Regular Open Council Meeting Agenda

Monday, November 9th, 2026 at 7:00 p.m.
in the Council Chambers, Town Office, 301 Railway Ave, Dalmeny, SK

1. CALL TO ORDER

2. MOTION TO CHANGE THE ORDER OF BUSINESS

2.1. Change Order of Business

THAT item 13.1. Appointment of Administrator and Chief Administrative Officer be considered before item 8.1 Public Hearing - Discretionary Use Application – 186 3rd Street South – Accessory Dwelling.

3. APPROVAL OF AGENDA

3.1. Approval of Agenda

THAT the Regular Open Council meeting agenda for November 9th, 2026 be adopted.

4. ADOPTION OF MINUTES

4.1. Minutes of the Regular Open Council Meeting held October 19th, 2026 for adoption

THAT the Minutes of the Regular Open Council Meeting held October 19th, 2026, be adopted.

5. NOTICE OF PROCLAMATIONS

6. PRESENTATIONS AND RECOGNITIONS

7. BUSSINESS ARISING

8. PUBLIC HEARINGS

8.1 Discretionary Use Application – 186 3rd Street South – Accessory Dwelling
Public Hearing Report
Record of Submissions
Concept Site Plan

9. DELEGATIONS

10. ACCOUNTS FOR APPROVAL

11. CORRESPONDENCE

12. FINANCIALS

12.1. October 2026 Outstanding Municipal, School, Property and Frontage Taxes

THAT Council receive the October 2026 Outstanding Municipal, School, Property, and Frontage Taxes Report.

13. REPORTS OF ADMINISTRATION AND COMMITTEES

13.1. Appointment of Administrator and Chief Administrative Officer

THAT the Council of the Town of Dalmeny appoints Ms. Viv Thoss as Administrator and Chief Administrative Officer, in accordance with her executed Employment Services Agreement, effective November 2, 2026;

AND THAT Mr. Jim Weninger be removed as a signing authority for the Town of Dalmeny, effective 12:00 p.m. on November 10, 2026;

AND THAT, effective November 10, 2026, Ms. Viv Thoss be added as a signing authority at Affinity Credit Union and for such other Town of Dalmeny documents as may be authorized by Council from time to time;

AND FURTHER THAT Ms. Thoss be authorized to complete all required documentation and that Affinity Credit Union be notified of these changes.

13.2. Discretionary Use Application – 186 3rd Street South – Accessory Dwelling

Whereas:

Council has received an application from 101212159

Saskatchewan Ltd. (the "Applicant") for approval of a development permit for Lot 4 Block 201, Plan 102367379 (the "Development Permit Application"), having a civic address of 186 3rd Street South (the "Property");

1. This Development Permit Application seeks approval to construct a single detached dwelling, which is, pursuant to Table 6-10 of Bylaw No. 2-2016, as amended (the "Zoning Bylaw"),a discretionary use within the M – Industrial District in which the Property lies.

2. Council has reviewed the application, and the submissions made respecting approval;

3. Council has determined that the application is consistent with the provisions of Bylaw No. 9-2024, as amended, being the Official Community Plan;

4. Pursuant to the provisions of the Zoning Bylaw No. 2-2016, Council has:

a. Reviewed the requirements of Section 3.9.1 of the Zoning Bylaw and has determined that the Discretionary Use Application complies with the procedural requirements of that section;

b. Reviewed the criteria set out in Section 3.9.3 of Zoning Bylaw, and has determined that the proposed development (use) is consistent with those criteria, having regard to the presence of activities already located in the area, and;

c. As required by Section 3.9.1(1)(i), reviewed the development standards referenced in section 3.9.2 of the Zoning Bylaw and has determined that no discretionary development standards need to be imposed with respect to the proposed development (use), except for those of general application in the Zoning Bylaw;

d. Had due regard to the wording of Table 6-10 which provides for dwelling units accessory to the principal use, for the use of owners, caretakers, and managers.

Now therefore be it resolved:

That the Discretionary Use Application be approved, subject to all requirements of the Zoning Bylaw No. 2-2016, and subject to:

1. The Developer filing with the Development Officer within 60 days of the date of this resolution, full and complete plans for the construction of a dwelling unit that comply with all building code requirements and all provisions of the Zoning Bylaw, which plans substantially accord with the content of the development permit application presently before Council, and which plans shall form part of the permit application upon filing, in replacement of the basic plans presently appended to the application.

2. The Developer entering into an agreement with the Town no later than December 10, 2026, providing for usage restrictions consistent with Table 6-10, and provision respecting land use conflict consistent with preserving the rights of nearby landowners and occupants to use their property in a manner consistent with their location within an Industrial district.

13.3. Minutes of the Town of Dalmeny Recreation Board Meeting held July 9, 2026

THAT Council receive the Minutes of the Town of Dalmeny Recreation Board meeting held July 9, 2026.

14. NEW BUSINESS

15. IN-CAMERA

16. ROUND TABLE DISCUSSIONS

17. PUBLIC FORUM

18. ADJOURNMENT

18.1. Adjournment

THAT there being no further business of the Regular Open Council meeting, it be adjourned.

19. COUNCIL MUNICIPAL GOALS AND OBJECTIVES

Council Priorities

Next Regular Council Meeting
November 23, 2026

2026 Regular Council Meeting Schedule
November 23
December 7, 21

Committee of the Whole Meetings
Committee of the Whole meetings are held at 6:30 p.m. before Regular Council Meetings and at 7:00 p.m. on alternate Mondays, as needed.

Next Dalmeny Police Commission Meeting
November 16, 2026 at 5:00 p.m.

2026 Dalmeny Police Commission Meeting Schedule
November 16
December 21

TOWN OF DALMENY
REGULAR COUNCIL MEETING
MONDAY, OCTOBER 19, 2026
DALMENY TOWN OFFICE

PRESENT: Mayor Jon Kroeker, Councillors Ed Slack, Matt Bradley, and Jon Redekop. Also present was Chief Administrative Officer Jim Weninger.

ABSENT: Councillors Anna-Marie Zoller, Amy McNeil, and Aaron Peters.

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

388/26 – Redekop/Bradley – That the agenda for the Regular meeting of Council of the Town of Dalmeny for October 19, 2026, be adopted as presented.

Carried.

MINUTES

389/26 – Bradley/Redekop –That the Minutes of the September 28, 2026, Regular Council meeting be approved as circulated.

Carried.

MINUTES

390/26 – Redekop/Bradley –That the Minutes of the October 5, 2026, Fire Rescue Department Budget meeting with Town Council be approved as circulated.

Carried.

ACCOUNTS PAYABLE

391/26 – Slack/Redekop – That the accounts as detailed on the attached cheque listing and amounting to $599,550.21 for the period ending October 16, 2026, and representing cheque numbers 21526 to 21583 be approved by Council.

Carried.

PAYROLL

392/26 – Slack/Redekop – That the payroll listings in the amount of $31,313.81 and $34,143.77 for the pay periods ending September 28, 2026, and October 9, 2026, respectively be approved by Council.

Carried.

FIRE RESCUE PAYROLL

393/26 – Bradley/Redekop – That the fire rescue payroll listing in the amount of $14,877.29 for the pay period ending September 30, 2026, be approved by Council.

Carried.

Recreation Manager Lacy Boisvert arrived at the meeting at 7:09 p.m.

PER DIEMS

394/26 – Redekop/Bradley – That the per diems listing in the amount of $3,378.78 for the pay period ending on October 31, 2026, be approved by Council.

Carried.

Public Works Foreman Jeff Johnson arrived at the meeting at 7:23 p.m.

RECREATION MANAGER'S QUARTERLY REPORT

395/26 – Slack/Redekop – That the Recreation Quarterly Report for the period ending September 30, 2026, as presented by the Recreation Manager Lacy Boisvert be accepted by Council.

Carried.

Recreation Manager Lacy Boisvert left the meeting at 7:24 p.m. and did not return.

PUBLIC WORKS MANAGER'S QUARTERLY REPORT

396/26 – Slack/Redekop – That the Public Works Manager's Quarterly Report for the period ending September 30, 2026, as presented by the Public Works Manager Jeff Johnson be accepted by Council.

Carried.

Public Works Manager Jeff Johnson left the meeting at 7:42 p.m. and did not return.

MASTERCARD

397/26 – Redekop/Bradley – That the MasterCard payment listing in the amount of $8,513.32 for the period ending August 2026 be approved by Council.

Carried.

OUTSTANDING TAX COMPARISONS

398/26 – Redekop/Bradley – That the listing of outstanding municipal and school property tax comparisons, along with frontage taxes for the month of September be accepted by Council.

Carried.

STATEMENT OF OPERATING REVENUES AND EXPENDITUES

399/26 – Bradley/Redekop – That the Bank Reconciliation and Statement of Operating Revenues and Expenditures be accepted by Council for the period ending September 30, 2026.

Carried.

CORRESPONDENCE

400/26 – Bradley/Redekop – That the following correspondence be filed:

A. Proposed Discretionary Use – 186 – 3rd Street South
B. Discretionary Use Supporting Statement – (Proposed) – Dirty Devil Hydrovac Services

Carried.

FIRE CHIEF'S QUARTERLY REPORT

401/26 – Bradley/Redekop – That the Fire Chief's Quarterly Report for the period ending September 30, 2026, as prepared by the Fire Chief Tom Moody be accepted by Council.

Carried.

LIBRARIAN'S QUARTERLY REPORT

402/26 – Slack/Redekop – That the Librarian's Quarterly Report for the period ending September 30, 2026, as prepared by Librarians Bonnie Furi and Dana Perkins be accepted by Council.

Carried.

CAO REPORT

403/26 – Bradley/Redekop – That the Chief Administrative Officer's Report as presented by the Chief Administrative Officer Jim Weninger for October 19, 2026, be accepted by Council.

Carried.

TRAFFIC CALMING

404/26 – Redekop/Slack – That Council consider "Traffic Calming" measures on Fourth Street near the intersection of Ross Avenue and that Sacha Atkinson be advised of the same.

Carried.

TRAFFIC SPEED SIGN

405/26 – Bradley/Slack – That Council consider the installation of a "Traffic Speed Sign" similar to Highway 305 South on Highway 305 West near the intersection of Fourth Street South and that Caitlyn Windels be advised of the same.

Carried.

IN-CAMERA

406/26 – Bradley/Slack – That Council move into the Committee of the Whole at 8:13 p.m. to discuss the following matters in accordance with *The Local Authority Freedom of Information and Protection of Privacy Act (LA FOIP)* and that the session be "in camera".

i. **North Ridge Development Corporation**
(LA FOIP Section 17(1) – Economic and Financial Interests)
ii. **Budget Considerations**
(LA FOIP Section 16(1)(e) – Pending Budgetary Decisions)
iii. **Staffing**
(LA FOIP Section 16(1)(c) – Personal Information)
iv. **Computer Situation**
(LA FOIP Section 17 – Economic and Other Interests)
v. **Consulting Services Agreement – Hooper Access & Privacy Consulting Ltd.**
(LA FOIP Section 21 – Solicitor – Client Privilege)
vi. **Animal Control Bylaw, 2023**
(LA FOIP Part IV – Personal Information)

Carried.

RECONVENE

407/26 – Slack/Bradley - That Council reconvene and report at 9:08 p.m.

Carried.

ARENA CONCESSION BOOTH WORKERS

408/26 – Slack/Bradley– That the following individuals be hired for the 2026-2027 Arena Concession Booth Season, subject to the following terms and conditions:

Cindy Keet – Concession Booth Manager
Karen Roberts – Assistant Concession Booth Manager
Lennon Roberts – Concession Helper
Connor Lane – Concession Helper
Levi Snider – Concession Helper
Ivey Roberts – Concession Helper
Brooklyn Wiebe – Concession Helper
Addisyn Mulligan – Concession Helper
Hudson Sperling – Concession Helper
Addisyn Thiessen – Concession Helper
Raelia Scriven – Concession Helper

- Town of Dalmeny Employment Guide, along with Respectful Work Place Policy, Information Technology and Social Media Policy and Substance Use, Abuse and Impairment Policy;
- Completion of WHMIS (Workplace Hazardous Materials Information System);
- Completion of Employment Guide;
- Bondable; and
- Acceptable Criminal Record Check, with a new Acceptable Criminal Record Check being completed every two years thereafter.

Carried.

Mayor Jon Kroeker declared a conflict of interest and a pecuniary interest and left the room at 9:11 p.m.

During Mayor Jon Kroeker's absence, Deputy Mayor Ed Slack presided over the meeting.

ARENA CONCESSION BOOTH WORKERS

409/26 – Bradley/Redekop– That the following individuals be hired for the 2026-2027 Arena Concession Booth Season, subject to the following terms and conditions:

Jackson Kroeker – Concession Helper
Elsie Kroeker – Concession Helper

- Town of Dalmeny Employment Guide, along with Respectful Work Place Policy, Information Technology and Social Media Policy and Substance Use, Abuse and Impairment Policy;
- Completion of Employment Guide;
- Completion of WHMIS (Workplace Hazardous Materials Information System);
- Bondable; and
- Acceptable Criminal Record Check, with a new Acceptable Criminal Record Check being completed every two years thereafter.

Carried.

Mayor Jon Kroeker returned to the meeting at 9:12 p.m. and presided over the meeting.

Deputy Mayor Ed Slack vacated the chair and resumed his position as Councillor.

MUNISOFT SERVER

410/26 – Redekop/Slack – That Council approve the purchase of a new Server from MuniSoft at a cost of $20,558.00, plus applicable taxes, along with Network Enhancements at a cost of $1,893.00, plus applicable taxes and that Service Manager Delbert Betnar be advised of the same.

Carried.

MUNISOFT IT SERVICES

411/26 – Bradley/Slack – That Council approve the Upgrade Quotation System Details – Premium IT Services at a cost of $325.00 per month, plus applicable taxes and that Service Manager Delbert Betnar be advised of the same.

Carried.

BYLAW 8-2026 AGREEMENT FOR CONSULTING SERVICES

412/26 – Slack/Bradley – That Bylaw 8-2026, a Bylaw to Provide for the Town of Dalmeny to Enter into an Agreement for Consulting Services be introduced and read a first time.

Carried.

The CAO read Bylaw 8-2026 for the first time.

413/26 – Redekop/Slack – That Bylaw 8-2026 be read a second time.

Carried.

The CAO read Bylaw 8-2026 a second time.

414/26 – Bradley/Slack – That Bylaw 8-2026 be given third reading at this meeting.

Carried Unanimously.

415/26 – Bradley/Slack – That Bylaw 8-2026 be read a third time and adopted.

Carried.

The CAO read Bylaw 8-2026 a third time, and the Mayor and CAO signed and sealed the bylaw.

ADJOURN

416/26 – Slack/Bradley – That the meeting be adjourned. Time 9:16 p.m.

Carried.

_____
Mayor

(seal)

_____
Chief Administrative Officer

Request for Decison

CORPORATE ADMINISTRATION

To: **Council** File:
From: Viv Thoss, Chief Administrative Officer Date: November 09, 2026
Subject: Discretionary Use Application – 186 3rd Street South – Accessory Dwelling Unit

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RECOMMENDATION

Whereas:

Council has received an application from 101212159 Saskatchewan Ltd. (the "Applicant") for approval of a development permit for Lot 4 Block 201, Plan 102367379 (the "Development Permit Application"), having a civic address of 186 3rd Street South (the "Property");

1. This Development Permit Application seeks approval to construct a single detached dwelling, which is, pursuant to Table 6-10 of Bylaw No. 2-2016, as amended (the "Zoning Bylaw"), a discretionary use within the M – Industrial District in which the Property lies.

2. Council has reviewed the application, and the submissions made respecting approval;

3. Council has determined that the application is consistent with the provisions of Bylaw No. 9-2024, as amended, being the Official Community Plan;

4. Pursuant to the provisions of the Zoning Bylaw No. 2-2016, Council has:

a. Reviewed the requirements of Section 3.9.1 of the Zoning Bylaw and has determined that the Discretionary Use Application complies with the procedural requirements of that section;

b. Reviewed the criteria set out in Section 3.9.3 of Zoning Bylaw, and has determined that the proposed development (use) is consistent with those criteria, having regard to the presence of activities already located in the area; and

c. As required by Section 3.9.1(1)(i), reviewed the development standards referenced in section 3.9.2 of the Zoning Bylaw and has determined that no discretionary development standards need to be imposed with respect to the proposed development (use), except for those of general application in the Zoning Bylaw;

d. Had due regard to the wording of Table 6-10 which provides for dwelling units accessory to the principal use, for the use of owners, caretakers, and managers.

Now therefore be it resolved:

That the Discretionary Use Application be approved, subject to all requirements of the Zoning Bylaw No. 2-2016, and subject to:

1. The Developer filing with the Development Officer within 60 days of the date of this resolution, full and complete plans for the construction of a dwelling unit that comply with all building code requirements and all provisions of the Zoning Bylaw, which plans

substantially accord with the content of the development permit application presently before Council, and which plans shall form part of the permit application upon filing, in replacement of the basic plans presently appended to the application

2. The Developer entering into an agreement with the Town no later than December 10, 2026, providing for usage restrictions consistent with Table 6-10, and provision respecting land use conflict consistent with preserving the rights of nearby landowners and occupants to use their property in a manner consistent with their location within an Industrial district.

BACKGROUND

The Town has received an application from Dirty Devil Hydrovac Services to construct an accessory dwelling on their property at 186 3rd Street South (Lot 4, Block 201, Plan No. 102367379).

The subject property is zoned M – Industrial District under the provisions of Zoning Bylaw No. 2-2016. "Dwelling units accessory to a principal use and integrated as part of the principal building, for the use of caretakers, owners or managers" is listed as a discretionary use in this zoning district.

DISCUSSION

Compliance with the Official Community Plan

The subject property is designated Industrial under the provisions of the Town of Dalmeny Official Community Plan (OCP) Bylaw No. 9-2024.

Section 3.3.2.3 (b) of the OCP is specifically relevant to this application:

"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."

The Town's administration has confirmed that adequate municipal water, sanitary sewer, and storm sewer capacity is available to service the proposed development.

This application complies with all other policies contained in the OCP.

Compliance with the Zoning Bylaw

Section 3.9.4 (10) of the Zoning Bylaw is specifically relevant to this application:

"Dwelling units attached to and in conjunction with any permitted use:

(a) Dwelling units attached to commercial or industrial establishments shall have a main entrance separate from that of the commercial or industrial establishment. An emergency exit must be provided in addition to the main entrance.
(b) The minimum floor area of each dwelling unit shall be 28 square metres."

Based on the information submitted, this development complies with these requirements. Compliance with these requirements will be confirmed as part of the development and building permit review.

The proposed dwelling complies with all setback requirements and other relevant development standards contained in the Zoning Bylaw.

PUBLIC NOTICE

Section 3.9.1(c) of the Zoning Bylaw specifies that the Development Officer will set a date for the meeting at which the application will be considered by Council and will give notice by ordinary mail to assessed owners of property within 75 metres of the boundary of the applicant's land. Notice dated October 15, 2026, was mailed to assessed owners. A copy of this Notice is included herein as Attachment #1.

A copy of all comments received as of November 6, 2026, are attached hereto as Attachment #2.

OPTIONS

1. Whereas:

   Council has received an application from 101212159 Saskatchewan Ltd. (the "Applicant") for approval of a development permit for Lot 4 Block 201, Plan 102367379 (the "Development Permit Application"), having a civic address of 186 3rd Street South (the "Property");

   This Development Permit Application seeks approval to construct a single detached dwelling, which is, pursuant to Table 6-10 of Bylaw No. 2-2016, as amended (the "Zoning Bylaw"), a discretionary use within the M – Industrial District in which the Property lies.

   Council has reviewed the application, and the submissions made respecting approval;

   Council has determined that the application is consistent with the provisions of Bylaw No. 9-2024, as amended, being the Official Community Plan;

   Pursuant to the provisions of the Zoning Bylaw No. 2-2016, Council has:

   a. Reviewed the requirements of Section 3.9.1 of the Zoning Bylaw and has determined that the Discretionary Use Application complies with the procedural requirements of that section;

   b. Reviewed the criteria set out in Section 3.9.3 of Zoning Bylaw, and has determined that the proposed development (use) is consistent with those criteria, having regard to the presence of activities already located in the area, and;

c. As required by Section 3.9.1(1)(i), reviewed the development standards referenced in section 3.9.2 of the Zoning Bylaw and has determined that no discretionary development standards need to be imposed with respect to the proposed development (use), except for those of general application in the Zoning Bylaw;

d. Had due regard to the wording of Table 6-10 which provides for dwelling units accessory to the principal use, for the use of owners, caretakers, and managers.

Now therefore be it resolved:

That the Discretionary Use Application be approved, subject to all requirements of the Zoning Bylaw No. 2-2016, and subject to:

1. The Developer filing with the Development Officer within 60 days of the date of this resolution, full and complete plans for the construction of a dwelling unit that comply with all building code requirements and all provisions of the Zoning Bylaw, which plans substantially accord with the content of the development permit application presently before Council, and which plans shall form part of the permit application upon filing, in replacement of the basic plans presently appended to the application.

2. The Developer entering into an agreement with the Town no later than December 10, 2026, providing for usage restrictions consistent with Table 6-10, and provision respecting land use conflict consistent with preserving the rights of nearby landowners and occupants to use their property in a manner consistent with their location within an Industrial district.

2. THAT Council directs Administration to provide further information/or clarification on specific elements of the report and return the revised report to Council for consideration.

3. THAT Council directs Administration to take any other action deemed appropriate by Council.

Respectfully Submitted,

Viv Thoss

Viv Thoss
Chief Administrative Officer/Development Officer

Attachments
Attachment #1 – Notice of Public Hearing
Attachment #2 – Record of Submissions
Attachment #3 – Concept Site Plan

Dalmeny
FEEL THE WARMTH

Box 400, Dalmeny, Saskatchewan S0K 1E0, 301 Railway Avenue
P: 306-254-2133 F: 306-254-2142 W: dalmeny.ca E: townoffice@dalmeny.ca

File: P102367379B201L4

October 15, 2026

Dear Property Owner

DISCRETIONARY NOTICE – 186 3rd Street South [Lot 4, Block 201, Plan 102367379].

Notice is hereby given, pursuant to Section 55 of *The Planning and Development Act, 2007* that the Town of Dalmeny has received an application to develop a dwelling unit accessory to a principal use and integrated as part of the principal building for the use of caretakers, owners or managers on Lot 4, Block 201, Plan 102367379. Receipt of this notice means that you are an assessed owner of property within 75-metres of the boundary of the proposed site.

The registered owner of this property wishes to construct a dwelling unit accessory to a principal use and integrated as part of the principal building for the use of caretakers, owners or managers at this location. Attached are the elevations of the proposed shop addition and the proposed dwelling unit, the site plan, along with the 75-metre boundary of assessed owners.

Dwelling units attached to and in conjunction with any permitted use:

(a) Dwelling units attached to commercial or industrial establishments shall have a main entrance separate from that of the commercial or industrial establishment. An emergency exit must be provided in addition to the main entrance.

(b) The minimum floor area of each dwelling unit shall be 28 square metres.

A dwelling unit accessory to a principal use and integrated as part of the principal building for the use of caretakers, owners or managers is a discretionary use in the M – Industrial District under the Town of Dalmeny Zoning Bylaw No. 2-2016. The shop addition is a permitted use in the M – Industrial District.

Council will hold a public hearing on November 9, 2026, at 7:20 p.m. at the Dalmeny Town Office, 301 Railway Avenue to hear any person or group that wants to comment on the proposed discretionary use application. Council will also consider written signed comments received at the hearing or delivered to the undersigned at the Town office before the hearing.

Yours truly,

Jim Weninger
Chief Administrative Officer

Correspondence "B"

Ready for Council Oct 16/26

Discretionary Use Supporting Statement

To: Town of Dalmeny Council
Property: 186 Third Street South | **Business:** Dirty Devil Hydrovac Services
Proposal: Shop expansion with an attached owner's residential wing

We request discretionary approval for an owner's dwelling accessory to our business under the residential-use provision in Table 6-10 of the M - Industrial district. Our intention is to maintain the business as the principal use while providing on-site ownership, management and security.

Building integration and residential identity. The concept shows a distinct residential wing joined to the shop through a lower enclosed connector, with coordinated exterior materials and colours. The dwelling would have its own entrance and private living areas, while remaining physically connected to the business building. We request the Town's confirmation that the proposed connection satisfies the requirement for integration into the principal building. Final drawings will show the connection, floor areas and building arrangement.

Dwelling requirements. Final plans will provide a residential main entrance separate from the business entrance, an additional emergency exit and a dwelling floor area of at least 28 square metres, addressing Section 3.9.4(10). Required fire separation, ventilation and safe exits will be incorporated.

Industrial purpose and business benefit. The owner would oversee valuable trucks, machinery and tools, respond promptly to security or equipment concerns and manage early departures, late returns and after-hours requirements. The shop expansion would support enclosed storage and maintenance. Final floor-area information will demonstrate the dwelling's accessory relationship to the business.

Access, parking and safety. The site plan will identify residential and business parking, loading areas, truck turning space and safe pedestrian access. The residential entrance and walking route will be positioned to reduce conflicts with truck movements. Truck access and routing will be reviewed with the Town to address major-street or designated-truck-route requirements.

Neighbouring uses and site appearance. We recognize the existing industrial environment. The design will address noise, vibration, fumes, dust and glare through building placement, insulation, ventilation and directed lighting. Fencing, landscaping and screening will protect private outdoor space and neighbouring properties. Outside storage and waste areas will be organized and screened as required, preserving existing vegetation where practical.

Servicing and development standards. Water, sewer, utility and waste-service capacity will be confirmed with the Town before construction. Final plans will address drainage, setbacks, site coverage and applicable parking, storage and landscaping standards. The proposal will be reviewed for consistency with the Official Community Plan and relevant municipal, provincial and federal requirements.

Positive contribution to the area. In our experience, property sales in this area have been slow. A well-maintained development with coordinated building finishes and landscaping would be an inviting addition, enhance the streetscape and demonstrate confidence in the area. It could help encourage future interest and investment. We are willing to work with Council and Town staff on reasonable approval conditions.

Jim Weninger

From: [redacted]
Sent: October 28, 2026 3:07 PM
To: Laurelea Trayhorne
Cc: Jim Weninger
Subject: Re: Discretionary notice

Laurelea, could you pass along my letter below?

Town of Dalmeny Council,

We (DIPI) have some concerns regarding the proposed two-storey dwelling within the industrial park and the potential implications for future development in the area.

While we understand the applicant's request, we believe it is important to recognize that an industrial park will continue to evolve, with a variety of industrial uses that may generate noise, dust, odours, and other impacts typically associated with these operations.

If the Town of Dalmeny chooses to approve this discretionary use, we would ask that the Town formally acknowledge and agree that the approval of this accessory dwelling will not negatively impact or restrict future discretionary use applications within the industrial park.

Specifically, future applications for industrial uses, including heavier industrial operations, should be assessed on their own merits and in accordance with the Town's applicable bylaws and regulations, without the presence of this dwelling being used as a reason to restrict or deny otherwise permissible industrial development.

We believe this is important to protect the long-term viability of the industrial park and ensure that one approved dwelling does not create unintended limitations for future businesses and property owners.

We appreciate the Town's consideration of these concerns and would welcome confirmation of how this would be addressed should the application be approved.

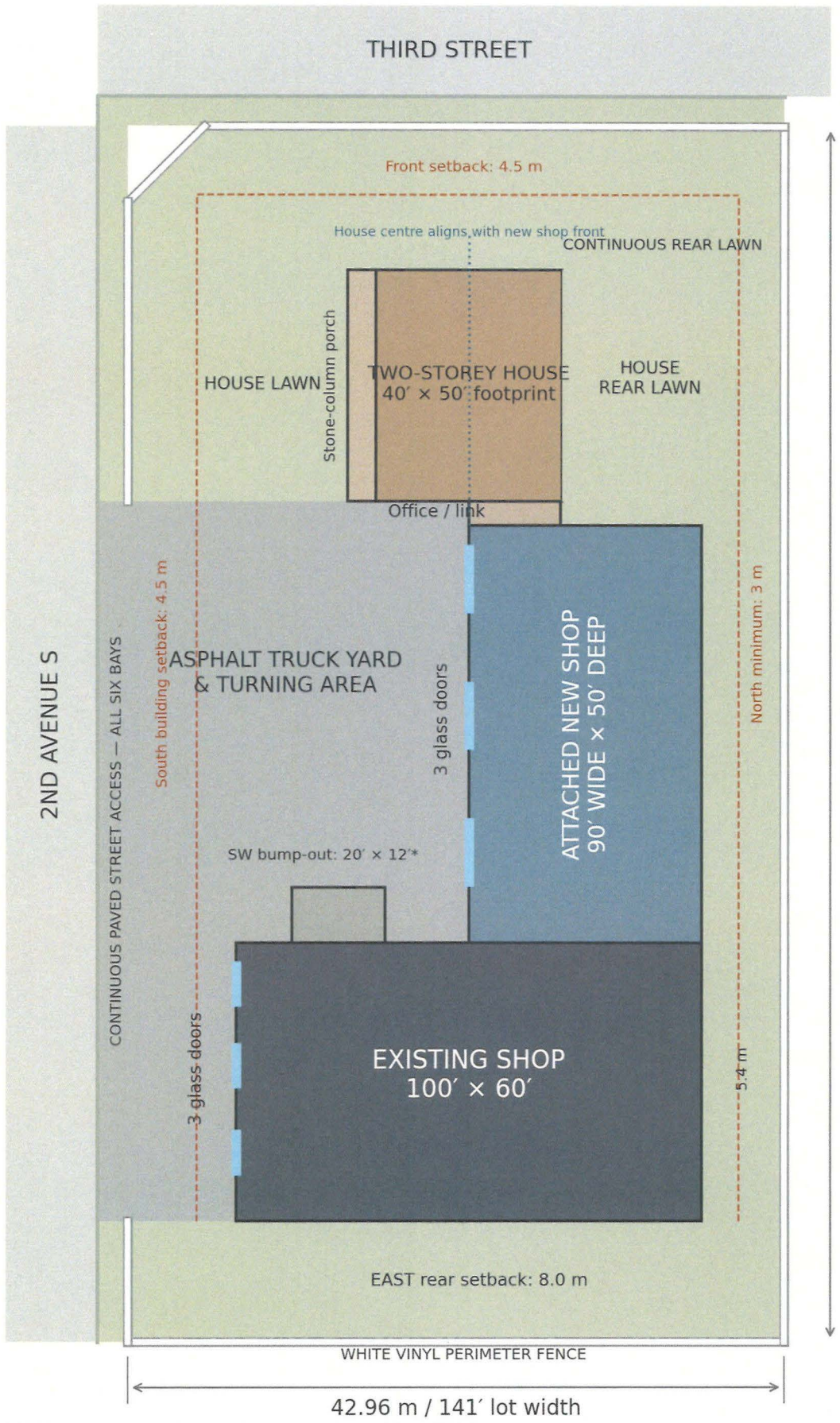
Thanks,

Ben Vander Kooi

[redacted]

DIRTY DEVIL • PROPERTY CONCEPT

TOP VIEW | WEST / FRONT at top • EAST / REAR at bottom • NORTH at right



House: 40′ × 50′ (2,000 sq. ft. footprint). New shop: 90′ wide × 50′ deep.
Existing shop and lot follow the plot; southwest bump-out dimensions to confirm.
Setbacks shown from your email. Storm sewer omitted per your correction.
Paved access across all shop fronts; grass elsewhere to curb; west gate removed.
Street access, landscaping and house approval unverified. Not a permit drawing.

October Outstanding Municipal and School Property Taxes, along with Frontage Taxes

2026 TIPPS $102,218.73/month - 283 Properties
2025 TIPPS $102,463.61/month - 273 Properties
2024 TIPPS $90,682.49/month - 258 Properties
2023 TIPPS $82,336.88/month - 240 Properties
2022 TIPPS $77,677.14/month - 227 Properties
2021 TIPPS $74,768.17/month - 222 Properties
2020 TIPPS $65,116.94/month - 207 Properties
2019 TIPPS $59,874.96/month - 191 Properties
2018 TIPPS $54,340.73/month - 174 Properties

2026	Current	Arrears	Total
Municipal	$ 257,463.17	$ 135,903.78	$ 393,366.95
School	$ 93,335.13	$ 6,775.63	$ 100,110.76
Frontage	$ 3,028.40		$ 3,028.40
Totals	$ 353,826.70	$ 142,679.41	$ 496,506.11

2025	Current	Arrears	Total
Municipal	$ 250,821.97	$ 267,916.39	$ 518,738.36
School	$ 93,509.64	$ 7,793.95	$ 101,303.59
Frontage	$ 2,643.93		$ 2,643.93
Totals	$ 346,975.54	$ 275,710.34	$ 622,685.88

2024	Current	Arrears	Total
Municipal	$ 299,986.62	$ 355,075.40	$ 655,062.02
School	$ 97,522.41	$ 9,769.45	$ 107,291.86
Frontage	$ 3,367.02		$ 3,367.02
Totals	$ 400,876.05	$ 364,844.85	$ 765,720.90

2023	Current	Arrears	Total
Municipal	$ 599,790.75	$ 49,445.95	$ 649,236.70
School	$ 87,950.05	$ 10,914.97	$ 98,865.02
Frontage	$ 1,935.06		$ 1,935.06
Totals	$ 689,675.86	$ 60,360.92	$ 750,036.78

2022	Current	Arrears	Total
Municipal	$ 232,905.86	$ 70,275.89	$ 303,181.75
School	$ 87,107.23	$ 17,646.61	$ 104,753.84
Frontage	$ 3,045.96		$ 3,045.96
Totals	$ 323,059.05	$ 87,922.50	$ 410,981.55

2021	Current	Arrears	Total
Municipal	$ 215,101.05	$ 126,394.89	$ 341,495.94
School	$ 82,767.32	$ 21,340.74	$ 104,108.06
Frontage	$ 1,427.10		$ 1,427.10
Totals	$ 299,295.47	$ 147,735.63	$ 447,031.10

2020	Current	Arrears	Total
Municipal	$ 209,678.32	$ 145,817.81	$ 355,496.13
School	$ 80,188.92	$ 27,861.63	$ 108,050.55
Frontage	$ 149.01		$ 149.01
Totals	$ 290,016.25	$ 173,679.44	$ 463,695.69

2019	Current	Arrears	Total
Municipal	$ 296,055.16	$ 133,461.33	$ 429,516.49
School	$ 96,244.60	$ 33,009.18	$ 129,253.78
Frontage	$ 80.84		
Totals	$ 392,380.60	$ 166,470.51	$ 558,851.11

2018	Current	Arrears	Total
Municipal	228,056.54	110,341.76	338,398.30
School	85,658.10	30,916.05	116,574.15
Frontage	8.07		8.07
Totals	313,722.71	141,257.81	454,980.52

2017	Current	Arrears	Total
Municipal	222,766.94	89,218.63	311,985.57
School	84,730.87	25,735.84	110,466.71
Frontage			
Totals	307,497.81	114,954.47	422,452.28

2016	Current	Arrears	Total
Municipal	209,857.64	121,962.87	331,820.51
School	85,010.89	33,584.00	118,594.89
Frontage			
Totals	294,868.53	155,546.87	450,415.40

Request for Decison

CORPORATE ADMINISTRATION

To: **Council** File:
From: Jim Weninger, Transition Advisor Date: November 09, 2026
Subject: Appointment of Administrator and Chief Administrative Officer

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RECOMMENDATION

THAT the Council of the Town of Dalmeny APPOINTS Ms. Viv Thoss as Administrator and Chief Administrative Officer, in accordance with her executed Employment Services Agreement, effective November 2, 2026;

AND THAT Mr. Jim Weninger BE REMOVED as a signing authority for the Town of Dalmeny, effective 12:00 p.m. on November 10, 2026;

AND THAT, effective November 10, 2026, Ms. Viv Thoss BE ADDED as a signing authority at Affinity Credit Union and for such other Town of Dalmeny documents as may be authorized by Council from time to time;

AND FURTHER THAT Ms. Thoss BE AUTHORIZED to complete all required documentation and that Affinity Credit Union BE NOTIFIED of these changes.

BACKGROUND

Council completed its recruitment and selection process for the position of Administrator and Chief Administrative Officer and selected Viv Thoss as the successful candidate.

DISCUSSION

The outgoing Chief Administrative Officer, Jim Weninger, will remain with the Town for a transition period to support the incoming Administrator and Chief Administrative Officer to facilitate an orderly transfer of organizational knowledge and responsibilities.

Section 110(1) of *The Municipalities Act* requires Council to formally appoint the Administrator. Accordingly, this matter is being presented to Council to formally appoint the Town's Administrator and Chief Administrative Officer.

OPTIONS

1. THAT the Council of the Town of Dalmeny APPOINTS Ms. Viv Thoss as Administrator and Chief Administrative Officer, in accordance with her executed Employment Services Agreement, effective November 2, 2026;

   AND THAT Mr. Jim Weninger BE REMOVED as a signing authority for the Town of Dalmeny, effective 12:00 p.m. on November 10, 2026;

   AND THAT effective November 10, 2026, Ms. Viv Thoss BE ADDED as a signing authority at Affinity Credit Union and for such other Town of Dalmeny documents as may be authorized by Council from time to time;
   AND FURTHER THAT Ms. Thoss BE AUTHORIZED to complete all required documentation and that Affinity Credit Union BE NOTIFIED of these changes.

2. THAT Council directs Administration to provide further information/or clarification on specific elements of the report and return the revised report to Council for consideration.

3. THAT Council directs Administration to take any other action deemed appropriate by Council.

Respectfully Submitted,

Jim Weninger, RMA
Transition Advisor

TOWN OF DALMENY – RECREATION BOARD MEETING
MINUTES/NOTES

Held in Town Council Chambers - July 9, 2026

Present – Recreation Manager Lacy Boisvert
Glenn Crawford, Bev Dovell, Paul Johnson, Allysha Smith

G. Crawford: THAT the meeting come to order at 7:04 pm ----CARRIED

Items Discussed: Manager Lacy Boisvert presented items to Board Members -- who had an open round table discussion of the items.

Events that have happened
Dalmeny Days
Summer Students were hired and are working well.
Ball Hockey – Baseball – Soccer – Softball
Garage Sale – Clean Up Day – Park Clean up - Dog Show(s)

Spray Park – repairs were needed, clean up after the children's group usage was needed – permit from Health Department has been received.
Will have a Wet Wednesday program from 2-4pm at Prairie Park for kids' games/activities

Arena – painting floor
Curling Rink will need some TLC
Farmers Market - Mondays at Bible Church 3 to 6pm – has started
Pickleball – Open times at the Rink – July 21 from 5-9pm – will have an introductory Clinic with Pickleball Sask. coming
Also, some people are using the Bible Church to play.

Regular work being done at –
Centennial Park – grass and diamonds
Prairie Park – grass – trees – Spray Park
Soccer Fields - --some people would like irrigation at the fields – both sides of tracks
Tooke Park – play structure needs repairs (Glenn will check out some of the parts he may be able to help with.)

Fall Season
Rink – Ice in early October (weather dependent)

Bev - brought up --The Rec. Bylaw from 1993 will need to be updated - so new members can be recruited and the Rec. Manager is incorporated into that.

Allysha & members thanked Lacy for all the hard work she has put in—since she has started this Spring with all the May events and Dalmeny Days --that was a lot of organizing and work.

Lacy handed out application for committee members to fill in if interested in being a Board member.

Next Meeting scheduled – Thursday Sept. 10th

B. Dovell: THAT the Meeting be Adjourned at 8:20 pm – CARRIED.

Strategic Focus Operations Framework

Focus Area #1 Managed Growth & Economic Prosperity

Strategic Intent

Guide residential and economic growth in a manner that strengthens the local economy, supports regional collaboration and preserves Dalmeny's small-town character.

Focus Area #2 Community Connection, Culture & Small-Town Spirit

Strategic Intent

Foster a connected, inclusive and welcoming community by supporting recreation, culture, communication and events that celebrate Dalmeny's small-town spirit and quality of life.

Focus Area #3 Administrative Tasks - Strong Governance, Administration & Financial Sustainability

Strategic Intent

Strengthen municipal governance and administrative capacity to support transparent decision-making, financial responsibility, and long-term organizational sustainability.