

CITY OF STEINBACH  
Regular Council Meeting  
November 15, 2011

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, November 15, 2011, at City of Steinbach Council Chambers.

2. Mayor Chris Goertzen called the meeting to order at 7:30 p.m., with the following members of Council present: Councillors Michael Zwaagstra, Jac Siemens, John Fehr, Earl Funk and Susan Penner. Also present: City Manager, Jack Kehler, City Clerk, Deb Rempel, and Corporate Services Manager, Troy Warkentin.

3. Councillor Susan Penner opened the meeting.

R11-315 4. Councillor Fehr, Councillor Zwaagstra RESOLVED that the agenda be adopted.

- Un. Carried -

R11-316 5. Councillor Siemens, Councillor Funk RESOLVED that the minutes of the November 1, 2011 Regular Council Meeting be adopted.

- Un. Carried -

R11-317 6. Councillor Fehr, Councillor Funk RESOLVED that the following accounts be approved for payment:

Disbursements (Nov 8/11)	\$9,229,810.82
Payroll (Nov 10/11)	\$ 151,788.60

- Un. Carried -

R11-318 7. Councillor Zwaagstra, Councillor Funk RESOLVED that the Financial Statements for the period ending September 30, 2011 be accepted.

- Un. Carried -

R11-319 8. Councillor Siemens, Councillor Funk RESOLVED that the Financial Statement for the period ending October 31, 2011 be accepted.

- Un. Carried -

9. Council meeting recessed and Public Hearing was called to order at 7:36 p.m., by Mayor Goertzen. Public Hearing was to consider Conditional Use CU-11-07.

10. Conditional Use CU-11-07  
Owner: TCS Holdings Ltd.  
Applicant: Clancy Unger

Purpose: To allow a retail meat shop to be established in a "M1" Light Industrial Zone.

10.1 City Manager reported that Public Notice for Conditional Use CU-11-07 was completed pursuant to The Planning Act.

10.2 No objections had been received and no objectors were present.

10.3 Applicant Clancy Unger was present at the hearing, and provided the following information:

- Have received Health Inspector approval
- No cutting or meat processing will be on the property
- The space is for retail space only

There being no further discussion, the Public Hearing closed, and the Council meeting opened at 7:40 p.m. and the following resolution resulted.

R11-320 11. Councillor Fehr, Councillor S. Penner RESOLVED that the City of Steinbach approve application for Conditional Use CU-11-07, subject to the execution of a development agreement.

- Un. Carried -

12. Council meeting recessed and Public Hearing was called to order at 7:42 p.m., by Mayor Goertzen. Public Hearing was to consider Variation Order V-11-19.

13. Variation Order V-11-19

Owner: 5326151 Manitoba Ltd.

Applicant: John Pearson on behalf of Shindico/ Newwestern Enterprise Property Group.

13.1 City Manager reported that Public Notice for Variation Order V-11-19 was completed pursuant to The Planning Act.

13.2 No objections had been received and no objectors were present.

13.3 John Pearson on behalf of Shindico/ Newwestern Enterprise Property Group was present at the hearing and provided the following information:

- Proposing to build a 108,000 sq. ft. building on the site
- Have considered other retail sites
- Creek at the rear of the property has been enhanced to stabilize the banks, as well as the drainage ditch
- The occupant it prepared to adapt to 10 accessible stalls, as recommended by the Canadian Paraplegic Association. Original request was 8 accessible stalls, where 22 accessible parking stalls are required
- Parking lot has been rearranged to maximize the width of the lot, resulting in 22 feet parking lot aisle, instead of the initial request of a 20 feet parking lot aisle
- If Variation Order is approved construction would start in the spring with an anticipated completion in one year
- The construction of the building would create approximately 150 construction jobs and 250 -350 permanent jobs when the project is complete

There being no further discussion, the Public Hearing closed, and the Council meeting opened at 8:02 p.m. and the following resolution resulted.

R11-321 14. Councillor Zwaagstra, Councillor Siemens RESOLVED that the City of Steinbach approve Variation Order V-11-19 as follows;

- 1) To allow a west rear yard setback of 6.5 feet where the City of Steinbach Zoning By-law requires a minimum rear yard setback of 25.0 feet.
- 2) To allow a north side yard of 19.0 feet where the City of Steinbach Zoning By-law requires a minimum rear yard setback of 25.0 feet.
- 3) To allow 10 accessible parking spaces (as per the Canadian Paraplegic Association guidelines), where the City of Steinbach Zoning By-law requires 22 accessible parking stalls.
- 4) To allow a parking lot aisle width of 22.0 feet, where the City of Steinbach Zoning By-law requires 25.0 feet parking aisle width.

- Un. Carried -

15. Council meeting recessed and Public Hearing was called to order at 8:08 p.m., by Mayor Goertzen. Public Hearing was to consider Variation Order V-11-20.

16. Variation Order V-11-20  
Owner: Goldmark Developments Inc.  
Applicant: Carlito Kehler

16.1 City Manager reported that Public Notice for Variation Order V-11-20 was completed pursuant to The Planning Act.

16.2 No objections had been received and no objectors were present.

16.3 Applicant Carlito Kehler was present at the hearing and provided the following information. He indicated the size of the lot was a pie shaped lot. He has tried several ways to position the house to make the house fit properly on the lot.

There being no further discussion, the Public Hearing closed, and the Council meeting opened at 8:11 p.m. and the following resolution resulted.

R11-322 17. Councillor Funk, Councillor S. Penner RESOLVED that the City of Steinbach approve Variation Order V-11-20.

- Un. Carried -

18. Council meeting recessed and Public Hearing was called to order at 8:13 p.m., by Mayor Goertzen. Public Hearing was to consider By-Law 1951, being a rezoning by-law.

19. By-Law 1951  
92 Reimer Avenue

Intent: The intent of this by-law is to correct an error made by the City of Steinbach in 2010. To correct the error Part of Lot 2, Block 1, Plan 17594 needs to be rezoned from "RLD" Residential Low Density to "RMD" Residential Medium Density.

19.1 City Manager reported that Public Notice for By-Law 1951 was completed pursuant to The Planning Act.

19.2 No objections had been received and no objectors were present.

19.3 Correspondence was acknowledged from Community and Regional Planning Branch confirming that the CRPB, Manitoba Conservation, Manitoba Water Stewardship, and Infrastructure and Transportation replied with no concerns.

19.4 There being no further discussion, the Public Hearing closed, and the Council meeting opened at 8:15 p.m. and the following resolution resulted.

R11-323 20. Councillor Zwaagstra, Councillor Fehr RESOLVED that the City of Steinbach give second to By-Law 1951, being a rezoning by-law.

- Un. Carried -

R11-324 21. Councillor Fehr, Councillor Siemens RESOLVED that the City of Steinbach give third reading to By-Law 1951, being a rezoning by-law.

- Un. Carried -

R11-325 22. Councillor Funk, Councillor S. Penner RESOLVED that the building permits, as issued during the month of October 2011 be accepted (list attached).

- Un. Carried -

R11-326 23. Councillor Zwaagstra, Councillor Funk RESOLVED that pursuant to Section 326 of The Municipal Act, the supplementary realty taxes, as per Schedule “A” hereto, be added to the 2011 assessment roll, in the amount of \$581,276.43.

-Un. Carried-

R11-327 24. Councillor Fehr, Councillor Siemens RESOLVED that the following accounts receivable be added to the tax roll:

Roll number	Unpaid Invoice No.	Amount
451 0109600.000	23147	\$131.25
451 0129700.000	23747	\$78.75
451 0017755.000	24448	\$89.25
451 0174000.000	23800	\$197.34
451 0202587.000	24146	\$105.00
451 0156100.000	23779	\$304.50
451 0160200.000	22480 & 22738	\$293.72

-Un. Carried-

R11-328 25. Councillor Siemens, Councillor Funk RESOLVED that pursuant to Section 326 of The Municipal Act, the supplementary realty taxes, as per Schedule “B” hereto, be cancelled from the 2011 assessment roll, in the amount of \$85,212.89.

-Un. Carried-

R11-329 26. Councillor Funk, Councillor Siemens RESOLVED the following Lottery Licence be approved.  
Licence No. 2011-Q Organization Huntingtons Society of Canada

-Un. Carried-

R11-330 27. Councillor Siemens, Councillor Funk  
BE IT RESOLVED that the City of Steinbach make application to the Highway Traffic Board to amend the Highway Speed Regulation, as follows:

Change the following speed zone area.

Hespeler Street North: Reduce the 60 km/hr speed zone to a 50 km/hr speed zone from PTH 52 East (Main Street Easterly) to Loewen Boulevard, resulting in a 50 km/hr speed zone for one mile.

-Un. Carried-

R11-331 28. Councillor Zwaagstra, Councillor Funk  
BE IT RESOLVED that the City of Steinbach make application to the Highway Traffic Board to amend the Highway Speed Regulation, as follows:

Change the following speed zone area.

PTH 52 East (Main Street Easterly): Reduce the 80 km/hr speed zone to a 50 km/hr speed zone by extending the 50 km/hr zone to a point 1/2 mile west from Herschfeld Road North.

28.1 AMENDMENT by Councillor Siemens, Councillor Fehr THAT the speed be reduced to a 50 km/hr speed zone 50 feet east of Life Sciences Parkway.

On amendment: -Defeated-  
Voting in Favor: J. Siemens, J. Fehr

Voting against: M. Zwaagstra, S. Penner, E. Funk, C. Goertzen

Vote on the original motion: -Carried-  
Voting in Favor: M. Zwaagstra, S. Penner, E. Funk, C. Goertzen, J., Fehr  
Voting Against: J. Siemens

29. City Manager reported that the letter of objection to By-Law 1949, which the City received on October 11, 2011 has been withdrawn.

R11-332 30. Councillor Funk, Councillor Zwaagstra RESOLVED that the City of Steinbach give third reading to By-Law 1949, being a rezoning by-law.

-Un. Carried-

R11-333 31. Councillor Siemens, Councillor Fehr RESOLVED that the City of Steinbach give first reading to By-Law 1954, being a rezoning by-law.

- Un. Carried-

R11-334 32. Councillor Fehr, Councillor Funk RESOLVED that the following appointments be made to the Jake Epp Library Board:

- Phyllis Toews (two year re-appointment to expire 2013)
- Alexandra Nikkel (two year term to expire 2013)

-Un. Carried-

33. Correspondence was acknowledged from Manitoba Good Roads Association, sending congratulations to the City of Steinbach on winning the Royal Oak Inn Shield for Urban Beautification Competition - Population 7,501 plus in the Manitoba Good Roads Association Annual Competition.

34. Councillor Funk, Councillor Siemens RESOLVED that the meeting be adjourned.

- Un. Carried -

Time of adjournment: 8:30 p.m.

\*dr

---

Mayor

---

City Manager