

CITY OF STEINBACH
Regular Council Meeting
February 17, 2026

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, February 17, 2026, at City of Steinbach Council Chambers.

2. Mayor Earl Funk called the meeting to order at 7:30 p.m., with the following members of Council present: Councillors Jake Hiebert, Susan Penner, Michael Zwaagstra, Damian Penner & Jac Siemens. Also present: City Manager, Troy Warkentin, Senior Manager, Corporate Services, Adam Thiessen and City Clerk, Amanda Dubois.

3. Councillor D. Penner opened the meeting.

R26-033 4. Councillor S. Penner, Councillor J. Siemens RESOLVED that the agenda be adopted.

-Un. Carried-

R26-034 5. Councillor J. Hiebert, Councillor M. Zwaagstra RESOLVED that the minutes of February 3, 2026 Regular Council Meeting be approved.

-Un. Carried-

R26-035 6. Councillor D. Penner, Councillor J. Hiebert RESOLVED that Councillor B. Hiebert be excused from the February 17, 2026 regular council meeting.

-Un. Carried-

7. Council meeting recessed and Public Hearing was called to order at 7:36 p.m., by Mayor Earl Funk. Public Hearing was to consider Conditional Use CU-2026-02.

Conditional Use CU-2026-02

Owner: 10134593 Manitoba Ltd.

Applicant: Kyle Bially & Moni Loewen

Civic Address: Unit 8-110 Industrial Road

Legal: Lot 2, Plan 64190

Purpose: To allow the operation of a retail sales business (ROC Eastman) in Unit 8 on the subject property within the "M1" Light Industrial Zone.

7.1 Troy Warkentin, City Manager introduced Conditional Use CU-2026-02 and reported that notices pursuant to The Planning Act had been completed.

7.2 Shauna Doerksen, 49 Traverse Bay, La Broquerie, representing ROC Eastman was present at the public hearing and presented the following information:

- There has been no change in use, but this opportunity allows them to downsize from two units to one. Reduces cost in rent and utilities, making operations more efficient allowing to direct funding into more programs.

- They hold four book sales a year, Starting on Friday at 4 p.m. and end on the Sunday.

- There have been no issues with parking and they communicate with their neighbors.

- The lease agreement for Unit 9 and 10 has been terminated with a new lease agreement entered into for Unit 8.

7.3 Ms. Doerksen was prepared to answer questions of Council.

8. There being no further discussion, Council meeting re-opened at 7:41 p.m.

R26-036 9. Councillor J. Siemens, Councillor M. Zwaagstra RESOLVED that the City of Steinbach approve Conditional Use CU-2026-02, subject to the execution of a Major Occupancy agreement, the approval being applicable exclusively to ROC Eastman Inc. as the occupant of Unit 8-110 Industrial Road and the previous approval under file CU-2204 be rescinded upon ROC Eastman vacating its current occupancy at Units 9 & 10 – 110 Industrial Road.

-Un. Carried-

10. Troy Warkentin, City Manager, reported that the City has received The 2025 Steinbach Annual Traffic Count Program, as submitted by WSP Canada Inc. The traffic count and analysis program were conducted at 20 intersections in Steinbach along PTH 12 North & Brandt Street and PTH 52 West & Main Street. The traffic counts were conducted on Thursday September 25, 2025, Friday September 26, 2025 Thursday October 2, 2025 and Friday October 3, 2025 during the weekday peak period from 3:00 p.m. to 6:00 p.m.

10.1 Mr. Warkentin highlighted the following sections:

- 1) Traffic volume trends
- 2) Traffic signal warrant analysis
- 3) Recommendations

- As MTI has initiated plans to implement traffic signals at the intersection of PTH 52 West and Giesbrecht Street in 2026, there are no further recommendations at the intersection.

- Traffic volumes and operations at the intersection of PTH 52 West and Lund Road be monitored going forward to determine whether the increase in southbound traffic will remain beyond the completion of construction at PTH 12 North/Brandt Street and Loewen Boulevard.

-Adjusting the timing plan splits at PTH 12 North at Clearspring Centre/Golfair Road, PTH 12 North at Park road West/East and PTH 12 North at Superstore /Co-op Access would improve operations.

10.2 The Steinbach Annual Traffic Count Program was acknowledged by City Council and discussion and resolution followed.

R26-037 11. Councillor M. Zwaagstra, Councillor J. Hiebert
BE IT RESOLVED that the City of Steinbach accept the 2025 Steinbach Annual Traffic Count Program report as presented.

-Un. Carried-

R26-038 12. Councillor S. Penner, Councillor D. Penner RESOLVED that the City of Steinbach award the Park Road West Forcemain contract to Southwood Ventures Inc. in the amount of \$1,494,661.05 (plus applicable taxes).

-Un. Carried-

R26-039 13. Councillor J. Hiebert, Councillor D. Penner RESOLVED that the following accounts be approved for payment:

Accounts Payable (February 11, 2026)	\$	2,028,992.96
Monthly Pay Period No. 02 (February 3, 2026)	\$	49,161.56
Bi-Weekly Pay Period No. 04 (February 10, 2026)	\$	328,984.64

-Un. Carried-

R26-040 14. Councillor J. Hiebert, Councillor S. Penner RESOLVED that the City of Steinbach approve application of subdivision 4451-2025-9210, as applied for by Jun Ayson, subject to the execution of a development agreement.

-Un. Carried-

R26-041 15. Councillor M. Zwaagstra, Councillor J. Hiebert RESOLVED that the building permits as issued during the month of January, 2026 be accepted. (list attached)

-Un. Carried-

R26-042 16. Councillor S. Penner, Councillor J. Siemens RESOLVED that the 2025 Business Taxes be cancelled in the amount of -\$2,081.60 and small balance write offs of -\$2.45 as outlined. (list attached)

-Un. Carried-

R26-043 17. Councillor J. Hiebert, Councillor D. Penner RESOLVED that pursuant to Section 326 of The Municipal Act, the supplemental taxes and other property taxes as presented be adjusted.

- Roll No. 451 0266502.000 Date adjustment. -\$513.77
- Roll No. 451 0001466.000 Owner Assessor Agreement -\$2,734.49
- Roll No. 451 0426580.000 Owner Assessor Agreement -\$2,025.46
- Roll No. 451 0426568.000 Owner Assessor Agreement -\$1,970.07
- Roll No. 451 0583650.000 Revised assessment -\$1,132.02
- Roll No. 451 0583652.000 Revised assessment -\$1,130.99
- Roll No. 451 0583654.000 Revised assessment -\$1,130.99
- Roll No. 451 0583656.000 Revised assessment -\$1,161.00
- Roll No. 451 0583658.000 Revised assessment -\$1,189.97
- Roll No. 451 0583660.000 Revised assessment -\$1,169.27
- Roll No. 451 0583662.000 Revised assessment -\$1,130.99
- Roll No. 451 0583664.000 Revised assessment -\$1,218.94
- Roll No. 451 0121900.000 Waste removal adjustment -\$ 162.00

-Un. Carried-

R26-044 18. Councillor J. Siemens, Councillor Susan Penner RESOLVED that the City of Steinbach give third reading to By-Law 2253, being a rezoning by-law, subject to the execution of a development agreement.

-Un. Carried-

R26-045 19. Councillor D. Penner, Councillor M. Zwaagstra RESOLVED that the City of Steinbach accept the following approved Business Licences. (list attached)

-Un. Carried-

R26-046 20. Councillor J. Siemens, Councillor S. Penner RESOLVED that the City of Steinbach accept the following approved excavator's licences as issued by the Operations Department.

- Lic. No. 26-02 - JDX Inc. – John Dyck - Sewer & Water
- Lic. No. 26-16 - Xtreme Excavation & Landscaping. - Daniel Bunk - Sewer/Water/ Const.
- Lic. No. 26-17 - Rohl Enterprises - Jason Wilson - Sewer & Water
- Lic. No. 26-18 - Driftwood Communications- Don Sinclair - Utilities

-Un. Carried-

21. Minutes of the Jake Epp Library of December 10, 2025 were acknowledged.
Received as information.

22. Correspondence and a request for signage along First Street from Carolyn Summerville was acknowledged.

23. Consensus of Council was for Councillor M. Zwaagstra and Mayor Funk to bring up the concerns at the next RCMP advisory meeting.

24. Councillor D. Penner, Councillor J. Hiebert RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment 8:11 p.m.

*ad

Mayor

City Manager