of Saskatchewan history.

6. **Next Meeting:** We will have our next meeting in January.

7. **Adjournment:** Meeting adjourned.

New Business "C"

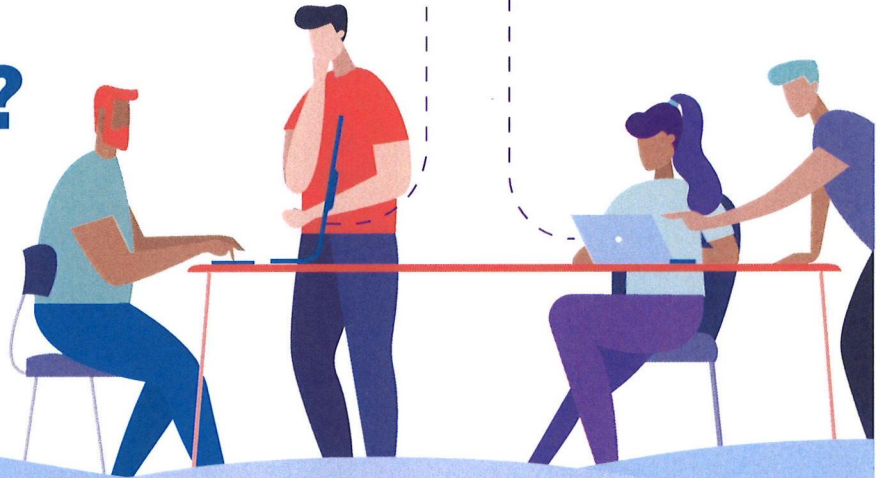
Ready for Launch  
Nov 1, 2024

Cloudpermit 



# Why Cloudpermit?

Community Development  
Made Simple



## Online Access



Perform inspections with or without service in the field, issue applications from your couch, and cut down on time spent at the front counter. All users can access Cloudpermit from their phone, tablet, and computer — just log in.

## Time-Saver



Benefit from a community development platform that doesn't have any frills or added expenses you don't need. It's intuitive and easy for all users to enjoy, even those who aren't good with tech.

## User-Friendly



Your staff, citizens, and workers can do everything online. Staff always get complete applications from their citizens, and no one needs to travel to the office to reinput notes or submit documents.

## Community Growth



Facilitate community growth with increased revenue by speeding up processes. Make your community a better place to live, build, and grow.



# Our Products

Community Development **Made Simple**



## Permitting

Use government permitting software to provide better citizen service, organize your building permits, and accept complete applications.



## Licensing

Enjoy licensing software that lets your team issue and renew licenses, access property information, and use interactive maps.



## Planning & Development

Take advantage of planning and development software to issue land use permits and achieve greater land management.



## By-Law Enforcement

Leverage inspection software to complete assessments in the field, add photos to notes, and schedule inspections online.



## Inspections

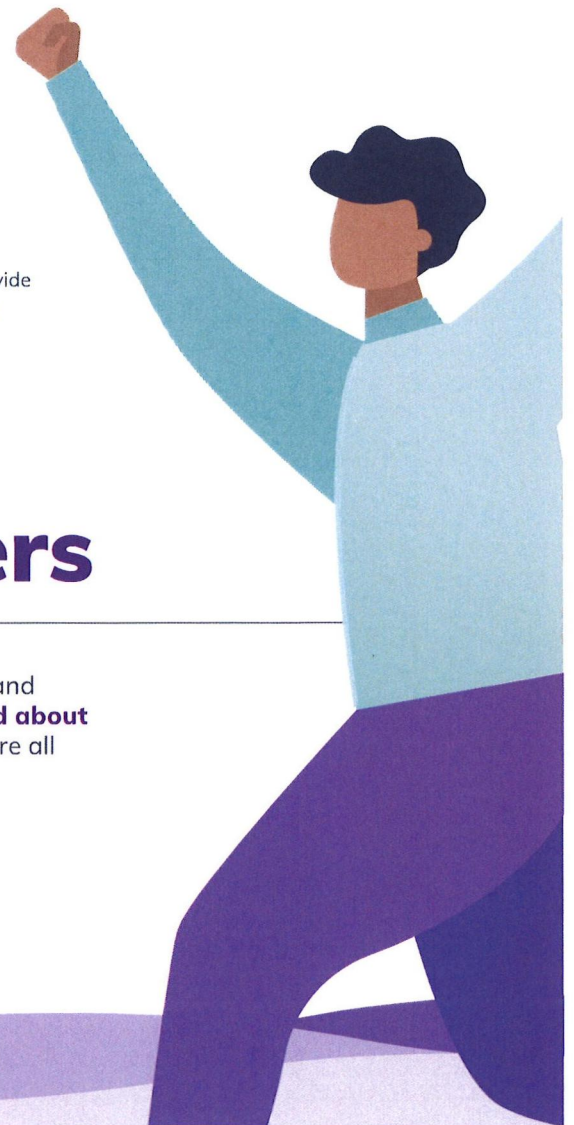
Use government permitting software to provide better citizen service, organize your building permits, and accept complete applications.

Don't take our word for it...

## Listen to our partners

"It's very helpful that everything is time-stamped. I can create inspections and send messages on the fly. **Cloudpermit ensures everyone stays informed about their project – regardless of its size.** Designers, builders, and residents are all kept in the loop with real-time updates that matter to them."

Danny Haywood, Chief Building Inspector  
City of Thompson, Manitoba

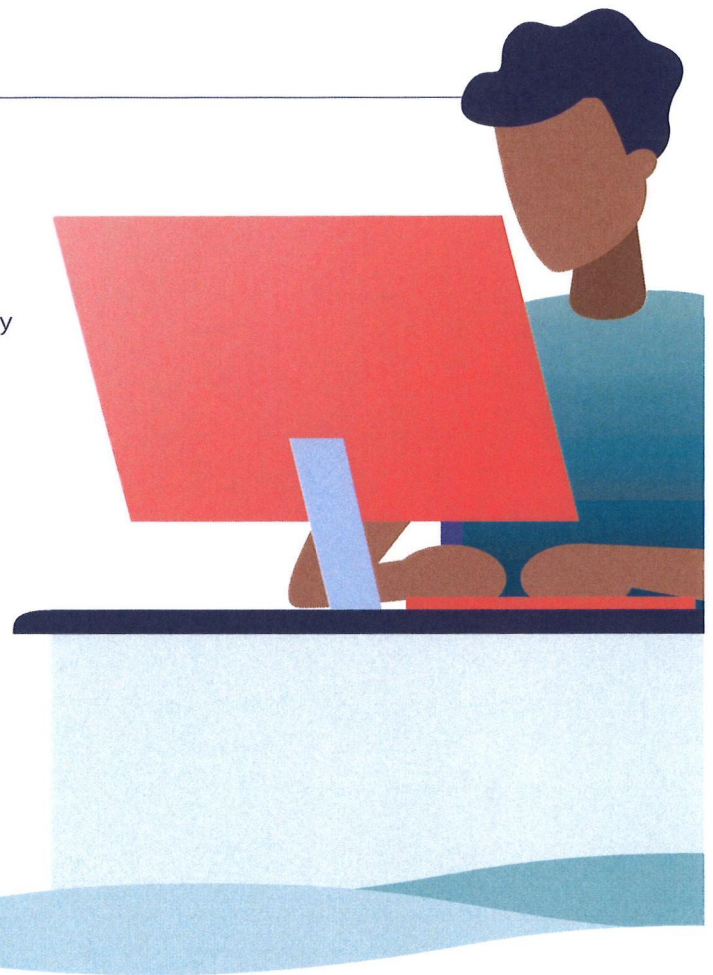


"Cloudpermit was the main factor in **boosting our issued permits by an impressive 60 per cent**. We achieved this growth, and the increased permit volume with minimal impact on existing staff because of this software. It has transformed how we review and issue permits, talk with applicants and perform inspections. Our operational efficiency has taken a big step forward as a result."

Dave Hancock, Chief Building Official  
Town of Cobourg, Ontario

"Cloudpermit provides a very productive environment for our applicants and the village. Now, half of our building inspection requests come in online instead of by phone or email. **We also have no need for paper applications anymore** since the online process is far more streamlined."

Nikki Segovia, Building & Planning Clerk  
Village of Pemberton, British Columbia



**850+**

Customers

**19M**

Inspections

**18M**

Building Permits

**45M**

Citizens



@Cloudpermit | [Cloudpermit.com](https://cloudpermit.com)



# TOWN OF DALMENY

## OFFICIAL COMMUNITY PLAN

Prepared for:

THE TOWN OF DALMENY

Prepared by:

**CROSBY HANNA & ASSOCIATES**  
LANDSCAPE ARCHITECTURE & COMMUNITY PLANNING  
SASKATOON, SK

SEPTEMBER 2024

## The Town of Dalmeny

### Bylaw No. 9-2024

A Bylaw of the Town of Dalmeny to adopt an Official Community Plan.

The Council of the Town of Dalmeny in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to Section 29 and 32 of *The Planning and Development Act, 2007* the Council of the Town of Dalmeny hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.
- (2) The Mayor and the Chief Administrative Officer are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- (3) Bylaw No. 03/2009, the Town of Dalmeny Official Community Plan, and all amendments thereto, are hereby repealed.
- (3) This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the 9th day of September, 2024  
Read a Second Time the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
Read a Third Time the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
Adoption of this Bylaw this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
(Mayor)

SEAL

\_\_\_\_\_  
(Chief Administrative Officer)

**THE TOWN OF DALMENY**  
**OFFICIAL COMMUNITY PLAN**

Being Schedule “A” to Bylaw No. 9-2024  
of the Town of Dalmeny

---

(Mayor)

SEAL

---

(Chief Administrative Officer)



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# 1 INTRODUCTION

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## 1.1 MISSION

To serve the residents of the Town of Dalmeny affordably and efficiently. To promote growth and prosperity and to provide public services used by residents and those in the local area.

## 1.2 AUTHORITY

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007 (The Act)*, the Council of the Town of Dalmeny has prepared and adopted this Official Community Plan to provide the Town with goals, objectives and policies relating to approximately twenty years of future growth and development within the community.

Section 32 of *The Act* provides that the Official Community Plan is required to contain statements of policy with respect to:

- (1) sustainable current and future land use and development in the municipality;
- (2) current and future economic development;
- (3) the general provision of public works;
- (4) the management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
- (5) the management of environmentally sensitive lands;
- (6) source water protection;
- (7) the means of implementing the Official Community Plan.
- (8) the co-ordination of land use, future growth patterns and public works with adjacent municipalities;
- (9) the provision of municipal reserve for school purposes, including policies that:
  - (a) ensure the creation of municipal reserve sites suitable in size to be used for school purposes;
  - (b) designate the locations of municipal reserve sites to be used for school purposes; and,
  - (c) provide for the dedication of land or money-in-lieu of land through the subdivision process that supports equity for all subdivision applicants and municipalities within the region; and,
- (10) the management of lands that are in proximity to existing or proposed railway operations.

The Province of Saskatchewan adopted *The Statements of Provincial Interest Regulations* effective 29 March 2012 and amended January 2021 applicable to community planning and development under Section 7 of *The Act*. Section 8 of *The Act* provides that every Official Community Plan and Zoning Bylaw must be consistent with *The Statements of Provincial Interest Regulations*.

In general *The Statements of Provincial Interest Regulations* address:

- Agriculture and Value-Added Agribusiness
- Biodiversity and Natural Ecosystems
- First Nations and Métis Engagement
- Heritage and Culture
- Inter-municipal Cooperation
- Mineral Resource Exploration and Development
- Public Safety
- Public Works
- Recreation and Tourism
- Residential Development
- Sand and Gravel
- Shore Lands and Water Bodies
- Source Water Protection
- Transportation
- Community Health and Well-Being
- Economic Growth

### 1.3 SCOPE AND PURPOSE

The policies in this Official Community Plan address the need for future land use planning in the Town of Dalmeny as well as other matters related to its physical, social and economic development. The policies are intended to provide the Town of Dalmeny with direction and guidelines for establishing bylaws, programs and decision making on future land use and development proposals.

This Plan is intended to guide the growth and development of the Town of Dalmeny approximately for the next 15-20 years.

All development within the incorporated area of the Town of Dalmeny shall conform to the objectives and policies contained in this Official Community Plan.

## 2 TOWN TARGETS

---

The planning targets for the Town of Dalmeny are as follows:

- (1) To direct the development and growth of Dalmeny that is sustainable, consistent with the values of the community, in an orderly and cost-efficient manner.
- (2) To ensure that land use planning is fully integrated with the Town's long term strategic, financial, infrastructure, transportation, environmental and asset management planning initiatives.
- (3) To ensure that the Town's current and future infrastructure requirements are planned and developed in a manner that facilitates growth in an environmentally and financially sustainable manner.
- (4) To support tourism and economic development as a means of enhancing the quality of life for the current and future residents of Dalmeny.
- (5) To protect and promote the significant historical, cultural and heritage resources in the Town of Dalmeny.
- (6) To ensure that the Town maintains its commitment to an open, consultative and transparent planning and decision-making process.
- (7) To protect the economic vitality of the downtown.
- (8) To encourage healthy and active lifestyles among Town residents.
- (9) To protect natural resources and environmentally sensitive areas for the benefit of current and future generations.
- (10) To encourage housing development in a variety of forms and locations to address the diverse needs of residents specifically to address issues of housing affordability.
- (11) To work with other local and senior governments to strengthen regional partnerships and initiatives.
- (12) To ensure an adequate supply of developable land to meet existing and future market demands for residential, commercial and industrial uses.
- (13) To support and complement *The Statements of Provincial Interest Regulations* in the realization of the goals and objectives of this plan.

## 3 OBJECTIVES & POLICIES

---

### 3.1 RESIDENTIAL

#### 3.1.1 Residential Findings

- Statistics Canada reports the Town had a 2021 population of 1801. This represents a decrease of -0.28% from 2016 population of 1826. Although experiencing a relatively small decline in population over the last census count, the Town has experienced a ten-year average annual growth rate of 0.57%.
- Statistics Canada reports that there were 628 dwellings in the Town in 2021. A total of 555 of those dwellings were identified as single detached dwellings (88.5%) which equates to an average household size of 2.87 people per household.
- While single detached dwellings are the dominant form of housing in Dalmeny, other forms of housing include semi-detached houses (3.2%), moveable dwellings (2.4%), row houses and apartments less than 5 storeys (1.6% each), and apartments in a flat or duplex (0.8%).
- Rental housing represents 25 total properties within the Town, including single detached dwellings, three plexes, and four plexes. Town representatives have stated that adding rental housing is seen as desirable by the community.
- The Council of the Town of Dalmeny recognizes the importance of providing opportunities for a diversity of housing type, including policies and controls that allow for the development of manufactured dwellings and which provide flexibility in the redevelopment of existing residential sites.
- The Town has developed an East Residential Development Concept that identifies a general layout for future residential development.
- Within the East Residential Development Concept area, upgrades have included a sanitary sewer line which was installed down Wakefield Avenue to Lift Station 2 in 2012. Two force main lines were installed in 2011 from Lift Station 2 to Lift Station 1.
- Bitner Place, Wall Street and Loepky Avenue have seen steady development recently.
- The Statements of Provincial Interests provide the following concerning residential development:
  - *The Province has an interest in citizens having access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, enhancing the economic and social wellbeing of communities.*
  - *The Province has an interest in supporting the development of communities that enhance the physical and mental health and well-being of Saskatchewan people.*

#### 3.1.2 Residential Objectives and Policies

##### **Objective 3.1.2.1: Future Residential Land Use**

To ensure that sufficient land is identified for the development of residential uses.

- Policy (a) Council will ensure that new residential development locates in undeveloped areas of the Town designated as "**Residential**" on the Future Land Use Concept. At the time of subdivision, these areas will be zoned for residential uses and compatible development. Prior to rezoning, development in these areas will be limited to prevent development of uses which would conflict with the long-term use of these areas and zoned for future urban development.

- Policy (b) The Town has identified areas for long-term residential growth. These long-term residential growth areas are identified for **"Potential Residential"** development on the Future Land Use Concept and lie outside of Town boundaries. The Town may not have **"Potential Residential"** areas identified on the Future Land Use Concept if sufficient land already exists within the Town.
- Policy (c) Subject to policies contained in Section 3.9 – Intermunicipal and Interjurisdictional Cooperation, Council will initiate required actions to bring the areas noted as **"Potential Residential"** within the corporate limits of the Town through municipal boundary alteration. Once these areas are within Town boundaries, they will be designated as **"Residential"** on the Future Land Use Concept.
- Policy (d) Support residential subdivision development in order to ensure a three-to-five-year supply of serviced lots, based on the rate of serviced lot uptake in the preceding years. Where Council is of the opinion that a sufficient supply of desirable lots is unavailable, or a sufficiently wide range of lots for certain dwelling types is unavailable, this guideline may be adjusted.

#### **Objective 3.1.2.2: Housing Diversity**

To provide a variety of housing options to address the needs of residents of the community and to address housing affordability issues.

- Policy (a) The Zoning Bylaw contains residential zoning districts that will facilitate a wide range of residential uses. These districts provide appropriate development standards to address building form and dwelling unit densities. Certain community facilities are permitted in all residential districts.
- Policy (b) Supportive housing, such as personal care homes, are facilitated in all areas of the Town. The Zoning Bylaw contains development standards for these uses.
- Policy (c) The Town accommodates affordable and alternative housing opportunities for residents by allowing for the development of secondary suites, garden suites, and garage suites. The Zoning Bylaw includes appropriate development standards to ensure that these uses are not detrimental to the residential character of the areas where they are located.
- Policy (d) The Town's Zoning Bylaw will continue to provide bonus provisions for multiple unit dwellings in order to encourage and facilitate future housing diversity for non-profit corporations or public authority and used exclusively for the domestic habitation of senior citizens, disabled persons, occupants of subsidized housing, or the cohabitant spouse and children of persons noted above.

#### **Objective 3.1.2.3: Infill Development**

To ensure that infill development supports and enhances Dalmeny's existing residential areas.

- Policy (a) Infill residential development should generally be located in areas identified as **"Residential"** on the Future Land Use Concept

- Policy (b) Higher density residential and mixed use residential / commercial infill development is encouraged to locate near the downtown. Proposed development shall be compatible with nearby land uses and shall be capable of being economically serviced.
- Policy (c) In order to facilitate access to downtown commercial services by seniors or others with mobility constraints, seniors housing, community services and other essential services will be encouraged to locate in close proximity to the downtown.
- Policy (d) In order to provide a variety of housing options and to optimize the use of existing infrastructure and services, consideration may be given to higher density residential development in appropriate locations in existing neighbourhoods. Proposed development shall be compatible with nearby land uses and shall be capable of being economically serviced.

#### **Objective 3.1.2.4: New Residential Areas**

To ensure that new residential areas are designed in a manner that provide a high-quality living environment and a range of housing options.

- Policy (a) New residential areas shall be designed to be pedestrian friendly, walkable, and connected by orienting development to serve pedestrian and cycling traffic in addition to automobile traffic.
- Policy (b) Residential uses shall be properly buffered from incompatible uses, railways, and major roadways.
- Policy (c) The development of new residential areas should contain a variety of housing forms, including single detached dwellings, semi-detached and two-unit dwellings, secondary suites, garden suites, garage suites, and multiple unit dwellings.
- Policy (d) Multiple unit dwellings should generally be located with satisfactory access to residential entrance points and should be sited to minimize potential conflicts with other residential uses.

#### **Objective 3.1.2.5: Home Based Businesses**

To facilitate economic development and foster entrepreneurship through home-based businesses that are clearly secondary to the residential use of the property and compatible with the surrounding residential environment.

- Policy (a) Home based businesses that are clearly secondary to the principal residential use of the dwelling unit and are compatible with the residential environment are accommodated in the Zoning Bylaw.
- Policy (b) The amenity of the overall residential environment shall be preserved by ensuring home-based businesses are compatible with nearby residential properties and that they do not generate excess traffic, parking, noise, electrical interference, vibration, odour or other elements that are not normally found in the residential environment.

- Policy (c) Land use conflicts are minimized as the Zoning Bylaw specifies the types of activities to be fully permitted as home-based businesses. This continues to ensure that these uses are compatible with a residential environment.
- Policy (d) Those types of home-based businesses that are generally compatible with a residential environment, but may involve certain activities that are not acceptable in all locations, are specified in the Zoning Bylaw as discretionary uses, and permitted only at Council's discretion.
- Policy (e) The Zoning Bylaw contains development standards pertaining to permitted and discretionary home-based businesses, including standards for parking, use of accessory buildings, storage, product sales, resident and non-resident employees, number of business-related vehicle trips per day, and other relevant matters.

**Objective 3.1.2.6: Compatible and Complementary Land Uses**

To provide for complementary land uses within residential neighbourhoods.

- Policy (a) The predominant use of land within residential areas shall be residential. A range of complementary institutional and community-oriented uses that are compatible with a residential environment shall also be permitted. Examples of complementary uses include places of worship, schools, community centres, public parks and recreation facilities, health services, and neighbourhood convenience commercial. These activities shall be compatible with the use and scale of the residential area, shall provide a needed service, and shall appropriately address issues of transportation, parking, and land use conflicts.



## 3.2 COMMERCIAL

### 3.2.1 Commercial Findings

- The Town is home to 50 businesses as of 2024.
- Dalmeny is also in close proximity to the fast-growing communities of Warman, Martensville and Saskatoon.
- Commercial development within the Town of Dalmeny is located primarily along Third Street between Railway Avenue and Wakefield Avenue.
- Highway commercial development (larger scale, better suited for highway adjacency and oriented towards vehicles) is concentrated along Highway 305 South. Current development consists of the Co-op Gas Station, Convenience Store, and Liquor Store, automotive garage/storage, Exhausted Repair, Sask Can Auto Restoration, Operating Engineers Training Institute of Saskatchewan, Fusion Maintenance Group, Dalmeny Heavy Iron and Auto Repair, INDOC Cranes Canada, Regent Signs, and Dalmeny Car Wash. Potential exists for the continued development of highway commercial sites which are concentrated around existing sites.
- Commercial development in Dalmeny includes retail, chiropractor, pharmacy, grocery store, accounting services, and food establishments.
- The Town of Dalmeny has a distinct downtown core and as the community continues to develop, it is important to continue to enhance and encourage appropriate development in this area, for it to remain the “heart” of the community.
- In addition to commercial development in the downtown, important community services are also located near and within the downtown including churches, the post office, fire hall, Town Office, Dalmeny Police Services and Library.
- The Town of Dalmeny has a number of vacant and under-utilized commercial sites located in the downtown core. Encouraging new commercial development to locate in the well-defined core area will ensure Dalmeny’s community centre remains viable and vibrant as the Town grows.
- Encouraging visual improvements to the core area, including removing or replacing abandoned buildings and properties, improving streetscape and roadway enhancements, and general aesthetic upkeep will help promote the Town as a business-friendly centre.
- The Town of Dalmeny strongly supports and promotes existing businesses through internal communication mechanisms such as the town website, newsletter, Connect, and other events.
- The Town of Dalmeny provides economic development incentives for new and existing businesses that have been developed to assist new and existing businesses who are providing a long-term commitment to the Town through capital investment and local job creation.
- The Economic Development Incentive program offers municipal tax abatements over a four-year period starting at 100% in year one and decreasing by 25% each year, to a total 25% abatement in year four.
- The Statements of Provincial Interests provides the following concerning economic development:
  - *The Province has an interest in a strong provincial economy that helps improve the quality of life for all Saskatchewan people.*

### 3.2.2 Downtown Commercial Objectives and Policies

#### Objective 3.2.2.1: Downtown Strength

To promote and enhance the attractive and viable downtown commercial area of the Town of Dalmeny, centered around Third Street.

- Policy (a) The downtown shall continue to be prioritized as a primary location for retail activity, services, government functions and cultural activities in the community.
- Policy (b) The character of the downtown may be enhanced by:
- encouraging development with minimal front yard setbacks, grade level direct entrances, and clear glazing at street level;
  - encouraging residential / commercial mixed use development as well as small to mid-scale commercial development to locate in the downtown.
  - encouraging the use of Town-developed branding at important focal points in the community centre (downtown).
- Policy (c) Consideration may be given to the enhancement of the downtown commercial area through:
- the construction of infrastructure;
  - investment in public buildings;
  - public realm improvements such as public park and greenspace development;
  - encouragement of public - private partnerships;
  - continued tax abatement incentives;
  - incentives which promote the use of vacant and underutilised buildings or sites;
  - planning and building permit fee rebates; and
  - the promotion of the Town of Dalmeny as a place for business development.
- Policy (d) Work towards increasing the opportunities available to re-use vacant or underutilised buildings and sites in Dalmeny by addressing the constraints that exist for potential developers.
- Policy (e) Support, encourage, and facilitate the creation of a viable and coherent vision for the future development of the downtown area by continuing to ensure commercial development remains concentrated in its well-defined central location with important community services in close proximity.
- Policy (f) Provide opportunities for increased levels of overall activity in the downtown by promoting a mix of compatible uses within the area.

**Objective 3.2.2.2: Downtown Commercial Land Use**

To ensure that sufficient land is identified for downtown commercial development.

- Policy (a) The Zoning Bylaw contains a downtown commercial district to provide for a wide range of community-oriented commercial and other compatible uses.
- Policy (b) The area shown as “**Commercial**” on the Future Land Use Concept oriented to Third Street is currently zoned for downtown commercial uses and other compatible development.
- Policy (c) Consideration will be given to extending downtown commercial zoning to those areas shown as “**Commercial**” near Third Street on the Future Land Use Concept, as demand warrants, to include a mix of commercial, institutional and multi-unit residential uses that would not conflict with the long-term future use of this area.

### 3.2.3 Highway Commercial Objectives and Policies

#### Objective 3.2.3.1: Highway Commercial Corridors

To enhance the visual and functional quality of the highway commercial corridors in the Town.

- Policy (a)      Ensure a standard of landscaping and screening is provided to achieve aesthetically appealing gateways.
- Policy (b)      Facilitate the development of visually appealing entry points into the Town along Highway #305 South and Highway #305 West by:
- (i)      initiating the preparation of a coordinated highway entry enhancement master plan or strategy;
  - (ii)      providing financial support from the implementation of such a master plan or strategy; and
  - (iii)      require that landscaping and signage standards are developed in accordance with the Zoning Bylaw in highway commercial areas.

#### Objective 3.2.3.2: Highway Commercial Land Use

To ensure that sufficient land is identified for highway commercial development.

- Policy (a)      Council will ensure that new highway commercial development locates in undeveloped areas of the Town near Highway #305 South and Highway #305 West and designated as "**Commercial**" on the Future Land Use Concept. At the time of subdivision, these areas will be zoned, for highway commercial uses and compatible development. Prior to rezoning, development in these areas will be limited to prevent development of uses which would conflict with the long-term use of these areas and zoned for future urban development.
- Policy (b)      The Town has identified areas for long-term highway commercial growth. These long-term highway commercial growth areas are identified for "**Potential Commercial**" development on the Future Land Use Concept and lie outside of Town boundaries. The Town may not have "**Potential Commercial**" areas identified on the Future Land Use Concept if sufficient land already exists within the Town.
- Policy (c)      Subject to policies contained in Section 3.9 – Intermunicipal and Interjurisdictional Cooperation, Council will initiate required actions to bring the areas noted as "**Potential Commercial**" within the corporate limits of the Town through municipal boundary alteration. Once these areas are within Town boundaries, they will be designated as "**Commercial**" on the Future Land Use Concept.

### 3.3 INDUSTRIAL

#### 3.3.1 Industrial Findings

- Industrial development is situated in the Town of Dalmeny with the majority of available industrial land located west of the existing highway commercial development which borders Highway #305 South.
- In 2018, the Town completed a 25-acre industrial site.
- Existing industrial development consists of Town's South Compound, Dirty Devil Hydrovac Storage Shop, Ace Propane Services and the Public Works Shop / Fire Storage Area. Currently, twelve of the lots are vacant, along with forty-six future industrial lots.
- The Town has developed a concept, entitled "South Industrial Concept Plan" which identifies opportunities for short-term and long-term future industrial land. This concept plan assists the Town in capitalizing on new and existing economic opportunities in the region.
- The industrial concept plan provides a potential layout of up to 61 industrial lots. The Town has also developed a separate document that identifies lots that are currently serviced with underground water, storm sewer, and sanitary sewer, that is available on their website.
- The Statements of Provincial Interests provides the following concerning economic development:
  - *The Province has an interest in a strong provincial economy that helps improve the quality of life for all Saskatchewan people.*

#### 3.3.2 Industrial Objectives and Policies

##### Objective 3.3.2.1: Industrial Land Use

To ensure that sufficient land is identified for industrial development.

- Policy (a) Council will ensure that new industrial development locates in undeveloped areas of the Town west of Highway #305 South and designated as "**Industrial**" on the Future Land Use Concept. At the time of subdivision, these areas will be zoned, for industrial uses and compatible development. Prior to rezoning, development in these areas will be limited to prevent development of uses which would conflict with the long-term use of these areas and zoned for future urban development.
- Policy (b) The Town has identified areas for long-term industrial growth. These long-term industrial growth areas are identified for "**Potential Industrial**" development on the Future Land Use Concept and lie outside of Town boundaries. The Town may not have "**Potential Industrial**" areas identified on the Future Land Use Concept if sufficient land already exists within the Town.
- Policy (c) Subject to policies contained in Section 3.9 – Intermunicipal and Interjurisdictional Cooperation, Council will initiate required actions to bring the areas noted as "**Potential Industrial**" within the corporate limits of the Town through municipal boundary alteration. Once these areas are within Town boundaries, they will be designated as "**Industrial**" on the Future Land Use Concept.

**Objective 3.3.2.2: Land Use Conflicts and Development Design**

To minimize the potential for land use conflicts between industrial development and other uses while encouraging visually appealing industrial areas.

- Policy (a) Lands identified for industrial development shall be adequately buffered, screened and separated from incompatible land uses.
- Policy (b) Industrial development shall be directed to areas which are readily accessible to major transportation infrastructure, which are capable of being economically serviced, and which shall not have adverse impacts on the natural environment, including groundwater resources.
- Policy (c) Heavy industrial uses, which may create land use conflicts in the normal course of operations, shall be located in areas which provide appropriate separation from residential areas and from highways and other entrance ways into the Town.
- Policy (d) Visually appealing industrial development will be facilitated and encouraged by establishing appropriate landscaping requirements and signage standards in all industrial areas.
- Policy (e) Appropriate buffers shall be provided at the time of subdivision to minimize conflict between industrial areas and other, incompatible uses.

**Objective 3.3.2.3: Servicing Capacity**

To ensure that the locations and types of industrial development proposed for the Town of Dalmeny are consistent with capacities of the Town's infrastructure to support such development, given the wide range of servicing requirements for different forms of industrial development.

- Policy (a) In the Zoning Bylaw, those industrial uses that have the potential to use significant volumes of water or contribute significant flows to the sanitary sewer system as a result of industrial processing operations are listed as discretionary uses.
- Policy (b) Prior to the approval of a discretionary use application in an industrial zoning district or for an industrial development, Council must be satisfied that it is feasible to service the subject development with municipal water and sanitary sewer systems. Costs, if any, associated with demonstrating such feasibility shall be borne by the applicant.
- Policy (c) All industrial developments will be serviced by water and sanitary sewer and any other appropriate services that are available.

### 3.4 TRANSPORTATION & INFRASTRUCTURE

#### 3.4.1 Transportation and Infrastructure Findings

- Primary access to Dalmeny is provided via Highway #305 South and #305 West.
- Curbside garbage, recycling services, and compost services are provided for Town residents by Loraas Disposal.
- The CN Main Line rail line runs east-west through the Town of Dalmeny parallel to Highway #305 West.
- The existing water network consists of the distribution network (water mains), two underground water reservoirs, two wet wells, and a Water Pumphouse which services existing residential, commercial, and industrial areas. Lift Station 1 and Lagoon Cells / Building were built in 2008, Lift Station 2 was built in 2014 and the Water Pumphouse was built in 2021.
- According to the Town's Potable Water Asset Management Plan (AMP), dated 2015, the plan covers the infrastructure assets that serve the Town's water needs including water mains, Water Pumphouse and reservoir.
- Most of the Town's water network was constructed by developers and from government grants. The AMP notes that many of the water network assets are approaching the later years of their life and require replacement. The Town's water mains also appear to be under-sized for the existing population. These water mains have all been modeled by the Town's consulting engineers and new installations have been completed by the Town. Some of the most recent projects have been First Street at the Railway Crossing, Railway Avenue, Wakefield Avenue by the High School, Prairie Street and Ross Court by the Elementary School, Prairie Place and Victor Terrace. A new distribution main was installed on Second Avenue South from the Water Pumphouse to Highway 305 West. Victor Close and Victor Place are scheduled to be completed in 2026.
- The Town's sanitary sewer network consists of mains, storm mains, lift stations, manholes, and the lagoon. The lagoon itself is located southwest of the Town's boundaries in the Rural Municipality of Corman Park in the NW ¼ Section 4, Township 39, Range 6, West of the Third Meridian.
- The AMP provides recommendations concerning operation, maintenance, renewal, and upgrade of sanitary sewer infrastructure to meet service levels identified by Town Council in annual budgets. The AMP also provides costs for the renewal of the discharge line within the 10-year planning period.
- Acquiring new water and sanitary sewer assets as the Town grows, including operation and maintenance costs, will also be a consideration in future developments moving forward.
- The Town's Transportation AMP, 2015, provides recommendations concerning operation, maintenance, renewal, and upgrade of road surfaces, road structures, and curb and gutters to meet services levels set by Town Council in annual budgets.
- The Town's Stormwater AMP, 2019, covers 26 locations in Dalmeny that were identified by the Town to have drainage issues.
- Each location in question received a ranking for criteria including impact, severity, occurrence, as well as the Town's priority to address the problem. Upon review of each drainage issue, a high-level solution for each drainage concern was developed, including identification of priority and total cost.
- Three projects were identified as "high priority". The survey work for Railway Avenue has been completed, but the work has not been tendered. For the storm sewer main at Tooke Park, the Public Works staff has blown out the main and capped the ends. Only in the spring is the main uncapped, allowing storm water to be pumped to Railway Avenue. This storm main no longer freezes, as it had in the past.
- The Stormwater AMP also features a storm water model which can be used to review the existing storm sewer systems and major ditch corridors within the Town. The model is valuable for future planning and design purposes when reviewing solutions for some of the drainage issues identified in the report. Future development plans should be reviewed in conjunction with this storm water model.

- The Stormwater AMP also recommends that Town of Dalmeny consider using the 1:5-year design storm event for all new storm sewer construction projects to provide initial benefit to the community and protect itself from the ongoing effects of climate change.
- The Statements of Provincial Interests provide the following concerning public works and transportation:
  - *The Province has an interest in safe, healthy, reliable and cost-effective public works to facilitate economic growth, community development, and resilience to extreme weather events.*
  - *The Province has an interest in safe, cost effective transportation systems that meet existing and future needs for economic growth, community development and diversification.*

### **3.4.2 Integrated Decision Making**

#### **Objective 3.4.2.1 Integrated Infrastructure Planning**

To integrate planning, finance, and engineering to manage existing and new infrastructure in a sustainable, innovative and cost-effective manner.

- Policy (a)      The Town will continue to inform their decision-making processes by preparing and coordinating strategic planning, financial planning, asset management planning and other similar initiatives.
- Policy (b)      The Town will pursue innovative opportunities to enhance municipal service delivery.
- Policy (c)      The Town will both undertake and consult with existing comprehensive infrastructure studies, as necessary, to plan for changes and/or improvements to the Town's infrastructure systems, including roads and street systems, to meet current engineering standards, accommodate growth and improve operational efficiencies.

#### **Objective 3.4.2.2 Asset Management**

To ensure a clear picture of the current state of the Town's municipal infrastructure in order to manage it effectively over the long-term.

- Policy (a)      Continue to utilize and implement the Town's Asset Management Strategies to sustainably provide an appropriate level of service to residents and visitors.
- Policy (b)      Ensure consistency between all long term planning documents going forward including this Official Community Plan, Asset Management Strategies, Long Term Financial Plans, and others.
- Policy (c)      Ensure Asset Management Strategies are kept up to date and improved to get the best performance out of municipal assets, realize the greatest return on infrastructure investment and to support infrastructure investment decisions.

### **3.4.3 Transportation Objectives and Policies**

#### **Objective 3.4.3.1: Dalmeny's Road and Street Network**

To provide a safe, efficient, cost effective and convenient road and street network for all users.

- Policy (a)      Developments shall be located and designed in a manner that ensures safe and efficient traffic operations.
- Policy (b)      New subdivisions shall provide for the expansion of the road and street network beyond the area being subdivided as necessary.
- Policy (c)      The Town shall continue to monitor and implement appropriate improvements to ensure that vehicle and pedestrian conflicts are minimized in proximity to schools.
- Policy (d)      Traffic impacts shall be a factor in the evaluation of development proposals. An engineering assessment may be required in order to identify traffic impacts. The costs associated with preparing the engineering assessment shall be borne by the developers. The costs of implementing the necessary road and street network changes or improvements may be negotiated by the Town and the affected developers based on the extent to which the impact of proposed development necessitates the need for the improvements.
- Policy (e)      Council may, by bylaw, establish or adopt a system relating to vehicle weights or route designation in the municipality. The Town has amended its Traffic Bylaw to allow for the issuance of Overweight Permits.

**Objective 3.4.3.2: Active Transportation**

To promote land use and development patterns that encourage walking and cycling while ensuring pedestrian and traffic safety.

- Policy (a)      Connectivity and traffic safety for pedestrians, cyclists and private vehicles shall be considered in all land use and development decisions and in the planning and design of street improvements or new roadways.
- Policy (b)      Opportunities should be provided for the development of walking and cycling facilities within the Town by exploring and envisioning linkages and connections between commercial areas, green spaces, destination sites and residential areas. The Town will consider development of a Trails Committee to actively pursue opportunities for trail development throughout the community and in collaboration with the Rural Municipality of Corman Park.

**Objective 3.4.3.3: Highways**

To ensure that Highway #305 South and #305 West continue to function in a safe and efficient manner for the residents of Dalmeny and the travelling public.

- Policy (a)      The Town, in consultation with the Ministry of Highways, affected business and property owners, and other stakeholders, may initiate a review of the highway corridors to address issues such as traffic safety, intersection improvements, public realm and private property landscaping and signage, future development options, and funding strategies.



**Objective 3.4.3.4: Railways**

To ensure that the Town continues to mitigate any negative impacts resulting from railway operations.

- Policy (a) Consideration of the Federation of Canadian Municipalities and Rail Association of Canada's *Guidelines for New Development in Proximity to Railway Operations* will be given to new developments in proximity to the rail line.

**3.4.4 Infrastructure Objectives and Policies****Objective 3.4.4.1: Infrastructure Costs**

To ensure that future development contributes to the cost of infrastructure services in a manner that does not create a burden for existing residents, and which does not impede long term growth.

- Policy (a) The Town will not be responsible for costs associated with the provision of municipal services to new subdivisions, except for Town-owned developments. Where a private development requires municipal services, including drainage, the proponent will be responsible for all costs associated with providing such services.
- Policy (b) Where a subdivision of land will require the installation or improvement of municipal services such as water and/or sewer lines, drainage, streets, and/or sidewalks within the subdivision, the developer will be required to enter into a servicing agreement with the Town to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit. The Town has adopted a Development Levy Bylaw, approved by the Ministry of Government Relations.

**Objective 3.4.4.2: Infrastructure Capacities**

To optimize the use of existing Town water, sewer, solid waste, and stormwater management infrastructure, by ensuring that future development remains within the area serviceable by the system for as long as possible while minimizing municipal costs of services to areas that pose special servicing problems.

- Policy (a) The Town will ensure that development can be adequately serviced by infrastructure and utility systems and services by understanding the Town's infrastructure needs and balancing those needs with associated costs by using the most up to date information available.
- Policy (b) Continue to monitor population and business growth as it relates to water and wastewater system demands.

**Objective 3.4.4.3: Stormwater Management**

To ensure stormwater management systems within the Town are designed effectively.

- Policy (a) Stormwater management systems shall be designed by a professional engineer in accordance with appropriate engineering standards.

### 3.5 ECONOMIC & TOURISM DEVELOPMENT

#### 3.5.1 Economic Development Findings

- The area now occupied by the Town of Dalmeny came to be following the establishment of the Canadian Northern Railway in 1904-1905.
- In 1906, following the construction of the post office, the first grain elevator was built, and general store was established.
- By 1983, Dalmeny achieved Town status. The Town operated as a service centre surrounded by a strong agricultural community.
- The Town of Dalmeny strongly supports and promotes existing businesses through internal communication mechanisms such as the Town website, newsletter, Connect and other events.
- Dalmeny also works closely with other municipalities and regional stakeholders to promote the greater Saskatoon Region at provincial, national and international levels. Dalmeny's participation in regional initiatives helps to build a strong regional economy for the benefit of the entire region.
- The Town of Dalmeny promotes the business community and its contributions to the local economy and, as a result, has created Economic Development Incentives to help existing businesses who are continuing to invest in the community.
- The Town of Dalmeny is known for Dalmeny Days, Show & Shine, Farmer's Market, Dog Show, Women's Bonspiel, Two-Person Tuff, and the Winter Carnival.
- The Town has several active boards including the Library Board, Recreation Board, and Housing Authority.
- Opportunities for economic and tourism development opportunities can also be found throughout the many active groups, activities and facilities found within Dalmeny and region including, but not limited to the many community-based organizations, sports, culture and recreation groups. Dalmeny draws sports tournaments from other local communities.
- The Statements of Provincial Interests provides the following concerning tourism and economic development:
  - *The Province has an interest in supporting a high quality of life for Saskatchewan's citizens and visitors by providing and actively promoting recreation and tourism opportunities.*
  - *The Province has an interest in a strong provincial economy that helps improve the quality of life for all Saskatchewan people.*

#### 3.5.2 Economic & Tourism Development Objectives and Policies

##### Objective 3.5.2.1

To attract investment and foster economic and population growth by promoting the benefits of living and working in the Town of Dalmeny.

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|------------|---|
| Policy (a) | The Town, in partnership with other regional stakeholders, will pursue opportunities to market and promote Dalmeny's investment properties, events, services, culture and heritage.   |
| Policy (b) | Where appropriate, the Town will continue to support existing and pursue new Town-wide special events.  |
| Policy (c) | The Town will continue to encourage the maintenance and support of existing businesses by delivering municipal services in cost effective ways, while continuing to build, maintain, and operate Town infrastructure in a manner that is sustainable. |

- Policy (d)      The Town will continue to collaborate in providing tourism amenities and opportunities for the region and will seek out mutually beneficial opportunities with other organizations and authorities in the interest of promotion, preservation, and enhancement of tourism in the region.
- Policy (e)      The Town will continue to utilize local boards and committees, such as the Dalmeny Housing Authority, Library Board, Recreation Board, and others, in addressing tourism and economic development in the Town and region.

### 3.6 COMMUNITY SERVICES AND RECREATION

#### 3.6.1 Community Service and Recreation Findings

- The Town of Dalmeny provides its residents with a host of services including elementary school education, high school education, daycare and preschool, police protection (Dalmeny Police Service), fire protection, library, first responders, and a variety of recreational facilities, clubs and organizations.
- Opportunities exist for a number of recreational pursuits including hockey, skating, curling, track, martial arts, minor baseball, minor soccer, and other recreational opportunities. The Dalmeny Arena has one ice surface. Dalmeny also features an Outdoor Rink, with a Warming Shack.
- Spruce Manor Special Care Home is a home for up to 36 residents. It is an affiliate of the Saskatchewan Health Authority. Every room is private.
- Attached to Spruce Manor Special Care Home is Spruce Villa, an assisted living home with 14 suites, 5 of which are double suites. There are presently 15 residents at Spruce Villa.
- The Town of Dalmeny also provides for community events at the JJ Loewen Community Centre including martial arts, fly ball, archery and dance. The JJ Loewen Community Centre also has a large kitchen facility.
- The Town's curling rink offers four sheets of artificial ice.
- All health care services are provided in the City of Saskatoon, due to the Town's proximity. Residents have access to Royal University Hospital, City Hospital and St. Paul's Hospital. There is also a growing trend for residents to use the Rosthern Union Hospital, in cases where it is an emergency or Saskatoon is experiencing long wait times.
- Two churches have been built in the Town of Dalmeny, including Dalmeny Bible Church and Dalmeny Community Church. Each church operates a cemetery outside of the Town limits in the Rural Municipality of Corman Park.
- Educational services are administered by the Prairie Spirit School Division. Prairie View Elementary School provides education from kindergarten through to Grade 6. Dalmeny High School offers education from Grade 7 to Grade 12.
- Preschool opportunities exist at the Dalmeny Co-Operative Preschool for children 3-4 years of age.
- The Dalmeny Housing Authority provides safe and adequate housing to families, seniors and people with disabilities who have low incomes.
- Centennial Park features a soccer field/football field and 3 ball diamonds. Prairie Park features a playground area and a Spray Park which is Saskatchewan's first recirculating water park.
- One daycare facility, Dalmeny Day Care, which is a licensed facility, provides daycare services to 35 children.
- The Statements of Provincial Interests provides the following concerning recreation:
  - *The Province has an interest in supporting a high quality of life for Saskatchewan's citizens and visitors by providing and actively promoting recreation and tourism opportunities.*
- The Statements of Provincial Interests provides the following concerning community health and well-being:
  - *The Province has an interest in supporting the development of communities that enhance the physical and mental health and well-being of Saskatchewan people.*

### **3.6.2 Community Service Objectives and Policies**

#### **Objective 3.6.2.1: Community Service Management**

To support, encourage and facilitate, where feasible, the development and enhancement of community facilities and programs for the benefit of the residents of the Town and region.

- Policy (a)      The Town will continue to support the volunteer organizations that participate in the delivery of services to the community.
- Policy (b)      The Town will continue to work with other levels of government in the provision of social, cultural and recreation programs and opportunities.
- Policy (c)      The Town will consult with the Prairie Spirit School Division with respect to the provision of new schools, school capacity and school expansion issues, and opportunities for joint use facilities.
- Policy (d)      Neighbourhood scale community facilities, such as places of worship, schools and day care centres, may be located within residential areas.

#### **Objective 3.6.2.2: Public Service Delivery**

To support public service delivery agencies in the provision of services and, where appropriate, to assist in the programming of services to the public.

- Policy (a)      The Town will encourage extensive participation by service clubs, community and public agencies, developers, the Rural Municipality of Corman Park, and other interested groups, in the development of recreation and other community facilities.
- Policy (b)      The Town will examine, from time to time, the feasibility of expanding or adjusting the types of programs and facilities in the community in accordance with Town demographics and population growth, by monitoring shifts in population structure and shifts in the demands and needs of the population.

#### **Objective 3.6.2.3: Cooperation and Communication**

To encourage the coordination and integration of community facilities where appropriate.

- Policy (a)      The Town will facilitate cooperation and communication between service clubs and groups, community service agencies and other stakeholders in the development or redevelopment of community facilities in the Town.

### 3.7 AMENITIES AND DEDICATED LANDS

#### 3.7.1 Findings

- Tooke Park, Centennial Park, South Retention Pond, Gerald Funk Park, Prairie Park, along with the Spray Park, JJ Loewen Soccer Fields, and both school grounds.
- No formal trail system exists in Dalmeny. There is a well-established trail system around Gerald Funk Park of crusher dust, a connecting trail to Prairie Park. The trails in Prairie Park are asphalted. Residents also walk along the old Fort Carleton spur line which is adjacent to the west side of Railway Avenue
- The Statements of Provincial Interests provides the following concerning Saskatchewan's biodiversity, unique landscapes and ecosystems:
  - *The Province has an interest in conserving Saskatchewan's biodiversity, unique landscapes and ecosystems for present and future generations.*
- The Statements of Provincial Interests provides the following concerning recreation:
  - *The Province has an interest in supporting a high quality of life for Saskatchewan's citizens and visitors by providing and actively promoting recreation and tourism opportunities.*
- The Statements of Provincial Interests provides the following concerning community health and well-being:
  - *The Province has an interest in supporting the development of communities that enhance the physical and mental health and well-being of Saskatchewan people.*

#### 3.7.2 Amenities and Dedicated Lands Objectives and Policies

##### Objective 3.7.2.1

To safeguard and enhance Dalmeny's green space in order to contribute to the wider objectives of sustainable community development.

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|------------|---|
| Policy (a) | The Town shall adopt appropriate policies to ensure the protection and enhancement of the Town's green and recreation spaces.   |
| Policy (b) | The Town will encourage extensive participation by service clubs, community and public agencies, and other stakeholders in the development of parks, green space and trail systems. |
| Policy (c) | Natural and scenic areas of significant value, wherever possible, shall be placed in public ownership.  |
| Policy (d) | The integration of natural features, existing vegetation, habitat, and wetland areas in the development of the Town's parks and open space shall be encouraged.                     |
| Policy (e) | The Town will continue to ensure that public walking and cycling spaces throughout the community are safe for users.  |

**Objective 3.7.2.2**

To provide opportunities for municipal reserve dedication when land is subdivided.

- Policy (a) The following factors shall be considered in making decisions on the provision of municipal reserves:
- (i) Municipal reserve areas within new residential subdivisions shall be provided for neighbourhood parks and playgrounds.
  - (ii) In commercial and industrial subdivisions, cash-in-lieu of municipal reserve dedication will be considered as the primary method of meeting the municipal reserve requirement, unless the requirement can be transferred to an acceptable area and dedicated.
  - (iii) School site needs, as identified by the Prairie Spirit School Division, ensuring the creation of municipal reserve areas large enough to be used for schools.
- Policy (b) Municipal reserves shall only be used to convey storm water runoff to storm water storage basins and shall act as temporary water storage to allow for water retention for a design period of no longer than a twenty-four-hour period after a storm event. Areas that are designed to store or retain water for more than twenty-four hours after a storm event shall be classified as storm water management facilities and shall be identified as “utility parcels” on subdivision plans. The Town’s 3 Retention Ponds are used at all times and are usually filled to the low water level (LWL).

**Objective 3.7.2.3**

To support, encourage, and facilitate connectivity and walkability throughout the Town.

- Policy (a) The Town will pursue opportunities to link natural areas, parks, and walking and cycling facilities in a continuous open space system.
- Policy (b) The Town will facilitate the development of a walkable community, through consideration of adequate sidewalks, pathways in linear parks and appropriate lighting. The development of pedestrian amenities should contribute to public safety.

### 3.8 BIOPHYSICAL CONSIDERATIONS & HAZARDS

#### 3.8.1 Findings

- The Town has experienced minimal flooding issues over the last 15 years as the result of the construction of three storm water retention ponds. Two have been completely developed and the third is partially developed. Railway Avenue drainage has been improved with the installation of a 900mm culvert beneath the rail bed and the realignment of the drainage channel adjacent to First Street. A new culvert was also installed at the private crossing. All storm water drains by gravity to the South Retention Pond or to the retention pond located in Gerald Funk Park. To control the amount of water in the pond, the Town has the ability to pump this storm water through a line to water the grass and/or to discharge this water directly to the ditch of Highway #305 South where it flows in a southerly direction, via gravity. The Town has additional options to manage storm water including pumping water into the North Saskatchewan River or distributed to local area users.
- The Town has developed an Emergency Management Plan, which is a living document that is updated periodically on an as-needed basis by the EMO Coordinator.
- To avoid development in hazardous areas within the town, policies discouraging development on potentially hazardous land due to flooding and other hazards, such as contamination, erosion, soil subsidence and slope instability, are required.
- The Town of Dalmeny is located toward the northern limit of the North Saskatchewan River Watershed. Source waters in the North Saskatchewan River Watershed consist of wetlands, sloughs, lakes, rivers, and groundwater aquifers along with the North Corman Park Flood Control Area and the Opimihaw Creek Watershed Association.
- The Town owns and operates 2 underground water reservoirs and 2 pump wells. Water is provided by SaskWater, as per agreement with the City of Saskatoon to the Town of Dalmeny through a supply pipeline which is further treated onsite, as required at the water pumphouse by the municipality.
- The Town of Dalmeny's sewage lagoon is located in the NW ¼ Section 4, Township 39, Range 6, West of the Third Meridian in the Rural Municipality of Corman Park. Sewage lagoons, as per *The Subdivision Regulations*, require a 457 metre setback from residential subdivisions.
- The Town does not have an inventory of contaminated lands within the municipality, however, there is one property that was appealed, as it was an old gas station and the property assessment was lowered to take this into consideration. This gas station hasn't been open in years and is located along Highway #305 West.
- The CN Main Line rail line runs east-west through the Town of Dalmeny parallel to Highway #305 West.
- The Statements of Provincial Interests provide the following concerning public safety and source water protection:
  - *The Province has an interest in ensuring the safety and security of individuals, communities and property from natural and human induced threats.*
  - *The Province has an interest in the protection of water sources that provide safe drinking water.*

#### 3.8.2 Biophysical Constraints Objectives and Policies

##### **Objective 3.8.2.1: Hazard Lands**

To discourage inappropriate development in areas with potentially hazardous site conditions and to ensure that environmentally sensitive or hazardous lands are dedicated, as appropriate, as environmental reserve, during the subdivision process.



- Policy (a) Development will be directed to areas believed to be capable of supporting such development.
- Policy (b) The Town will ensure that the subdivision of land or the development of structures does not occur on hazard lands or, if applicable, occurs in accordance with specified mitigation measures. Any required hazard report shall be prepared by a qualified professional at the cost of the proponent of the proposed development.
- Policy (c) The Zoning Bylaw contains standards for development on or near hazard lands.
- Policy (d) Environmentally sensitive areas should be used for public open space.
- Policy (e) Future development shall be consistent with the 457 metre lagoon setback, as per *The Subdivision Regulations* or a different setback as required by the Ministry of Environment.

#### **Objective 3.8.2.2: Flooding**

To protect development against the risks of flooding and other biophysical hazards.

- Policy (a) The Town will work with the Water Security Agency, the Rural Municipality of Corman Park, and the rural community, as necessary, on potential flood protection issues in the municipality and the broader region. Many changes have occurred in the last 15 years to address potential flooding issues including the development of three new storm water retention ponds.
- Policy (b) As per *The Statements of Provincial Interest Regulations*, insofar as is practical, the development of new buildings and additions to buildings in the floodway in the 1:500-year flood elevation of any watercourse or waterbody shall be prohibited.
- Policy (c) As per *The Statements of Provincial Interest Regulations*, insofar as is practical, development of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:500-year flood elevation of any watercourse or waterbody in the flood fringe shall be flood-proofed.

#### **Objective 3.8.2.3: Source Water Protection**

To protect ground and surface water resources from contamination to ensure a safe supply of drinking water.

- Policy (a) Ensure that development does not reduce the quality of water resources in the broader region by protecting Dalmeny's ground water resources from contamination.
- Policy (b) Continue to work with the Water Security Agency in implementing source water protection strategies.

- Policy (c)      Ensure that development protects and sustains important waterbodies, waterways, wetlands, and groundwater systems in the Town and broader region by employing site-specific planning programs, either alone or in cooperation with other agencies, organizations or governments. This may include limiting, restricting, delaying or prohibiting development in proposed development areas until site-specific planning has been completed or until the Town is satisfied that specific development projects will sustain these areas.

**Objective 3.8.2.4: Contaminated Sites**

To ensure safe development on brownfields and contaminated sites.

- Policy (a)      If contaminated sites are identified, ensure they are remediated to a level suitable for the intended use or for site suitability prior to development, to the satisfaction of the Approving Authorities.

**Objective 3.8.2.5: Emergency Measures**

To ensure public safety during emergency situations.

- Policy (a)      The Town of Dalmeny will continue ensure community preparedness for emergency situations by following the Town's Emergency Management Plan.
- Policy (b)      The Town of Dalmeny shall continue to work with CN railway to ensure the safety of residents during rail transportation.

### 3.9 INTERMUNICIPAL & INTERJURISDICTIONAL COOPERATION

#### 3.9.1 Findings

- The Town of Dalmeny is situated within the Rural Municipality of Corman Park along Highway #305 South, approximately 25 kilometers north-northwest of Saskatoon, and 10 km northwest of Martensville.
- The only First Nation reserve in the immediate area is the Mistawasis Indian Reserve No. 103G, approximately 2 km to the south of the south boundary of the Town.
- Many outstanding land claims owed to several First Nations in Saskatchewan are now being settled. The Treaty Land Entitlement Framework Agreement specifies details of this process. As a part of this process, First Nations have an opportunity to obtain additional lands, including those located within urban municipalities.
- It is important and will be a benefit to the region as whole, for the Town of Dalmeny to work collaboratively with its regional neighbours on issues and areas of mutual interest such as the rural-urban fringe and regional transportation corridors.
- In areas adjacent to the Town it is important to ensure that developments do not cause adverse effects upon existing or proposed future urban land uses or servicing requirements. In order to ensure future growth can occur in an orderly and planned fashion, it is imperative for the town to identify future development areas outside of current Town boundaries for long term growth.
- The Statements of Provincial Interests provide the following concerning inter-municipal cooperation:
  - *The Province has an interest in promoting inter-municipal cooperation that facilitates strong partnerships, joint infrastructure and coordinated local development.*
  - *The Province has an interest in enhancing the participation of First Nation and Métis communities in land use planning and in fostering respectful relationships between municipalities and First Nation and Métis communities.*

#### 3.9.2 Intermunicipal & Interjurisdictional Cooperation Objectives and Policies

##### Objective 3.9.2.1: Government Cooperation

To pursue opportunities with the federal and provincial governments to enhance services and to provide innovative opportunities for Dalmeny and the region.

- Policy (a)      The Town will pursue opportunities to take advantage of federal and provincial programs which will benefit Dalmeny and the region.

##### Objective 3.9.2.2: Regional Cooperation

To facilitate intermunicipal and interjurisdictional cooperation on a regional basis.

- Policy (a)      The Town will continue to pursue agreements and cooperation with neighbouring municipalities, planning commissions, First Nations, and other stakeholders that will address joint planning, future growth, and joint delivery of services, based on common interests of the region as a whole.
- Policy (b)      The Town will continue to work with regional partners in the delivery of emergency and safety management services.

**Objective 3.9.2.3: Urban Reserves**

To maintain the financial integrity of the Town, its tax base and its municipal services while ensuring compatible and enforceable land use and development standards in any Urban Reserve that may be established in Dalmeny.

- Policy (a)      Ensure an agreement is sought pursuant to Part 9 of the Treaty Land Entitlement Framework Agreement before an Urban Reserve is created with reserve status. The Agreement shall be negotiated in good faith by the Town and will be based on the objective noted above.

**Objective 3.9.2.4: Annexation**

To alter the Town limits based on need and to provide for orderly development of land uses and services.

- Policy (a)      In order to provide for orderly development in accordance with the development policies contained in this Official Community Plan, Council may, from time to time, seek to alter the Town boundaries in a manner that will ensure that sufficient lands are available within the Town limits. Sufficient lands are deemed to exist within the Town if they can accommodate future development for a period of twenty years and if they can be serviced in a practical, cost-effective manner.
- Policy (b)      The Town will support requests for alteration of Town boundaries that are consistent with sound land use planning principles and this Official Community Plan and is determined to be of benefit to the Town.

**Objective 3.9.2.5: Communication and Referral Process**

To provide greater certainty for land use decisions where impacts cross municipal boundaries.

- Policy (a)      The Town shall work collaboratively with the Rural Municipality of Corman Park to develop plans and processes that provide greater clarity for land use decisions in such areas as the rural-urban fringe, regional transportation corridors, lands within the Town that are adjacent to RM boundaries and other areas of mutual interest.
- Policy (b)      Council will work with the Rural Municipality of Corman Park when designating or amending future urban growth areas that are located within the RM, on the Town's Future Land Use Concept.
- Policy (c)      Council will work with the Rural Municipality of Corman Park in identifying potential land use conflicts including development of acreages and commercial development near the Town.

### 3.10 AGRICULTURAL LAND & FRINGE AREAS

#### 3.10.1 Findings

- The Town of Dalmeny is surrounded by the Rural Municipality of Corman Park No. 344.
- Agricultural product processing facilities and small farm operations exist within minutes of the Town of Dalmeny.
- In areas adjacent to the Town, it is important to ensure that development does not adversely affect existing or proposed future urban land uses, including servicing needs. In order to ensure future growth can occur in an orderly and planned fashion, it is imperative for the Town to identify future development areas outside of current Town boundaries for long term growth.
- The Statements of Provincial Interests provide the following concerning agriculture and value-added agribusiness:
  - *The Province has an interest in supporting and promoting a sustainable and dynamic agricultural sector that optimizes the use of agricultural land for growth opportunities and diversification in agricultural operations and value-added agribusiness.*

#### 3.10.2 Agricultural Land and Fringe Areas Objectives and Policies

##### Objective 3.10.2.1

To ensure that future urban land requirements are not restricted by the development of uses, such as intensive livestock operations, near or within the corporate limits of the Town.

Policy (a)        The Town shall continue to work with the Rural Municipality of Corman Park No. 344 to address and resolve issues and concerns of mutual interest.

Policy (b)        Intensive livestock operations (ILOs) shall not be permitted within the Town.

##### Objective 3.10.2.2

To safeguard municipal services from incompatible land uses.

Policy (a)        The Zoning Bylaw identifies areas suitable for development within the corporate limits of the Town not immediately required for urban development as a "**Future Urban Development**" district. Within this district, land use restrictions and development standards exist so as not to jeopardize or otherwise unduly restrict future development.

### 3.11 NATURAL AND CULTURAL HERITAGE RESOURCES

#### 3.11.1 Heritage and Natural Resource Findings

- The Town of Dalmeny is located within the Elstow Plain of the Moist Mixed Grassland Ecoregion of the Prairie Ecozone.
- There are currently no Designated Municipal or Provincial Heritage Properties within the Town of Dalmeny.
- The Statements of Provincial Interests provide the following concerning Saskatchewan's heritage and culture, and biodiversity and natural ecosystems:
  - *The Province has an interest in ensuring that Saskatchewan's culture and heritage resources are protected, conserved and responsibly used.*
  - *The Province has an interest in conserving Saskatchewan's biodiversity and natural ecosystems for present and future generations.*

#### 3.11.2 Heritage Resources Objectives and Policies

##### **Objective 3.11.2.1: Heritage and Culture Resource Protection**

To protect the heritage resources within the Town, and where such protection cannot be achieved, to implement appropriate mitigation measures.

- |            |  |
|------------|--|
| Policy (a) | Support the designation of provincial heritage and municipal heritage buildings and sites within the Town, including those owned by the Town, as well as those owned privately.  |
| Policy (b) | Ensure that the subdivision of land on potentially heritage sensitive parcels occurs in accordance with the guidelines and criteria identified by the Heritage Conservation Branch of Saskatchewan. The costs of any required Heritage Impact Resource Assessment to identify if any heritage resources exist on the site, and if the developer may be required to move the proposed development to a new location or undertake mitigative measures to receive clearance from the Heritage Resource Branch of Saskatchewan, will be the responsibility of the proponent of the proposed development. |
| Policy (c) | The Town's land use and development decisions will be sensitive to the conservation and protection of culture and heritage resources.  |
| Policy (d) | The Town shall consider the use of dedicated lands, such as environmental and municipal reserve, to protect and conserve culture and heritage features, where possible.  |
| Policy (e) | Insofar as practical, the Town shall use the provisions set out in the <i>Standards and Guidelines for the Conservation of Historic Places</i> to guide protection and conservation efforts of heritage places.  |
| Policy (f) | The Town will work towards utilizing boards and committees, to assist in the protection and promotion of heritage and cultural resources within the town and region.   |

**Objective 3.11.2.2: Cultural and Heritage Resource Promotion**

To encourage the conservation of intangible cultural resources including historically and culturally significant landscapes, cultural facilities and events, heritage languages, community traditions and customs, locally important arts, crafts and trading skills.

- Policy (a)      The Town may consider the development of a Municipal Cultural Plan that identifies and maps local culture and heritage resources while creating an awareness of the benefits of preserving and promoting culture and heritage resources for community development purposes.
- Policy (b)      The Town shall continue to support heritage and cultural events.
- Policy (c)      The Town shall continue to work with community and culture groups, service clubs, sports and recreation clubs, to promote and celebrate the existing programs available to residents and visitors, alike.
- Policy (d)      The Town will build upon its listing of heritage resources, with collaboration from local residents.
- Policy (e)      The Town will endeavour to create new partnerships with community groups with the intention of fostering support and promoting interest in culture and heritage.

## 4 IMPLEMENTATION

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### 4.1 ZONING BYLAW

The Zoning Bylaw is the principal method of implementing the objectives and policies contained in this Official Community Plan.

#### 4.1.1 **Purpose**

The purpose of the Town's Zoning Bylaw is to control the use of land providing for the amenity of the area within Council's jurisdiction and for the health, safety, and general welfare of the inhabitants of the Town of Dalmeny.

#### 4.1.2 **Content and Objectives**

The Zoning Bylaw implements the land use policies contained in this Official Community Plan by prescribing and establishing zoning districts for residential uses, commercial uses, industrial uses, agricultural uses, community service and institutional uses, and other municipal uses. Regulations within each district govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping, and so forth.

#### 4.1.3 **Amending the Zoning Bylaw**

When considering applications to amend zoning regulations or standards, or requests for the rezoning of land, Council shall consider such proposals within the context of:

- (1) The nature of the proposal and its conformance with all relevant provisions of this Official Community Plan.
- (2) The need to foster a rational pattern of relationships among all forms of land use and to protect all forms of land use from harmful encroachments by incompatible uses.
- (3) The need for the form of land use proposed and the supply of land currently available in the general area capable of meeting that need.
- (4) The capability of the existing road system to service the proposed use and the adequacy of the proposed supply of off-street parking.
- (5) The capability of existing community infrastructure to service the proposal, including water and sanitary sewer services, storm sewers, parks, schools and other utilities and community services.

#### 4.1.4 **Zoning by Agreement**

- (1) Where an application is made to Council to rezone land to permit the carrying out of a specified proposal, Council may, for the purpose of accommodating the request, enter into an Agreement with the Applicant pursuant to Section 69 of *The Act*.



- (2) Contract Zoning permits a municipality to manage the use of a site and layout of a specific proposed development that requires rezoning. Council may use a Contract Zone to rezone a site to allow a proposed development but may also restrict uses normally allowed in the zoning district through a contract.
- (3) Section 4.1.3 of this Official Community Plan shall apply in the review of applications for rezoning by agreement.
- (4) Council may enter into an agreement with the applicant setting out a description of the proposal and reasonable terms and conditions with respect to:
  - (a) the uses of the land and buildings and the forms of development;
  - (b) the site layout and external design, including parking areas, landscaping and entry- and exit-ways;
  - (c) any other development standards considered necessary to implement the proposal, provided that the development standards shall be no less stringent than those set out in the requested underlying zoning district.
- (5) Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.
- (6) Council may consider rezoning by agreement to accommodate development or subdivision proposals when:
  - (a) limiting the uses within a zoning district will avoid land use conflict;
  - (b) it is necessary to ensure that appropriate services and infrastructure are provided.

#### **4.1.5 Use of the Holding Symbol "H"**

- (1) Pursuant to Section 71 of *The Act*, Council may use the Holding Symbol "H" in conjunction with any zoning district designation, to specify the use to which lands or buildings may be put at any time that the holding symbol is removed by amendment to the Zoning Bylaw.
- (2) Council may use the Holding Symbol "H" to accommodate multiple phase subdivisions and developments.
- (3) In deciding as to whether to remove the Holding Symbol "H" by amendment to the Zoning Bylaw, Council shall consider whether development has progressed to a point where extension of municipal services is appropriate.

#### **4.1.6 Bonus Provisions**

- (1) To facilitate a degree of flexibility for optimal site utilization as well as to encourage certain desirable elements not normally proposed in the development process, the Zoning Bylaw provides for adjustments to specific development standards in exchange for commensurate facilities, services or matters as specifically set out in the Zoning Bylaw.

- (2) In this regard, the Zoning Bylaw provides for adjustment to density limits, parking standards, building height, number of principal buildings on a site or other similar standards for the provision of supportive housing units, community facilities which are owned by a non-profit corporation or public authority, the conservation of important natural areas, the provision of enclosed parking, and the designation of designated heritage properties.

## 4.2 OTHER IMPLEMENTATION TOOLS

### 4.2.1 Subdivision Application Review

In reviewing any application for subdivision, Council shall indicate support for such application only when it has:

- (1) Ensured that all policies and guidelines established regarding occupancy levels, development standards and design of the subdivision, as set out in this Official Community Plan, have been satisfied.
- (2) Ensured that the application is in conformity with the Zoning Bylaw.
- (3) Negotiated the terms of a servicing agreement, if required, with the applicant.
- (4) Determined its wishes with respect to the dedication of lands.

### 4.2.2 Dedicated Lands

- (1) When reviewing any application for subdivision, Council may indicate to the approving authority, its desire to have unstable or flood-prone areas set aside as environmental reserve and/or municipal reserve, as a condition of subdivision approval, pursuant to Section 185 of *The Act*.
- (2) Pursuant to *The Act*, Council may elect to request that an approving authority require the owner of land that is the subject of a proposed subdivision to provide money in place of all or a portion of land that would otherwise be required to be dedicated as municipal reserve.
- (3) The Town will consult with the Province, appropriate School Divisions, and affected regional partners regarding Municipal Reserve dedication for school purposes.
- (4) The following factors shall be considered in making decisions on the provision of municipal reserves:
  - (a) Municipal reserve areas within new residential subdivisions should be provided for neighbourhood parks and playgrounds.
  - (b) In commercial and industrial subdivisions, cash-in-lieu of municipal reserve dedication will be considered as the primary method of meeting the municipal reserve requirement, unless the requirement can be transferred to an acceptable area and dedicated.
  - (c) School site needs, as identified by the Prairie Spirit School Division, ensuring the creation of municipal reserve areas large enough to be used for schools.

#### **4.2.3 Building Bylaw**

- (1) Council will use its building bylaw to provide standards for the construction, repair and maintenance of buildings in the community as well as ensuring acceptable physical conditions. Provisions for occupancy permits and inspections can be included in the bylaw.

#### **4.2.4 Development Levies and Servicing Fees**

- (1) In accordance with Section 169 of *The Act*, the Council may establish, by separate bylaw, development levies for the purpose of recovering all or a part of the capital cost of providing, altering, expanding or upgrading services and facilities associated with a proposed development within an existing subdivided area. Such bylaw must be based on studies to establish the cost of municipal servicing and recreational needs and on a consideration of future land use and development and the anticipated phasing of associated public works.
- (2) In accordance with Section 172 of *The Act*, Council may require a servicing agreement with the proponent of a subdivision development. In order to provide overall direction and guidance in the negotiation of individual agreements with developers, Council may establish, by resolution, a schedule of development specifications and servicing fees. Such servicing specifications will provide a consistent set of development standards for the provision of services and works by developers within a proposed subdivision development. Subdivision servicing fees contribute in whole or in part towards the capital costs of services within or outside the subdivision that directly or indirectly serve the proposed subdivision.

### **4.3 OTHER**

#### **4.3.1 Updating the Official Community Plan**

Plans and projections for future development shall be monitored on an ongoing basis. Policies contained in this Official Community Plan, including the Future Land Use Concept, shall be reviewed and updated within five years of adoption.

#### **4.3.2 Further Studies**

As necessary, Council will undertake such studies or programs required to facilitate and encourage the growth and development of the Town of Dalmeny.

#### **4.3.3 Community Engagement**

In addition to the requirements of *The Act*, provisions for public participation may be initiated which are appropriate to the nature and scope of the planning matter being addressed. Examples of initiatives for which the community engagement process applies includes land use issues, social issues, safety issues, recreation issues and utility services.

For any situation where the community engagement process applies, the Town will consider the following principles:

- Municipal government decisions must be made in a context that is sensitive and responsive to public concerns and values.
- The community engagement process must demonstrate openness, honesty and transparency of purpose, as well as the communication of the results.
- The process must be respectful of decision-making protocols.
- The process must demonstrate a commitment to being time-sensitive and cost-effective.

#### **4.3.4 Cooperation and Inter-Jurisdictional Consideration**

Council shall cooperate with senior governments, other municipalities and public and private agencies to implement this Official Community Plan.

#### **4.3.5 Programs**

Council shall participate in senior government economic development, public utility, resource enhancement, housing, social and environmental protection programs and projects, where such will help in achieving its goals and objectives.

#### **4.3.6 Provincial Land Use Policies and Interests**

This bylaw shall be administered and implemented in conformity with applicable provincial land use policies and interests, statutes and regulations and in cooperation with provincial agencies. Where a reference is made in this Plan to a provincial statute or regulation and that statute or regulation is amended or repealed and substituted with a replacement statute or regulation, the reference herein to the statute or regulation shall be taken to mean the amended or replacement statute or regulation.

#### **4.3.7 Binding**

Subject to Section 40 of *The Act*, the Official Community Plan shall be binding on the Town of Dalmeny, the Crown, and all other persons, associations and other organizations, and no development shall be carried out that is contrary to this Official Community Plan.

#### **4.3.8 Definitions**

The Zoning Bylaw definitions shall apply to this Official Community Plan.

## 5 MAPS

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\Map 1 - Future Land Use Concept



# Town of Dalmeny FUTURE LAND USE MAP

## LEGEND

Potential	Existing	
		Residential
		Commercial
		Industrial
		Infrastructure
		Park Space
		Community Service
		Urban Boundary

**CROSBY  
HANNA  
& ASSOCIATES**

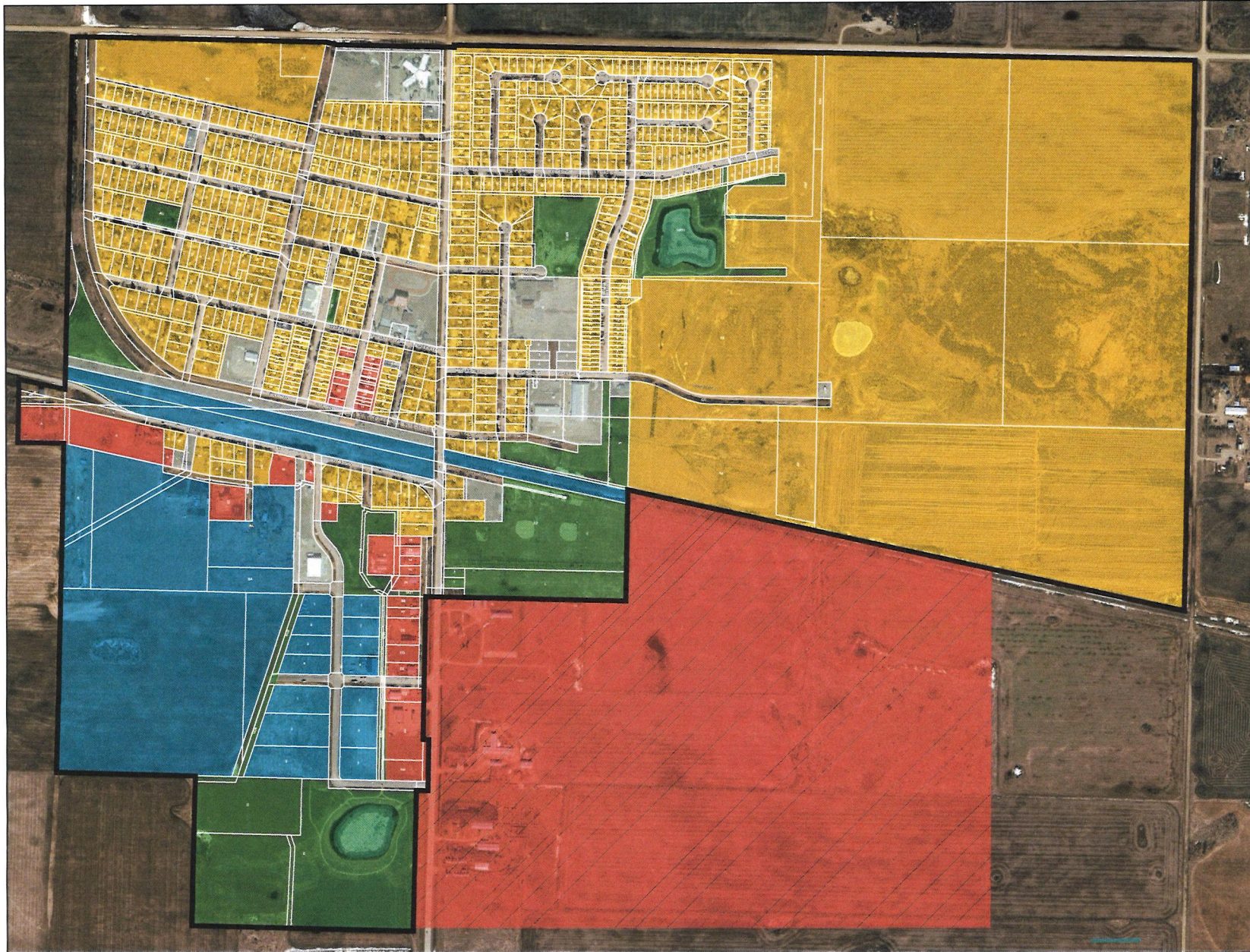
LANDSCAPE ARCHITECTURE  
COMMUNITY PLANNING

407C 1st Ave. North  
Saskatoon, SK S7K 1Z5  
www.crosbyhanna.ca  
T (306) 665-3441

PROJECT NO.: CHA 23054  
RURAL MUNICIPALITY: Town of Dalmeny  
MAP PROJECTION: UTM ZONE 13  
HORIZONTAL DATUM: NAD 83 CSRS 98  
DATE: 2024-08-30



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**BYLAW NO. 14-2024**

**A BYLAW OF THE TOWN OF DALMENY TO  
ESTABLISH A BOARD OF POLICE COMMISSIONERS**

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The Council of the Town of Dalmeny, in the Province of Saskatchewan, enacts as follows:

1. Council for the Town of Dalmeny hereby establishes a Board of Police Commissioners.
2. a) The Board of Police Commissioners shall hereinafter be referred to as the "Board"  
b) Two (2) residents of the municipality duly selected and appointed by Council shall hereinafter be referred to as the "members-at-large".
3. The Board shall consist of the Mayor, two Councillors and two members at large.
4. The method of selection for the position of the members at large shall be at the discretion of Council.
5. The members at large shall be appointed for a four (4) year term commencing on the first day of January in the year following the year of general Council elections and ending on the 31<sup>st</sup> day of December in the last year of the four (4) year term.
6. Council shall, at its last meeting of Council in each year, appoint two Councillors to the Board for a one (1) year term.
7. The Board shall, at its first meeting in each calendar year, appoint one person as Chairperson and a second person as Vice-Chairperson for the duration of the year.
8. The Board shall have all the powers conferred upon it under all Acts and Regulations of the Province of Saskatchewan.
9. The Board shall meet monthly or as required.
10. The Board hereby establishes a Schedule of Fees for Services as listed in APPENDIX 1 of this Bylaw.
11. Bylaw No. 12-2024 is hereby repealed.
12. This bylaw shall come into force and take effect when adopted by Council.

\_\_\_\_\_  
Mayor

(seal)

\_\_\_\_\_  
Chief Administrative Officer

SCHEDULE OF FEES

1. Criminal Record Checks:

For adoptive/daycare and/or employment .....\$25.00

For sports and/or volunteer organizations.....\$ 0.00