

CITY OF STEINBACH
Regular Council Meeting
July 21, 2015

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, July 21, 2015, 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 Earl Funk, Jac Siemens, John Fehr, Susan Penner, Michael Zwaagstra and Cari Penner. Also present: City Manager, Troy Warkentin, City Clerk, Deb Rempel and Corporate Services Manager, Rhona Dundas.

3. Councillor Susan Penner opened the meeting.

R15-143 4. Councillor C. Penner, Councillor Zwaagstra RESOLVED that the agenda be adopted as amended.

Amendment: 11.C. Minister of Municipal Government
Re: Building Manitoba Fund

-Un. Carried-

R15-144 5. Councillor Siemens, Councillor Fehr RESOLVED that the minutes of the July 7, 2015, Regular Council Meeting be approved.

Un. Carried-

R15-145 6. Councillor Zwaagstra, Councillor C. Penner
WHEREAS Section 250 of The Manitoba Municipal Act provides authority to a municipality to acquire land;

NOW THEREFORE BE IT RESOLVED that the City of Steinbach purchase the parcel of land commonly referred to as 388 Hanover Street, legally described as Lot 22, Block 5, Plan 8154 for \$260,000.00;

BE IT FURTHER RESOLVED that the signing officers of the City of Steinbach be authorized to execute all required land transfer documents.

-Carried-

Voting in Favor: C. Penner, E. Funk, M. Zwaagstra, C. Goertzen, S. Penner
Voting Against: J. Siemens, J. Fehr

7. Council meeting recessed and Public Hearing was called to order at 7:38 p.m., by Mayor Chris Goertzen. Public Hearing was to consider Zoning By-Law 2055.

7.1 City Manager, Troy Warkentin, introduced By-Law 2055 and reported that as required in The Municipal Act a review of the Zoning By-Law was conducted. Council gave the by-law first reading June 2, 2015. Correspondence had been received from Provincial Community Regional and Planning Branch indicating that the by-law was circulated to government departments for comments. No concerns were raised after review of the by-law.

7.2 Bryan Ward, MMM Group Limited was present at the hearing and provided a brief review of the by-law. The review process confirmed that the Zoning By-Law reflects the City of Steinbach Official Community Plan.

The Zoning by-law is used to implement the Official Community Plan, guides development decisions; establishes development standards and land use zones.

The review process included meetings with an advisory group, frequent users of the Zoning By-law (developers), City Council performed a survey and 2 public open houses were held.

Proposed revisions include map amendment, the document is user friendly (language and setup). Substantive revisions to the Home Based business and transition zone were identified.

7.3 Mr. Ward was prepared to answer questions of Council.

7.4 Mr. Ward completed his presentation at 7:52 p.m.

7.5 Brian Freund, 437 Second Street was present at the hearing. Mr. Freund had questions regarding the transitional POD area seeking confirmation that multi -family development in the transition zone requires a public hearing.

7.6 There being no further discussion, Council meeting re-opened at 8:00 p.m.

R15-146 8. Councillor C. Penner, Councillor S. Penner RESOLVED that the City of Steinbach give second reading to Zoning By-Law 2055.

-Un. Carried-

9. Delegation 8:05 - David Jopling, Manager of Planning & Development was present at the meeting providing a report prepared by MMM Group Limited on the Steinbach Sustainable Growth Strategy Report.

Mr Jopling provided the following information.

City of Steinbach experienced that fastest growth rate of any City in Manitoba between 2001 and 2011. It is expected this growth will continue and will reflect in the 2016 Canada Census. The study depicts the amount of land required over the next 50 years. Based on a 4.2 % average annual rate of growth, the projected population of Steinbach in 2064 is approximately 102,000. As of June 2014 the City had approximately 2592 gross acres of land to accommodate future growth. As the City continues to grow there would be an overall land shortage of approximately 7979 gross acres. The study indicates that by 2029 (15 years) the City residential land would be depleted.

Mr. Jopling has also met with the City staff regarding drainage, water and wastewater to identify the most cost effective and efficient ways to extend the services needed for growth.

Mr. Jopling provided it is important for the City to prepare for growth and to consider potential boundary expansions. The study identified the west as the most logical area to expand with some expansion to the south and southeast.

9.1 Mr. Jopling was prepared to answer questions of Council.

9.2 Mr. Jopling thanked Council for the opportunity to work on the study. Mr. Jopling left the meeting at 8:20 p.m.

R15-147 10. Councillor Siemens, Councillor C. Penner RESOLVED that the City of Steinbach accept the Steinbach Sustainable Growth Strategy Study as prepared by David Jopling MMM Group Limited.

-Un. Carried-

R15-148 11. Councillor Zwaagstra, Councillor C. Penner RESOLVED that the City of Steinbach award the tender for Part 1 of the Main Street Pedestrian Crossing Improvement Project to OB1 Contracting Ltd, for the repair/replacement of the Main Street pavement repairs and intersections crossing bands in the amount of \$370,840.00 (plus applicable taxes).

-Un. Carried-

Tenders received (Part 1 and 2):

OB1 Contracting Ltd.	\$637,620.00
Nelson River Construction Inc.	\$831,030.00
Maple Leaf Construction Ltd.	\$941,155.00

R15-149 12. Councillor S. Penner, Councillor Siemens RESOLVED that the following accounts be approved for payment:

Disbursements (July 15, 2015) \$1,330,925.85
Payroll (July 3, 2015) \$ 217,117.58

-Un. Carried-

R15-150 13. Councillor S. Penner, Councillor Fehr RESOLVED that the building permits issued during the month of June 2015 be accepted. (list attached)

-Un. Carried-

R15-151 14. Councillor Funk, Councillor C. Penner RESOLVED that the City of Steinbach accept the minor subdivisions as issued by the Planning and Zoning Department.

File Number	Address/Applicant	Date of Completion	Type of Subdivision
4451-2015-7519	93 & 95 Clearwater Avenue Sunny View Builders Inc.	April 8, 2015	Duplex Split
4451-2015-7545	319 Kroeker Avenue Shawn & April Harder	May 12, 2015	2 Lot Subdivision
4451-2015-7550	101 & 103 Grandview Drive Bernhard, Adina & Waldy Krahn	June 12, 2015	Duplex Split

-Un. Carried-

R15- 152 15. Councillor Siemens, Councillor Funk RESOLVED that the City of Steinbach accept the minor Variance applications as issued by the Planning and Zoning Department.

File Number	Address/Applicant	Date of Completion	Type of Variance
V-2015-05	14 Wyndham Estate Drive Alexander Hoffman	May 3, 2015	Rear Yard
V-2015-07	105 Parkhill Crescent Design Tech Homes Ltd.	May 5, 2015	Rear Yard
V-2015-08	81 & 83 Grandview Drive Urban Sticks Design	May 6, 2015	Front & Rear Yard of both properties

-Un. Carried-

16. Minutes of the Seine Rat River Conservation District of May 19, 2015 were acknowledged.
Received as information.

17. Correspondence and a grant payment (\$100,440.26) were acknowledged from the Minister of Municipal Government for the 2015 Municipal Programs Grant (June 30, 2015).

18. Correspondence from the Minister of Municipal Government - Building Manitoba Fund confirming funding of up to \$25,000.00 for a multiplex facility feasibility study.

R15-153 19. Councillor Zwaagstra, Councillor C. Penner
WHEREAS The total cost of all components of the planned multiplex is approximately \$70 million.
WHEREAS The City of Steinbach’s total annual tax revenue is only \$12 million.
WHEREAS Enhancing Steinbach’s recreational and cultural facilities in a fiscally responsible way remains a priority for this council.

THEREFORE BE IT RESOLVED that the City of Steinbach proceed with its multiplex plans in the following way:

- 1) THAT The City of Steinbach will continue to develop a master plan for a recreational and cultural multiplex with the first phase to be a performing arts centre.
- 2) THAT The City of Steinbach will commit a maximum of \$7.5 million towards the development of a performing arts centre with 50% or more of the funds to be provided by other sources such as grants from other levels of government and private donations.
- 3) THAT the development of a performing arts centre will not proceed until the funding from other sources is confirmed.

-Carried-

Voting in Favor: M. Zwaagstra, C. Penner, C. Goertzen, J. Siemens, J. Fehr
Voting Against: S. Penner, E. Funk

20. Councillor C. Penner, Councillor Fehr RESOLVED that the meeting be adjourned.

-Un. Carried -

Time of adjournment: 8:55 p.m.

*dr

Mayor

City Manager