



City of Dauphin

Meeting Minutes

Regular Council Meeting October 5, 2026 - 05:00 PM

Councillor Bellemare joined the meeting via Microsoft Teams.

1 Call to Order

Mayor Bosiak called the meeting to order at 5:00 p.m.

1.1 Land Acknowledgement

We acknowledge that the land on which we gather is Treaty 2 land, traditional territory of the Anishinaabeg, Cree, Oji-Cree, Assiniboine, Dakota, and Dene Peoples, and the Homeland of the Red River Metis.

We affirm our commitment to moving forward in partnership with Indigenous communities, including the National Government of the Red River Metis, in a spirit of collaboration and reconciliation.

2 Changes to Agenda

Resolution No: 2026-505

Moved By: Steve Sobering

Seconded By: Ted Rea

BE IT RESOLVED that Council accepts the Regular Council Meeting Agenda as presented.

CARRIED

3 Confirmation of Minutes

Resolution No: 2026-506

Moved By: Christian Laughland

Seconded By: Devin Shtykalo

BE IT RESOLVED that Council waives the reading and accepts and approves as circulated the minutes of the following meeting:

a) Regular Council Meeting – September 21, 2026

CARRIED

4 Public Hearings, Appeal Hearings, and Delegations

4.1 Public Hearings

4.1.1 Adjourn to the Public Hearing

Resolution No: 2026-507

Moved By: Ted Rea

Seconded By: Randy Daley

BE IT RESOLVED that Council now adjourns to hear the Public Hearing as scheduled.

CARRIED

4.1.2 Variance Application 12.06.273600/VO-26-01/02 for Owner and Applicant Whitmore Properties Dauphin Ltd. c/o Justin Beaulieu

Justin Beaulieu, Owner and Applicant, was in attendance via Microsoft Teams. Four members of the public were in attendance.

Mr. Beaulieu noted that the application for variances as part of a subdivision is strictly for financing purposes. The financing for this project cannot be approved through Canada Mortgage and Housing Corporation (CMHC) without a subdivision. The master plan for this project is to have 220 suites. Without a subdivision, this project would have to be completed in two years, which unfortunately, would flood the housing market in Dauphin. Mr. Beaulieu noted the proposed variances: Lot# 1 on the west side, would become a strip of townhouses; Lot# 2 is left out for now, further planning is needed for this lot and variances will be applied for at a later date. Parking will be on the proposed Lot #2; Lot #3, he noted that he is trying to adhere to the multi-family guidelines that are in place for Dauphin, piecing off the existing four-plex from the rest of the property and reducing the lot area.

No one was present to speak in opposition to the Variance Application. No objections were received in writing prior to the public hearing.

The Public Hearing concluded at 5:18 p.m. Justin Beaulieu and members of the public in attendance left the meeting at 5:19 p.m.

4.1.3 Reconvene to the Regular Council Meeting

Resolution No: 2026-508

Moved By: Steve Sobering

Seconded By: Devin Shtykalo

BE IT RESOLVED that Council now reconvenes to the Regular Council Meeting.

CARRIED

4.1.4 Conclude the Public Hearing

Resolution No: 2026-509

Moved By: Kathy Bellemare

Seconded By: Randy Daley

BE IT RESOLVED that the Public Hearing for Variance Application 12.06.273600/VO-26-01/02 for Owner and Applicant Whitmore Properties Dauphin Ltd. c/o Justin Beaulieu for Lot 2, Plan 42800 DLTO (220 Whitmore Avenue West) to separate the existing single lot into three lots and vary the proposed lots as follows:

Proposed Lot 1:

- reduced minimum site width from 30.0 m to 25.0 m

Proposed Lot 3:

- reduced minimum site area from 930 m² to 753 m²
- reduced minimum site width from 30.0 m to 20.4 m
- reduced minimum existing 4-plex multi-family dwelling rear yard from 7.5 m to 1.8 m
- off-street parking serving the existing 4-plex multi-family dwelling to be located on proposed Lot 2.

to allow for future multi-family development as part of the condition of subdivision application, be now concluded.

CARRIED

4.1.5 Variance Application Decision

Resolution No: 2026-510

Moved By: Ted Rea

Seconded By: Devin Shtykalo

BE IT RESOLVED that Variance Application 12.06.273600/VO-26-01/02 for Owner and Applicant Whitmore Properties Dauphin Ltd. c/o Justin Beaulieu for Lot 2, Plan 42800 DLTO (220 Whitmore Avenue West) to vary the proposed three lots as follows:

Proposed Lot 1:

- reduced minimum site width from 30.0 m to 25.0 m

Proposed Lot 3:

- reduced minimum site area from 930 m² to 753 m²
- reduced minimum site width from 30.0 m to 20.4 m
- reduced minimum existing 4-plex multi-family dwelling rear yard from 7.5 m to 1.8 m
- off-street parking serving the existing 4-plex multi-family dwelling to be located on proposed Lot 2.

to allow for future multi-family development as part of the condition of subdivision application, be approved with the following conditions:

1. An encroachment agreement is required to allow the existing one-storey building shown encroaching into proposed Lot 1 from proposed Lot 2, a maximum of 0.80 ft. and eave of 1.7 ft. A copy of the registered agreement shall be provided to the City of Dauphin for record.
2. A parking agreement is required to allow off-street parking to occur on proposed Lot 2 from proposed Lot 3. A copy of the registered agreement shall be provided to the City of Dauphin for record.
3. A limiting distance Building Code compliance review will be required to be submitted to the City of Dauphin to address the proposed property line locations for the existing buildings now being affected by the proposed subdivision and location of property lines.
4. A development agreement will be required to be entered into with the City of Dauphin, addressing infrastructure and include design, installation/ construction/ building code/ Professional Engineering and responsibility of costs.

CARRIED

4.2 Delegations

4.3 Appeal Hearings

5 Consent Agenda

Resolution No: 2026-511

Moved By: Christian Laughland

Seconded By: Kathy Bellemare

"All matters listed under Item 5 - Consent Agenda, are considered by City Council to be routine and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately."

BE IT RESOLVED that all items listed and read under Item 5 – Consent Agenda be approved and form part of these minutes.

Proclamations

Fire Prevention Week: October 4-10, 2026

National Dental Care Day - October 10, 2026

Filing Items:

- Association of Manitoba Municipalities - Member Advisories
 - Municipal Climate Preparedness Survey
 - Registration Open for 2026 Fall Convention

- CN Public Inquiry Line and Policy Line
- Parkland Chamber of Commerce - Chamber Matters, October 2026
- Manitoba News Releases:
 - Premier - New Roles for First Responders and Accessibility
 - Premier - Expanding Presumptive Coverage for All Firefighters

As recommended by the Mayor and City Manager.

CARRIED

5.1 Action Items

5.2 Filing Items

6 Reports

6.1 Corporate

6.1.1 City Manager's Report - September 2026

Resolution No: 2026-512

Moved By: Randy Daley

Seconded By: Kathy Bellemare

BE IT RESOLVED that Council accepts as information the City Manager's report for September 2026.

CARRIED

6.1.2 Deputy City Manager's Report - September 2026

Resolution No: 2026-513

Moved By: Christian Laughland

Seconded By: Steve Sobering

BE IT RESOLVED that Council accepts as information the Deputy City Manager's report for September 2026.

CARRIED

6.2 Finance

6.2.1 Accounts for Payment

Resolution No: 2026-514

Moved By: Ted Rea

Seconded By: Devin Shtykalo

BE IT RESOLVED that the Finance Accounts, having been examined by Council, be hereby authorized and approved as follows:

Cheque Totals:

# 2688 - 2726	39	\$ 237,902.21
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Voided Cheques in Current Range:

<u>Cheque Date</u>	<u>Cheque Number</u>	<u>Payee</u>	<u>Amount</u>	<u>Void Explanation</u>
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None

Voided Cheques in Past Ranges:

Sep 11, 2026	#2664	John Taylor	\$31.80	Cheque re-issued to spouse
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Electronic Payments:

EFT #151	1	\$31.11
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CARRIED

6.3 Engineering & Development

6.3.1 Building Statistics - September 2026

Resolution No: 2026-515

Moved By: Steve Sobering

Seconded By: Kathy Bellemare

BE IT RESOLVED that Council accepts as information the Building Inspector's report for September 2026.

CARRIED

6.4 Protective Services

6.4.1 Bylaw Enforcement Officer - September 2026

Resolution No: 2026-516

Moved By: Christian Laughland

Seconded By: Devin Shtykalo

BE IT RESOLVED that Council accepts as information the Bylaw Enforcement Officer's report for September 2026.

CARRIED

6.5 Committees

Resolution No: 2026-517

Moved By: Randy Daley

Seconded By: Ted Rea

BE IT RESOLVED that Council accepts as information the minutes from the following committee:

- Dauphin Veterinarian Services District Board - Regular Meeting, September 18, 2026.

CARRIED

7 Correspondence for Discussion

8 Unfinished Business

9 New Business

9.1 Caveat Discharge - 138-1st Avenue SW

Resolution No: 2026-518

Moved By: Steve Sobering

Seconded By: Ted Rea

WHEREAS Caveat No. 1104523/6 was registered against Lots 1, 2, and 3, Plan 55207 DLTO, municipally known as 138 - 1st Avenue SW, to secure a condition requiring the development of a commercial-use building on the property within 24 months of its purchase from the City of Dauphin, and that condition has been fulfilled;

BE IT RESOLVED that Council accepts as information a memorandum dated September 22, 2026 from the Building Inspector regarding a request to discharge Caveat No. 1104523/6, recommending that the request be approved;

FURTHER BE IT RESOLVED that Council approves the discharge of Caveat No. 1104523/6, subject to the property owner being responsible for all associated legal fees and applicable taxes, and authorizes the City Manager to execute the documents required to complete the discharge on behalf of the City of Dauphin.

CARRIED

9.2 Billboard Lease Renewals - Tourism Dauphin

Resolution No: 2026-519

Moved By: Devin Shtykalo

Seconded By: Randy Daley

WHEREAS the City of Dauphin is renewing its tourism billboard program with new designs reflecting the "Dauphin, Adventure from Here on Out" place brand, requiring the renewal of land leases for three billboard locations situated on private property;

BE IT RESOLVED that Council accepts as information a memorandum dated October 1, 2026 from the Economic Development Manager regarding the renewal of the City's billboard land lease agreements, noting that the total annual lease cost of \$2,800 will be accommodated within the Tourism Dauphin marketing budget, and recommending that Council authorizes the City Manager to execute the agreements for the period of January 1, 2027 to December 31, 2027;

FURTHER BE IT RESOLVED that Council approves the following billboard land lease agreements:

- Norval Lee, NW 7-18-18W for \$1,000 annually;
- Jim Moorhouse, SE 5-12-7W for \$1,000 annually; and
- Bernard Zirkelbach, NE 12-25-20W for \$800 annually;

and authorizes the City Manager to execute the agreements on behalf of the City of Dauphin.

CARRIED

The Economic Development Manager left the meeting at 5:40 p.m.

9.3 Process for Handling Correspondence Related to Public Safety

Resolution No: 2026-520

Moved By: Christian Laughland

Seconded By: Kathy Bellemare

WHEREAS the City of Dauphin receives correspondence concerning public safety, homelessness, addictions, mental health, housing, and related social concerns that may involve municipal, provincial, policing, and community-agency responsibilities;

BE IT RESOLVED that Council accepts as information a memorandum dated September 22, 2026 from the Deputy City Manager, recommending a consistent administrative process for responding to such correspondence, and noting that the Planning & Priorities Committee reviewed and endorsed the proposed process at its September 28, 2026 meeting;

FURTHER BE IT RESOLVED that Council approves the proposed administrative process for responding to correspondence related to public safety, homelessness, addictions, mental health, housing, and related concerns affecting businesses and residents within the City of Dauphin, including the use of the proposed standardized response templates.

CARRIED

10 Bylaws

11 Invitations, Community Events, and Councillors' Reports

11.1 Invitations

11.2 Community Events

11.3 Councillors' Reports

Resolution No: 2026-521

Moved By: Devin Shtykalo

Seconded By: Randy Daley

BE IT RESOLVED that Council accepts as information the Councillors' Reports for the Regular Council Meeting of October 5, 2026.

COUNCILLOR BELLEMARE

Advised that she attended:

- September 21 – Regular Council Meeting
- September 22 – Riverside Cemetery Board Meeting
- September 22 – Watson Art Centre Board Meeting

Comments & Requests:

- Reminder that Fall clean-up has started at Riverside Cemetery. People are encouraged to pick up items that they may have around tombstones, to help staff tidy up.
- Thank-you to Mayor Bosiak for the awesome job he has done as our mayor. Our community is a better place because of all the work that he has done.

COUNCILLOR SOBERING

Advised that he attended:

- September 22 – Riverside Cemetery Board Meeting
- Dauphin & District Handi-Van Association Meeting

Comments & Requests:

- Thank-you to Councillor Bellemare for being such a great Councillor. I know she is not running again in this election. It has been a pleasure to work alongside her, both on Council and the Riverside Cemetery Board.
- Big shout-out to the Dauphin Ducks Unlimited group. They had a very successful evening this past weekend and raised a lot of money for their wetlands and conservation. Congrats to them and well done.

COUNCILLOR DALEY

Advised that he attended:

- September 21 – Regular Council Meeting
- September 23 – Dauphin Neighbourhood Renewal Corporation's Coffee with a Cop
- September 23 – Attended the Ballot Draw at City Hall for the Municipal Election
- September 28 – Planning & Priorities Committee Meeting

Community events:

- October 3 – Forest Fringe at Meadowlark Park

Comments & Requests:

- Thank-you to Mayor Bosiak and Councillor Bellemare for their time and dedication.

DEPUTY MAYOR LAUGHLAND

Advised that he attended:

- September 21 – Regular Council Meeting
- September 24 – Association of Manitoba Municipalities Cities Caucus Meeting in Winkler

Community events:

- The Dauphin Fire Department held their Fire Prevention nights at Credit Union Place, during the Dauphin Kings and the Parkland Rangers games this past weekend.
- I attended the Ducks Unlimited Dinner on October 3rd. It was a very successful evening. Congratulations to the organizers.

Comments & Requests:

- Congratulations to Councillor Bellemare and Mayor Bosiak. Your dedication and time spent on City Council is greatly appreciated by the community.

COUNCILLOR REA

Advised that he attended:

- September 21 – Regular Council Meeting

Comments & Requests:

- Congratulations and thank-you to both Councillor Bellemare and Mayor Bosiak, not only for the time you have spent with Council, but also the time you have spent helping me get my feet wet as a rookie Councillor four years ago. I wish you all the best.

COUNCILLOR SHTYKALO

Advised that he attended:

- September 21 – Regular Council Meeting

Comments & Requests:

- Thank-you to Mayor Bosiak for his steadfast guidance and leadership over the past four years. It has been fantastic, and we made a lot of progress in the city.
- Councillor Bellemare – we have been doing this a long time here, thank-you for all your leadership, advice, and guidance throughout the years. It has been a pleasure sharing the Council Chambers with you all these years. Best wishes in your Council retirement.

MAYOR BOSIAK

Comments & Requests:

- I will be travelling starting tomorrow, returning on election night. I was one of the people who voted early; I am glad that we have this process in place. I wish all the incumbents who are running again the best of luck. I know that if you do get re-elected, you will be carrying us forward in a similar manner to the way that we have spent the last four years working together.
- I want to acknowledge the Culture Days Committee, JL Guillas and Christine Harapiak. It is great to see their level of energy, and I encourage them to continue working on making Dauphin just the tremendous place that it is.
- I attended the Ride Program Volunteer Dinner; shout-out to John Shuttleworth and family and Ron Marlin who started this program 30 years ago. It was the first program of its kind in Manitoba.

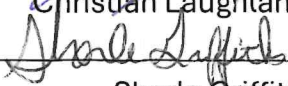
CARRIED

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Adjournment

This meeting was adjourned at 5:50 p.m.



Christian Laughland, Deputy Mayor


Sharla Griffiths, City Manager