

CITY OF STEINBACH  
Regular Council Meeting  
March 17, 2026

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, March 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 Susan Penner, Michael Zwaagstra, Bill Hiebert, Jac Siemens, Jake Hiebert & Damian Penner. Also present: City Manager, Troy Warkentin, Senior Manager, Corporate Services, Adam Thiessen and City Clerk, Amanda Dubois.
3. Councillor J. Siemens opened the meeting.
- R26-055 4. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the agenda be adopted.

-Un. Carried-
- R26-056 5. Councillor J. Hiebert, Councillor J. Siemens RESOLVED that the minutes of March 3, 2026 Regular Council Meeting be approved.

-Un. Carried-
- R26-057 6. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that Councillor Jake Hiebert be excused from the March 3, 2026 Regular Council Meeting.

-Un. Carried-
7. Council Meeting recessed and Public Hearing was called to order at 7:35 p.m. by Mayor Funk. Public hearing was to consider the City of Steinbach 2026 Financial Plan.
  - 7.1 Brian Hrehirchuk, Senior Manager, Finance, presented the 2026 Financial Plan. Mr. Hrehirchuk provided information on the annual budget cycle, and that City Council, Management and staff have been working on the budget for several months, with Council providing comments at the final review in November.
  - 7.2 Mr. Hrehirchuk presented the budget proposing a municipal property tax rate of 14.4 mills for 2026.
  - 7.3 Mr. Hrehirchuk provided information on what to expect for 2026 Expenses Programs and Projects and Debt that make up the 2026 budget:
    - \$9.3 million for new capital improvements:
      - Forcemain Twinning
      - Operations shop/yard
    - \$26.5 million capital renewal program for the replacement of equipment and infrastructure:
      - Millwork Drive sewer upgrade
      - Lift Station #1 Upgrade
  - 7.4 Mr. Hrehirchuk provided an overview of revenue, including property and supplemental taxes, Federal and Provincial grants, user fees, permits and development fees.
  - 7.5 Mr. Hrehirchuk provided an overview of expenses, including 2026 program costs, grant allocations, and expenditures related to city personnel and services such as police and fire, transportation, solid waste, recreation, water and wastewater.
  - 7.6 Mr. Hrehirchuk outlined 2026 projects in the amount of \$35.8 million.
8. Troy Warkentin, City Manager, took the podium to outline the city's floodwater mitigation plan. He reviewed 2025 projects and programs and presented the proposed 2026 initiatives, including future programs currently under review.

9. Mr. Hrehirchuk returned to the podium and outlined the 2026 debt management strategy and debt payments, concluding his presentation with a long-term overview of the 2026 – 2029 capital program.

9.1 Mr. Hrehirchuk completed his presentation at 7:46 p.m.

9.2 Mr. Hrehirchuk was prepared to answer questions of council.

10. Meg Robinson, 270 Golfview Crescent, was present at the public hearing and requested a timeline for when the proposed flood mitigation changes would come into effect. She also inquired how the solutions have been determined, whether the consultants engaged were municipal engineers and asked if the results of the study, including the climate risk assessment, would be made available for public review.

11. Troy Warkentin explained that the climate risk assessment study will identify potential risks across the city and will be made available to the public in the same manner as other studies, such as the traffic impact study. He noted that the decision to reroute the low-pressure sewer line was directed by Council in response to neighbourhood concerns, rather than as a result of a specific study or analysis. Preliminary design work is being completed by the City’s consultant, with the expectation that the project will be tendered and approved for construction during 2026. Future projects will be reviewed and considered for 2027 and beyond.

12. Ms. Robinson returned to the podium to emphasize that the neighbourhood is deeply concerned about how flooding occurred and is seeking a clear understanding of the root cause. She noted a strong interest in further analysis to help ensure a similar situation does not happen again and requested that a study be undertaken to identify the causes of the flooding and outline a path forward to prevent other residents from being affected as they were in 2024 and 2025.

13. There being no further discussion, Council meeting re-opened at 8:08 p.m.

R26-058 14. Councillor D. Penner, Councillor S. Penner  
WHEREAS Section 162 of The Municipal Act, SM 1996, c.58 states:  
“Every council must adopt a financial plan for each fiscal year in a form approved by the minister and consisting of (a) an operating budget; (b) a capital budget;  
(c) an estimate of operating revenue and expenditures for the following fiscal year; and (d) a five-year capital expenditure program.”

NOW THEREFORE BE IT RESOLVED that the financial plan for the City of Steinbach for the year 2026 as set out in the manner and form approved by the Minister be and the same is hereby approved in principle, the determination of school tax requirements, and that the said plan information shall be incorporated in and form part of the 2026 Tax Levy By-Law.

-Un. Carried-

15. Council meeting recessed and Public Hearing was called to order at 8:20 p.m. by Mayor Earl Funk. Public Hearing was to consider Conditional Use CU-2026-03 and Variance V-2026-05.

Conditional Use CU-2026-03 and Variance V-2026-05

Owner: Steinbach Housing Inc.

Applicant: Tannis Nickel

Civic Address: 185 Friesen Avenue

Legal: Lot 30 Block 2 Plan 10121 EXC SW 10 FT NW of NW Limit of Lot 30

Purpose of Conditional Use CU-2026-03:

To allow the development of multi-family in the “C1” Commercial Neighbourhood Zone.

Purpose of Variance V-2026-05:

1. To allow for a total height of 7 stories whereas multi-family in the “C1” Commercial Neighbourhood Zone permits a maximum height of three stories (35 feet).

2. To allow for a total of 10 parking stalls whereas a total of 150 parking stalls are required.

3. To allow for a 20 foot front yard setback whereas the minimum front yard setback is 25 feet.

15.1 Troy Warkentin, City Manager introduced Conditional Use CU-2026-03 and Variance V-2026-05 and reported that notices pursuant to The Planning Act had been completed.

15.2 One item of correspondence was received prior to the completion of the package, and two additional items of correspondence have since been added to the file, with copies distributed to Council.

15.3 Tannis Nickel, CEO of Steinbach Housing Inc. and Allison Driedger, land use planner, on behalf of the applicant, were present at the hearing and provided the following:

- Steinbach Housing Inc. provides safe, affordable faith-based housing for seniors, and currently operates several buildings.
- They are seeking approval to build a 91 unit, multi-story affordable seniors complex to address the growing demand for seniors housing in the area, which aims to preserve green space and fit within the surrounding area.
- The site is in close proximity with shops, services and community amenities where seniors can easily access their daily needs without relying on transportation.
- They did reach out to residents in the neighbourhood to discuss, and left letters, drawings and contact information if they were not home. Overall, feedback was positive.
- Parking would be accessed off First Street. Additional parking spaces would be available nearby at Linden Place.
- Nearby seniors' housing developments have proved that existing parking is often underused. Parking trends for other buildings operated by Steinbach Housing Inc. have proved that there is a significantly lower demand for parking than is required. To ensure that there is sufficient parking they will enter into a shared parking agreement with Linden Place. Potential agreements with nearby properties like with Cornerstone Church, and the possibility of adding more parking if needed are options that could be explored.
- The height variation will allow Steinbach Housing Inc. to make more efficient use of the property while preserving important elements of the site design, including green space, gathering areas, while accommodating more residents.

15.4 Michael Obviar, the director of housing for Steinbach Housing, joined the delegation at the podium to explain how many parking stalls are being used for employees and care workers.

15.5 Mr. Warkentin clarified that the city engineer based their comments on the concept plan provided and does not appear to be adequate for the garbage storage requirements, which may result in a further reduction of parking stalls on the property. Also, if 260 First Street/Linden Place enters into a shared parking agreement with a reduction in parking on their site, a variance may be required for that property.

16. Council discussion and questions followed.

17. Royden Loewen, representing 193 Friesen Avenue, was present at the hearing and objected to the project, citing concerns about height, privacy and the loss of green space. He urged council to uphold the 1989 development agreement registered caveat to title on the property and suggested the land could be developed into a public park.

18. Rebecca Loewen, 193 Friesen Avenue, was present at the hearing and questioned how the proposed building would integrate with the existing neighbourhood.

19. Ms. Driedger and Ms. Nickel returned to the podium and explained that the building was designed to face Friesen Avenue, mitigating traffic down the street, directing traffic off of First Street, utilizing the front and back similar to what other properties were doing, and building up instead of out, to reduce the footprint on the lot to allow for larger side yards and a larger rear yard, keeping green space. For the actual design of the building, they first need to know whether they will be permitted to construct the building before addressing design issues.

R26-059 20. Councillor M. Zwaagstra, Councillor J. Hiebert RESOLVED that the public hearing for Conditional Use CU-2026-03 and Variance V-2026-05 be adjourned until the Regular Meeting of Council April 21, 2026.

Voting For: M. Zwaagstra, J. Hiebert,  
D. Penner, S. Penner, B. Hiebert, E. Funk  
Voting Against: J. Siemens

R26-060 21. Councillor M. Zwaagstra, Councillor J. Siemens RESOLVED that the City of Steinbach award the Lift Station No. 1 Upgrades contract to Penn-Co Construction (2003) Ltd. in the amount of \$4,326,078.39 (plus applicable taxes).

-Un. Carried-

R26-061 22. Councillor S. Penner, Councillor J. Hiebert RESOLVED that the City of Steinbach award the Fire Hall Ventilation contract to PennLite Electrical & Mechanical in the amount of \$367,025.00 (plus applicable taxes).

-Un. Carried-

R26-062 23. Councillor D. Penner, Councillor J. Siemens RESOLVED that the following accounts be approved for payment:

Accounts Payable (March 12, 2026)	\$	973,363.64
Monthly Pay Period No. 03 (March 5, 2026)	\$	57,719.31
By-Weekly Pay Period No. 06 (March 10, 2026)	\$	322,674.82

-Un. Carried-

R26-063 24. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the building permits as issued during the month of February, 2026 be accepted. (list attached)

-Un. Carried-

R26-064 25. Councillor B. Hiebert, Councillor J. Siemens RESOLVED that the City of Steinbach accept the following approved Business Licences. (list attached)

-Un. Carried-

R26-065 26. Councillor S. Penner, Councillor D. Penner RESOLVED that the City of Steinbach accept the following approved Excavator's Licence as issued by the Operations Department.

Lic. No. 26-19 -Falk Excavating Inc. – Edwin/John Falk - Sewer & Water

-Un. Carried-

27. Councillor J. Hiebert, Councillor B. Hiebert RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment 9:31 p.m.

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Mayor

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City Manager