CITY OF STEINBACH

Tuesday

January 6, 2026

COUNCIL MEETING
7:30 p.m.

MISSION STATEMENT

"Steinbach is a clean, safe and vibrant community that values tradition and prosperity. Our mission is to continue to preserve the quality of life Steinbach is known for while effectively managing its growth and resources."

CITY OF STEINBACH

Tuesday, January 6, 2026
Regular Council Meeting 7:30 p.m.

AGENDA

1. Call to Order

2. Opening - Mayor Earl Funk

3. Adopt Agenda

4. Minutes of December 16, 2025 Regular Council Meeting — pg. 1

5. Business arising from Minutes

6. Public Hearing 7:35 p.m.

   A. Conditional Use CU-2025-06
      Re: 31 Loewen Boulevard
      *Engineering comments to follow — pg. 7
   B. Variance V-2025-38
      Re: 31 Loewen Boulevard
      *Engineering comments to follow — pg. 22

7. Delegation 7:45 p.m.

8. Reports & Recommendations of City Manager

9. Administration

   A. Accounts Payable — back
   B. Financial Statements (ending November 30, 2025) — back
   C. Zoning By-Law 2245 (3rd reading) — pg. 38

10. Council Question Period

11. Correspondence & Petitions

    A. Multi-Material Stewardship Manitoba
       Re: 2026 Municipal Recycling Funding Payments — pg. 55
    B. Eastman Regional Municipal Committee South Sub-Committee
       Re: Minutes of December 8, 2025 — pg. 56
    C. Seine Rat Roseau Watershed District
       Re: Minutes of November 18, 2025 and November 21, 2025 — pg. 60

12. Other Business

13. Adjournment

Next Regular Council meeting Tuesday, January 20, 2026 7:30 p.m.

CITY OF STEINBACH
Regular Council Meeting
December 16, 2025

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, December 16, 2025, 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 & Bill Hiebert. Also present: City Manager, Troy Warkentin, Senior Manager, Corporate Services, Adam Thiessen and City Clerk, Amanda Dubois.

3. Mayor Earl Funk opened the meeting.

R25-242 4. Councillor J. Hiebert, Councillor S. Penner RESOLVED that the agenda be adopted.

-Un. Carried-

R25-243 5. Councillor B. Hiebert, Councillor M. Zwaagstra RESOLVED that the minutes of December 2, 2025 Regular Council Meeting be approved.

-Un. Carried-

R25-244 6. Councillor S. Penner, Councillor J. Hiebert RESOLVED that Councillor Damian Penner and Councillor Jac Siemens be excused from the meeting.

-Un. Carried-

7. Council meeting recessed and Public Hearing was called to order at 7:35 p.m., by Mayor Earl Funk. Public Hearing was to consider Subdivision 4451-2025-9173.

<u>Subdivision 4451-2025-9173</u>
Owner/Applicant: Sincerus (Park Hill) GP Ltd.
Civic Address: Rosebrook Trail & Pacific Bay
Legal: Lots 58, 59, 60 & 61, Plan 69059

Purpose of Subdivision 4451-2025-9173: To allow the creation of 41 new residential lots, as well as the extension of Pacific Bay.

7.1 Troy Warkentin, City Manager, introduced Subdivision 4451-2025-9173, and reported that notices pursuant to The Planning Act had been completed.

7.2 The applicant was present at the public hearing and was prepared to answer questions of council.

7.3 There was no one present at the public hearing with questions or concerns.

7.4 There being no further discussion, Council meeting re-opened at 7:37 p.m.

R25-245 8. Councillor M. Zwaagstra, Councillor S. Penner
RESOLVED that the City of Steinbach approve application for subdivision 4451-2025-9173 as applied for by Sincerus (Park Hill) GP Ltd., subject to the execution of a development agreement;
BE IT FURTHER RESOLVED that the City of Steinbach approve the extension of Pacific Bay, being a public road.

-Un. Carried-

9. Council meeting recessed and Public Hearing was called to order at 7:37 p.m., by Mayor Earl Funk. Public Hearing was to consider Rezoning By-Law 2268.

By-Law 2268 - Rezoning
Owner/Applicant: Sincerus (Park Hill) GP Ltd.
Civic Address: Rosebrook Trail & Pacific Bay
Legal: Lots 58, 59, 60 & 61, Plan 69059

Purpose: To rezone proposed lots 1-9, 21 and 22 from "RSF" Residential Single Family zone to "RLD" Residential Low Density zone, and to rezone proposed lots 23-41 from "RSF" Residential Single Family Density zone to "RMD" Residential Medium Density zone as part of a multi-phase development.

9.1 Troy Warkentin, City Manager introduced By-Law 2268 and reported that notices pursuant to The Planning Act had been completed.

9.2 Troy Warkentin, City Manager provided that one item of correspondence had been received.

9.3 Written correspondence has been received from Manitoba Municipal Relations - Community Planning Branch regarding By-Law 2268 voicing no concerns.

9.4 The applicant was present at the public hearing and was prepared to answer questions of council.

9.5 There was no one present at the public hearing with questions or concerns.

R25-246 10. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the City of Steinbach give second reading to By-Law 2268, being a rezoning by-law, subject to the execution of a development agreement.

-Un. Carried-

R25-247 11. Councillor J. Hiebert, Councillor M. Zwaagstra RESOLVED that the City of Steinbach give third reading to By-Law 2268, being a rezoning by-law, subject to the execution of a development agreement.

-Un. Carried-

12. Council meeting recessed and Public Hearing was called to order at 7:49 p.m., by Mayor Earl Funk. Public Hearing was to consider Conditional Use CU-2025-05.

Conditional Use CU-2025-05
Owner: Neustaedter Holdings Inc. & Chantelle Reimer
Applicant: Waldo Neustaedter
Civic Address: 190, 198, 204 & 206 First Street
Legal: Lot 2, 3, 6 & 7, Block 1, Plan 10121

Purpose: To allow a multi-family residential development within the "C1" Commercial Neighbourhood zone.

12.1 Troy Warkentin, City Manager introduced Conditional Use CU-2025-05 and reported that notices pursuant to The Planning Act had been completed.

12.2 The applicant, Waldo Neustaedter, 32 Brandt Street, was present at the public hearing and presented the following information:

- With the location of the property, applying for the variances and conditional use will allow the project to keep the neighbourhood feeling.
- Removing the commercial component of the buildings will create an excellent buffer between the commercial district to the east and the residential community to the west.
- One proposed building will be three stories, and the other proposed building will be five stories, with the building having main floor heated indoor parking and four stories of residential.
- Both buildings will have a neighbourhood friendly curb appeal, taking advantage of the towering pine trees on the lot. They will be designed in a style which could be considered adult condo lifestyle without the cost of ownership or condo fees, and will include areas of green space.

- There are adequate parking stalls on site, and he has spoken to Lacey Gaudet, City Planner, and Aaron Rach, City Engineer to discuss required siteworks, drainage system and sewage capacity.
- Mr. Neustaedter provided three letters of support for the project from the owners of 222 First Street, 61 Brandt Street and 195 First Street, stating they are aware of the nature of the project and do not oppose or dispute the construction.

12.3 Ryan Penner, 185 First Street, was present at the public hearing voicing questions and concerns including:
- if the property is treated as a residential property for property tax purposes
- had a traffic impact study be done as there is a potential traffic flow impact as William Avenue is a glorified single lane in poor condition.
- the section of First Street is not in good condition.
- would sewer and water upgrades and size of the development and number of units added. Water has been upgraded on occasion when there have been breakdowns, and to his knowledge sewer has never been upgraded. Sewage usage could be double with infrastructure dating back to the 1960's.

12.4 Troy Warkentin, City Manager, confirmed there is a plan to upgrade the underground services along First Street, however there is currently no specific date. It is on the city's long-term capital plan to be completed within the next five years and will be a renewal project similar to what was previously completed on Kroeker Avenue. This would be contingent on timing and funding available. There was no traffic impact study required for this application. The city's infrastructure system which presently exists is adequate to service the proposed development.

12.5 Ryan Penner, 185 First Street, returned to the podium and inquired whether the city would consider making William a one way to facilitate truck traffic from Main to First Street.

12.6 Mr. Warkentin clarified that First Street is designated as a collector street under the city's Official Community Plan and collector streets provide connections between local streets and the arterial street system. Private access to collector streets should be restricted where possible. Two-lane collector streets like First Street are generally designed to carry traffic volumes between 1,000 & 4,000 vehicles per day.

12.7 Joel Ginter, 226 First Street was present at the public hearing with concerns of parking impacts and stormwater coming off the site as First Street tends to flood.

13. There being no further discussion, Council meeting re-opened at 8:09 p.m.

R25-248 14. Councillor J. Hiebert, Councillor M. Zwaagstra RESOLVED that the City of Steinbach approve Conditional Use CU-2025-05, subject to the execution of a development agreement.

-Un. Carried-

15. Council meeting recessed and Public Hearing was called to order at 8:13 p.m., by Mayor Earl Funk. Public Hearing was to consider Variance V-2025-35.

<u>Variance V-2025-35</u>
Owner: Neustaedter Holdings Inc. & Chantelle Reimer
Applicant: Waldo Neustaedter
Civic Address: 190, 198, 204 & 206 First Street
Legal: Lot 2, 3, 6 & 7, Block 1, Plan 10121

Purpose: 1. To remove the commercial component required on the main floor of a multi -family building within the "C1" Commercial Neighbourhood zone.
2. To allow a maximum height of 5 stories whereas the maximum height permitted for multi-family in the "C1" Commercial Neighbourhood zone is 35 feet.

15.1 Troy Warkentin, City Manager introduced Variance V-2025-35 and reported that notices pursuant to The Planning Act had been completed.

15.2 The applicant was present at the public hearing and was prepared to answer questions of council.

15.3 Joel Ginter, 226 First Street was present at the public hearing questioning the site lines of the five-storey building.

15.4 The applicant, Waldo Neustaedter, 32 Brandt Street confirmed that pictures were taken from a zoom boom at the height of the highest balcony for the properties most effected. He also worked with a surveyor to position the building in such a way to keep as many of the tall pine trees as possible.

16. There being no further discussion, Council meeting re-opened at 8:21 p.m.

R25-249 17. Councillor S. Penner, Councillor M. Zwaagstra RESOLVED that the City of Steinbach approve Variance V-2025-35, subject to the execution of a development agreement.

-Un. Carried-

18. Council meeting recessed and Public Hearing was called to order at 8:25 p.m., by Mayor Earl Funk. Public Hearing was to consider Variance V-2025-36.

Variance V-2025-36
Owner: 10208944 Manitoba Inc.
Applicant: Russ Bezditny
Civic Address: 49 Market Boulevard
Legal: Lot 2 Plan 73852

Purpose: To permit a north side yard setback of 19.25 inches for a detached accessory building whereas the minimum setback requirement for a detached building is 2 feet (24 inches) for a residential use in the “C-MX” Commercial Mixed-Use zone.

18.1 Troy Warkentin, City Manager introduced Variance V-2025-36 and reported that notices pursuant to The Planning Act had been completed and one item of written correspondence is on file.

18.2 The applicant was not present at the public hearing.

18.3 There was no one present at the public hearing with questions or concerns.

19. There being no further discussion, Council meeting re-opened at 8:27 p.m.

R25-250 20. Councillor M. Zwaagstra, Councillor B. Hiebert RESOLVED that the City of Steinbach approve Variance V-2025-36, subject to the submission of an amended as-built lot grading plan.

-Un. Carried-

R25-251 21. Councillor B. Hiebert, Councillor J. Hiebert RESOLVED that the following accounts be approved for payment:

Accounts Payable (December 10, 2025)	$	3,704,206.92
Bi-Weekly Pay Period No. 25 (December 2, 2025)	$	329,737.51
Monthly Pay Period No. 12 (December 8, 2025)	$	66,096.97

-Un. Carried-

R25-252 22. Councillor S. Penner, Councillor J. Hiebert RESOLVED that the City of Steinbach accept the Minor Subdivision applications as issued by the Planning and Zoning Department from July 1, 2025 - December 9, 2025. (list attached)

-Un. Carried-

R25-253 23. Councillor B. Hiebert, Councillor J. Hiebert RESOLVED that the City of Steinbach accept the Minor Variance applications as issued by the Planning and Zoning Department from July 1, 2025 - December 9, 2025. (list attached)

-Un. Carried-

R25-254 24. Councillor M. Zwaagstra, Councillor J. Hiebert RESOLVED that the City of Steinbach give first reading to By-Law 2270, being a Debt Issue by-law.

-Un. Carried-

R25-255 25. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the City of Steinbach give second reading to By-Law 2270, being a Debt Issue by-law.

-Un. Carried-

R25-256 26. Councillor M. Zwaagstra, Councillor S. Penner RESOLVED that the City of Steinbach give first reading to By-Law 2271, being a Debt Issue by-law.

-Un. Carried-

R25-257 27. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the City of Steinbach give second reading to By-Law 2271, being a Debt Issue by-law.

-Un. Carried-

R25-258 28. Councillor S. Penner, Councillor J. Hiebert

RESOLVED that the City of Steinbach request funding from the Manitoba Water Services Board for 50 percent of the construction costs for the City's Millwork Drive Sewer Main Project.

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

-Un. Carried-

R25-259 29. Councillor B. Hiebert, Councillor J. Hiebert RESOLVED that the 2026 Fee Schedule be accepted as presented.

-Un. Carried-

R25-260 30. Councillor J. Hiebert, Councillor M. Zwaagstra resolved that the City of Steinbach accept the 2026 Regular Council Meeting dates as presented.

1st and 3rd Tuesday of each month - 7:30 p.m.
Tuesday, January 6, 2026
Tuesday, January 20, 2026
Tuesday, February 3, 2026
Tuesday, February 17, 2026
Tuesday, March 3, 2026
Tuesday, March 17, 2026
Tuesday, April 7, 2026
Tuesday, April 21, 2026
Tuesday, May 5, 2026
Tuesday, May 19, 2026
Tuesday, June 2, 2026
Tuesday, June 16, 2026
Tuesday, July 7, 2026
Tuesday, July 21, 2026
Tuesday, August 4, 2026
Tuesday, August 18, 2026
Tuesday, September 1, 2026
Tuesday, September 15, 2026
Tuesday, October 6, 2026
Tuesday, October 20, 2026
Tuesday, November 3, 2026
Tuesday, November 17, 2026
Tuesday, December 1, 2026
Tuesday, December 15, 2026

-Un. Carried-

R25-261 31. Councillor J. Hiebert, Councillor S. Penner RESOLVED that the building permits as issued during the month of November, 2025 be accepted. (list attached)

-Un. Carried-

32. Correspondence and a request for support from Ronald McDonald House, Manitoba was acknowledged.
Received as information.

33. Councillor B. Hiebert, Councillor S. Penner RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment 8:44 p.m.

*ad

_____ _____
Mayor City Manager

Conditional Use CU-2025-06 31 Loewen Boulevard

Administration

RFD #:	2025001142	**Last Updated:**	12/30/2025 8:48:30 AM
Created:	12/19/2025 2:09:09 PM	**Status:**	Pending
Author:	Justina Gell		

	Council Meeting Date	Resolution #	Moved By	Seconded By
First Reading:				

Council Decision:

Subject: To permit a multi family residential dwelling in the C3 zone. As per By-Law 2100 a multi family resi

Summary

Purpose

The purpose of Conditional Use CU-2025-06 is to allow a mixed use commercial/multi-family development within the 'C3' Commercial Corridor Zone.

Recommendation

Recommendation is to approve the conditional use subject to a development agreement and any new evidence being presented at the public hearing.

Background

Relevant Policy

Notices pursuant to The Planning Act have been completed, and no registered objections were received as of the writing of this report. Any objections received after the writing of this report will be submitted to City Council as part of the public hearing process.

Reports

City Manager Report

CU-2025-06 - 31 Loewen Blvd.

The application for Conditional Use under file CU-2025-06 seeks Council approval to permit a multi unit residential use on the subject property whereas Zoning Bylaw 2100 requires a conditional use approval for a multi-unit residential use in the C3 – Commercial Corridor Zone. The proposal seeks to create 33 new residential units and over 10,300 s.f. of commercial space.

There are several precedents on file of City Council approvals to permit a multi-unit residential development in commercial zoning. It does not appear that there would be any negative impacts resulting from the approval of this application.

It is recommended that Council approve the application under file CU-2025-06 subject to a development agreement.

City Planner Report

Conditional Use CU-2024-06
Planning Comments

31 Loewen Boulevard
Location

Current Designation and Zoning
The property is currently designated Commercial in the Official Community Plan.
The property is currently zoned 'C3' Commercial Corridor

The Commercial Corridor (C3) district is intended primarily for uses that provide commercial goods and services to residents of the broad community and beyond; in areas that are dependent on automobile access and exposed to heavy automobile traffic, but no including regional shopping malls or regional shopping areas. These commercial uses are subject to frequent view by the public and visitors to Steinbach, and should provide an attractive appearance with landscaping, sufficient parking, and controlled traffic movement. C3 districts generally located on arterial streets and/or at arterial/ arterial intersections.

Zoning Requirements
C3 Commercial Corridor

Site area	10 000 square feet
Site width	100 feet
Front Yard	25 feet
Rear Yard	25 feet
Side Yard-Corner	25 feet
Side Yard-Regular	15 feet
Height	50 feet

Comments/Recommendations
The application is to permit a mixed-use commercial/multi-family development in the 'C3' Commercial Corridor Zone, as per Zoning By-Law 2100, multi-family is a conditional use.

Proposed Development Details
Number of buildings-1
Number of stories-4 stories
Total number of residential units-33 dwelling units
Main floor commercial component
Parking stalls required-76 parking stalls, 76 stalls proposed

The subject property previously contained a single-detached dwelling and located within the 'C3' Commercial Corridor Zone. The surrounding land uses include a commercial business to the west, an existing residential dwelling to the east, commercial development extending further along Loewen Boulevard, and industrial uses to the north.

The application proposes the development of a four-storey mixed-use building consisting of commercial units on the main floor and residential units on the upper floors. This form of development is consistent with the intent of the 'C3' Commercial Corridor Zone, which is to accommodate a range of commercial uses while encouraging more intensive development along major corridors.

The City has experienced a sustained demand for multi-family housing in recent years, and the introduction of additional residential units will help address housing needs and contribute to the provision of more affordable housing options for residents. Locating residential units in proximity to commercial and employment areas supports efficient land use and aligns with broader growth management objectives.

The site benefits from existing pedestrian infrastructure, including sidewalks along Loewen Boulevard and PTH 52 West, which provide residents with safe and convenient access to nearby services and amenities within the city. Given the predominantly commercial and industrial context of the surrounding area, the proposed mixed-use

development represents an appropriate transition while maintaining compatibility with adjacent uses.

Small-scale commercial spaces continue to be in demand within the city, particularly in areas close to downtown. The proposed mixed-use development will support the continued expansion of commercial activity along Loewen Boulevard. Incorporating residential units above the commercial space allows for a more efficient use of serviced land while helping to support and sustain the viability of the ground-floor commercial uses.

It is recommended that that conditional use application be approved subject to a development agreement, and any new information presented at the public hearing.

Notice re variance and conditional use applications and road openings in subdivisions

169(1) Notice of any of the following hearings must be given in accordance with this section:

(a) a hearing on an application for a variance under section 96;

(b) a hearing on an application to approve a conditional use under section 105.

(c) a hearing on an application for subdivision under subsection 125(2);

Required notice

169(2) At least 14 days before the hearing, a copy of the notice of hearing must

(a) be sent to the applicant, if there is one;

(b) be posted in the office of the applicable planning district or municipality;

(c) be sent to the minister, in the case of a hearing to consider a by-law to close public reserve land or the declaration of an obsolete plan; and

Notice to affected property owners

169(3) A copy of the notice of hearing

(a) must be sent at least 14 days before the hearing to every owner of property located within 100 metres of the affected property; or

(b) where the affected property is not remote or inaccessible, must be posted on that property in accordance with section 170.

Posting requirements

170(1) If notice of a hearing is required to be posted on an affected property under this Act, the notice must be

(a) at least 28 x 43 centimetres in size with the words "NOTICE OF PUBLIC HEARING" printed in large bold letters;

(b) posted outdoors for 14 days immediately before the date of the hearing

(i) in conspicuous locations on the site of the property,

(ii) facing each public road adjacent to the property, and

(iii) not more than 1 metre inside the boundary lines of the property; and

(c) kept in legible form.

Proof of posting

170(2) Evidence that a notice was posted on two occasions at least six days apart during the 14 day period referred to in clause (1)(b) is proof that the notice was posted for the entire 14 day period.

CITY OF STEINBACH
PUBLIC NOTICE

Variance V-2025-38 & Conditional Use CU-2025-06
Desc Part of Lots 8 & 9 Plan 5634
31 Loewen Boulevard

PUBLIC HEARING

January 6, 2026
7:35 pm
Council Chambers
225 Reimer Avenue
Steinbach, MB

Owner/Applicant

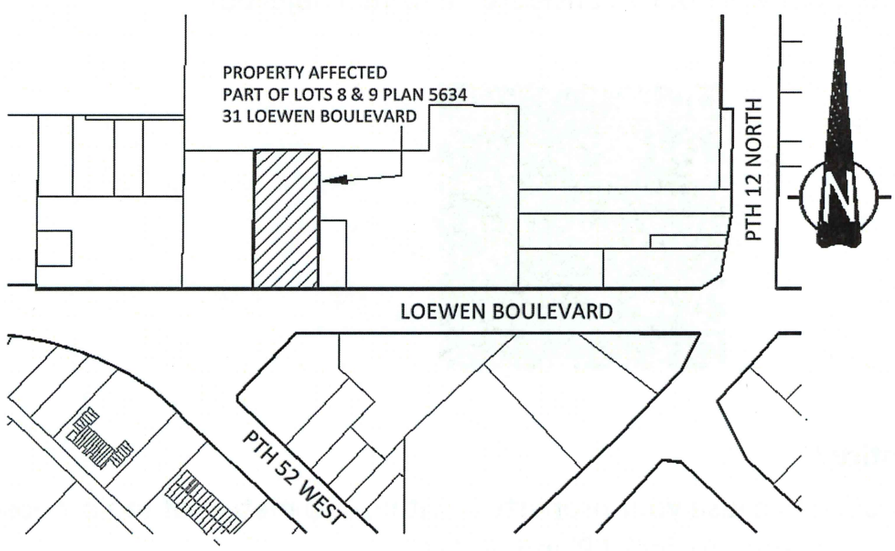
The owner of the property is LT Neufeld Holdings Ltd.
The applicant of the variance is Three Way Builders Ltd.

What is Conditional Use CU-2025-06 about?

To allow a mixed-use commercial/multi-family development within the 'C3' Commercial Corridor Zone.

What is Variance V-2025-38 about?

To allow a west side yard setback of five feet whereas the minimum setback required in the C3 Zone is 15 feet.



Any person who believes they will be affected by **Conditional Use CU-2025-06** and/or **Variance V-2025-38** are welcome to attend the public hearing on **Tuesday, January 6, 2026** to ask questions and state any objections to City Council.

Where can I find more information?

Copies of the amendments and supporting material related to this public hearing are available between the hours of 9:00 am and 4:00 pm, Monday to Friday, at Steinbach City Hall, 225 Reimer Avenue, Steinbach, Manitoba.

QUESTIONS?

Contact Lacey Gaudet, City Planner
204.346.6566 | lgaudet@steinbach.ca | Steinbach.ca
225 Reimer Avenue, Steinbach, MB R5G 2J1

ADDITIONAL INFORMATION

What happens at the hearing?

- The applicant will speak about their application.
- City Council will ask questions.
- Members of the public will be invited to speak for or against the application.

Do I have to attend the hearing?

- Attendance is encouraged if you have concerns or support to express.
- If you cannot attend, you may submit a letter or email with your concerns or objections.
- The applicant is encouraged to attend to present their application.

How do I object or show support?

- You can attend the hearing in person or submit a written objection or statement of support.
- Written submissions can be made via letter, email, through the city's website, or by accessing the QR code provided in the notice.
- Petitions are accepted but will not be considered a formal objection.

Why did I receive this notice?

- You received this notice because your property is within 100 metres of the proposed development site, as per the Provincial Planning Act.
- The notice is intended to ensure the public is involved in the decision-making process.

QUESTIONS?

Contact Lacey Gaudet, City Planner
204.346.6566 | lgaudet@steinbach.ca | Steinbach.ca
225 Reimer Avenue, Steinbach, MB R5G 2J1

31 LOEWEN APARTMENTS

GENERAL NOTES

1. These drawings shall not be scaled.

2. The Contractor shall be visit the site and be satisfied that all dimensions, datums and detailed information are correct.

3. The Contractor is to report any discrepancies prior to commencement of work.

4. All openings thru fire-rated assemblies are to be fire stopped and sealed with ULC approved fire stopping to maintain the integrity of the fire separation, and provide a smoke-tight barrier.

5. Exterior wall dimensions are taken from outside face of stud framing or blocking unless otherwise noted.

6. Interior wall dimensions are taken from the center of wall unless otherwise noted.

ABBREVIATIONS

ACT	ACOUSTIC CEILING TILE	NIC	NOT IN CONTRACT
ADJ	ADJUSTABLE	OC	ON CENTER
AFF	ABOVE FINISH FLOOR	OPP	OPPOSITE
AB	AIR BARRIER	PL	PLATE
ALUM	ALUMINUM	PLAM	PLASTIC LAMINATE
BD	BOARD	PLYWD	PLYWOOD
CMU	CONCRETE MASONRY UNIT	PREFIN	PREFINISHED
CONC	CONCRETE	PNT	PAINTED / PAINT
CONT	CONTINUOUS	PR	PAIR
CPT	CARPET TILE	PT	PRESSURE TREATED
C/W	COMPLETE WITH	PDO	POWER DOOR OPERATOR
DS	DOWNSPOUT	RB	RUBBER BASE
DWGS	DRAWINGS	REQ	REQUIRED
ELEC	ELECTRICAL	REV	REVERSED
(E)	EXISTING	R/O	ROUGH OPENING
EXTR	EXTERIOR	RWL	RAIN WATER LEADER
F/O	FACE OF	SC	SOLID CORE
FE	FIRE EXTINGUISHER	S/S	STAINLESS STEEL
FIN	FINISHED	SIM	SIMILAR
FD	FLOOR DRAIN	STL	STEEL
FRR	FIRE RESITANT RATING	T/O	TOP OF
GB	GYPSUM BOARD	TYP	TYPICAL
HM	HOLLOW METAL	U/S	UNDERSIDE
HORZ	HORIZONTAL	ULC	UNDERWRITERS LABORATORIES CANADA
ID	INSIDE DIMENSION		
INSUL	INSULATED / INSULATION	UNO	UNLESS NOTED OTHERWISE
KD	KNOCK DOWN	VB	VAPOUR BARRIER
LVT	LUXURY VINYL TILE	VCT	VINYL COMPOSITE TILE
MECH	MECHANICAL	W/C	WATER CLOSET
MTL	METAL	WD	WOOD
MIN	MINIMUM	WSC	WOOD SOLID CORE
(N)	NEW		

DRAWING INDEX

C1.1	PROPOSED SITE PLAN
C1.2	FLOOR PLANS
C1.3	ENLARGED FLOOR PLANS
C2.1	EXTERIOR ELEVATIONS
C2.2	EXTERIOR ELEVATIONS
C3.1	BUILDING SECTIONS
C4.1	3D VIEWS

DESIGN/ BUILDER

THREE WAY BUILDERS
320 PTH 12 N.
STEINBACH, MB R5G 1T4
T 204.326.2198
F 204.326.2843

CONTACT: GREG PLETT

NO.	REVISION	DATE

STAMPS:

THREE WAY BUILDERS

#320 PTH 12 N.
STEINBACH, MANITOBA R5G 1T6
PHONE. (204) 326-2198
FAX. (204) 326-2843

PROJECT: LOEWEN BLVD DEVELOPMENT
31 LOEWEN BLVD
STEINBACH, MB

TITLE: COVER SHEET

DWG. NO. 25-12-02-03	SCALE: AS NOTED
DRAWN BY: RB	DATE: NOV 13-25
REVISION:	SHEET NO: C0.1

SOUTH EAST VIEW FROM ACROSS THE STREET

LOEWEN BOULEVARD

ZONING ANALYSIS:

CURRENT ZONING - C3 COMMERCIAL CORRIDOR

LAND AREA: 42,713 sqft

PROPOSED BUILDING AREA
TOTAL: 11,500 sqft

REQUIRED SETBACKS:

FRONT YARD 25 FT
REAR YARD 25 FT
INTR YARD 15 FT
CORNER YARD 25 FT

MAX HEIGHT 50 FT ABOVE GRADE

RESIDENTIAL	1.5 PER DWELLING UNIT + 10% UNASSIGNED FOR GUESTS	33 DWELLING UNITS + 10% 55 REQUIRED
COMMERCIAL	1 FOR EACH 500 SQFT	10 331 SQFT 21 REQUIRED
TOTAL REQUIRED PARKING		76 REQUIRED PARKING
TOTAL REQUIRED ACCESSIBLE PARKING		6 PARKING SPACES
TOTAL AVAILABLE PARKING		76 AVAILABLE PARKING

BICYCLE	1 LOCKABLE PER 20 REQUIRED PARKING SPACES	4 REQUIRED LOCKABLE BIKE RACK

LOADING SPACES

D OCCUPANCY LOADING SPACE - 1 REQUIRED LOADING SPACE FOR LESS THAN 20 000 SQ FT

PROPOSED CRUS SPACES - 10 780 SQ FT
REQUIRED 1 LOADING SPACE MIN. 12 FEET WIDE BY 25 FEET LONG

STREET EDGE LANDSCAPING

All yards must contain a minimum of one deciduous or coniferous tree for each 30 feet of linear street frontage, plus three shrubs for each 20 feet of linear street frontage.

Required trees may be clustered to provide visual interest as long as other requirements of this By-law are met.

STREET FROTAGE 140 FEET
REQUIRED PLANTING 4 TREES, 7 SHRUBS
PROPOSED PLANTING 5 TREES, 13 SHRUBS

PARKING LOT INTERIOR LANDSCAPING

Parking lot interior landscaping is required for all parking areas within Commercial, Institutional and Industrial Areas, than contain more than 30 automobile parking spaces:

a. Five percent of the gross parking lot area must be landscaped;

b. One tree must be provided for each 300 square feet of parking lot interior landscape area and one shrub must be installed for each 100 square feet of parking lot interior landscape area;

c. Parking lot interior landscaping must be distributed within the parking area so as to break up the expanse of pavement;

d. Where landscaping is provided within landscaped parking islands, those islands must be a minimum of five feet wide; and

e. Required trees and shrubs may be clustered to create visual interest

PARKING LOT AREA 29 906 SQ FT
REQUIRED PARKING LOT INTERIOR LANDSCAPING 1 495 SQ FT
REQUIRED PLANTING 5 TREES, 15 SHRUBS
PROPOSED PLANTING 5 TREES, 27 SHRUBS

PLANT MATERIALS

Plant material must be able to withstand local climatic conditions:

a. Plant material must be No. 1 Grade Nursery Stock, supplied in conformance with the latest edition of the Canadian Landscape Standards and Canadian Nursery Landscape Association's "Canadian Nursery Stock Standard"; and

b. Plant materials located within 20 feet of a public street must be of a salt-tolerant species.

MINIMUM PLANT SIZES

Plant materials must comply with the following:

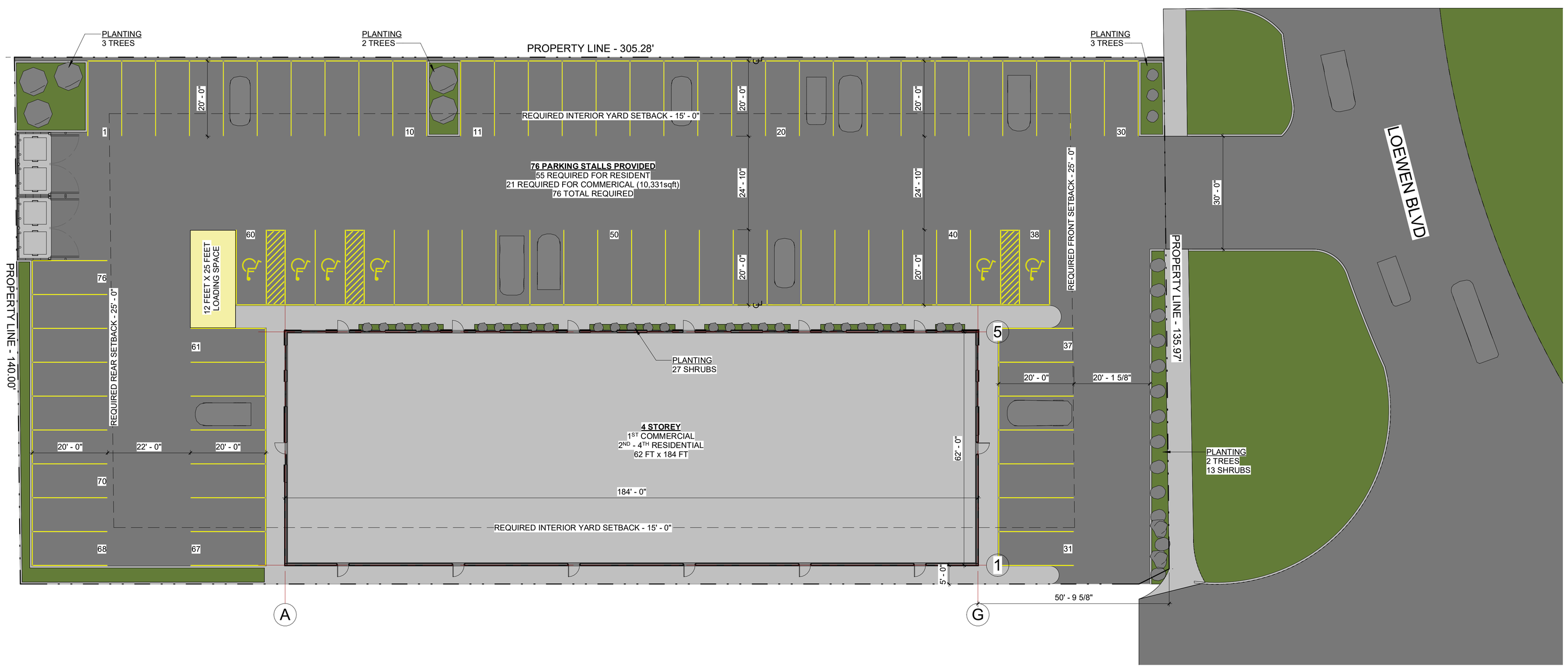
a. Deciduous trees located within five feet of a walkway, path, or pathway: two-and-a-half-inch caliper, and of species that normally have lower branches at least six feet above grade at maturity;

b. Deciduous trees not located within five feet of a walkway, path, or pathway: one and three-quarter inch caliper;

c. Coniferous trees: minimum of six feet high at the time of planting;

d. All shrubs: two-gallon container, and of species that can remain healthy when trimmed so as to maintain a height of not more than 30 inches at maturity; and

e. Groundcover, annuals, and perennials: no minimum size.



1 / C1.1 PROPOSED SITE PLAN
1/16" = 1'-0"

NO.	REVISION	DATE

STAMPS:

THREE WAY BUILDERS

#320 PTH 12 N.
STEINBACH, MANITOBA R5G 1T6
PHONE. (204) 326-2198
FAX. (204) 326-2843

PROJECT: LOEWEN BLVD DEVELOPMENT
31 LOEWEN BLVD
STEINBACH, MB

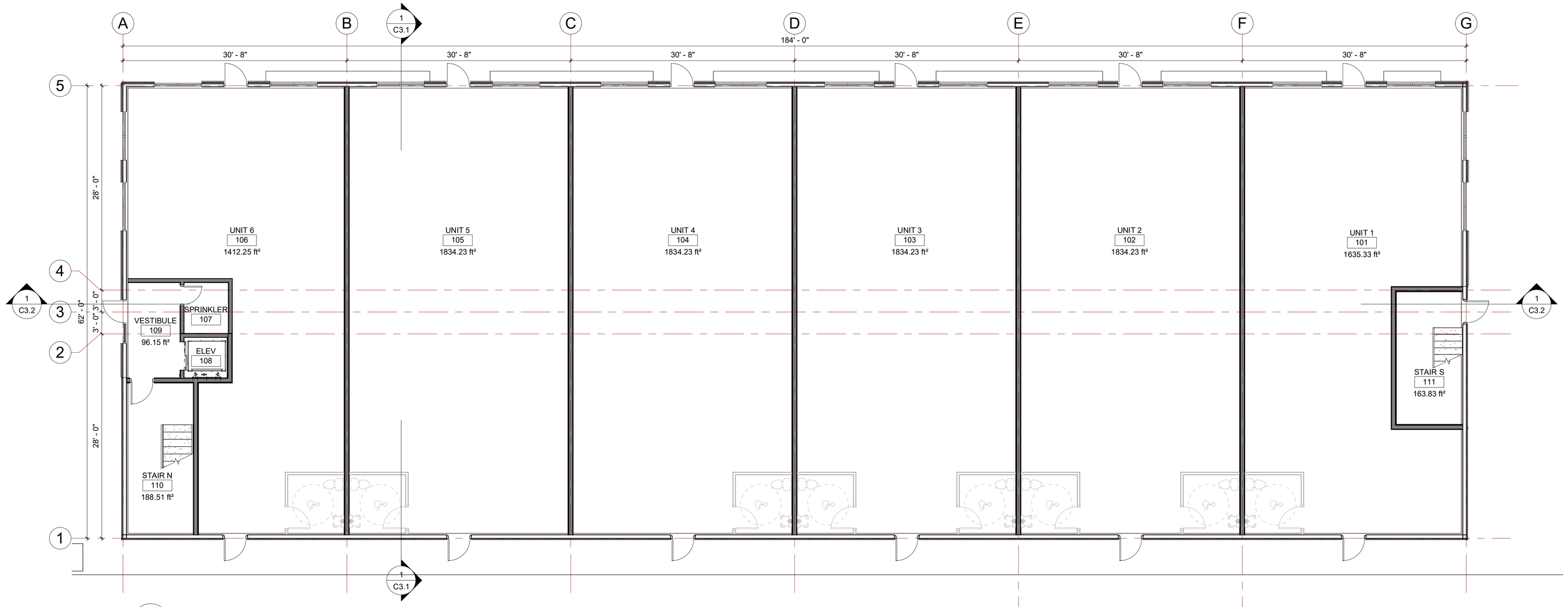
TITLE: PROPOSED SITE PLAN

DWG. NO. 25-12-02-03
SCALE: AS NOTED
DRAWN BY: RB
DATE: NOV 13-25
REVISION:
SHEET NO: C1.1

N 2 C1.2 SUITES -AREA PLAN
1/8" = 1'-0"

DWELLING UNITS:

UNIT TYPE	AREA	BDRM	COUNT PER FLOOR	TOTAL
A	604	1	2	6
B	895	2	2	6
C	894	2	2	6
D	865	2	3	9
E	822	2	1	3
F	1068	3	1	3
TOTAL			**11**	**33**



N 1 C1.2 MAIN FLOOR PLAN
1/8" = 1'-0"

NO.	REVISION	DATE

STAMPS:

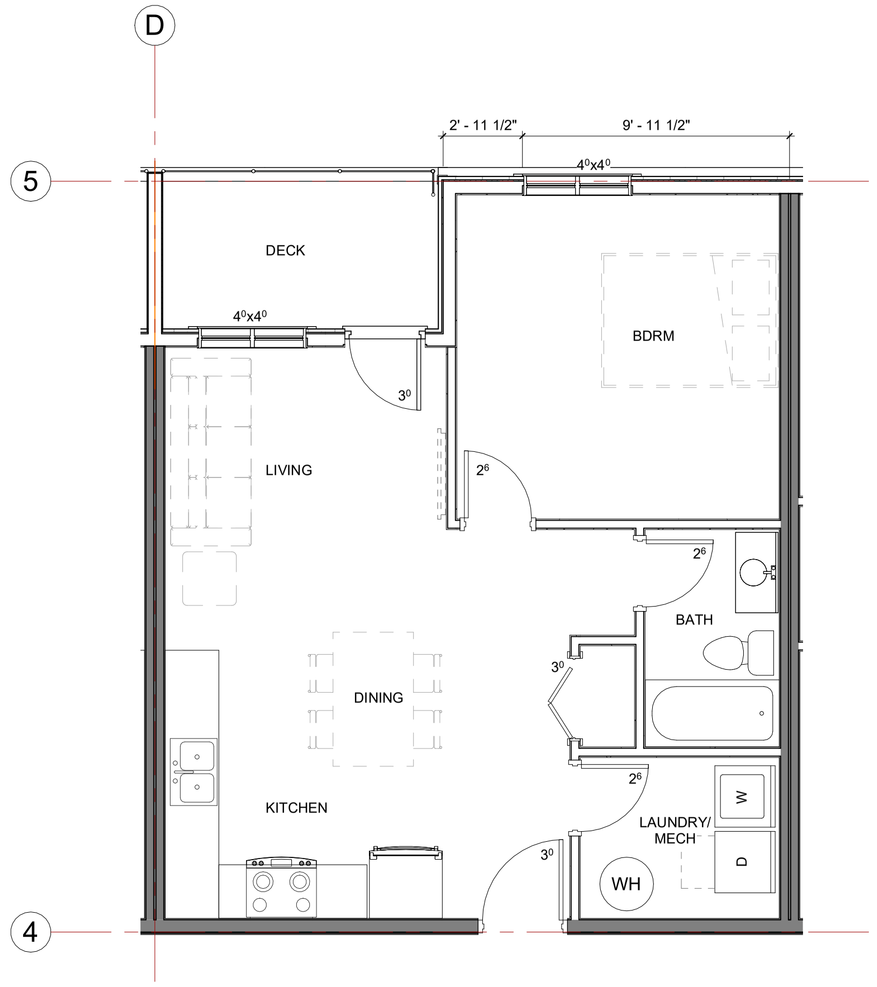
THREE WAY BUILDERS

#320 PTH 12 N.
STEINBACH, MANITOBA R5G 1T6
PHONE. (204) 326-2198
FAX. (204) 326-2843

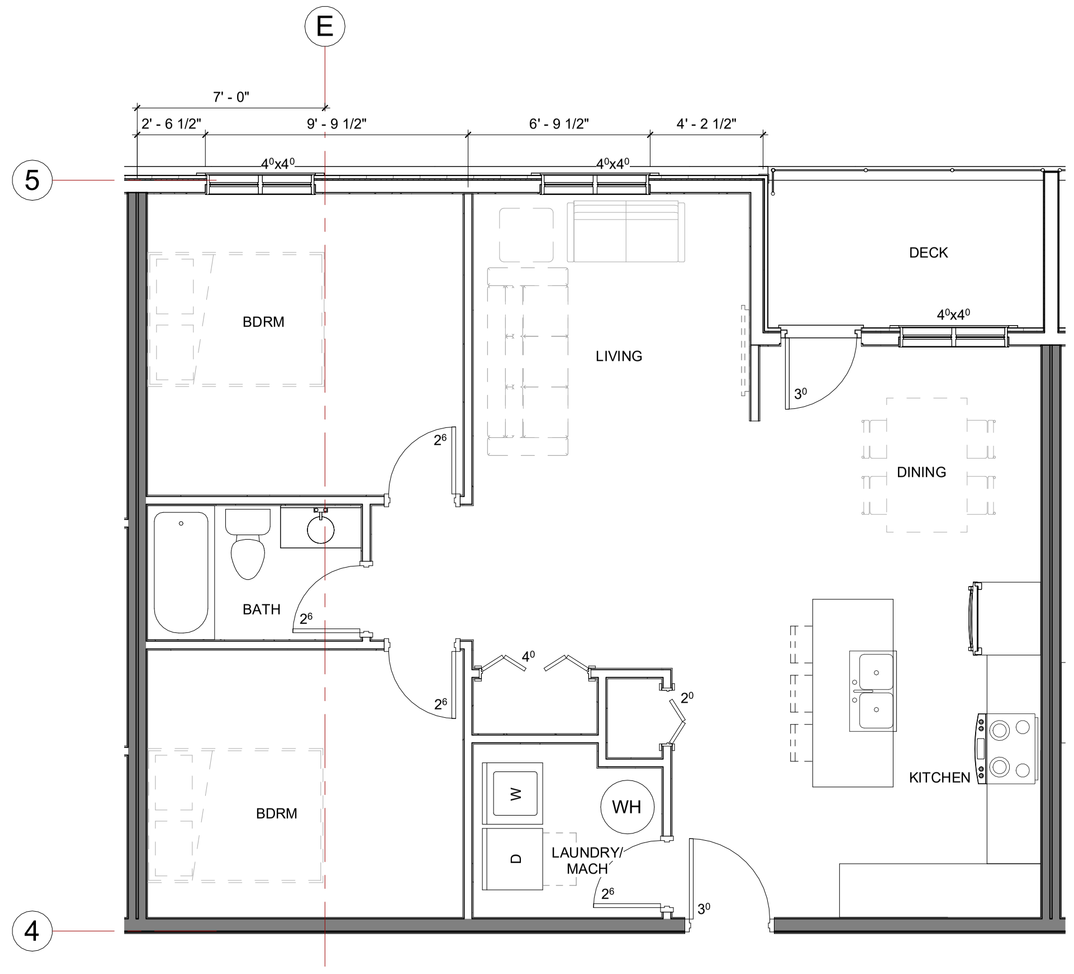
PROJECT:
LOEWEN BLVD DEVELOPMENT
31 LOEWEN BLVD
STEINBACH, MB

TITLE:
FLOOR PLANS

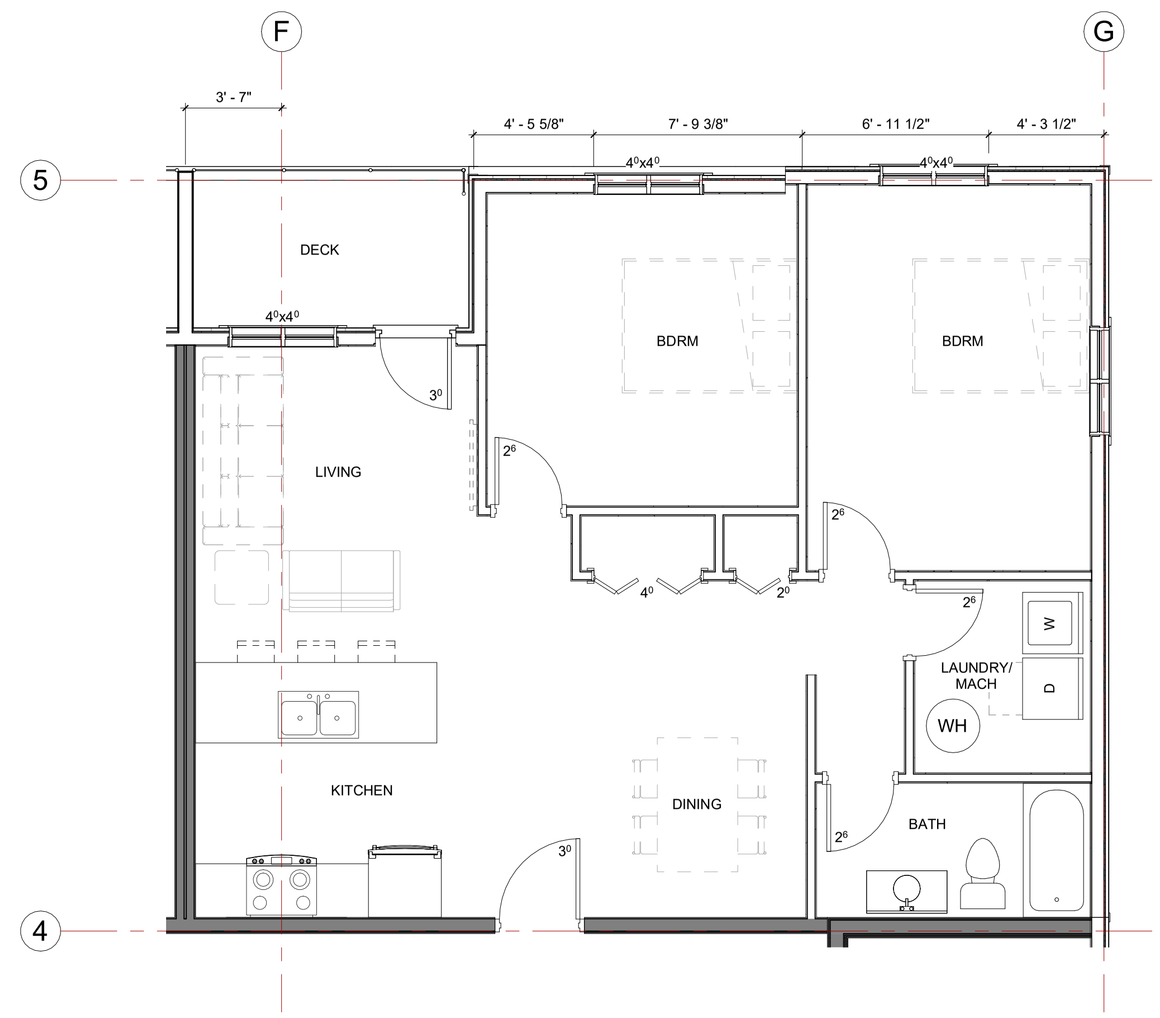
DWG. NO. 25-12-02-03	SCALE: AS NOTED
DRAWN BY: RB	DATE: NOV 13-25
REVISION:	SHEET NO: C1.2



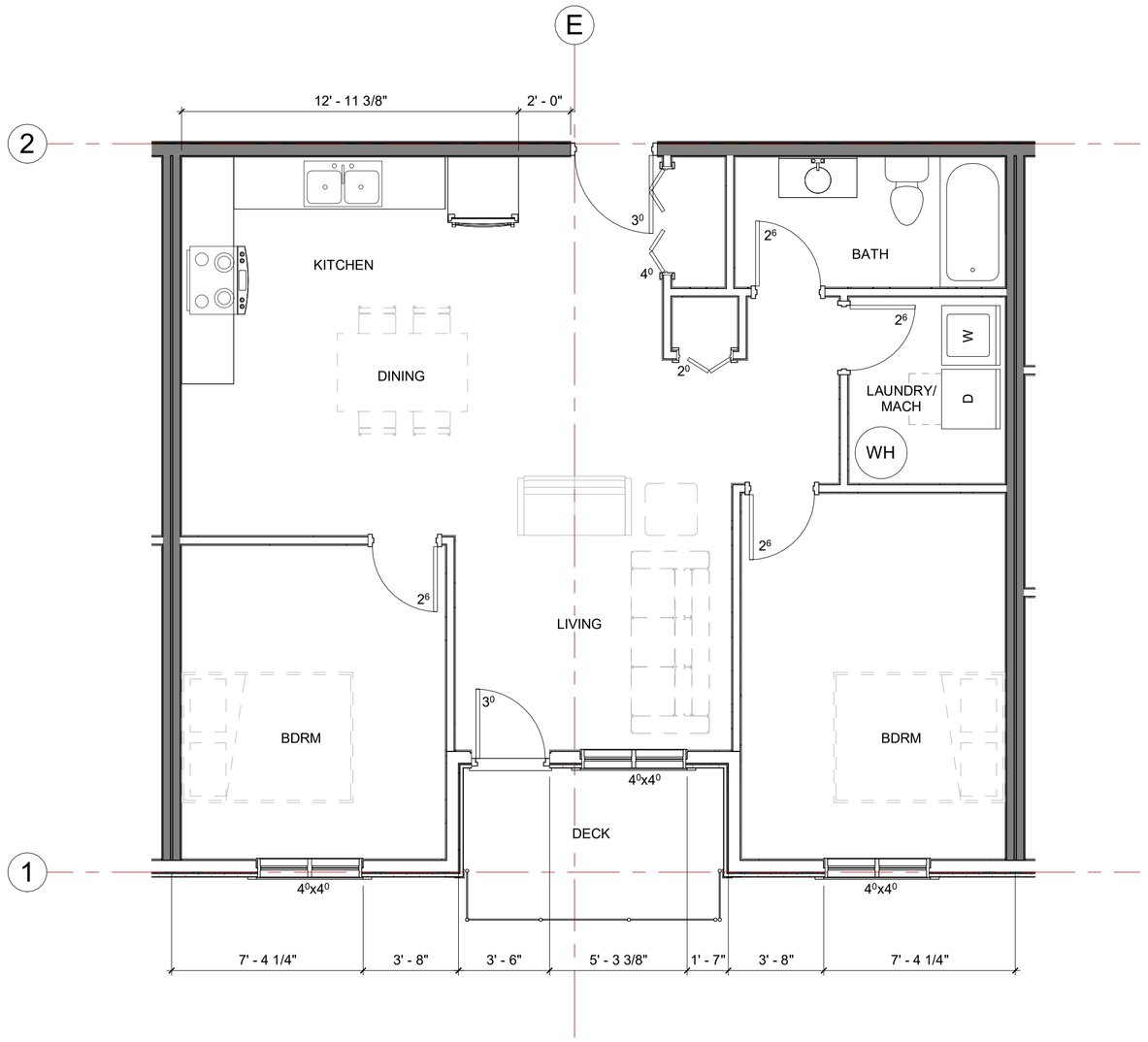
1 C1.3 UNIT A - 1 BDRM
1/4" = 1'-0"



2 C1.3 UNIT B - 2 BDRM
1/4" = 1'-0"

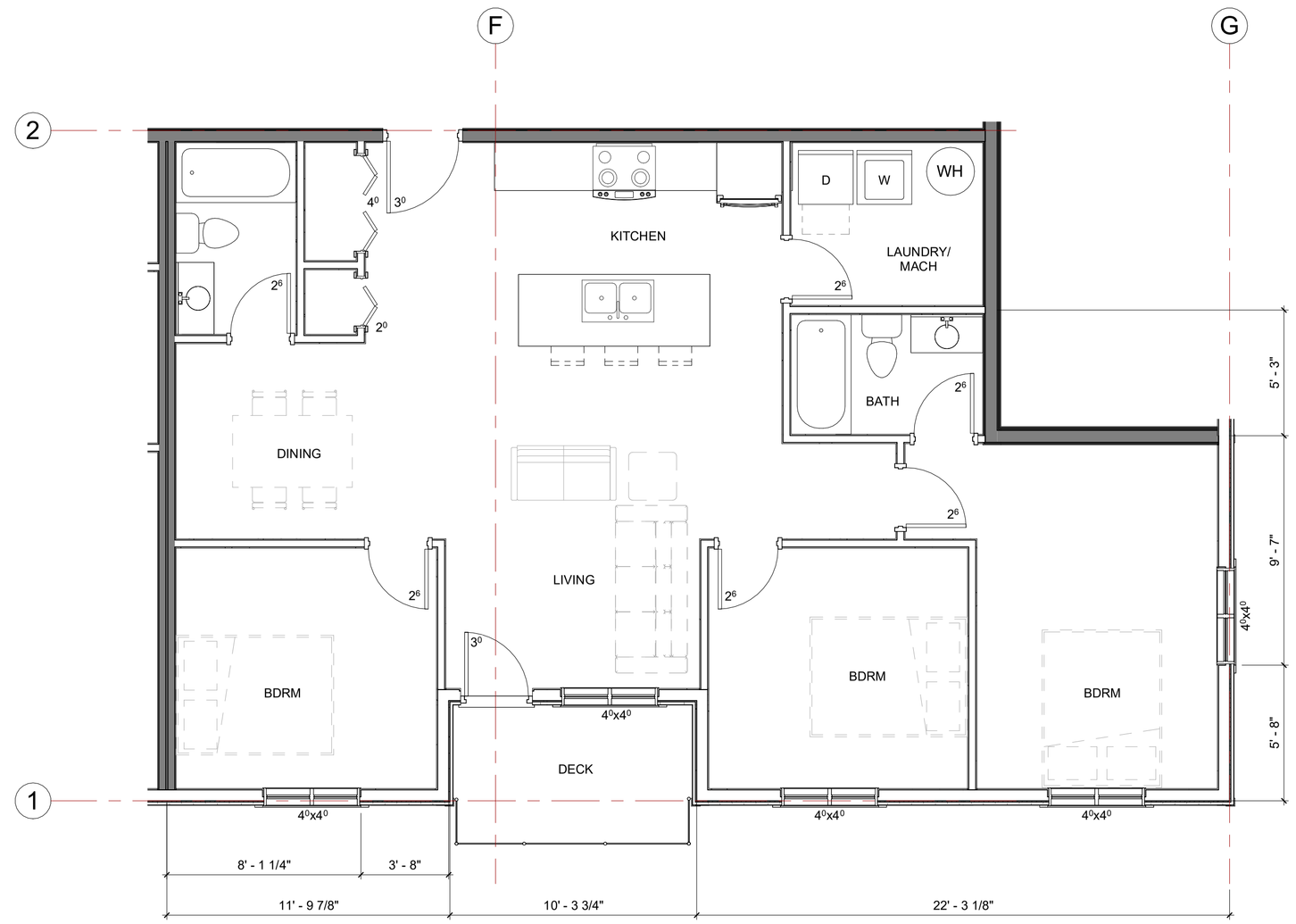


3 C1.3 UNIT C - 2 BDRM
1/4" = 1'-0"



4 C1.3 UNIT D - 2 BDRM
1/4" = 1'-0"

NOTE: UNIT E SIMILAR



5 C1.3 UNIT F - 3 BDRM
1/4" = 1'-0"

NO.	REVISION	DATE

STAMPS:

THREE WAY BUILDERS
#320 PTH 12 N.
STEINBACH, MANITOBA R5G 1T6
PHONE. (204) 326-2198
FAX. (204) 326-2843

PROJECT:
LOEWEN BLVD DEVELOPMENT
31 LOEWEN BLVD
STEINBACH, MB

TITLE:
ENLARGED FLOOR PLANS

DWG. NO. 25-12-02-03	SCALE: AS NOTED
DRAWN BY: RB	DATE: NOV 13-25
REVISION:	SHEET NO: C1.3

1 / C2.1 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

2 / C2.1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

3 / C2.1 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

NO.	REVISION	DATE

STAMPS:

THREE WAY BUILDERS

#320 PTH 12 N.
STEINBACH, MANITOBA R5G 1T6
PHONE. (204) 326-2198
FAX. (204) 326-2843

PROJECT:
LOEWEN BLVD DEVELOPMENT
31 LOEWEN BLVD
STEINBACH, MB

TITLE:
EXTERIOR ELEVATIONS

DWG. NO. 25-12-02-03	SCALE: AS NOTED
DRAWN BY: RB	DATE: NOV 13-25
REVISION:	SHEET NO: C2.1

17

1 / C2.2 EXTERIOR ELEVATION - WEST

1/8" = 1'-0"

NO.	REVISION	DATE

STAMPS:

THREE WAY
BUILDERS

#320 PTH 12 N.
STEINBACH, MANITOBA R5G 1T6

PHONE. (204) 326-2198
FAX. (204) 326-2843

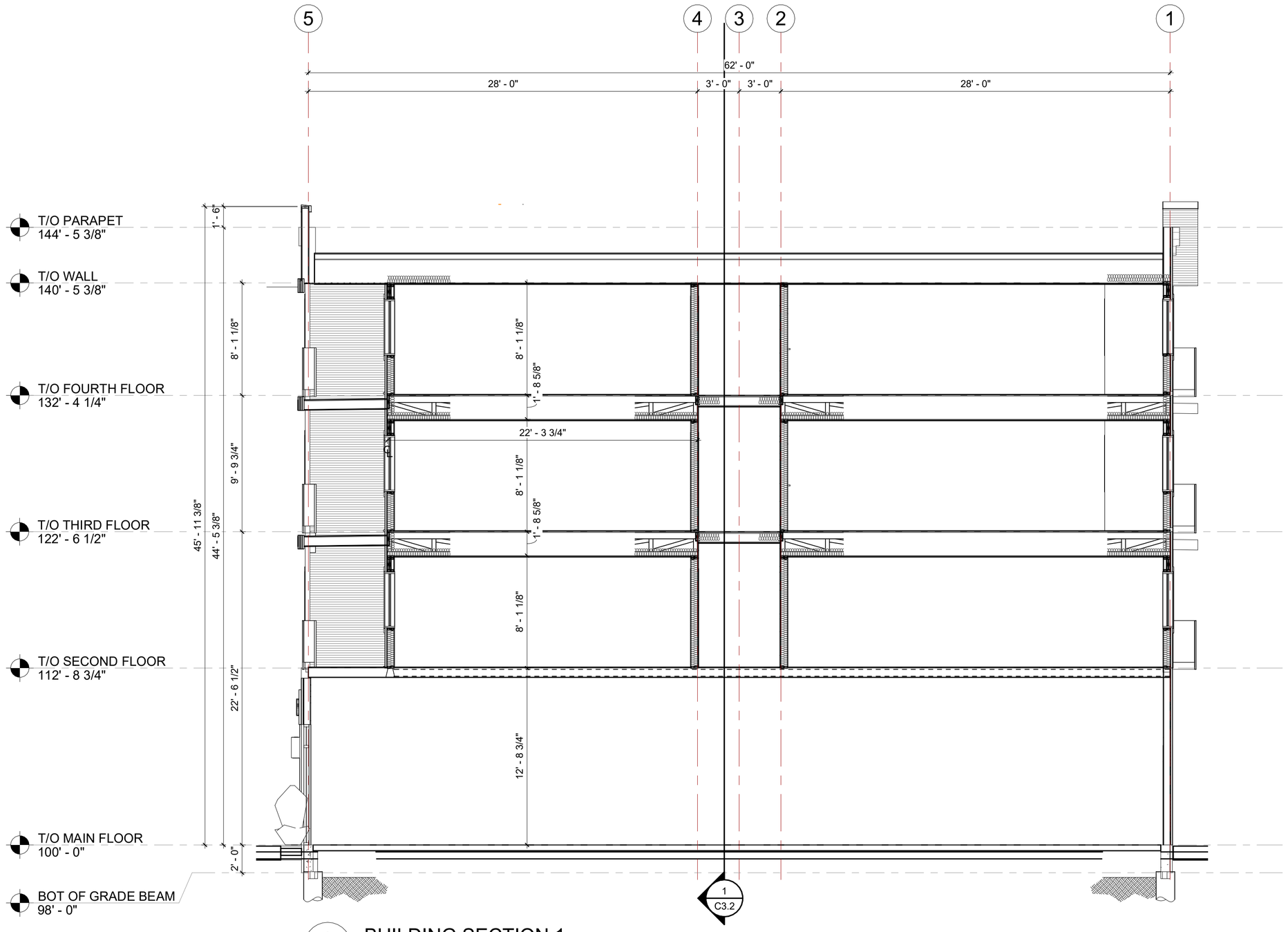
PROJECT:

LOEWEN BLVD DEVELOPMENT
31 LOEWEN BLVD
STEINBACH, MB

TITLE:

EXTERIOR ELEVATIONS

DWG. NO.: 25-12-02-03	SCALE: AS NOTED
DRAWN BY: RB	DATE: NOV 13-25
REVISION:	SHEET NO: C2.2



1 / C3.1 BUILDING SECTION 1

3/16" = 1'-0"

NO.	REVISION	DATE

STAMPS:

THREE WAY BUILDERS

#320 PTH 12 N.
STEINBACH, MANITOBA R5G 1T6

PHONE. (204) 326-2198
FAX. (204) 326-2843

PROJECT:
LOEWEN BLVD DEVELOPMENT
31 LOEWEN BLVD
STEINBACH, MB

TITLE:
BUILDING SECTIONS

DWG. NO. 25-12-02-03
SCALE: AS NOTED
DRAWN BY: RB
DATE: NOV 13-25
REVISION:
SHEET NO: C3.1

NO.	REVISION	DATE

STAMPS:

THREE WAY
BUILDERS

#320 PTH 12 N.
STEINBACH, MANITOBA R5G 1T6
PHONE. (204) 326-2198
FAX. (204) 326-2843

PROJECT:
LOEWEN BLVD DEVELOPMENT
31 LOEWEN BLVD
STEINBACH, MB

TITLE:
3D VIEWS

DWG. NO. 25-12-02-03	SCALE: AS NOTED
DRAWN BY: RB	DATE: NOV 13-25
REVISION:	SHEET NO: C4.1

Appendix

Implications of Recommendation

- Notice of Public Hearing
- Sketches/Drawings
- Posting Requirements

Variance V-2025-38 31 Loewen Boulevard

Administration

RFD #:	2025001141	**Last Updated:**	12/30/2025 11:58:58 AM
Created:	12/16/2025 3:30:26 PM	**Status:**	Pending
Author:	Justina Gell		

	Council Meeting Date	Resolution #	Moved By	Seconded By
First Reading:				

Council Decision:

Subject: To allow an interior side yard setback of 5ft whereas the minimum required in the C3 zone is 15 ft.

Summary

Purpose
To allow a west side yard setback of 5 feet whereas the 'C3' Commercial Corridor Zone requires a minimum side yard setback of 15 feet.
Recommendation
Recommendation is for council to determine if the request for variance is warranted in this situation.

Background

Relevant Policy

Notices pursuant to The Planning Act have been completed, and no registered objections were received as of the writing of this report. Any objections received after the writing of this report will be submitted to City Council as part of the public hearing process.

Reports

City Manager Report

V-2025-38 – 31 Loewen Blvd

The application for Variance under file V-2025-38 seeks Council approval to permit a west side yard setback of 5 feet where Steinbach Zoning By-Law 2100 requires a minimum side yard setback of 15 feet in the C3 – Commercial Corridor Zone.

The property previously contained a single unit residential structure, which has been removed. The applicant intends to develop a multi-storey mixed-use structure on the site with the main floor to be used for commercial purposes.

The abutting property on the west side of the subject currently contains a commercial use. The proposed concept plan shows a balcony projection on the west side yard of 20 inches. If the variance is approved as requested, this would result in portions of the proposed structure being built within just over 3 feet of the west side lot line. If approved, the reduced side yard setback would also need to be considered to ensure that the required lot grading and site drainage plan functions properly. A drive aisle width reduction could be considered as an optional way to reducing the side yard variance as has been requested.

It is not known if the reduced side yard setback would affect the current or future plans of the abutting property and if Council feels the requested side yard variance is too significant, it could consider a reduction, or denial, pending further input to be provided at the public hearing.

If Council is satisfied that any site and neighborhood concerns are addressed, Council may approve the application under file V-2025-35 with any approval recommended to be subject to a development agreement.

City Planner Report

Variance V-2025-38
Planning Comments

Location
31 Loewen Boulevard

Current Designation and Zoning
The property is currently designated Commercial in the Official Community Plan.
The property is currently zoned 'C3' Commercial Corridor

The Commercial Corridor (C3) district is intended primarily for uses that provide commercial goods and services to residents of the broad community and beyond; in areas that are dependent on automobile access and exposed to heavy automobile traffic, but no including regional shopping malls or regional shopping areas. These commercial uses are subject to frequent view by the public and visitors to Steinbach, and should provide an attractive appearance with landscaping, sufficient parking, and controlled traffic movement. C3 districts generally located on arterial streets and/or at arterial/ arterial intersections.

Zoning Requirements
C3 Commercial Corridor

Site area	10 000 square feet
Site width	100 feet
Front Yard	25 feet
Rear Yard	25 feet
Side Yard-Corner	25 feet
Side Yard-Regular	15 feet
Height	50 feet

Comments/Recommendations
The application seeks a variance to permit a west side yard setback of five feet, whereas the 'C3' Commercial Corridor Zone requires a minimum side yard setback of 15 feet.

The applicant proposes to construct a five-storey mixed-use building consisting of commercial units on the main floor and four storeys of residential units above. The variance would allow the building to be located five feet from the west property line, rather than the required 15 feet.

The subject property previously contained a single detached dwelling, which has since been removed. The abutting property to the west is developed with a commercial use, while the property to the east contains an existing single-family dwelling. Approval of the requested five-foot setback, together with permitted balcony projections, would result in portions of the building being located as close as three and a half feet from the west property line. By comparison, the 'RHD' Residential High Density Zone requires a minimum side yard setback of 20 feet for residential development. Given that the proposed building exceeds 'RMD' Residential Medium Density height standards, those setback provisions are not applicable in this instance.

The proposed site plan complies with all applicable zoning bylaw requirements with the exception of the west side yard setback. The size of the subject property is sufficient to accommodate all required setbacks.

Council must consider whether the requested variance is warranted and whether its approval could establish an undesirable precedent for future higher-density developments. Should Council choose to approve the variance, it is recommended that approval be subject to a development agreement.

Appendix

Implications of Recommendation

- Notice of Public Hearing
- Sketch/drawings
- Posting Requirements

CITY OF STEINBACH
PUBLIC NOTICE

Variance V-2025-38 & Conditional Use CU-2025-06
Desc Part of Lots 8 & 9 Plan 5634
31 Loewen Boulevard

PUBLIC HEARING

January 6, 2026
7:35 pm
Council Chambers
225 Reimer Avenue
Steinbach, MB

Owner/Applicant

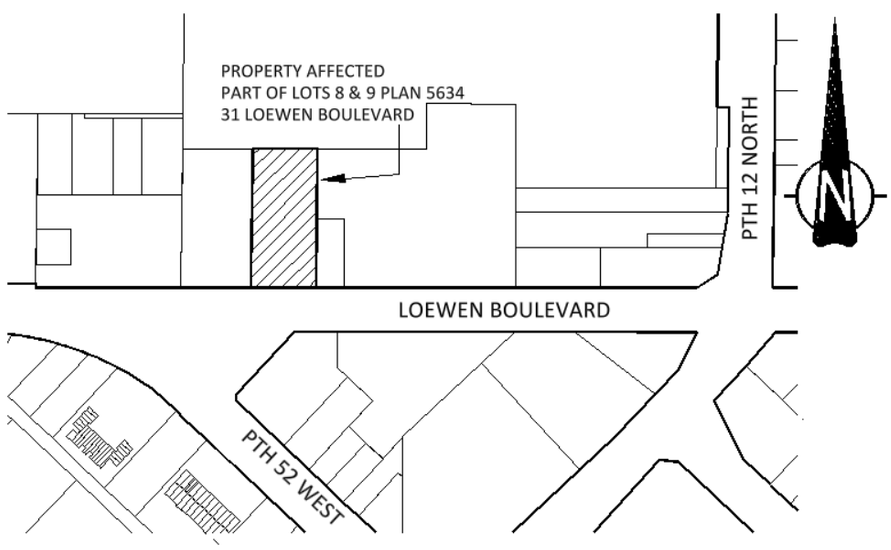
The owner of the property is LT Neufeld Holdings Ltd.
The applicant of the variance is Three Way Builders Ltd.

What is Conditional Use CU-2025-06 about?

To allow a mixed-use commercial/multi-family development within the 'C3' Commercial Corridor Zone.

What is Variance V-2025-38 about?

To allow a west side yard setback of five feet whereas the minimum setback required in the C3 Zone is 15 feet.



Any person who believes they will be affected by **Conditional Use CU-2025-06** and/or **Variance V-2025-38** are welcome to attend the public hearing on **Tuesday**, **January 6, 2026** to ask questions and state any objections to City Council.

Where can I find more information?

Copies of the amendments and supporting material related to this public hearing are available between the hours of 9:00 am and 4:00 pm, Monday to Friday, at Steinbach City Hall, 225 Reimer Avenue, Steinbach, Manitoba.

QUESTIONS?

Contact Lacey Gaudet, City Planner
204.346.6566 | lgaudet@steinbach.ca | Steinbach.ca
225 Reimer Avenue, Steinbach, MB R5G 2J1

ADDITIONAL INFORMATION

What happens at the hearing?

- The applicant will speak about their application.
- City Council will ask questions.
- Members of the public will be invited to speak for or against the application.

Do I have to attend the hearing?

- Attendance is encouraged if you have concerns or support to express.
- If you cannot attend, you may submit a letter or email with your concerns or objections.
- The applicant is encouraged to attend to present their application.

How do I object or show support?

- You can attend the hearing in person or submit a written objection or statement of support.
- Written submissions can be made via letter, email, through the city's website, or by accessing the QR code provided in the notice.
- Petitions are accepted but will not be considered a formal objection.

Why did I receive this notice?

- You received this notice because your property is within 100 metres of the proposed development site, as per the Provincial Planning Act.
- The notice is intended to ensure the public is involved in the decision-making process.

QUESTIONS?

Contact Lacey Gaudet, City Planner
204.346.6566 | lgaudet@steinbach.ca | Steinbach.ca
225 Reimer Avenue, Steinbach, MB R5G 2J1

31 LOEWEN APARTMENTS

GENERAL NOTES

1. These drawings shall not be scaled.

2. The Contractor shall be visit the site and be satisfied that all dimensions, datums and detailed information are correct.

3. The Contractor is to report any discrepancies prior to commencement of work.

4. All openings thru fire-rated assemblies are to be fire stopped and sealed with ULC approved fire stopping to maintain the integrity of the fire separation, and provide a smoke-tight barrier.

5. Exterior wall dimensions are taken from outside face of stud framing or blocking unless otherwise noted.

6. Interior wall dimensions are taken from the center of wall unless otherwise noted.

ABBREVIATIONS

ACT	ACOUSTIC CEILING TILE	NIC	NOT IN CONTRACT
ADJ	ADJUSTABLE	OC	ON CENTER
AFF	ABOVE FINISH FLOOR	OPP	OPPOSITE
AB	AIR BARRIER	PL	PLATE
ALUM	ALUMINUM	PLAM	PLASTIC LAMINATE
BD	BOARD	PLYWD	PLYWOOD
CMU	CONCRETE MASONRY UNIT	PREFIN	PREFINISHED
CONC	CONCRETE	PNT	PAINTED / PAINT
CONT	CONTINUOUS	PR	PAIR
CPT	CARPET TILE	PT	PRESSURE TREATED
C/W	COMPLETE WITH	PDO	POWER DOOR OPERATOR
DS	DOWNSPOUT	RB	RUBBER BASE
DWGS	DRAWINGS	REQ	REQUIRED
ELEC	ELECTRICAL	REV	REVERSED
(E)	EXISTING	R/O	ROUGH OPENING
EXTR	EXTERIOR	RWL	RAIN WATER LEADER
F/O	FACE OF	SC	SOLID CORE
FE	FIRE EXTINGUISHER	S/S	STAINLESS STEEL
FIN	FINISHED	SIM	SIMILAR
FD	FLOOR DRAIN	STL	STEEL
FRR	FIRE RESITANT RATING	T/O	TOP OF
GB	GYPSUM BOARD	TYP	TYPICAL
HM	HOLLOW METAL	U/S	UNDERSIDE
HORZ	HORIZONTAL	ULC	UNDERWRITERS LABORATORIES CANADA
ID	INSIDE DIMENSION		
INSUL	INSULATED / INSULATION	UNO	UNLESS NOTED OTHERWISE
KD	KNOCK DOWN	VB	VAPOUR BARRIER
LVT	LUXURY VINYL TILE	VCT	VINYL COMPOSITE TILE
MECH	MECHANICAL	W/C	WATER CLOSET
MTL	METAL	WD	WOOD
MIN	MINIMUM	WSC	WOOD SOLID CORE
(N)	NEW		

DRAWING INDEX

C1.1	PROPOSED SITE PLAN
C1.2	FLOOR PLANS
C1.3	ENLARGED FLOOR PLANS
C2.1	EXTERIOR ELEVATIONS
C2.2	EXTERIOR ELEVATIONS
C3.1	BUILDING SECTIONS
C4.1	3D VIEWS

DESIGN/ BUILDER

THREE WAY BUILDERS
320 PTH 12 N.
STEINBACH, MB R5G 1T4
T 204.326.2198
F 204.326.2843

CONTACT: GREG PLETT

NO.	REVISION	DATE

STAMPS:

THREE WAY BUILDERS

#320 PTH 12 N.
STEINBACH, MANITOBA R5G 1T6
PHONE. (204) 326-2198
FAX. (204) 326-2843

PROJECT: LOEWEN BLVD DEVELOPMENT
31 LOEWEN BLVD
STEINBACH, MB

TITLE: COVER SHEET

DWG. NO. 25-12-02-03	SCALE: AS NOTED
DRAWN BY: RB	DATE: NOV 13-25
REVISION:	SHEET NO: C0.1

SOUTH EAST VIEW FROM ACROSS THE STREET

LOEWEN BOULEVARD

ZONING ANALYSIS:

CURRENT ZONING - C3 COMMERCIAL CORRIDOR

LAND AREA: 42,713 sqft

PROPOSED BUILDING AREA
TOTAL: 11,500 sqft

REQUIRED SETBACKS:

FRONT YARD 25 FT
REAR YARD 25 FT
INTR YARD 15 FT
CORNER YARD 25 FT

MAX HEIGHT 50 FT ABOVE GRADE

RESIDENTIAL	1.5 PER DWELLING UNIT + 10% UNASSIGNED FOR GUESTS	33 DWELLING UNITS + 10% 55 REQUIRED
COMMERCIAL	1 FOR EACH 500 SQFT	10 331 SQFT 21 REQUIRED
TOTAL REQUIRED PARKING		76 REQUIRED PARKING
TOTAL REQUIRED ACCESSIBLE PARKING		6 PARKING SPACES
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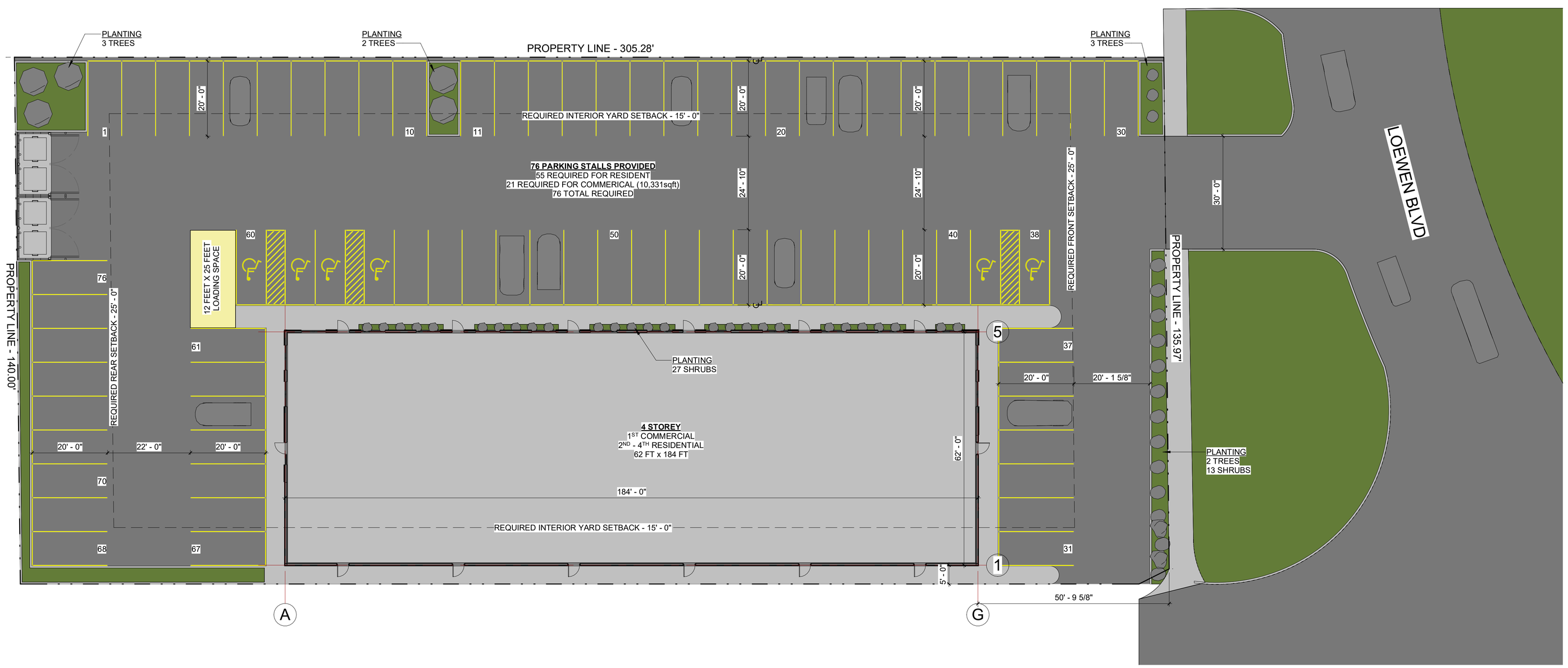
c. Coniferous trees: minimum of six feet high at the time of planting;

d. All shrubs: two-gallon container, and of species that can remain healthy when trimmed so as to maintain a height of not more than 30 inches at maturity; and

e. Groundcover, annuals, and perennials: no minimum size.



N

1
C1.1

PROPOSED SITE PLAN
1/16" = 1'-0"

NO.	REVISION	DATE

STAMPS:

THREE WAY BUILDERS

#320 PTH 12 N.
STEINBACH, MANITOBA R5G 1T6
PHONE. (204) 326-2198
FAX. (204) 326-2843

PROJECT:
LOEWEN BLVD DEVELOPMENT
31 LOEWEN BLVD
STEINBACH, MB

TITLE:
PROPOSED SITE PLAN

DWG. NO. 25-12-02-03	SCALE: AS NOTED
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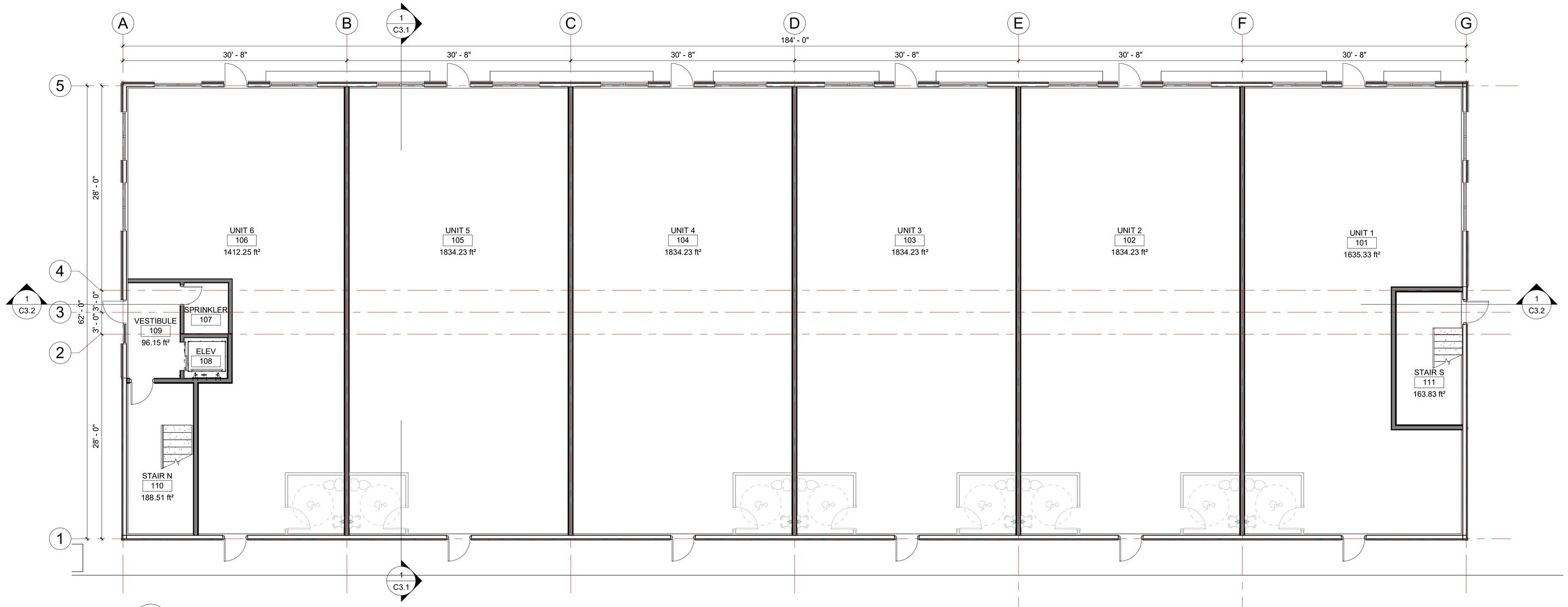
N 2 C1.2 SUITES -AREA PLAN
1/8" = 1'-0"

DWELLING UNITS:

UNIT TYPE	AREA	BDRM	COUNT PER FLOOR	TOTAL
A	604	1	2	6
B	895	2	2	6
C	894	2	2	6
D	865	2	3	9
E	822	2	1	3
F	1068	3	1	3
TOTAL			**11**	**33**



N 1 C1.2 MAIN FLOOR PLAN
1/8" = 1'-0"

NO.	REVISION	DATE

STAMPS:

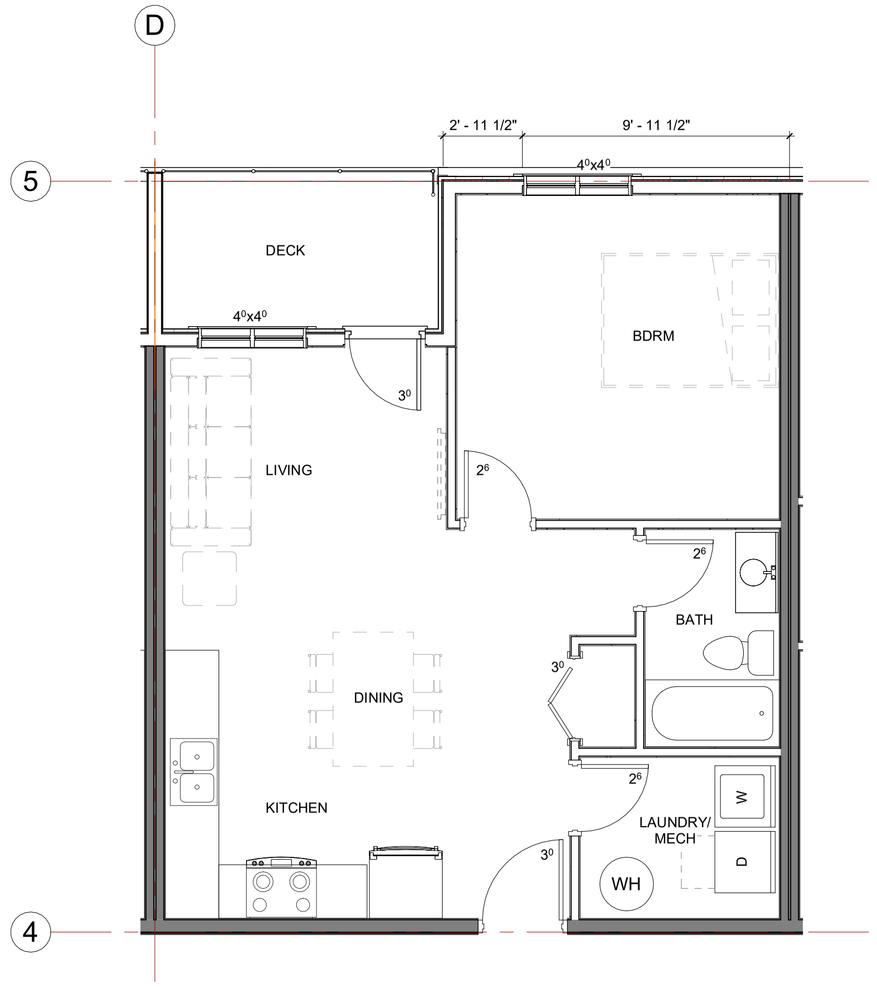
THREE WAY BUILDERS

#320 PTH 12 N.
STEINBACH, MANITOBA R5G 1T6
PHONE. (204) 326-2198
FAX. (204) 326-2843

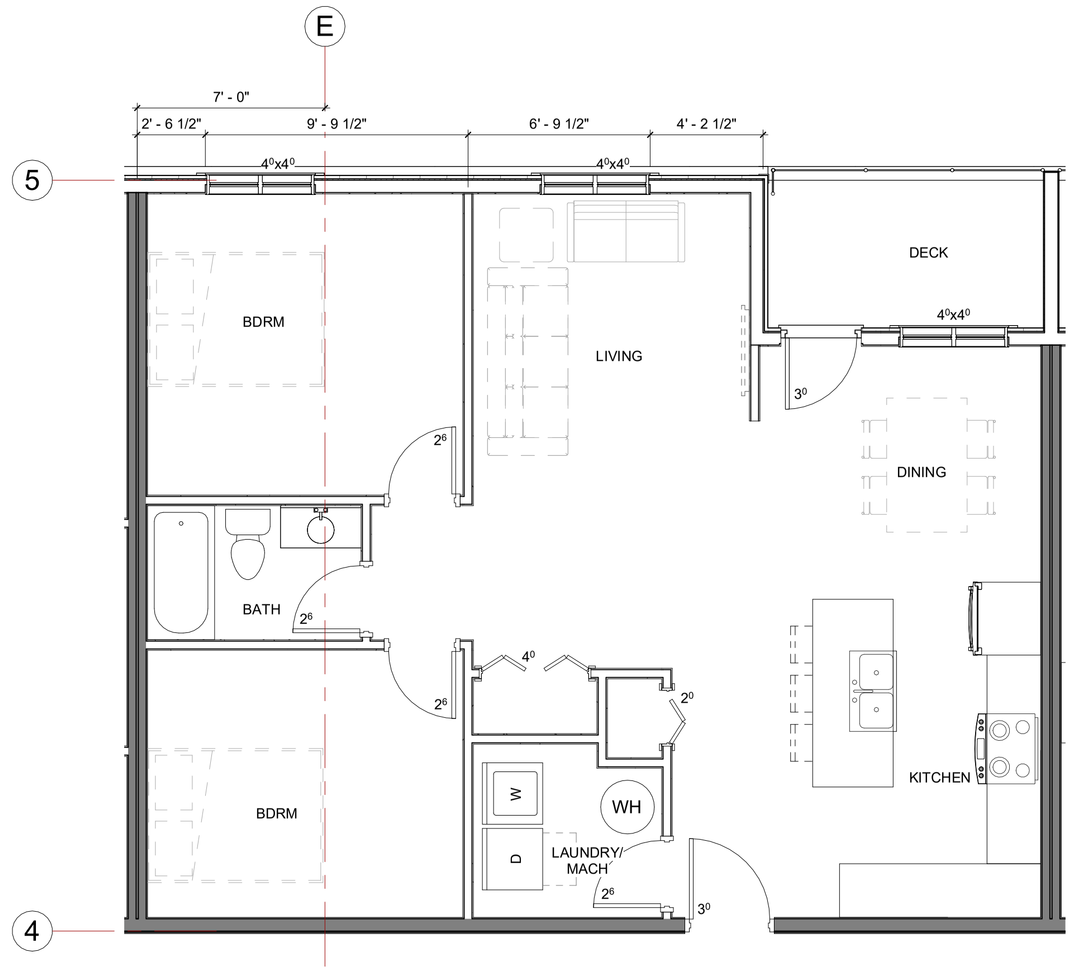
PROJECT:
LOEWEN BLVD DEVELOPMENT
31 LOEWEN BLVD
STEINBACH, MB

TITLE:
FLOOR PLANS

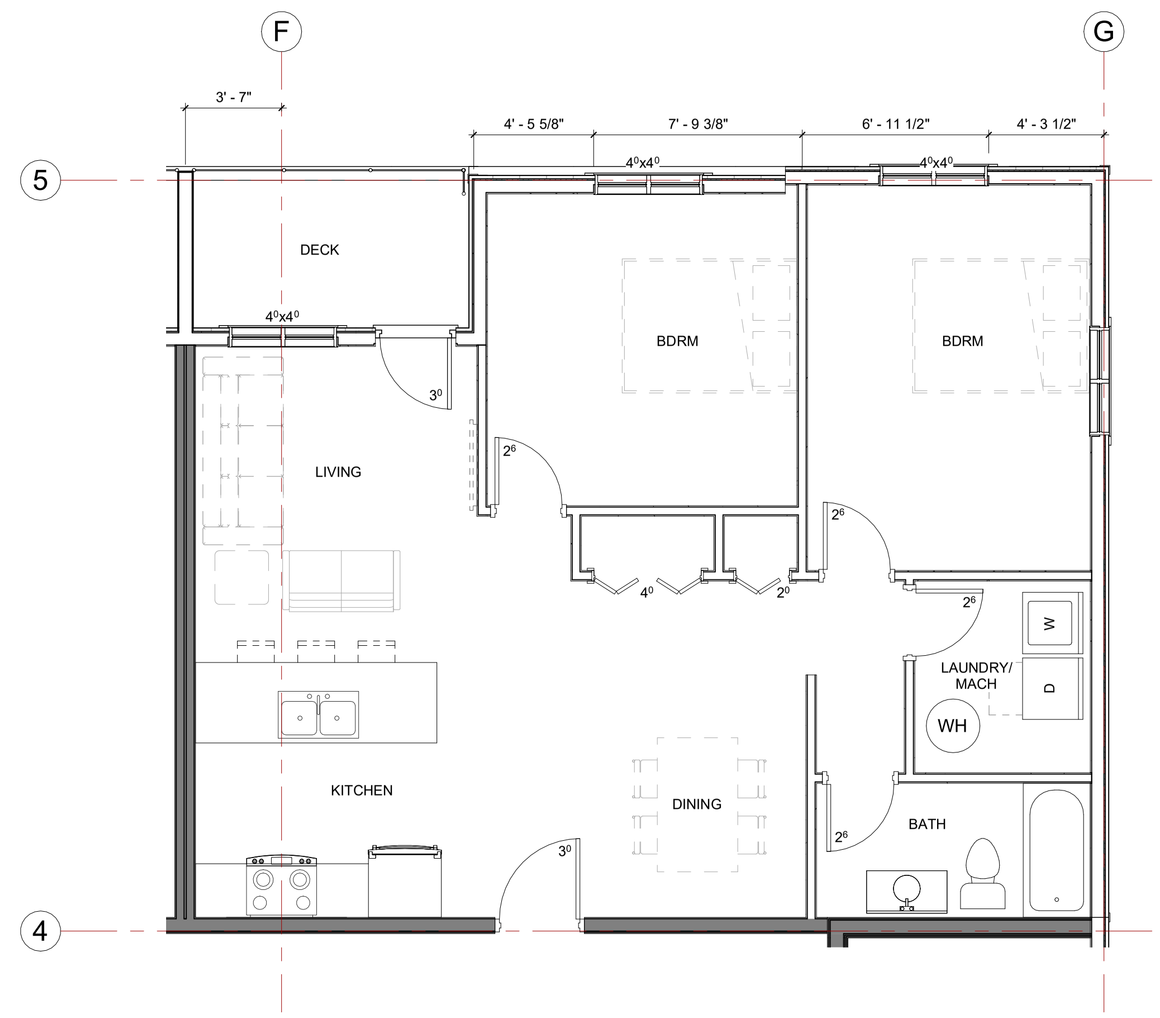
DWG. NO.	25-12-02-03	SCALE:	AS NOTED
DRAWN BY:	RB	DATE:	NOV 13-25
REVISION:		SHEET NO:	C1.2



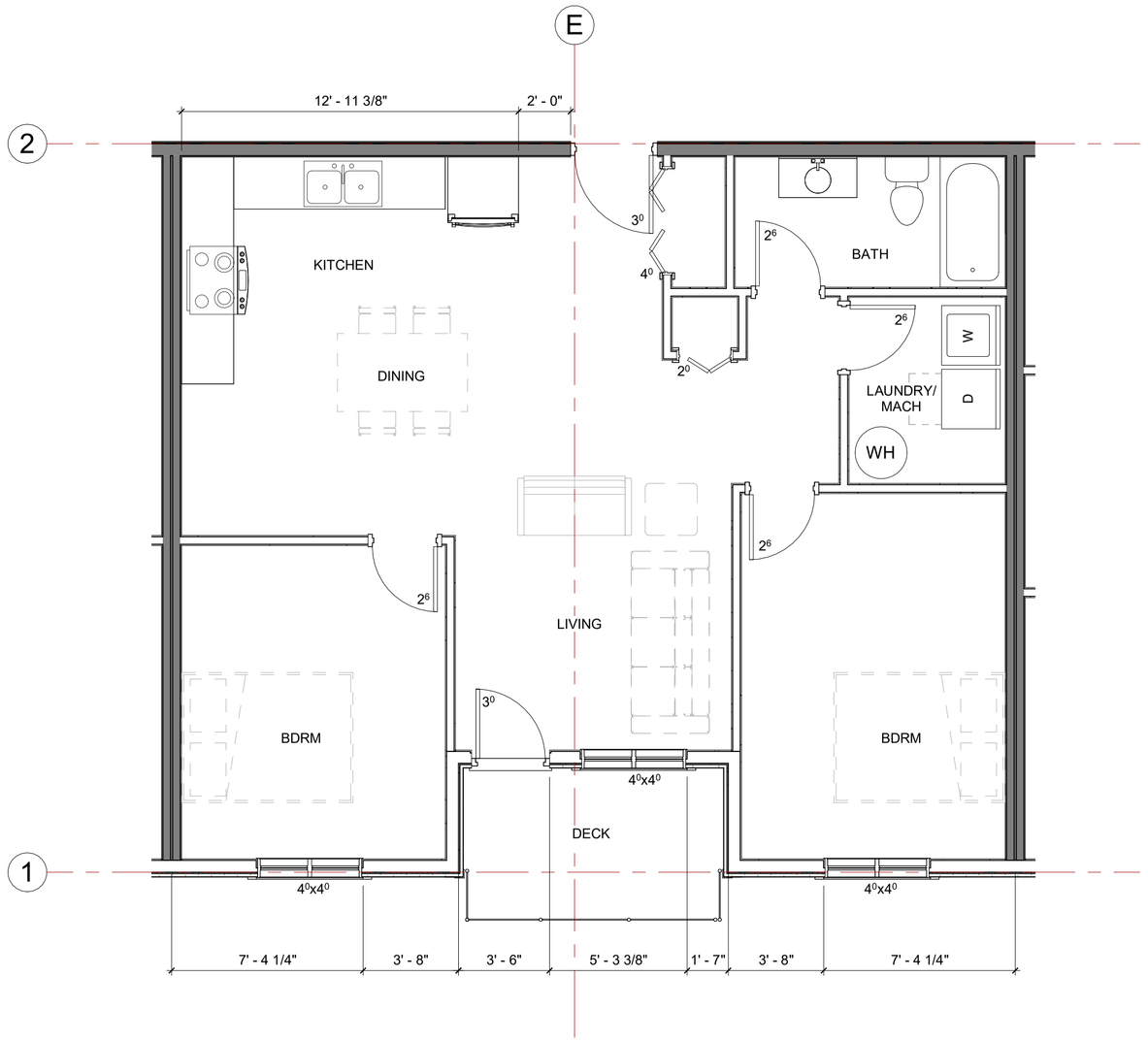
1 C1.3 UNIT A - 1 BDRM
1/4" = 1'-0"



2 C1.3 UNIT B - 2 BDRM
1/4" = 1'-0"

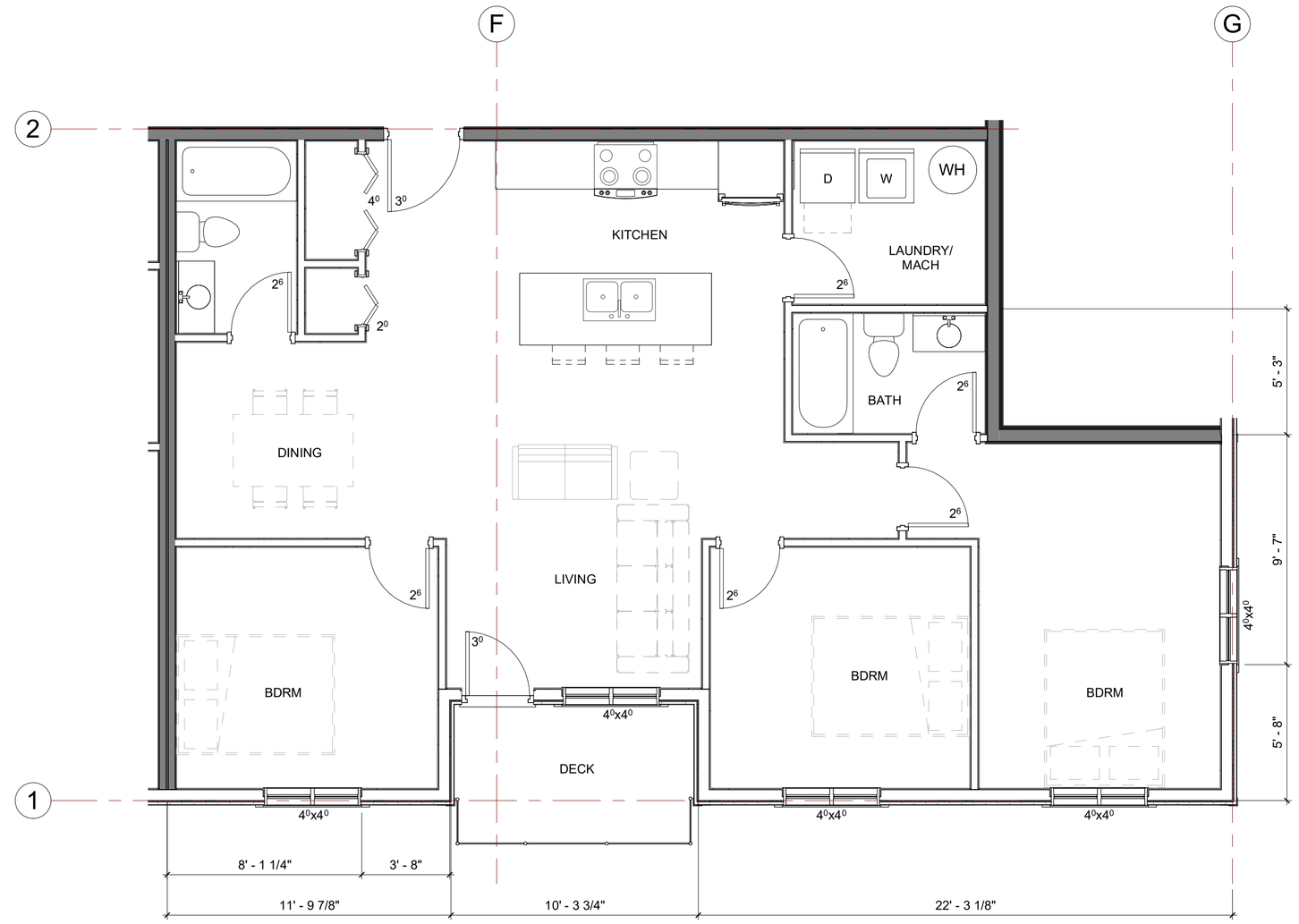


3 C1.3 UNIT C - 2 BDRM
1/4" = 1'-0"



4 C1.3 UNIT D - 2 BDRM
1/4" = 1'-0"

NOTE: UNIT E SIMILAR



5 C1.3 UNIT F - 3 BDRM
1/4" = 1'-0"

NO.	REVISION	DATE

STAMPS:

THREE WAY BUILDERS
#320 PTH 12 N.
STEINBACH, MANITOBA R5G 1T6
PHONE. (204) 326-2198
FAX. (204) 326-2843

PROJECT:
LOEWEN BLVD DEVELOPMENT
31 LOEWEN BLVD
STEINBACH, MB

TITLE:
ENLARGED FLOOR PLANS

DWG. NO. 25-12-02-03	SCALE: AS NOTED
DRAWN BY: RB	DATE: NOV 13-25
REVISION:	SHEET NO: C1.3

1 / C2.1 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

2 / C2.1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

3 / C2.1 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

NO.	REVISION	DATE

STAMPS:

THREE WAY BUILDERS

#320 PTH 12 N.
STEINBACH, MANITOBA R5G 1T6
PHONE. (204) 326-2198
FAX. (204) 326-2843

PROJECT:
LOEWEN BLVD DEVELOPMENT
31 LOEWEN BLVD
STEINBACH, MB

TITLE:
EXTERIOR ELEVATIONS

DWG. NO. 25-12-02-03	SCALE: AS NOTED
DRAWN BY: RB	DATE: NOV 13-25
REVISION:	SHEET NO: C2.1

1 / C2.2 EXTERIOR ELEVATION - WEST

1/8" = 1'-0"

NO.	REVISION	DATE

STAMPS:

THREE WAY
BUILDERS

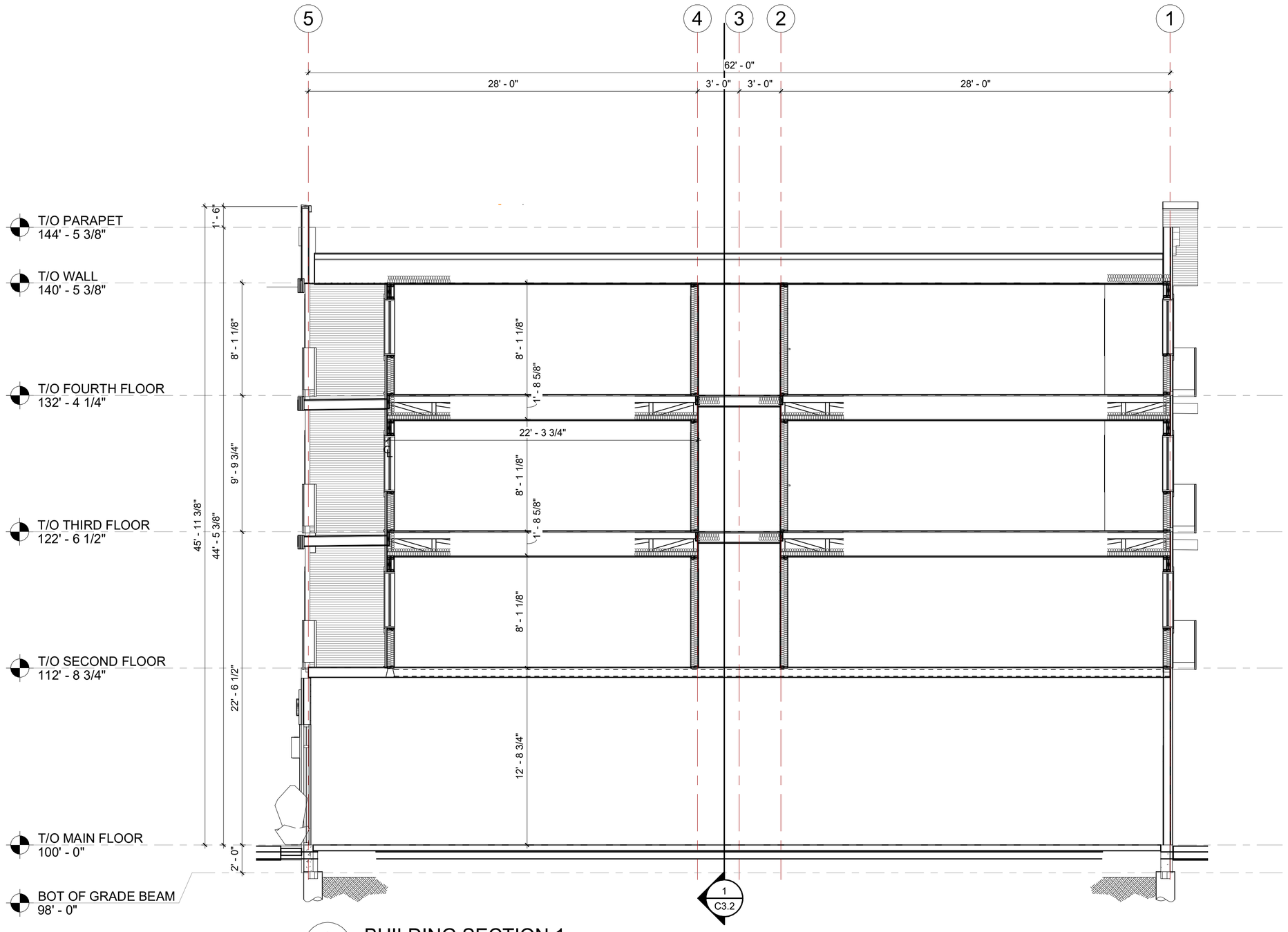
#320 PTH 12 N.
STEINBACH, MANITOBA R5G 1T6

PHONE. (204) 326-2198
FAX. (204) 326-2843

PROJECT:
LOEWEN BLVD DEVELOPMENT
31 LOEWEN BLVD
STEINBACH, MB

TITLE:
EXTERIOR ELEVATIONS

DWG. NO.: 25-12-02-03	SCALE: AS NOTED
DRAWN BY: RB	DATE: NOV 13-25
REVISION:	SHEET NO: C2.2



1 / C3.1 BUILDING SECTION 1

3/16" = 1'-0"

NO.	REVISION	DATE

STAMPS:

THREE WAY BUILDERS

#320 PTH 12 N.
STEINBACH, MANITOBA R5G 1T6

PHONE. (204) 326-2198
FAX. (204) 326-2843

PROJECT:
LOEWEN BLVD DEVELOPMENT
31 LOEWEN BLVD
STEINBACH, MB

TITLE:
BUILDING SECTIONS

DWG. NO. 25-12-02-03
SCALE: AS NOTED
DRAWN BY: RB
DATE: NOV 13-25
REVISION:
SHEET NO: C3.1

NO.	REVISION	DATE

STAMPS:

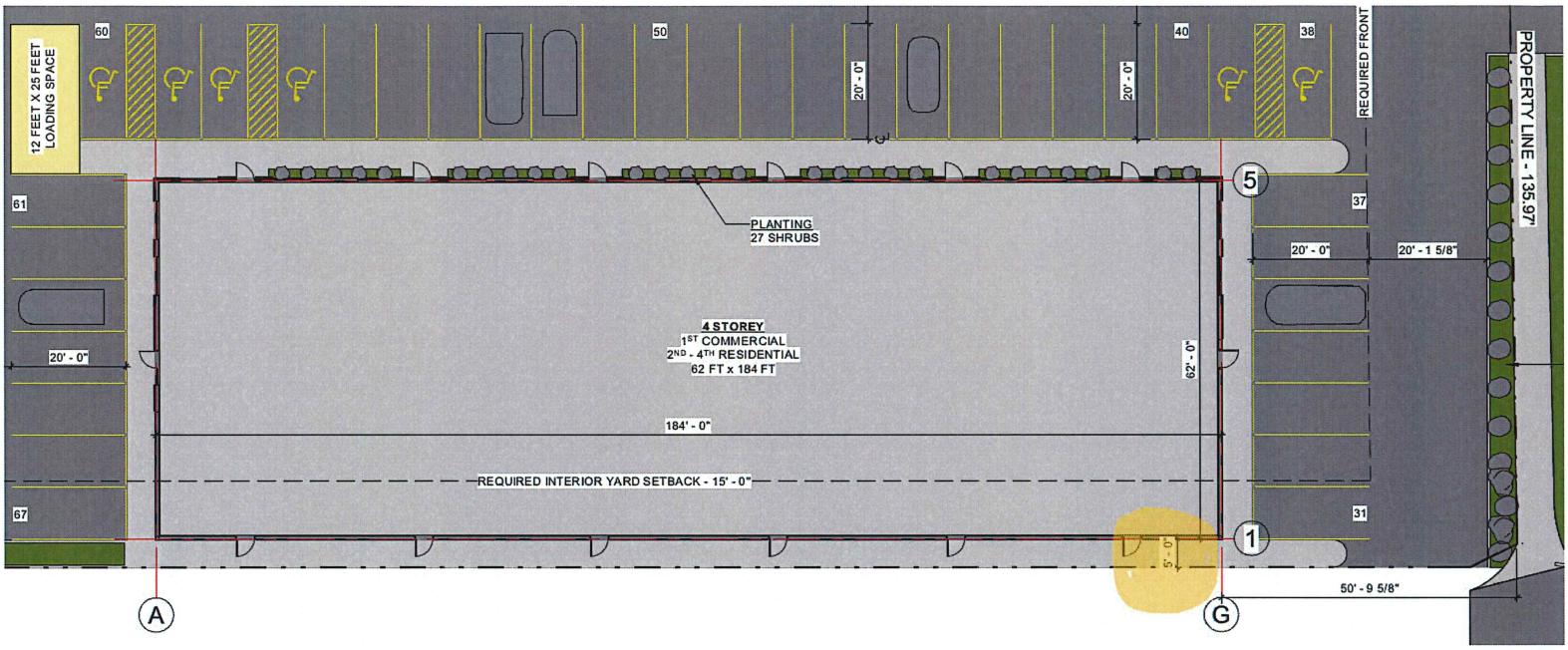
THREE WAY
BUILDERS

#320 PTH 12 N.
STEINBACH, MANITOBA R5G 1T6
PHONE. (204) 326-2198
FAX. (204) 326-2843

PROJECT:
LOEWEN BLVD DEVELOPMENT
31 LOEWEN BLVD
STEINBACH, MB

TITLE:
3D VIEWS

DWG. NO. 25-12-02-03	SCALE: AS NOTED
DRAWN BY: RB	DATE: NOV 13-25
REVISION:	SHEET NO: C4.1


12 FEET X 25 FEET
LOADING SPACE
60
50
40
38
61
37
67
31
20' - 0"
20' - 0"
REQUIRED FRONT
PROPERTY LINE - 135.97'
PLANTING
27 SHRUBS
20' - 0"
20' - 1 5/8"
4 STOREY
1ST COMMERCIAL
2ND - 4TH RESIDENTIAL
62 FT x 184 FT
62' - 0"
20' - 0"
184' - 0"
REQUIRED INTERIOR YARD SETBACK - 15' - 0"
5' - 0"
50' - 9 5/8"
5
1
A
G

Notice re variance and conditional use applications and road openings in subdivisions

169(1) Notice of any of the following hearings must be given in accordance with this section:

(a) a hearing on an application for a variance under section 96;

(b) a hearing on an application to approve a conditional use under section 105.

(c) a hearing on an application for subdivision under subsection 125(2);

Required notice

169(2) At least 14 days before the hearing, a copy of the notice of hearing must

(a) be sent to the applicant, if there is one;

(b) be posted in the office of the applicable planning district or municipality;

(c) be sent to the minister, in the case of a hearing to consider a by-law to close public reserve land or the declaration of an obsolete plan; and

Notice to affected property owners

169(3) A copy of the notice of hearing

(a) must be sent at least 14 days before the hearing to every owner of property located within 100 metres of the affected property; or

(b) where the affected property is not remote or inaccessible, must be posted on that property in accordance with section 170.

Posting requirements

170(1) If notice of a hearing is required to be posted on an affected property under this Act, the notice must be

(a) at least 28 x 43 centimetres in size with the words "NOTICE OF PUBLIC HEARING" printed in large bold letters;

(b) posted outdoors for 14 days immediately before the date of the hearing

(i) in conspicuous locations on the site of the property,

(ii) facing each public road adjacent to the property, and

(iii) not more than 1 metre inside the boundary lines of the property; and

(c) kept in legible form.

Proof of posting

170(2) Evidence that a notice was posted on two occasions at least six days apart during the 14 day period referred to in clause (1)(b) is proof that the notice was posted for the entire 14 day period.

Re-zoning File # By-Law 2245 Zoning By-Law

Administration

RFD #:	2025001068	**Last Updated:**	12/30/2025 2:32:22 PM
Created:	3/4/2025 10:02:16 AM	**Status:**	Approved
Author:	Lacey Gaudet		

	Council Meeting Date	Resolution #	Moved By	Seconded By
First Reading:	Apr 01, 2025	R25-071	Susan Penner	Damian Penner
Second Reading:	Apr 01, 2025	R25-072	Jac Siemens	Jake Hiebert
Third Reading:				

Council Decision: **RESOLVED**

That the City of Steinbach give second reading to By-Law 2245 as amended, being the Zoning By-Law.

Subject:

Summary

Purpose

The purpose of By-Law 2245 proposes a variety of updates to the City of Steinbach Zoning By-Law as a result of a detailed review and consideration of the City's land use policies.

Recommendation

It is recommended that Council give By-Law 2245 third reading.

Background

Relevant Policy

Notices pursuant to The Planning Act have been completed, and no registered objections were received as of the writing of this report. Any objections received after the writing of this report will be submitted to City Council as part of the public hearing process.

Reports

City Manager Report

Steinbach Zoning By-Law 2245

Pursuant to direction from City Council and the approval of funding in 2023, administration has completed an update along with the City's consultants of Steinbach Zoning By-Law 2100. The City reviews its land use policies within its Zoning By-Law every five years to coincide with the legislated review required for its Official Community Plan.

City Council considered and commented on several drafts of this document during the review and amendment process. Several opportunities for public engagement and input were also incorporated into this review.

A full version of By-Law 2245 is also attached.

After the City's public hearing regarding By-Law 2245 was completed, objections registered by the neighboring RM of Hanover, RM of La Broquerie, and the RM of Ste Anne to the bylaw prompted a further requirement that a public hearing be held by the Manitoba Municipal Board. This was completed on October 1, 2025. The Manitoba Municipal Board has issued its Order No. B-25-010 dated November 28, 2025 in response to the hearing, which confirms By-Law 2245 as presented.

As a result of the Municipal Board report approving the bylaw as presented, administration recommends that City Council give Steinbach Zoning By-Law 2245 third reading. Giving By-law 2245 third reading also repeals current Zoning By-Law 2100.

City Planner Report

Zoning By-Law 2245

Over the last two years administration has been in the process of updating and making changes to the City of Steinbach Zoning By-Law. The amendments were introduced to Council at the Strategic Priorities Committee November 2024. An Open House was held in January 2025 to receive information and comments from the public and to answer questions regarding the proposed changes.

Following the public hearing held in April 2025, objections were received from the municipalities of Hanover, La Broquerie, and Ste. Anne, resulting in a Municipal Board hearing. The Municipal Board has since issued its recommendation, with no changes required, thereby authorizing the City to proceed with third reading and adoption of Zoning By-Law No. 2245.

The new Zoning By-Law introduces several changes that will impact development and require additional steps for certain projects. It should be noted that these amendments are the result of recurring situations encountered over time. The intent of the policy changes is not to create unnecessary barriers to development, but rather to ensure consistency and establish a level playing field for all development applications.

Accordingly, it is recommended that Council give third reading to Zoning By-Law No. 2245 and repeal Zoning By-Law No. 2100.

Changes to the Zoning By-Law

Major Text Changes:
Completely re-organized the by-law, improving way finding and reducing overlap
Number of pages has been reduced from 155 to 106 pages
Added setback requirements as per Provincial legislation from the lagoon and landfill
Added new use classifications into the use table:
Data processing centre (bitcoin mining) -Conditional Use in M1, M2, M-MX
Industrial multiplex-Conditional Use in M1, M2, M-MX
Solar energy generating systems-Permitted Use in all zones attached to principal building
Detached secondary suites-Conditional Use in DR1, DR2, RR-S, RR

Emergency residential shelter-Conditional Use in R-MX, C1, C2, C3, C4, C-MX, EIUnder current Zoning By-Law 2100, Emergency residential shelter is listed as a definition but is not shown as a use under Table 4-1 Use Table.
As part of the review process and based on current trends in the city it made the most sense to add the definition as its own use within the Use Table.

In the Central Business District (CBD) POD, reduce required parking by 1/3 for all uses and exempt new uses in existing buildings from minimum parking requirements.
Permitted muti-unit dwellings with commercial uses on the ground floor as a permitted use in the CBD POD.
Removed the commercial component requirement on the main floor for multi-use buildings located in the Transitional POD.
Updated and simplified required yards in the ‘C4’ Commercial Highway Zone.
Added a maximum floor area for accessory buildings in the ‘DR1’ Development Reserve 1 and ‘DR2’ Development Reserve 2 Zones.

Major Map Changes:
Made the following map changes:
Steinbach Arts Council from ‘O’ Open Space to ‘E/I’ Educational/Institutional
Event Centre from Transitional POD to CBD POD and from C1 to C2
K.R. Barkman Park: removed from CBD POD
Cleaned up existing lots that are split zoned
Ensure that all mapping changes reflect all re-zoning applications
Reduced the CBD and Transitional POD on the east and south side of Main Street

Proposed Revisions
There are two proposed revisions suggested to By-Law 2245 that are not currently shown in the draft:
Revise ‘Personal Services’ to be a conditional use in the ‘M1’ Light Industrial Zone and ‘M-MX’ Industrial Mixed Use Zone whereas currently they are listed as a Permitted Use; and
Add ‘Body Modification’ as a conditional use in the ‘M1’ Light Industrial Zone and ‘M-MX’ Industrial Mixed Use whereas

currently it is listed as not permitted.

The industrial parks within the city have seen substantial growth and expansion over the last 10 years. The city is continuing to create additional industrial lots to keep up with the demand. And while we are seeing continued industrial growth, there is also growth with uses that are on the commercial spectrum. The intent of the industrial park is to encourage industrial uses to locate as they are limited to the areas of the city in which they are permitted to locate. While other uses can take occupy space within the 'M1' Light Industrial Zone it should be a matter of discretion. Presently retail sales is a conditional use within the 'M1' zone while 'Personal Services' are a permitted use. Personal services are defined as:

"*means establishments that provide services to the general public, and in which any retail sale of merchandise associated with the service provided is incidental to the provision of services, but not including a 'body modification'. 'cheque-cashing facility', 'funeral chapel, mortuary or crematorium', 'medical/dental/optical/counselling clinic' or 'adult service or entertainment establishment"*.

The intent of the change is not limit the uses that locate within the 'M1' Light Industrial Zone, the reason for the change is to ensure that any non-industrial uses are locating in proper locations and all bylaws are being followed. This follows along the same idea as making Industrial Multi-Unit a conditional use within the 'M1' Zone.
Similar to 'Personal Services', 'Body Modification' which is currently not permitted in any industrial zone, administration is proposing to add it as a conditional use in both the 'M1' Light Industrial and 'M-MX' Industrial Mixed Use Zone to allow consistency with other uses that are currently permitted or conditionally permitted in the 'M1' Light Industrial Zone.

It is recognized that the spaces within the industrial parks are a more affordable option for smaller business operations and offer various size options that are not readily available within the commercial zones in the city. And while we do not want to discourage commercial growth of any kind within the city, it should be at the discretion of the city where specific businesses are permitted to locate.

Appendix

Implications of Recommendation

- Municipal Board Order
- By-Law 2245

Manitoba

The Municipal Board

1144 – 363 Broadway
Winnipeg MB R3C 3N9
Phone: 204-945-2941
Fax: 204-948-2235
www.gov.mb.ca/mr/municipal_board

November 28, 2025

Amanda Dubois
City Clerk
City of Steinbach
225 Reimer Avenue
Steinbach, MB R5G 2J1

Dear Amanda Dubois:

RE: OBJECTION BY PUBLIC AUTHORITY TO ZONING BY-LAW NO. 2245 OF THE CITY OF STEINBACH
FILE NO. 25B3B-0002

We enclose for your information a copy of Municipal Board Order Number B-25-010 with respect to the above mentioned matter.

Yours truly,

E. Wills

Erin Wills
Secretary/Chief Administrative Officer

EW/amn/enclosure

CITY OF STEINBACH
RECEIVED
DEC 0 2 2025
FILE_____

THE MUNICIPAL BOARD OF MANITOBA

DECISION AND ORDER

DECISION DATE: November 28, 2025 | Order No. B-25-010
File Nos. 25B3B-0002

MATTER: Zoning By-law
The Planning Act, Section 78(1)

LOCAL AUTHORITY: The City of Steinbach

BY-LAW NO.: 2245

HEARING DATE: October 1, 2025

PANEL: Chris Fulsher, Acting Chair
Daryl Carry, Member
George Gray, Member

PARTIES AND APPEARANCES:

for the City of Steinbach
Troy Warkentin, City Manager
Lacey Gaudet, City Planner

for the Community Planning Branch
Ellen Enns, Regional Manager, Steinbach Office

for the Rural Municipalities of Hanover, La Broquerie and Ste. Anne
Dianne Himbeault, Planning Consultant

INTRODUCTION

The matter before The Municipal Board (the "Board") is in regard to the City of Steinbach (the "City") Zoning By-law No. 2245 (the "Proposed By-law") which adopts a new zoning by-law and repeals Zoning By-law 2100 (the "Zoning By-law").

Objections were filed against the Proposed By-law with the City, including objections from public authorities. Pursuant to Section 78(1) and Section 78(2) of *The Planning Act* (the "Act"), the City referred the objections to the Board on May 7, 2025 (the "Referral").

BACKGROUND

On April 1, 2025, the City held a public hearing regarding the Proposed By-law (the "April 2025 Public Hearing"). A joint objection letter was filed at the April 2025 Public Hearing on behalf of the Rural Municipalities of Hanover, La Broquerie, and Ste. Anne (the "Public Authorities"). The Board will refer to the joint objection as the "Public Authorities Objection". Forty letters of objection

from eligible persons were also filed at the April 2025 Public Hearing and four eligible persons appeared to speak to their objections (the "Public Objections").

The City proceeded with First and Second Reading to the Proposed By-law on April 1, 2025 immediately following the April 2025 Public Hearing. After Second Reading, the City received seventeen further objections (the "Further Objections") from eligible persons to the Proposed By-law. The City then referred the Public Authorities Objection to the Board pursuant to Section 78(1) of the Act and the Further Objections pursuant to Section 78(2) of the Act on May 7, 2025. The Board held a public hearing in Steinbach on October 1, 2025 (the "Hearing") to hear the Referral and receive representations regarding the Proposed By-law.

ISSUE

Whether the Board should confirm, refuse to confirm, or require Council to alter the Proposed By-law, with or without terms or conditions.

LEGISLATION

The following Sections of the Act are relevant to these proceedings:

Zoning by-law required

68 Unless the municipality is part of a planning district that has adopted a district-wide zoning by-law under section 69, a municipal council must adopt a zoning by-law that is generally consistent with the development plan by-law and any secondary plan by-law in effect in the municipality.

General development requirements

71(2) A zoning by-law must prescribe general development requirements for each zone having regard to any permitted or conditional use for the zone, and in prescribing those requirements, the board or council must consider

(a) the development plan by-law and any secondary plan by-law;
(b) the character of the zone;
(c) the nature of the existing or proposed uses of land and buildings in the zone; and
(d) the suitability of the zone for particular uses.

Requirement for third reading

77.1(1) If the board or council refers an objection under subsection 76(5) or 77(5), it must not give the by-law third reading unless

(a) the Municipal Board makes an order under clause (4)(a) confirming the parts of the by-law that were the subject of the objection; or
(b) the board or council, as the case may be, complies with an order of the Municipal Board under clause (4)(b) (alteration of by-law).

Hearing

77.1(2) Subject to subsection 24(3.2) of *The Municipal Board Act*, within 120 days after receiving an objection, the Municipal Board must hold a public hearing to receive representations from any person in respect of the objection.

Order

77.1(4) The Municipal Board must make an order

(a) confirming or refusing to confirm any part of the by-law that was the subject of the objection; or
(b) directing the board or council to alter the by-law in the manner the Municipal Board specifies to address any representations on the objection made at the hearing.

The order may be subject to any terms or conditions the Municipal Board considers advisable.

Notice of decision

77.1(6) The Municipal Board must make the order within 60 days after the hearing is concluded and must send a copy of the order to the board or council that referred the objection and to every person who made a representation at the hearing held under subsection (2).

Objections from public authorities

78(1) Despite sections 76 and 77, an objection to a zoning by-law received from any of the following must be referred to the Municipal Board and dealt with in accordance with the procedure set out in section 77.1:

(a) the minister;
(a.1) the regional planning board, if any land within its region is subject to the zoning by-law;
(b) the board of a planning district;
(c) the council of a municipality;
(d) the Government of Canada.

Transfer of objections

78(2) When an objection is referred to the Municipal Board under

subsection (1), any other objection to the by-law must also be referred to the Municipal Board.

SUBMISSIONS

The City of Steinbach

Lacey Gaudet, City Planner, made the following submission:

- The review of the Zoning By-law was done concurrently with a review of the Official Community Plan adopted by By-law No. 2099 (the "Old OCP").
- By-law No. 2244, to adopt a new Official Community Plan (the "New OCP") was prepared concurrently with the Proposed By-law. The New OCP was approved by the Minister of Municipal and Northern Relations without amendment on August 28, 2025 (the "Ministerial Approval") and Third Reading to By-law No. 2244 was given on September 16, 2025.
- The Zoning By-law was adopted in 2018.
- The Proposed Zoning By-law was prepared as the result of the reviews of the Zoning By-law and the Old OCP.
- Over the past two years the City has provided multiple opportunities for the public, including neighbouring municipalities (the "Neighbouring Municipalities"), to review and comment on the proposed changes to both the Zoning By-law and the Old OCP. These included a public engagement session in September of 2023 and an Open House in January of 2025.
- No formal comments or concerns were expressed by the Neighbouring Municipalities prior to the filing of the Public Authorities Objection.
- Ms. Gaudet provided the following documents:
    - A summary document outlining the major changes from the Zoning By-law to the Proposed By-law.
    - A copy of the Public Authorities Objection which referred to both the Proposed By-law and the New OCP.
    - The Ministerial Approval of the New OCP.
    - The New OCP.
    - A letter from the City to The INN Inc. dated December 6, 2024; regarding the impact of the Proposed By-law on The INN Inc.'s plans to develop an emergency residential shelter (the "Emergency Residential Shelter") at a particular location in the City.
- Several objections from eligible persons regarding the Proposed By-law were raised at the April 2025 Public Hearing that were specific to the proposed Emergency Residential Shelter at a specific location in the City.
- Emergency Residential Shelter is defined in the Zoning By-law; however, it is not a listed use in the Zoning By-law Use Table 3-1.
- The Proposed By-law clarifies the definition of the Emergency Residential Shelter and allows it as a Conditional Use in a number of

zones in the City.

- At the April 2025 Public Hearing The INN Inc. confirmed, however, that it had revised its plans and no longer intended to build the Emergency Residential Shelter but rather develop transitional housing.
- In Council's view, all areas of concern raised in the objections have been addressed.
- The City Planner Report sets out the following major changes sought in the Proposed By-Law:

Part A: Administration (pages 2–13)

- Complete reorganization of the bylaw.
- Elimination of overlap and redundant policies; number of pages reduced from 155 to 106.
- Removed permit requirement for decks anchored to a structure equal to or less than 2 feet above (2.7.g).
- Added note for lot line definitions that Designated Officer shall determine lot lines for irregular shaped lots.

Part B: Zoning Districts

Central Business District (6.2)

- Required parking may be reduced by 1/3 for all uses in the Central Business District (CBD) (6.2).
- Design review considerations have been added:
  - Buildings should be oriented towards the street with entryways facing and connecting directly to the sidewalk.
  - Architectural details, differentiated materials, and glazing on the ground floors of buildings are encouraged. Blank, at-grade street wall conditions exceeding 19.7 feet (6 m) in length should not be permitted on any street-facing building façade.
- New uses proposed in buildings that existed prior to the adoption of this by-law are exempt from parking requirements, except that the amount of accessory parking that existed prior to establishment of the new use shall not be reduced; except where renovation exceeds 50 percent of the structure's assessed value, it is no longer exempt from parking requirements (6.2.11.c).
- Removed the requirement for street edge landscaping (7.6.8).
- Permitted mixed-use dwellings as-of-right in the CBD, still requiring commercial on the main floor.

Transitional POD District (6.3)

- Permitted offices and personal services as-of-right.
- Permitted restaurants and clinics as-of-right in existing buildings (previously required a conditional use).
- Required conditional use approval for drinking establishments (previously permitted).

- Added design review consideration: buildings should be oriented towards the street with entryways facing and connecting directly to the sidewalk.
- Required parking may be reduced by 1/3 for all commercial uses (currently applies only to commercial uses within a multi-story mixed-use building).
- Permitted multi-unit residential as a stand-alone use (previously required commercial on the ground floor).

Part C: Development Standards

General Development Standards

Parking (7.11)

- Replaced requirements that were based on hard-to-measure metrics (e.g., number of chairs).
- Increased parking requirements for high schools and warehouses.
- Allowed electric vehicle charging stations to be counted as parking spaces; a maximum of two stations per lot can be counted towards parking requirements.
- Required all multi-family buildings, including those that can be subdivided, to be hard surfaced.

Setback Standards (7.17)

- Added clarification that no accessory buildings or their projections can be closer than 2 feet from any property line (7.13.2).
- Permitted projections (Table 7-7) added that window wells are permitted into side yard setback up to 2 feet and introduced a maximum length of 8 feet for cantilevers to a maximum of 16 square feet.

Use Specific Development Standards (Table 10-1)

- Addition of new classifications:
    - Data processing centre (bitcoin mining) - Conditional Use in M1, M2, M-MX.
    - Industrial multiplex - Conditional Use in M1, M2, M-MX
    - Solar energy generating systems - Permitted Use in all zones attached to principal building.
    - Detached secondary suites - Conditional Use in DR1, DR2, RR-S, RR.
    - Emergency residential shelter - Conditional Use in R-MX, C1, C2, C3, C4, C-MX, EI:
        - Currently the definition of Emergency residential shelter appears in Zoning By-Law 2100; however, it is not shown as a use within the Use Table. Part of the update to the Zoning By-Law is to update the

definition and add the specific use within Table 10-1 of By-Law 2245.

Dimensional Standards (Table 10-2)

- Changed side yard setback for a corner lot in the 'RSU' Residential Single Use Zone to 8 feet.
- Added note requiring two-unit dwellings on corner lots to have a minimum site width of 70 feet.

Dimensional Standards for Accessory Buildings (Table 10-3)

- Amended maximum floor area in the DR1 and DR2 zones to 1000 square feet.

Part D: Zoning Maps

Made the following map changes:

- Steinbach Arts Council from 'O' Open Space to 'EI' Educational/Institutional.
- Event Centre from Transitional POD to CBD POD and from C1 to C2.
- K.R. Barkman Park: removed from CBD POD.
- Cleaned up existing lots that are split zoned.
- Ensure that all mapping changes reflect all re-zoning applications.
- Reduced the CBD and Transitional POD on the east and south side of Main Street.

Part E: Definitions

- Removed definitions for terms that are not used.
- Eliminated contradictory definitions.
- Combined uses to eliminate overlap including the following:
    - Park and dog park.
    - Auto repair, services, sales and rental & auto parts and supplies, sales.
    - Greenhouse, plant or tree nursery = landscape/garden contractor & landscape or garden supplies.
    - Recreation service, indoor & recreation service, outdoor = community/recreation centre; sports or entertainment arena/stadium, outdoor; amusement enterprise, outdoor; and amusement enterprise, indoor.
    - Revise definition of social services facility and emergency residential shelter, and add new definition of supervised consumption site.

- According to the minutes of the April 2025 Public Hearing, in Item 10.4 Ms. Gaudet recommended two revisions to the Proposed By-law as follows:
    - A revision to change "Personal Services" to a Conditional Use within the "M1" Light Industrial Zone and "M-MX" Industrial Mixed Use Zone.

  - A revision to add "Body Modification" as a Conditional Use within the "M1" Light Industrial Zone and the "M-MX" Industrial Mixed Use Zone. (the "City Planner Recommendations")
- Following Second Reading to the Proposed By-law, a Notice of Action was issued by the City inviting further objections. The Further Objections were filed with the City.
- The Public Authorities Objection pertains to the City's proposed changes to the Old OCP. The Public Authorities Objection does not identify any specific concerns or provisions respecting the Proposed By-law.
- The Proposed By-law does not propose any zoning changes to land uses adjacent to shared municipal boundaries.
- There are no changes to the boundaries of the commercial area, or the industrial area and no boundary lands with neighbouring municipalities are being rezoned.

Community Planning Branch

Ellen Enns, Regional Manager, made the following submission:

- The Community Planning Branch submitted a Planning Report to Council dated March 28, 2025 regarding the Proposed By-law (the "Planning Report").
- The Proposed By-law had been circulated to various government agencies and departments seeking comments and/or concerns with the Proposed By-law. No concerns were identified.
- The Proposed By-law is generally consistent with the New OCP.
- The Community Planning Branch recommended two minor amendments to the Proposed By-law:
  - "Recreation Centre, Indoor" and "Recreation Centre, Outdoor" be added as Conditional Uses in all or some of the "RSU", "RLD", "RMD", and "RHD" zones.
  - Part of SW 34-6-6E (Roll 425000), Lot 59 Plan 69059 (Roll 425187), Lot 58 Plan 69059 (Roll 425186), Lot 60 Plan 69059 (Roll 425188), Lot 61 Plan 69059 (Roll 425189), Parcel A-F Plan 69059 (Roll 425190 – Labelled as "RSF" but should be labelled as "RSU" as per the new zoning name in By-law 2245. (the "Community Planning Recommendations")

The Public Authorities

Dianne Himbeault, Planning Consultant, made the following submission on behalf of the Public Authorities:

- As the result of the approval of the New OCP by the Minister, the concerns of the Public Authorities are no longer applicable as they do not object to the Proposed By-law itself.

- The Public Authorities did have concerns about the timelines and overlap that results when a development plan and zoning by-law are reviewed concurrently. They believe that a zoning by-law should not be considered until a development plan has been adopted.
- The Public Authorities would like the Proposed By-law to include provisions for consultation with them but acknowledged that that type of policy is more appropriate for the New OCP.
- She suggested that planning tools such as secondary plans or plan overlays could be added to zoning by-laws to address specific issues, but also acknowledged that these tools were more appropriate for a development plan.
- She noted that the Rural Municipality of La Broquerie ("La Broquerie") Development Plan provides that any development in the municipality within two miles of the City requires the approval of both the City and La Broquerie. The Rural Municipality of Ste. Anne ("Ste. Anne") Development Plan provides that no new commercial/industrial areas will be permitted within two miles of the City. The Rural Municipality of Hanover ("Hanover") Development Plan requires consultation with the City for any development within the transitional area. There is no reciprocal policy in the City's Old OCP, nor the New OCP, that requires consultation with the Public Authorities.

The City of Steinbach

Troy Warkentin, City Manager, made the following submission:

- He has been employed by the City for thirty-one years and has been City Manager since 2014.
- He disagrees with the concept of incorporating plan overlays or secondary plans into zoning by-laws.
- The transitional zones surrounding the City are in place to ensure that the City can grow in an orderly fashion.

The Further Objections

Of the seventeen written objections, thirteen generally object to the Proposed By-law, but provide no further detail nor basis for the objections. Four of the Further Objections state that they object to the Proposed By-law because they are of the view that the Emergency Residential Shelter should be built at a specific location "without a conditional use permit".

ANALYSIS AND DECISION

In its review of this matter, the Board is required to consider relevant planning policies and the core principles presented by the Parties and outlined in the Act. Section 68 of the Act requires that a zoning by-law must be generally consistent with the development plan and any secondary plan.

Accordingly, the Board has given careful consideration to the Act, as well as the written material and oral presentations provided by the Parties at the Hearing.

With respect to the Public Authorities Objection, both the Public Authorities and the City agree that the issues raised in the Public Authorities Objection specifically relate to the New OCP and are not applicable to the Proposed By-law.

The Board agrees that the concurrent review of the Proposed By-law, along with the New OCP, can be problematic but recognizes that a concurrent review is not prohibited under the Act.

The Board agrees that concerns expressed by the Public Authorities regarding consultation and transitional area issues are issues that are best addressed in the New OCP and are not relevant to the Proposed By-law. The Board encourages the City to consider such reciprocal consultation in the next review of the OCP in the spirit of cooperation and collaboration with neighbouring municipalities.

The Board heard that there were two sets of recommendations proposing amendments to the Proposed By-law: the City Planner Recommendations and the Community Planning Recommendations.

Council Resolutions at Items 30 and 31 of the Minutes of the April 2025 Public Hearing refer to First and Second Reading to the Proposed By-law "as amended" without citing what the amendments were.

The Board notes that the Certified Copy of the Proposed By-law, filed with the Board following Second Reading, does not incorporate the amendments included in either the City Planner Recommendations nor the Community Planning Recommendations. The Board is unable to comment on whether such recommendations should be incorporated into the Proposed By-law, as no evidence was submitted to verify the intent of Council regarding those recommendations. In the Board's opinion, the City should review those recommendations and consider the appropriateness of incorporating them into the Proposed By-law.

The Board notes that although the Further Objections were filed with the City following Second Reading to the Proposed By-law, no further written submissions nor oral presentations were made at the Hearing. The Board carefully reviewed the Further Objections and finds that thirteen state no reason for the objection and four relate to a proposed Emergency Residential Shelter at a specific location in the City. The Board heard that The INN Inc., the proponent of the Emergency Residential Shelter, has altered its plans and no longer intends to proceed with the project. Given the testimony of the City Planner, regarding the Emergency Residential Shelter, and that there were no presentations or submissions to the Board made at the Hearing, the Board is

satisfied that the concerns that led to the Further Objections have been addressed.

With respect to whether the Proposed By-law is generally consistent with the New OCP, no evidence was presented to the Board to suggest that it was not. In fact, the Board heard from the Community Planning Branch that the Proposed By-law is generally consistent with the New OCP. The Community Planning Branch is responsible for reviewing the Proposed By-law and ensuring that it is consistent with the New OCP. In addition, the Board reviewed the major changes to the Proposed By-law, outlined by the City Planner, and compared these changes to the New OCP. The Board is satisfied, based on the evidence of Community Planning Branch and its review of the New OCP, that the Proposed By-law is generally consistent with the New OCP.

THEREFORE, THE BOARD ORDERS:

1) That the City of Steinbach By-law No. 2245 **BE CONFIRMED**.

2) That a fee in the amount of $50 be paid by the City of Steinbach.

FOR THE MUNICIPAL BOARD

November 28, 2025
Date

Chris Fulsher, Acting Chair

E. Wills
Erin Wills, Secretary

CITY OF STEINBACH

By-Law No. 2245

BEING A BY-LAW of the City of Steinbach to adopt the Steinbach Zoning By-Law regulating the use of land and location of buildings and structures in the City of Steinbach.

WHEREAS Section 68 of The Planning Act requires that a municipal council must adopt a zoning by-law that is generally consistent with the development plan by-law and any secondary plan by-law in effect in the municipality.

NOW THEREFORE the Council of the City of Steinbach, in meeting duly assembled, enacts as follows:

1. THAT the City of Steinbach Zoning By-Law attached hereto and marked Schedule "A" be and the same is hereby adopted.

2. THAT By-Law 2100, be repealed.

DONE AND PASSED in Council duly assembled this __day of _____, 2025.

_____
Mayor

_____
City Manager

Read a first time this 1st day of April, 2025.
Read a second time this 1st day of April, 2025.
Read a third time this ___ day of _____, 2025.

Certified copy of By-Law 2245, given second reading on the 1st day of April, 2025.

_____
City Clerk

Certified copy of By-Law 22455, given third reading on the ___ day of _____, 2025.

_____
City Clerk

MMSM
Multi-Material
Stewardship Manitoba

December 17, 2025

City of Steinbach
Jody Modler, City Hall Accounting
225 Reimer Avenue
Steinbach, MB, R5G 2J1

Attention: Jody Modler

Re: 2026 Municipal Recycling Funding Payments

MMSM will provide the 2026 funding to communities on a quarterly basis in four equal payments. As in past years, the methodology for funding payments is calculated each year based on the median three-year rolling average net costs for each program by population group. The basis for the payment to each community is calculated using the number of tonnes in the most recently completed cost monitoring survey.

Based on this methodology, the City of Steinbach will receive $330,828.93 for 2026, paid in four equal payments in April, July, October, and January. This amount represents 870 tonnes of recycled material, including eligible OCC, at a rate of $395.02 per tonne. This amount does not include the portion owed from newspaper stewards.

The amount of in-kind advertising owed from newspaper stewards for 2026 is $12,840.94. For more information on the In-Kind Advertising Program, please visit stewardshipmanitoba.org or contact us at inkind@stewardshipmanitoba.org.

MMSM requires all communities to submit at minimum, quarterly (April, July, October, and January) tonnage reports via the online reporting system. We encourage you to review the list of materials accepted under your residential recycling program to ensure you are capturing all mandatory accepted materials under our program.

If you are planning to make changes to your residential recycling program, regarding either collection or processing, please consult with MMSM in advance to confirm these changes will improve the efficiency and effectiveness of your program. Our team is available to assist communities with reviewing existing programs to minimize costs, analysis of potential improvements including capital purchases, contractual changes to collection and processing, and providing tools and assistance for promoting local recycling programs.

We would like to thank you for your ongoing commitment to residential recycling in your community. If you have any questions, please contact our team at (204) 953-2010 or toll free at (877) 952-2010. We can also be reached via email at municipalservices@stewardshipmanitoba.org.

Regards,

K Melnychuk

Karen Melnychuk, Executive Director
Multi-Material Stewardship Manitoba

CITY OF STEINBACH
RECEIVED
DEC 19 2025
FILE_____

Eastman Regional Municipal Committee

Southern Sub-Committee Meeting Minutes

December 8th, 2025 @ 1:30 pm

Village St Pierre Jolys Council Chambers - 701 Jolys Ave E, St. Pierre Jolys, MB

Present:	Marc Proulx - Chair	Village of St. Pierre-Jolys
	Michelle Gawronsky - Virtual	R.M. of Stuartburn
	Brian Esau	R.M. of Hanover
	Jac Siemens	City of Steinbach
	Mark Bernard	R.M. of Piney
	Paul Gilmore	R.M. of Montcalm
	Fernand Piche	R.M. of La Broquerie
	Bruno Hebert	R.M. of De Salaberry
	Richard Pellitier	R.M. of Ste. Anne
	Brandon Burley	Southern Manitoba Cabinet Office Leader
	Tina Bubenzer	Village of St. Pierre-Jolys
	Martin Van Osch	Administrator

Call Meeting to Order
The meeting was called to order 1:30 pm

1. Agenda

Moved Mark Bernard and seconded by Fernand Piche
BE IT RESOLVED THAT the agenda for the December 8th 2025 meeting is hereby adopted.
Carried

2. Additions/Amendments to Agenda

- Silica Sand Project
  - Steinbach preparing a letter of objection to the Silica Sand Project. Members discussed silica mining and the proposed changes in the project. The letter of objection will be circulated to ERMC municipalities to consider endorsing

- State of Manitoba Health Care Letter
  - Concerns about healthcare capacity issues, particularly regarding hospital bed availability and emergency department closures, with Marc sharing updates from his meetings with the Minister of Health and Premier.

3. November 10th SSC Chapter Meeting Minutes

Moved Jac Siemens and seconded by Brian Esau
BE IT RESOLVED THAT the minutes of the November 10th 2025 meeting are hereby adopted as presented.

Carried

4. Financial Statement – November 2025

Moved Fernand Piche and seconded by Paul Gilmore
BE IT RESOLVED THAT the financial statements for November 2025 are hereby accepted as presented.

Carried

5. Strategic Systems Engineering – Hank Venema
    - Hank presented on strategic systems engineering and flood protection projects, highlighting the importance of climate resilience and the use of modern data sources for hydrologic modeling. The presentation included information on funding opportunities for water projects and the potential impact of climate change on the Roseau River watershed.
    - He presented a new approach to flood protection and phosphorus removal using managed engineered wetlands and cattail harvesting.
    - There was discussion on the water management challenges in the Stuartburn area, particularly regarding cross-border drainage issues with the United States.

6. Correspondence
    a. Northern Sub-Committee Correspondence
        - Noted

7. Unfinished Business
    a. Infrastructure and Transportation

    Highway improvements and upgrades, including PR210, PR302, PR52, PTH 59/twinning, PTH 12, PTH1/PR206 intersection and PR201. This also covers the Manitoba-Minnesota Transmission Line, improved highway signage, the Highway #1 Business Park
        - 5-year MTI Plan Update
            - the 2026-2030 5-year plan would be released in early January
        - There was discussion regarding drainage and water management issues, particularly regarding highway ditches and beaver activity. There's a complex jurisdictional challenge between municipal, provincial, and MTI responsibilities

    b. Healthcare and Medical Services

    This includes the development of assisted living facilities, staff and doctor recruitment at Bethesda Hospital, the regional status of Ste. Anne Hospital, regional

status of Vita Hospital, regional status of St. Pierre-Jolys Hospital, LPN training in Steinbach, the setup of urgent care.

- AMBM hosting a Ministerial meeting at the Provincial Legislative Building on December 11th. Members will be allowed 4 minutes to speak.

c. Water Management

Focuses on international drains along the border, domestic water supplies, regional wastewater systems, additional water supply for Pembina Valley Water Coop, and water retention in the Roseau River Watershed.

- The group discussed concerns about water salination and aquifer depletion east of the Red River, with saltwater contamination in the wells.
- MagoGIS was discussed as a tool to track aquifer levels and salinity changes over time in the region, and it was suggested that this could help understand the movement of brackish and saline water in the groundwater system.

d. Economic Development

Encompasses the Caucus PTH 75 Trade Group, business development zones along PTH 1, regional library initiatives, cellular coverage, crownlands acquisition, Ste. Anne school and Grunthal School

- Members discussed the regional library initiative.
- The discussion also covered a pilot project for residential development using Premier's Echo flow technology for the treatment of wastewater. The system could allow for increased residential density in rural areas.
- Grunthal School construction underway.

e. Environmental Concerns

Addresses weed control for water hemp, the protection of endangered species conflicting with construction projects, invasive species control, compost waste pilot projects, the protection of the Sandilands Aquifer.

- Pembina Valley Water Coop receiving funds for upgrades, to include improvements of the intake in the Red River.

8. New Business

- Media Release
  - No news on the MTI media release

9. Round Table Discussions
   - Piney had a meeting with CN regarding railway issues
   - Highway 209 bridge restoration and Highway 201 culvert replacement/expansion.

10. Next Committee Meeting

- Monday January 12th 2026 at 1:30 pm
  RM of Tache Municipal Office
  28007 Mun Road 52N, Dufresne, MB

11. Adjournment

Moved Bruno Hebert and seconded by Richard Pellitier

BE IT RESOLVED THAT this meeting is hereby adjourned at 3:58 p.m.

Carried

Seine Rat Roseau Watershed District

154 Friesen Avenue, Steinbach, MB, R5G 0T5
Telephone: (204) 326-1030
www.srrwd.ca

Minutes

November 18, 2025

BOARD MEMBERS PRESENT:
Ed Penner, Chair SD-6 and Chair of Board
Brian Grier, Chair SD-3&4
Diana Cline, Vice-Chair SD-6
Ken Prociw, Chair SD -8
Natashia Lapeire, Chair SD-9 and Vice-Chair of Board
Neil Claringbould, Chair SD-2
Stan Toews, Chair SD-7
Les Schewe, Provincial Appointee

REGRETS:
Harold Janzen, Chair SD-5

GUESTS: Kelsey Benson, Provincial Watershed Planner

STAFF:
Joey Pankiw, Manager
Dani Gosselin, ALUS/PAC Coordinator
Chris Randall, Project Supervisor
Béatrice Mukahirwa, Financial Administrator
Virginia Janzen, ReGen Coordinator

I. CALL TO ORDER at 9:00 a.m.

II. APPROVAL OF AGENDA

221-2025: Brian Grier – Stan Toews
BE IT RESOLVED THAT the Agenda be approved with the addition of Item C under Finance to void stale dated cheques

CARRIED

222-2025: Natashia Lapeire – Ken Prociw
BE IT RESOLVED THAT the Board excuse Harold Janzen from today's meeting.

CARRIED

III. APPROVAL OF MINUTES

a. Regular Meeting Minutes for October 21, 2025
b. Electronic Meeting Minutes for October 27, 2025

223-2025: Les Schewe – Neil Claringbould
BE IT RESOLVED THAT the Regular Meeting Minutes of October 21, 2025 and the Electronic Meeting Minutes for October 27, 2025 be approved as circulated.

CARRIED

IV. CHAIR REPORT

- Committee appointments will happen at the December Board Meeting
- Attended a meeting at the RM of Hanover office with staff from SRRWD regarding the Warkentin water retention and a neighbourly dispute
- Red River Basin Gala was held in Morris last week and was well attended
- Roseau River Internation Watershed meeting was held in Dominion City with a presentation on the fish ladder project at the Dominion City dam

V. MANITOBA ASSOCIATION OF WATERSHEDS REPORT

- Board Governance training has been completed for all MAW Board members
- Living Labs is going to experience a budget cut but not clear on how much it will be

VI. SUB-DISTRICT & PAC/LGC REPORTS

SD 2

- Attended the Growing Roots Wrap-up luncheon in Roseau River Park Hall with amazing speaker, Kevin Almey, and great food
- The study has been completed for Gardenton Community Pastures and final details will be completed shortly
- Have met with the stakeholders for the Dominion City dam project on November 5th; have decided that the next step will be to get the site surveyed and tenders have been sent out to find a company to complete this task

SD 3 & 4

- Held a sub district meeting on November 5th
- The entrance to Pansy Pastures has been cleaned and brushed to make access better

224-2025: Brian Grier – Neil Claringbould

BE IT RESOLVED THAT they move forward with brush clearing on the berm at De Salaberry Water Retention as part of maintenance and structural integrity with cost up to $5,000 plus taxes.

CARRIED

SD 5

- Nothing to report

SD 6

- The Peace Trail group has been in contact with staff for upgrades to trails at TCDC

SD 7

- Work continues at the Brandt water retention project – the contractor is waiting to continue once the ground firms up from frost

SD 8

- Nothing to report

SD 9

- new sub district member joined at the annual general meeting from the Town of Ste. Anne

ALUS

225-2025: Natashia Lapeire – Les Schewe

BE IT RESOLVED THAT the Board approves the PWCP Nitrogen Management Applications for the use of Dual Inhibitors as funding becomes available for the following producers: Harlan Friesen located in SD 8 for using Neon Air on 243 acres for total funding of $782.00; Candyview Farms (Gerald Janssen) located in SD 7 for using Neon air on 221 acres for total funding of $1,115.63.

CARRIED

226-2025: Les Schewe – Diana Cline

BE IT RESOLVED THAT the Board approves the PWCP Nitrogen Management Applications for the use of PCU's as funding becomes available for the following producers: Francisco Peters Klassen located in SD 2 for using SuperU on 381 acres for total funding of $5,278.59; Glen Chubey located in SD 5 for using SuperU on 20 acres for total funding of $461.40.

CARRIED

227-2025: Les Schewe – Brian Grier

BE IT RECOMMENDED TO THE BOARD that they approve the PWCP Nitrogen Management Applications for the use of Split Application as funding becomes available for the following producers: Orlando Friesen & Son Inc. (Nathan Friesen) located in SD 2 for doing split application on 320 acres for total funding of $2,560.00; and Harlan Friesen located in SD 8 for doing split application on 243 acres for total funding of $2,272.05.

CARRIED

228-2025: Les Schewe – Natashia Lapiere

BE IT RECOMMENDED TO THE BOARD that they approve the PWCP Nitrogen Management Applications for Soil Testing as funding becomes available for the following producers: Orlando Friesen & Son Inc. (Nathan Friesen) located in SD 2 for soil testing on 640 acres for total funding of $2,698.75; Wendell Penner located in SD 9 for soil testing 1359 acres for total funding of $2,617.29

CARRIED

229-2025: Les Schewe – Ken Prociw

BE IT RECOMMENDED TO THE BOARD that they approve the following PWCP Nitrogen Management Applications for Agronomic Support as funding becomes available for Wendell Penner located in SD 9 for crop planning support for 1359 acres for total funding of $2,534.54

CARRIED

230-2025: Les Schewe – Brian Grier
BE IT RECOMMENDED TO THE BOARD that they approve the PWCP Nitrogen Management Applications for an Equipment Upgrade as funding becomes available for Harland Friesen located in SD 8 for upgrading his seeder with Atomjet mid row banders for total funding of $8,000.00.

CARRIED

231-2025: Les Schewe – Stan Toews
BE IT RECOMMENDED TO THE BOARD that they approve the PWCP Cover Crop Application for Alvin's Crops (Cheryle Warkentine) located in SD 8 for expanding the alfalfa/oat crop with total funding of $20,000 (has reached the maximum payout amount) as funding becomes available.

CARRIED

232-2025: Les Schewe – Natashia Lapeire
BE IT RECOMMENDED TO THE BOARD that they approve the following PWCP Pasture Improvement project for Jordan Heino located in SD 7 south of Mitchell for 45 acres of pasture that has been overseeded with a blend of legumes for total funding of $2,250.00 as funding becomes available

CARRIED

VII. MANAGER'S REPORT

- have been applying for different grants for water retention projects
- the GROW grant will be completed and sent in by next week
- working on a pollinator program and applying for a grant for the new program
- Pansy pastures water retention has had the tenders sent out to four companies and deadline is December 1st for quotes to be submitted
- ALUS year end reporting will be completed by mid December

VIII. FINANCE REPORT

a. Expenses for approval

233-2025: Les Schewe – Ken Prociw
BE IT RESOLVED THAT THE BOARD approve the monthly financial expenses as presented by the Finance Committee for a total of $189,502.09; whereas, cheques 10455 to 10511 are approved for $134,687.08; payroll for $16,326.63; direct deposits for $20,127.38; pre-authorized withdrawals for $18,361.00.

CARRIED

b. Provincial Report

234-2025: Les Schewe – Natashia Lapeire
BE IT RESOLVED THAT THE BOARD approves the October Provincial Report as presented.

CARRIED

c. Stale Dated Cheques

235-2025: Natashia Lapeire – Stan Toews
BE IT RESOLVED THAT THE BOARD approves voiding stale dated cheques for Ryan Faucher #10351 dated May 13, 2025 (direct deposit will be issued to Ryan Faucher November 18, 2025) and Silver Eye Sports #10358 dated May 29, 2025 (new cheque # will be issued to Silver Eye Sports dated November 18, 2025).

CARRIED

IX. MANITOBA WATERSHED PLANNER REPORT

- two new staff have been hired for Watershed Planning based out of the Brandon office
- the provincial mileage rates have changed as of October 1, 2025
- GROW proposals for grants are due by November 28th
- the Manitoba Government is creating an aquatic invasive species prevention fund

X. NEW BUSINESS/CORRESPONDENCE

a. Request from RM of Taché
- Received as information a letter from the municipality regarding deadfall along the Seine River

b. Extra Expense for Well Sealing – Dwayne Koop
236-2025: Brian Grier – Natashia Lapeire
BE IT RESOLVED THAT THE BOARD approves the invoice from Dwayne Koop for exposing the casing for his well to get the well sealed by Friesen Drillers for cost of $600.

CARRIED

c. Voting Delegates for MAW Annual Meeting
- Representatives for SRRWD will be Stan Toews, Brian Grier and Ed Penner

CARRIED

XI. OLD BUSINESS

XII. POLICY COMMITTEE

- will update the policy regarding electronic resolutions and will update the Code of Conduct

XIII PERSONNEL COMMITTEE

- annual general meeting was well attended and ran smoothly

XIV. RENOVATIONS COMMITTEE

- nothing to report

XV. NEXT BOARD MEETING

Tuesday, December 16, 2025

XVI. ADJOURNMENT

237-2025: Natashia Lapeire – Stan Toews
BE IT RESOLVED THAT the BOARD adjourn at 10:35 a.m.

CARRIED

Ed Penner, SRRWD CHAIR OF THE BOARD	**Joey Pankiw, MANAGER**

Seine Rat Roseau Watershed District
154 Friesen Avenue, Steinbach, MB, R5G 0T5
Telephone: (204) 326-1030
www.srrwd.ca

Electronic Meeting – MINUTES

November 21, 2025

BOARD MEMBERS PRESENT:
Ed Penner, Chair SD-6 and Chair of Board
Natashia Lapeire, Chair SD-9 and Vice-Chair of Board
Harold Janzen, Chair SD-5
Stan Toews, Vice-Chair SD-7
Les Schewe, Provincial Appointee
Neil Claringbould, Chair SD-2
Brian Grier, Chair SD-3&4
Diana Cline, Vice-Chair SD-6
Ken Prociw, Chair SD-8

STAFF: Joey Pankiw,

238-2025: Harold Janzen: Diana Cline
BE IT RESOLVED THAT THE BOARD approves accepting AAE Tech Ltd proposal for survey and design work for the Dominion City Dam Fish Passage project for $35,000.

In Favour: Ed Penner, Natashia Lapeire, Neil Claringbould, Harold Janzen, Brian Grier, Ken Prociw, Les Schewe, Stan Toews, Diana Cline

Opposed: None

CARRIED

ED PENNER, CHAIR OF THE BOARD

JOEY PANKIW, MANAGER

ROYAL BANK
REPORT NO.: 0106-00000 7597770000
RUN DATE: 2025 DEC 17
RUN TIME: 11:25:25

PAYMENT DISTRIBUTION SERVICE
FILE INPUT PAYMENT CONFIRMATION REPORT

BUSINESS DATE: 2025 DEC 17

CITY OF STEINBACH 759777-0000 PDS CAD INST/BRANCH: 0003 ACCOUNT NO. 1003383

FILE CREATION NUMBER: 0388

FILE CREATION DATE: 2025 DEC 17

DUE DATE	VALUE DATE	SELECT DATE	NUMBER OF PAYMENTS	TOTAL AMOUNT
2025 DEC 19	2025 DEC 19	2025 DEC 18	175	230,587.14CR
VALID TRANS FOR	759777		175	230,587.14CR
REJECTED TRANS FOR	759777		0	0.00CR
T-ERROR TRANS FOR	759777		0	0.00CR
GRAND TOTAL FOR	759777		175	230,587.14CR

Total: $320,983.89

2025 CRA REMITTANCES

*Biweekly Payperiod #_26_*

Business # RP0001 (rate type B)	CPP EE	CPP ER	TOTAL
FT Employees	$10,608.93	$10,608.93	$21,217.86
	EI EE	EI ER	
	$2,129.62	$2,498.05	$4,627.67
	FED TAX EE	PROV TAX EE	
	$31,867.52	$23,163.86	$55,031.38

RP0001 TOTAL $80,876.91

Business # RP0002 (rate type A)	CPP EE	CPP ER	TOTAL
PT Employees	$1,994.93	$1,994.93	$3,989.86
	EI EE	EI ER	
	$777.98	$1,089.05	$1,867.03
	FED TAX EE	PROV TAX EE	
	$2,006.57	$1,656.38	$3,662.95

RP0002 TOTAL $9,519.84

TOTAL REMITTANCES: $90,396.75

CPP TOTALS		
	EE	$12,603.86
	ER	$12,603.86
TOTAL CPP		**$25,207.72**
EI TOTALS		
	EE	$2,907.60
	ER	$3,587.10
TOTAL EI		**$6,494.70**
FEDERAL TAX		$33,874.09
PROVINCIAL TAX		$24,820.24
TOTAL TAX		**$58,694.33**

Supplier : 0001 To STMP000224
Batch : All

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Supplier Code / Invoice No.	Supplier Name / Description	Batch	Invoice Date	Due Date	Invoice Amount	Paid Amount	Discount Amount
1427	1ST CHOICE CONVENIENCE						
1276573-3	FD DRILL DEC 16/25	1233	16-Dec-2025	16-Dec-2025	31.72	31.72	0.00
	Supplier Totals :				31.72	31.72	0.00
0045	ABC FIRE & SAFETY EQUIPMENT						
1000320787	RESCUE EQUIPMENT	1233	11-Dec-2025	11-Dec-2025	131.35	131.35	0.00
1000320789	TRAVERSE MULE,ORANGE PINS,BLACK CLIPS	1233	11-Dec-2025	11-Dec-2025	3,483.20	3,483.20	0.00
	Supplier Totals :				3,614.55	3,614.55	0.00
5913	ACCESS LIFTS & ELEVATORS LTD						
2057	AQ-SHOWER CHANGE TABLE	1229	08-Dec-2025	08-Dec-2025	10,590.00	10,590.00	0.00
2058	AQ-SUPPLY & INSTALL STATIONARY LIFT	1229	08-Dec-2025	08-Dec-2025	6,060.00	6,060.00	0.00
	Supplier Totals :				16,650.00	16,650.00	0.00
5337	ASSOCIATED ENGINEERING (SASK.) LTD						
466963	LIFT STATION #2 UPGRADES TO NOVEMBER 7 2025	1235	24-Nov-2025	24-Nov-2025	186.90	186.90	0.00
	Supplier Totals :				186.90	186.90	0.00
1458	ASSOCIATION OF MANITOBA MUNICIPALITIES						
172466	RADIOS-4,SERVICE TO RADIOS	1233	15-Dec-2025	15-Dec-2025	4,034.54	4,034.54	0.00
AMM179724	TIRE REPAIR-LUCY F	1219	04-Dec-2025	04-Dec-2025	46.52	46.52	0.00
AMM179725	#2021 TIRE REPAIR	1219	04-Dec-2025	04-Dec-2025	65.54	65.54	0.00
AMM180736	#1975 TIRE,TIRE CHANGEOVER	1217	05-Dec-2025	05-Dec-2025	682.24	682.24	0.00
AMM180737	T-159 TIRE REPAIR	1219	05-Dec-2025	05-Dec-2025	41.14	41.14	0.00
AMM180738	T-164 TIRE REPAIR	1217	05-Dec-2025	05-Dec-2025	42.01	42.01	0.00
AMM185385	#2021 TIRE REPAIR	1219	09-Dec-2025	09-Dec-2025	51.14	51.14	0.00
AMM185387	#2021 TIRE REPAIR	1219	09-Dec-2025	09-Dec-2025	39.77	39.77	0.00
AMM185665	PVC COUPLING	1228	09-Dec-2025	09-Dec-2025	2.31	2.31	0.00
AMM188993	T-121 TIRES,INSTALL,BALANCE	1228	12-Dec-2025	12-Dec-2025	1,505.95	1,505.95	0.00
AMM188994	T-143 TIRE REPAIR	1229	12-Dec-2025	12-Dec-2025	41.14	41.14	0.00
AMM192703	JUNCTION BOX,ELBOWS,ADAPTERS,CONDUIT	1228	15-Dec-2025	15-Dec-2025	171.34	171.34	0.00
AMM192704	PVC TERM ADAPTERS,LOCKNUTS	1228	15-Dec-2025	15-Dec-2025	11.91	11.91	0.00
	Supplier Totals :				6,735.55	6,735.55	0.00
5525	AUTO PARTS CENTRAL						
60UR5979	#1966 TOOL KIT,COUPLING,NUTS,TUBING CUTTER,BRAKE LINER	1217	01-Dec-2025	01-Dec-2025	102.11	102.11	0.00
	Supplier Totals :				102.11	102.11	0.00
5300	BARON MARTIN						
EXP 12/10/25	EMPLOYEE FITNESS PURCHASE-MARTIN B	1243	11-Dec-2025	11-Dec-2025	200.00	200.00	0.00
EXP 12/16/25	EMPLOYEE CLOTHING PURCHASE-MARTIN B	1243	16-Dec-2025	16-Dec-2025	310.18	310.18	0.00
	Supplier Totals :				510.18	510.18	0.00
4985	BARTEL MALLORY						

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EXP 12/10/25	EMPLOYEE CLOTHING PURCHASE-MALLORY B	1244	10-Dec-2025	10-Dec-2025	365.60	365.60	0.00
	Supplier Totals :				365.60	365.60	0.00
2527	BELL CANADA						
X01528565925120	MICROSOFT 365 BUSINESS STANDARD SUBSCRIPTION NOV 26-DEC 25/25	1206	07-Dec-2025	07-Dec-2025	1,983.80	1,983.80	0.00
	Supplier Totals :				1,983.80	1,983.80	0.00
2884	BEZDITNY MICHELLE						
2025	SCDC BOARD HONORARIUM-1 MEETING	1257	19-Dec-2025	19-Dec-2025	60.00	60.00	0.00
	Supplier Totals :				60.00	60.00	0.00
5914	BIL SECURITY SERVICES CANADA LTD						
120373	CH-ANNUAL MONITORING FEE	1236	15-Dec-2025	15-Dec-2025	604.80	604.80	0.00
120375	OPS-ANNUAL,MONTHLY MONITORING FEE	1231	15-Dec-2025	15-Dec-2025	604.80	604.80	0.00
120443	PS#3 UPGRADE AND ALARM TAKEOVER	1228	17-Dec-2025	17-Dec-2025	1,250.67	1,250.67	0.00
120445	PS#3 ANNUAL MONITORING FEE	1228	17-Dec-2025	17-Dec-2025	604.80	604.80	0.00
	Supplier Totals :				3,065.07	3,065.07	0.00
5291	BORDER BROKERS						
B00560436	T102-CROSS BORDER COURIER-GEARBOX	1258	19-Dec-2025	19-Dec-2025	79.15	79.15	0.00
	Supplier Totals :				79.15	79.15	0.00
1732	BRENNTAG CANADA INC						
47040040	AQ-RETURNED SODIUM HYPO-3,HYDROCHLORIC ACID-7	1217	05-Dec-2025	05-Dec-2025	-210.00	-210.00	0.00
47040046	AQ-HYDROCHLORIC ACID-8.SODA ASH DENSE	1217	05-Dec-2025	05-Dec-2025	872.62	872.62	0.00
	Supplier Totals :				662.62	662.62	0.00
0316	BRISTAL HAULING						
50548	RECYCLING SERVICE-NOVEMBER 2025	1232	30-Nov-2025	30-Nov-2025	50,049.48	50,049.48	0.00
	Supplier Totals :				50,049.48	50,049.48	0.00
3846	BUSY-BEE SANITARY SUPPLIES INC.						
WO50204	HAND SANITIZER,GARBAGE BAGS,WAX BAGS,TOILET TISSUE,ICE MELT,HAND TOWELS	1224	11-Dec-2025	11-Dec-2025	1,680.27	1,680.27	0.00
	Supplier Totals :				1,680.27	1,680.27	0.00
0315	CANADA LIFE						
OCT-DEC 2025	CONTRIBUTION TROY WARKENTIN OCT-DEC 2025	1239	12-Dec-2025	12-Dec-2025	3,089.80	3,089.80	0.00
	Supplier Totals :				3,089.80	3,089.80	0.00
2326	CANADA POST CORPORATION C/O SNC-LAVALIN PROFAC						

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40065649	NEIGHBOURHOOD MAIL-4,785 PIECES	1232	16-Dec-2025	16-Dec-2025	663.20	663.20	0.00
	Supplier Totals :				663.20	663.20	0.00
0248	CANADIAN RED CROSS SOCIETY						
CRC-1012664	STANDARD FIRST AID	1234	10-Dec-2025	10-Dec-2025	157.50	157.50	0.00
	Supplier Totals :				157.50	157.50	0.00
0076	CANADIAN TIRE REAL ESTATE LIMITED						
1205252100	STEP STOOL	1217	05-Dec-2025	05-Dec-2025	118.70	118.70	0.00
1208255612	QUICK FILL FUNNEL	1217	08-Dec-2025	08-Dec-2025	14.55	14.55	0.00
1209253955	DRILL BIT SET	1217	09-Dec-2025	09-Dec-2025	16.79	16.79	0.00
1209255543	#1991 LOCKING CHAIN WRENCH	1217	09-Dec-2025	09-Dec-2025	31.35	31.35	0.00
1212254059	HEX NUTS,BATTERIES	1229	12-Dec-2025	12-Dec-2025	35.99	35.99	0.00
	Supplier Totals :				217.38	217.38	0.00
3768	CASTERLAND WINNIPEG						
INW65855	SWIVEL WHEELS,RIGID WHEELS	1232	05-Dec-2025	05-Dec-2025	1,447.63	1,447.63	0.00
	Supplier Totals :				1,447.63	1,447.63	0.00
5221	CASTLE PEST CONTROL						
31099	PEST CONTROL-DECEMBER 8 2025	1219	08-Dec-2025	08-Dec-2025	43.58	43.58	0.00
	Supplier Totals :				43.58	43.58	0.00
5240	CLARK KEN						
EXP 12/07/25	EMPLOYEE CLOTHING/BOOT PURCHASE-KEN C	1245	11-Dec-2025	11-Dec-2025	575.00	575.00	0.00
	Supplier Totals :				575.00	575.00	0.00
0104	CLEARTECH INDUSTRIES INC.						
INV1189292	REGAL CHLORINATOR SERVICE	1228	27-Nov-2025	27-Nov-2025	5,429.24	5,429.24	0.00
	Supplier Totals :				5,429.24	5,429.24	0.00
5644	COMMERCIAL TRUCK EQUIPMENT-CALGARY						
WI-04619821-0	T-136 PARTS	1232	27-Nov-2025	27-Nov-2025	312.44	312.44	0.00
	Supplier Totals :				312.44	312.44	0.00
3678	CORPELL'S WATER						
6326194	LF WATER-6	1232	11-Dec-2025	11-Dec-2025	49.95	49.95	0.00
	Supplier Totals :				49.95	49.95	0.00
2460	CRIKSIDE ENTERPRISES LTD						
284653	SPARK PLUGS	1217	01-Dec-2025	01-Dec-2025	55.41	55.41	0.00
	Supplier Totals :				55.41	55.41	0.00
2152	DELL CANADA INC						
1019011362	DUAL VESA MOUNT BRACKET	1236	29-Nov-2025	29-Nov-2025	82.10	82.10	0.00

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	Supplier Totals :				82.10	82.10	0.00
0543	DILLON CONSULTING LTD						
338701	2025 ENVIRONMENTAL MONITORING PROGRAM TO NOVEMBER 26 2025	1232	05-Dec-2025	05-Dec-2025	1,653.75	1,653.75	0.00
	Supplier Totals :				1,653.75	1,653.75	0.00
5912	DYCK BETTI						
12/10/25	REFUND MARRIAGE LICENCE SHIPPING COST & VITAL STATISTICS PROCESSING FEE	1206	10-Dec-2025	10-Dec-2025	65.00	65.00	0.00
	Supplier Totals :				65.00	65.00	0.00
0058	E G PENNER BUILDING CENTRES LTD						
2281119	CEILING TILE	1223	04-Dec-2025	04-Dec-2025	125.27	125.27	0.00
2281797	WEDGE ANCHOR	1229	05-Dec-2025	05-Dec-2025	32.65	32.65	0.00
2281799	WEDGE ANCHOR	1229	05-Dec-2025	05-Dec-2025	9.49	9.49	0.00
2281903	UTILITY HOOKS,NUT DRIVER SET,MOP HANDLE	1217	05-Dec-2025	05-Dec-2025	55.26	55.26	0.00
2281967	T-144 PVC ADAPTER	1217	05-Dec-2025	05-Dec-2025	3.45	3.45	0.00
2281976	ASPENITE-4 SHEETS	1229	05-Dec-2025	05-Dec-2025	58.02	58.02	0.00
2283131	CABLE TIES	1216	08-Dec-2025	08-Dec-2025	15.91	15.91	0.00
2285965	CONSTRUCTION SPRUCE	1228	11-Dec-2025	11-Dec-2025	10.28	10.28	0.00
2289839	BRUSH SET	1229	17-Dec-2025	17-Dec-2025	7.04	7.04	0.00
2290359	LANDSCAPER TAP ADAPTER	1229	18-Dec-2025	18-Dec-2025	11.83	11.83	0.00
	Supplier Totals :				329.20	329.20	0.00
0986	ESAU MARK TREVOR						
AWARD 2025	RETIREMENT AWARD-24 YRS	1240	16-Dec-2025	16-Dec-2025	840.00	840.00	0.00
	Supplier Totals :				840.00	840.00	0.00
4474	ESRI CANADA						
90248357	CREATOR LICENSE ANNUAL SUBSCRIPTION	1229	19-Dec-2025	19-Dec-2025	885.56	885.56	0.00
	Supplier Totals :				885.56	885.56	0.00
2371	FEDERAL EXPRESS CANADA LTD						
2-702-89233	FREIGHT-HYDRO INSTRUMENTS	1229	10-Dec-2025	10-Dec-2025	108.93	108.93	0.00
	Supplier Totals :				108.93	108.93	0.00
0822	FEDERATED CO-OPERATIVES LTD.						
414548	WASH-T163	1206	28-Nov-2025	28-Nov-2025	14.55	14.55	0.00
414549	F611 FUEL 196.7L	1207	28-Nov-2025	28-Nov-2025	256.37	256.37	0.00
414550	F713 FUEL 64.2L	1207	28-Nov-2025	28-Nov-2025	85.36	85.36	0.00
414551	WASH-T173	1206	28-Nov-2025	28-Nov-2025	16.79	16.79	0.00
	Supplier Totals :				373.07	373.07	0.00
0372	FEDERATION OF CANADIAN MUNICIPALITIES						
INV-47338-MOT6Y	MEMBERSHIP FEE-2026-2027	1	10-Nov-2025	10-Nov-2025	4,956.18	4,956.18	0.00
	Supplier Totals :				4,956.18	4,956.18	0.00

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3161	GARDEWINE GROUP LIMITED						
5551058806	FREIGHT-ALLMAR INC	1220	19-Nov-2025	19-Nov-2025	291.22	291.22	0.00
	Supplier Totals :				291.22	291.22	0.00
3236	GAUDET LACEY						
EXP 12/09/25	EMPLOYEE FITNESS PURCHASE-LACEY G	1206	10-Dec-2025	10-Dec-2025	200.00	200.00	0.00
	Supplier Totals :				200.00	200.00	0.00
4154	GOURMET COFFEE SPECIALISTS LTD						
I478359	OPS-COFFEE,TO GO CUPS	1231	10-Dec-2025	10-Dec-2025	766.65	766.65	0.00
I481272	AQ-COFFEE	1234	17-Dec-2025	17-Dec-2025	310.88	310.88	0.00
I481434	OPS-COFFEE,TEA,FORKS,SPOONS,TO GO CUPS	1231	17-Dec-2025	17-Dec-2025	1,137.27	1,137.27	0.00
I481664	CH-TEA,COFFEE,CREAM	1236	17-Dec-2025	17-Dec-2025	471.18	471.18	0.00
	Supplier Totals :				2,685.98	2,685.98	0.00
5311	GRAHAM CONSTRUCTION & ENGINEERING LP						
91137571	PROGRESS ESTIMATE #31 WORK COMPLETE TO JUNE 30 2025	1241	01-Dec-2025	01-Dec-2025	462,838.67	462,838.67	0.00
	Supplier Totals :				462,838.67	462,838.67	0.00
0167	GUY'S AUTO BODY SUPPLY INC						
219565	WAFFLE FOAM PADS	1217	09-Dec-2025	09-Dec-2025	181.07	181.07	0.00
	Supplier Totals :				181.07	181.07	0.00
4778	HAMSTER NOVEXCO INC						
94272477	ENVELOPES,PENS	1206	05-Dec-2025	05-Dec-2025	231.58	231.58	0.00
94297976	PENS	1241	15-Dec-2025	15-Dec-2025	35.93	35.93	0.00
94313564	SCISSORS,TAPE,FOLDER,POST-ITS,PAPER,HANGING FILES	1259	19-Dec-2025	19-Dec-2025	166.77	166.77	0.00
	Supplier Totals :				434.28	434.28	0.00
0176	HANOVER GRINDING						
99088	CARBIDE BLADE SHARPENING,RESAW BLADE SHARPENED,BIT SHARPENED	1231	11-Dec-2025	11-Dec-2025	61.60	61.60	0.00
	Supplier Totals :				61.60	61.60	0.00
0087	HANOVER SCHOOL DIVISION NO 15						
TAXES 11/30/25	TAXES COLLECTED TO NOVEMBER 30 2025	1206	10-Dec-2025	10-Dec-2025	49,599.22	49,599.22	0.00
	Supplier Totals :				49,599.22	49,599.22	0.00
2147	HANSEN JANE						
EXP 12/08/25	EMPLOYEE CLOTHING PURCHASE-JANE H	1212	08-Dec-2025	08-Dec-2025	387.41	387.41	0.00
EXP 12/19/25	CELL PHONE OCT-DEC 2025	1244	19-Dec-2025	19-Dec-2025	78.63	78.63	0.00
	Supplier Totals :				466.04	466.04	0.00
4845	HARDER ALWIN						

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EXP 12/08/25	EMPLOYEE CLOTHING PURCHASE-ALWIN H	1210	09-Dec-2025	09-Dec-2025	141.11	141.11	0.00
EXP 12/17/25	EMPLOYEE CLOTHING PURCHASE-ALWIN H	1242	17-Dec-2025	17-Dec-2025	60.44	60.44	0.00
	Supplier Totals :				201.55	201.55	0.00
4033	HARMS CODY ANTHONY						
EXP 12/09/25	EMPLOYEE CLOTHING/BOOT PURCHASE-CODY H	1210	09-Dec-2025	09-Dec-2025	575.00	575.00	0.00
	Supplier Totals :				575.00	575.00	0.00
4147	HERITAGE STEELWORKS						
18980	CUTTING PLATES,ANGLE IRON	1229	08-Dec-2025	08-Dec-2025	162.83	162.83	0.00
	Supplier Totals :				162.83	162.83	0.00
4200	HYDRO AG MANITOBA INC						
125602	#976 BUSHING,HEX CAP SCREW	1230	10-Dec-2025	10-Dec-2025	2.09	2.09	0.00
125640	HYDRAULIC OIL	1232	11-Dec-2025	11-Dec-2025	163.74	163.74	0.00
125870	VALVE CORE REMOVER,HOUSE LOCKS	1232	16-Dec-2025	16-Dec-2025	21.22	21.22	0.00
	Supplier Totals :				187.05	187.05	0.00
0697	I.C.E. MARKETING & CONSULTING LTD.						
169504	GLASS CLEANER	1217	05-Dec-2025	05-Dec-2025	322.74	322.74	0.00
	Supplier Totals :				322.74	322.74	0.00
1806	INTERSTEEL INDUSTRIES						
2025-1363	LOCKING SYSTEM-3	1232	09-Dec-2025	09-Dec-2025	991.20	991.20	0.00
	Supplier Totals :				991.20	991.20	0.00
5526	IRON HAND DIESEL REPAIR						
409	#755 COMPLETE SERVICE	1232	01-Dec-2025	01-Dec-2025	2,416.44	2,416.44	0.00
	Supplier Totals :				2,416.44	2,416.44	0.00
4306	JSF TECHNOLOGIES						
INV5492	AMBER BEACON,BATTERY WITH LEADS,BRACKET	1230	08-Dec-2025	08-Dec-2025	8,841.00	8,841.00	0.00
	Supplier Totals :				8,841.00	8,841.00	0.00
0156	KEHLER JACK						
2025	SCDC BOARD HONORARIUM-2 MEETINGS	1257	19-Dec-2025	19-Dec-2025	120.00	120.00	0.00
	Supplier Totals :				120.00	120.00	0.00
0166	KEYSTONE AGRI-MOTIVE (2005) INC.						
70980D	WELDING WIRE	1218	04-Dec-2025	04-Dec-2025	199.36	199.36	0.00
70989D	#976 SLIP HOOK WITH LATCH	1218	04-Dec-2025	04-Dec-2025	6.68	6.68	0.00
70998D	HARDWARE,NOZZLE,CUT DISC,BRAKE CLEANER	1219	04-Dec-2025	04-Dec-2025	285.49	285.49	0.00
71089D	THREADLOCKER,SLIP HOOK WITH LATCH	1218	05-Dec-2025	05-Dec-2025	93.82	93.82	0.00
71371D	#1624 BOLTS,LOCK NUTS	1219	08-Dec-2025	08-Dec-2025	36.98	36.98	0.00

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71446D	BRAKE CLEAN,GROMMET ASSORTMENT	1217	09-Dec-2025	09-Dec-2025	28.16	28.16	0.00
71451D	GREASE COUPLER	1218	09-Dec-2025	09-Dec-2025	71.82	71.82	0.00
71566D	HYDRAULIC OIL	1232	10-Dec-2025	10-Dec-2025	105.69	105.69	0.00
71583D	RATCHET TOOL,BATTERIES	1229	10-Dec-2025	10-Dec-2025	477.12	477.12	0.00
71592D	GLASS CLEANER,#976 FLAT WASHERS	1230	10-Dec-2025	10-Dec-2025	93.56	93.56	0.00
71601D	HYDRAULIC OIL	1232	10-Dec-2025	10-Dec-2025	211.82	211.82	0.00
72373D	STARTER KIT,BATTERY 2 PACK	1229	17-Dec-2025	17-Dec-2025	925.12	925.12	0.00
	Supplier Totals :				2,535.62	2,535.62	0.00
0090	KEYSTONE SURVEYS M.L.S. INC.						
10431	TOPOGRAPHICAL SURVEY-SCALE PROJECT	1232	04-Dec-2025	04-Dec-2025	3,108.50	3,108.50	0.00
10443	TOPOGRAPHICAL SURVEY-PARK ROAD EAST	1235	10-Dec-2025	10-Dec-2025	4,463.50	4,463.50	0.00
	Supplier Totals :				7,572.00	7,572.00	0.00
5276	KOOP TYSEN						
EXP 12/15/25	REFRIGERATION COURSE NOV 17-21/25-WINNIPEG	1244	17-Dec-2025	17-Dec-2025	343.00	343.00	0.00
	Supplier Totals :				343.00	343.00	0.00
5647	LAGMAY JEFFERSON						
COS-2024-343	DEPOSIT RELEASE-COS-2024-343 - 33 ALDERWOOD CRES	1206	11-Dec-2025	11-Dec-2025	500.00	500.00	0.00
	Supplier Totals :				500.00	500.00	0.00
2359	LEDINGHAM PONTIAC BUICK GMC						
427304	T-159 MPI CLAIM #76315352	1219	08-Dec-2025	08-Dec-2025	55.67	55.67	0.00
	Supplier Totals :				55.67	55.67	0.00
5874	LEGACY JANZEN'S PAINT & DESIGN INC						
2552	WHITE PRIMER,LATEX PAINT,TSP POWDER	1228	12-Dec-2025	12-Dec-2025	105.42	105.42	0.00
2720	MICROPRO REFILL	1228	15-Dec-2025	15-Dec-2025	10.26	10.26	0.00
2939	POLY BRUSH SET,FROG TAPE	1228	18-Dec-2025	18-Dec-2025	30.11	30.11	0.00
	Supplier Totals :				145.79	145.79	0.00
3314	LERIAL ENTERPRISE INC.						
1153	CUSTOM WOOD GRINDING	1219	08-Dec-2025	08-Dec-2025	62,699.66	62,699.66	0.00
	Supplier Totals :				62,699.66	62,699.66	0.00
3385	LET'S CELEBRATE RENTALS						
2-2339478	COS CHRISTMAS-DANCE FLOOR,TABLECLOTHS,NAPKINS,DECORATIONS,SET UP & TAKE DOWN	1206	08-Dec-2025	08-Dec-2025	3,714.24	3,714.24	0.00
	Supplier Totals :				3,714.24	3,714.24	0.00
4298	M & L SUPPLY FIRE & SAFETY						
29219	FACEPIECE	1229	10-Dec-2025	10-Dec-2025	537.74	537.74	0.00

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	Supplier Totals :				537.74	537.74	0.00
0266	MACMOR INDUSTRIES LTD.						
1729012	ORGANIZER-10 COMPARTMENT	1217	03-Dec-2025	03-Dec-2025	72.78	72.78	0.00
1729827	ANTI-FOG SAFETY GOGGLES	1217	08-Dec-2025	08-Dec-2025	75.61	75.61	0.00
	Supplier Totals :				148.39	148.39	0.00
0022	MANITOBA HYDRO NATURAL GAS						
20179950	STERLING PARK-ROADWAY LIGHTING RELOCATIONS	1214	09-Dec-2025	09-Dec-2025	8,844.15	8,844.15	0.00
	Supplier Totals :				8,844.15	8,844.15	0.00
0024	MAPLE LEAF CONSTRUCTION LTD.						
52359	CURB REPAIRS-MAIN STREET	1218	30-Nov-2025	30-Nov-2025	13,543.95	13,543.95	0.00
PROG EST#12 11/	PROGRESS ESTIMATE #12 WORK COMPLETED TO NOVEMBER 28 2025	1209	05-Dec-2025	05-Dec-2025	597,884.18	597,884.18	0.00
	Supplier Totals :				611,428.13	611,428.13	0.00
1817	MARTENS ELIZABETH						
OCT-DEC/25	AIRPORT LOUNGE CLEANING OCT-DEC/25	1258	23-Dec-2025	23-Dec-2025	650.00	650.00	0.00
	Supplier Totals :				650.00	650.00	0.00
0255	MARTIN DIESEL SERVICE LTD						
215356	T-93 SYNTHETIC TRANSMISSION FLUID	1219	05-Dec-2025	05-Dec-2025	78.97	78.97	0.00
215432	T-102 BREATHER FILLER CAP ASSEMBLY	1218	09-Dec-2025	09-Dec-2025	44.19	44.19	0.00
215466	#976 AIR FILTER	1230	10-Dec-2025	10-Dec-2025	123.37	123.37	0.00
215468	AIR FILTER	1230	10-Dec-2025	10-Dec-2025	134.81	134.81	0.00
215484	#1986 BATTERY COVER HOLDDOWN	1230	11-Dec-2025	11-Dec-2025	8.10	8.10	0.00
215577	T-85 REPAIRS REQUIRED TO COMPLETE SAFETY	1228	16-Dec-2025	16-Dec-2025	553.06	553.06	0.00
	Supplier Totals :				942.50	942.50	0.00
5232	MCLEAN ERIC DOUGLAS						
EXP 12/08/25	EMPLOYEE CLOTHING PURCHASE-ERIC M	1206	08-Dec-2025	08-Dec-2025	98.77	98.77	0.00
	Supplier Totals :				98.77	98.77	0.00
2797	McMUNN & YATES BUILDING SUPPLIES (1982) LTD						
14-10648813	SAWS	1233	01-Dec-2025	01-Dec-2025	5,182.11	5,182.11	0.00
	Supplier Totals :				5,182.11	5,182.11	0.00
0123	MEHLING RUSSELL KENT						
EXP 12/19/25	EMPLOYEE CLOTHING PURCHASE-RUSS M	1247	19-Dec-2025	19-Dec-2025	155.84	155.84	0.00
	Supplier Totals :				155.84	155.84	0.00
3680	METRIC MARKETING						
24663	ANNUAL AGREEMENT	1	01-Jan-2026	01-Jan-2026	818.87	818.87	0.00

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	JANUARY - DECEMBER 2026						
	Supplier Totals :				818.87	818.87	0.00
5427	MIJARES JOHN						
EXP 12/15/25	EMPLOYEE FITNESS PURCHANE-JOHN M,CELL PHONE MAR-DEC/25	1244	17-Dec-2025	17-Dec-2025	419.85	419.85	0.00
	Supplier Totals :				419.85	419.85	0.00
0165	MINISTER OF FINANCE						
12/12/25	2025 HOMEOWNERS AFFORDABILITY TAX CREDIT ADVANCE REFUND	1206	12-Dec-2025	12-Dec-2025	13,691.87	13,691.87	0.00
	Supplier Totals :				13,691.87	13,691.87	0.00
0562	MINISTER OF FINANCE INDIGENOUS AND MUNICIPAL						
1800193731	2025 TAX STATEMENTS	1236	10-Dec-2025	10-Dec-2025	2,084.98	2,084.98	0.00
	Supplier Totals :				2,084.98	2,084.98	0.00
5915	MOKARIYA VIVEK LALIT						
PTREF DEC1825	Refund on PT Account 451 - 0320028.000	1237	18-Dec-2025	18-Dec-2025	632.00	632.00	0.00
	Supplier Totals :				632.00	632.00	0.00
0035	MTS INC C/O BELL CANADA BGIS O&M SOLUTIONS						
X01476660725120	CITY HALL	1206	04-Dec-2025	04-Dec-2025	1,740.17	1,740.17	0.00
X01476818525120	ADMIN FAX/ALARM	1206	04-Dec-2025	04-Dec-2025	46.73	46.73	0.00
X01476822925120	OPERATIONS BLDG-RECEPTION	1208	04-Dec-2025	04-Dec-2025	548.98	548.98	0.00
X01476826825120	FIRE HALL	1207	04-Dec-2025	04-Dec-2025	431.21	431.21	0.00
X01476827425120	MILLWORK DR SHOP-FAX	1208	04-Dec-2025	04-Dec-2025	46.73	46.73	0.00
X01476829225120	AQUATIC ALARM/MAINTENANCE	1212	04-Dec-2025	04-Dec-2025	46.73	46.73	0.00
X01476853325120	AQUATIC CENTRE-RECEPTION	1212	04-Dec-2025	04-Dec-2025	617.61	617.61	0.00
X01476861925120	FIRE 911 PAGING SYSTEM	1207	04-Dec-2025	04-Dec-2025	66.89	66.89	0.00
X01476901425120	LANDFILL SITE	1211	04-Dec-2025	04-Dec-2025	451.46	451.46	0.00
	Supplier Totals :				3,996.51	3,996.51	0.00
5911	NAVARRA ROMMEL						
EXP 12/03/25	TWINRIX VACCINE	1211	03-Dec-2025	03-Dec-2025	25.00	25.00	0.00
	Supplier Totals :				25.00	25.00	0.00
5916	NEW BEGINNINGS CONSTRUCTION						
COS-2025-318	DEPOSIT RELEASE-COS-2025-318 - 85 WILD PLUM LANE	1257	22-Dec-2025	22-Dec-2025	500.00	500.00	0.00
	Supplier Totals :				500.00	500.00	0.00
3630	PDS CANADA CORP.						
PS-INV103752	VISTA TIME-NOVEMBER 2025	1223	06-Dec-2025	06-Dec-2025	816.68	816.68	0.00
PS-INV103754	NETTIME CLOCK SHIPPING	1236	18-Dec-2025	18-Dec-2025	86.92	86.92	0.00
	Supplier Totals :				903.60	903.60	0.00
1889	PENNER MARVIN						

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EXP 12/05/25	EMPLOYEE FITNESS PURCHASE-MARVIN P	1213	08-Dec-2025	08-Dec-2025	64.96	64.96	0.00
	Supplier Totals :				64.96	64.96	0.00
0313	PENNER TRAILERS (2005) INC						
32093S	T-137 BOLT ON DRING	1229	10-Dec-2025	10-Dec-2025	35.62	35.62	0.00
91982W	T-137 DUMP HINGE	1229	11-Dec-2025	11-Dec-2025	168.00	168.00	0.00
	Supplier Totals :				203.62	203.62	0.00
0040	PETE'S LANDSCAPING LTD						
108483	SCREENED TOP SOIL - 7 YARDS	1228	05-Nov-2025	05-Nov-2025	152.51	152.51	0.00
108508	LIMESTONE 3/4" DOWN - 8 YARDS	1228	12-Nov-2025	12-Nov-2025	420.00	420.00	0.00
108533	SCREENED TOP SOIL - 7 YARDS	1228	18-Nov-2025	18-Nov-2025	152.51	152.51	0.00
108536	SCREENED TOP SOIL - 5 YARDS	1228	19-Nov-2025	19-Nov-2025	108.94	108.94	0.00
108552	SCREENED TOP SOIL - 10 YARDS	1229	24-Nov-2025	24-Nov-2025	217.88	217.88	0.00
	Supplier Totals :				1,051.84	1,051.84	0.00
2752	PETERS DAVID						
COS-2024-247	DEPOSIT RELEASE-COS-2024-247 - 60 INDUSTRIAL RD	1209	08-Dec-2025	08-Dec-2025	3,000.00	3,000.00	0.00
	Supplier Totals :				3,000.00	3,000.00	0.00
2038	PFP SALES & SERVICE INC						
49090	MOTOR-840CV	1217	09-Dec-2025	09-Dec-2025	215.49	215.49	0.00
49344	HIGH HEAT BEARING	1229	10-Dec-2025	10-Dec-2025	55.32	55.32	0.00
49353	TOOTHED BELT BRUSH HEAD	1229	11-Dec-2025	11-Dec-2025	72.95	72.95	0.00
49363	T-BOLT	1229	10-Dec-2025	10-Dec-2025	235.80	235.80	0.00
	Supplier Totals :				579.56	579.56	0.00
2402	PISTON RING						
438227	EPOXY	1003	10-Oct-2025	10-Oct-2025	12.63	12.63	0.00
439090	T-100 ENGINE HEATER	1016	15-Oct-2025	15-Oct-2025	113.17	113.17	0.00
439180	ANTIFREEZE	1016	15-Oct-2025	15-Oct-2025	113.16	113.16	0.00
439261	HEAT SHRINK CABLE,COPPER BUTT	1003	15-Oct-2025	15-Oct-2025	31.67	31.67	0.00
439398	# 2015 BATTERY	1004	16-Oct-2025	16-Oct-2025	188.11	188.11	0.00
454074	WIPER BLADES,HORN	1217	05-Dec-2025	05-Dec-2025	57.51	57.51	0.00
454612	#1991 TRANSMISSION FLUID	1217	08-Dec-2025	08-Dec-2025	85.71	85.71	0.00
455490	T-133 DOOR HANDLE	1229	10-Dec-2025	10-Dec-2025	127.07	127.07	0.00
456025	#1991 OIL	1229	12-Dec-2025	12-Dec-2025	142.83	142.83	0.00
457180	T-166 TOGGLE,MINI FUSES	1232	16-Dec-2025	16-Dec-2025	20.48	20.48	0.00
457322	MICRO FUSES	1229	16-Dec-2025	16-Dec-2025	7.63	7.63	0.00
458063	T-155 FILTERS	1236	19-Dec-2025	19-Dec-2025	8.99	8.99	0.00
	Supplier Totals :				908.96	908.96	0.00
0020	PITNEY BOWES						
11/13/25	CREDIT SHIPPING-TAXES	1133	13-Nov-2025	13-Nov-2025	-27.90	-27.90	0.00
12/14/25	SHIPPING-ALS	1245	14-Dec-2025	14-Dec-2025	36.54	36.54	0.00
	Supplier Totals :				8.64	8.64	0.00

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3760	PRAIRIE HVAC						
149541	SUPPLY & INSTALL GLYCOL AND WATER TREATMENT FILTERS	1217	03-Dec-2025	03-Dec-2025	576.69	576.69	0.00
	Supplier Totals :				576.69	576.69	0.00
2569	PRAIRIE PROPANE LTD						
80457	#1991 33LB FILLS-8	1217	24-Nov-2025	24-Nov-2025	285.60	285.60	0.00
80507	#1991 33LB FILLS-6	1217	01-Dec-2025	01-Dec-2025	214.20	214.20	0.00
80557	#1991 33LB FILLS-8	1229	08-Dec-2025	08-Dec-2025	285.60	285.60	0.00
	Supplier Totals :				785.40	785.40	0.00
0280	PUBLIC SCHOOLS FINANCE BOARD						
TAXES 11/30/25	TAXES COLLECTED TO NOVEMBER 30 2025	1206	10-Dec-2025	10-Dec-2025	13,783.22	13,783.22	0.00
	Supplier Totals :				13,783.22	13,783.22	0.00
0327	QUADRUS						
12/25 ACCT#50751	EMPLOYEE BENEFITS CONTRIBUTOR CLIENT CODE 507515051	1239	17-Dec-2025	17-Dec-2025	3,282.56	3,282.56	0.00
	Supplier Totals :				3,282.56	3,282.56	0.00
0002	QUINTEX SERVICES LTD.						
2206359	PW-COVERALL CLEANING-8	1218	04-Dec-2025	04-Dec-2025	38.07	38.07	0.00
2208108	AQ MATS DEC 9/25	1221	09-Dec-2025	09-Dec-2025	64.09	64.09	0.00
2209286	PW MATS DEC 11/25,COVERALL CLEANING-3	1230	11-Dec-2025	11-Dec-2025	82.42	82.42	0.00
2210015	LF MATS DEC 15/25,COVERALL CLEANING-1	1232	15-Dec-2025	15-Dec-2025	78.46	78.46	0.00
2210976	CH MATS DEC 16/25	1236	16-Dec-2025	16-Dec-2025	70.45	70.45	0.00
	Supplier Totals :				333.49	333.49	0.00
0164	RECEIVER GENERAL FOR CANADA						
10016005808302	T102-GST ON GEARBOX	1258	19-Dec-2025	19-Dec-2025	138.16	138.16	0.00
	Supplier Totals :				138.16	138.16	0.00
1213	RELIANT ACTION LTD						
863196	T-166 BACKRACK FRAME	1232	04-Dec-2025	04-Dec-2025	285.60	285.60	0.00
863218	T-166 AMBER LENS BEACON	1219	08-Dec-2025	08-Dec-2025	506.24	506.24	0.00
	Supplier Totals :				791.84	791.84	0.00
0231	RENE'S SEPTIC SERVICES						
25-1715	PUMP TANK-LANDFILL OFFICE & MAIN SHOP,CLEAN PITS MAIN SHOP	1232	02-Dec-2025	02-Dec-2025	414.75	414.75	0.00
25-1719	PUMP TANK-AIRPORT	1218	08-Dec-2025	08-Dec-2025	152.25	152.25	0.00
	Supplier Totals :				567.00	567.00	0.00
5698	RILEY SPORTS(1196501 ONTARIO INC)						
22205	CAMERA HOLE COVER	1229	08-Dec-2025	08-Dec-2025	687.70	687.70	0.00
	Supplier Totals :				687.70	687.70	0.00

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2918	ROGERS COMMUNICATIONS INC						
3105052790	ROGERS MOBILITY ACCT#7-8499-4998	1259	17-Dec-2025	17-Dec-2025	1,296.64	1,296.64	0.00
	Supplier Totals :				1,296.64	1,296.64	0.00
0988	ROUKEMA PAUL						
EXP 12/19/25	EMPLOYEE CLOTHING PURCHASE-PAUL R	1239	19-Dec-2025	19-Dec-2025	180.59	180.59	0.00
	Supplier Totals :				180.59	180.59	0.00
2211	ROYAL BANK OF CANADA						
12/23/25	RETIRING ALLOWANCE TRANSFER-ELDON WALLMAN	1257	23-Dec-2025	23-Dec-2025	13,120.00	13,120.00	0.00
	Supplier Totals :				13,120.00	13,120.00	0.00
0062	ROYAL BANK-VISA						
12/15/25 0123	MIKE - VISA	1256	15-Dec-2025	15-Dec-2025	1,818.78	1,818.78	0.00
12/15/25 0729	PAUL R - VISA	1251	15-Dec-2025	15-Dec-2025	372.26	372.26	0.00
12/15/25 0750	JERRY - VISA	1253	15-Dec-2025	15-Dec-2025	271.84	271.84	0.00
12/15/25 0887	DEREK - VISA	1254	15-Dec-2025	15-Dec-2025	610.93	610.93	0.00
12/15/25 1905	LISA - VISA	1251	15-Dec-2025	15-Dec-2025	924.30	924.30	0.00
12/15/25 2680	ELDON - VISA	1254	15-Dec-2025	15-Dec-2025	209.98	209.98	0.00
12/15/25 2780	RUSS - VISA	1255	15-Dec-2025	15-Dec-2025	1,089.41	1,089.41	0.00
12/15/25 2970	JON P - VISA	1255	15-Dec-2025	15-Dec-2025	52.99	52.99	0.00
12/15/25 3618	AMANDA - VISA	1251	15-Dec-2025	15-Dec-2025	10,438.33	10,438.33	0.00
12/15/25 3663	DWIGHT - VISA	1253	15-Dec-2025	15-Dec-2025	140.19	140.19	0.00
12/15/25 3697	BRIAN D - VISA	1254	15-Dec-2025	15-Dec-2025	305.33	305.33	0.00
12/15/25 3800	JANE - VISA	1250	15-Dec-2025	15-Dec-2025	1,128.35	1,128.35	0.00
12/15/25 4451	AARON - VISA	1246	15-Dec-2025	15-Dec-2025	769.28	769.28	0.00
12/15/25 5058	KEL - VISA	1249	15-Dec-2025	15-Dec-2025	1,584.06	1,584.06	0.00
12/15/25 5717	EDWIN - VISA	1255	15-Dec-2025	15-Dec-2025	7,536.26	7,536.26	0.00
12/15/25 7548	ADAM - VISA	1251	15-Dec-2025	15-Dec-2025	357.96	357.96	0.00
12/15/25 7810	FRED - VISA	1252	15-Dec-2025	15-Dec-2025	454.93	454.93	0.00
12/15/25 9368	BRIAN - VISA	1251	15-Dec-2025	15-Dec-2025	603.20	603.20	0.00
12/15/25 9405	ANDY - VISA	1256	15-Dec-2025	15-Dec-2025	694.85	694.85	0.00
12/15/25 9762	PAUL P - VISA	1252	15-Dec-2025	15-Dec-2025	1,762.43	1,762.43	0.00
12/15/25 9794	TROY - VISA	1251	15-Dec-2025	15-Dec-2025	7,597.84	7,597.84	0.00
	Supplier Totals :				38,723.50	38,723.50	0.00
0982	SAWATZKY JONATHAN PATRICK						
EXP 12/06/25	PICTURE FRAMES-STEINBACH SPORTS HERITAGE FUND	1212	09-Dec-2025	09-Dec-2025	219.29	219.29	0.00
	Supplier Totals :				219.29	219.29	0.00
1857	SERVING SENIORS INC						
T765	ADMIN & DRIVERS WAGES,OPERATION EXPENSES SEPTEMBER 2025	1257	16-Dec-2025	16-Dec-2025	5,694.42	5,694.42	0.00
T788	ADMIN & DRIVERS WAGES,OPERATION EXPENSES OCTOBER 2025	1257	31-Oct-2025	31-Oct-2025	4,546.22	4,546.22	0.00
	Supplier Totals :				10,240.64	10,240.64	0.00
1801	SHAW CABLESYSTEMS LIMITED						

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12/25 38 0187 9703	DEC/25 CITY HALL INTERNET	1206	09-Dec-2025	09-Dec-2025	216.05	216.05	0.00
12/25 38 0399 9004	DEC/25 ARENA INTERNET	1212	12-Dec-2025	12-Dec-2025	128.80	128.80	0.00
12/25 38 0431 8497	DEC/25 LIFT#2 INTERNET	1213	09-Dec-2025	09-Dec-2025	84.00	84.00	0.00
	Supplier Totals :				428.85	428.85	0.00
0183	SIGNEX MFG INC						
28299	FIRE LANE SIGNS	1229	30-Nov-2025	30-Nov-2025	109.76	109.76	0.00
	Supplier Totals :				109.76	109.76	0.00
5302	SMS EQUIPMENT INC						
RSI-70116922	KOMATSU RENTAL NOVEMBER 18-DECEMBER 15/25 SN: 89440	1230	08-Dec-2025	08-Dec-2025	7,431.20	7,431.20	0.00
RSI-70116923	KOMATSU RENTAL NOVEMBER 18-DECEMBER 15/25 SN: 89437	1230	08-Dec-2025	08-Dec-2025	7,431.20	7,431.20	0.00
	Supplier Totals :				14,862.40	14,862.40	0.00
5634	SOUTHEAST ENVIRO TESTING						
IN964	WW WATER TESTS : S2301,S2310,S2316	1228	10-Dec-2025	10-Dec-2025	262.50	262.50	0.00
IN971	AQ WATER TEST : S2349	1229	16-Dec-2025	16-Dec-2025	577.50	577.50	0.00
	Supplier Totals :				840.00	840.00	0.00
5900	SOUTHEAST EVENT CENTRE						
I000726	COS CHRISTMAS PARTY-HALL RENTAL & DINNER	1206	06-Dec-2025	06-Dec-2025	15,170.99	15,170.99	0.00
	Supplier Totals :				15,170.99	15,170.99	0.00
2531	STEINBACH FIRE PROTECTION INC.						
24226	SW-ANNUAL FIRE EXTINGUISHER INSPECTION,EMERGENCY LIGHTING SYSTEM	1219	25-Nov-2025	25-Nov-2025	487.20	487.20	0.00
24318	VEHICLE BRACKET FOR FIRE EXTINGUISHER	1218	04-Dec-2025	04-Dec-2025	67.15	67.15	0.00
	Supplier Totals :				554.35	554.35	0.00
0081	STEINBACH PRECISION ENTERPRISES (1973) LTD						
39258	T-136 REPLACE FLOOR SECTION	1232	21-Nov-2025	21-Nov-2025	3,225.17	3,225.17	0.00
	Supplier Totals :				3,225.17	3,225.17	0.00
4026	STOESZ TYSON NEIL						
EXP 12/05/25	CELL PHONE APR-SEPT 2025	1212	05-Dec-2025	05-Dec-2025	157.26	157.26	0.00
	Supplier Totals :				157.26	157.26	0.00
0203	THE LIFESAVING SOCIETY MB BRANCH INC.						
7156	BRONZE MEDALLION,BRONZE MEDALLION AWARD FAIL,LIFESAVING INSTRUCTOR,SWIM FOR LIFE INSTRUCTOR	1221	04-Dec-2025	04-Dec-2025	855.00	855.00	0.00
	Supplier Totals :				855.00	855.00	0.00

Supplier : 0001 To STMP000224
Batch : All

Cheque Dates : Dec 11, 2025 **To** Jan 01, 2026
Bank : 4 To 4

Supplier Code / Invoice No.	Supplier Name / Description	Batch	Invoice Date	Due Date	Invoice Amount	Paid Amount	Discount Amount
3592	THE RENTAL HOUSE						
1-2342353	POST POUNDER RENTAL	1217	20-Nov-2025	20-Nov-2025	168.08	168.08	0.00
1-2343072	#2019 ASPEN FUEL,SPARK PLUG	1218	03-Dec-2025	03-Dec-2025	61.57	61.57	0.00
	Supplier Totals :				229.65	229.65	0.00
5558	THE SHERWIN WILLIAMS CO						
89454193701225	#2019 AIR SPRAY PUMP PROTECTOR	1218	02-Dec-2025	02-Dec-2025	94.58	94.58	0.00
	Supplier Totals :				94.58	94.58	0.00
1033	THOMPSON DORFMAN SWEATMAN LLP						
780357	GENERAL MATTERS 15508 0223238 MLG	1236	10-Dec-2025	10-Dec-2025	4,168.51	4,168.51	0.00
	Supplier Totals :				4,168.51	4,168.51	0.00
0409	THREE WAY BUILDERS LTD						
COS-2023-276	DEPOSIT RELEASE-COS-2023-276 - 98 INDUSTRIAL RD	1209	11-Dec-2025	11-Dec-2025	20,000.00	20,000.00	0.00
	Supplier Totals :				20,000.00	20,000.00	0.00
1749	TOEWS KELVIN FREDERICK						
EXP 12/11/25	FIRE INSPECTIONS COURSE DEC 9/25-WINNIPEG	1206	11-Dec-2025	11-Dec-2025	93.68	93.68	0.00
	Supplier Totals :				93.68	93.68	0.00
0201	UAP/NAPA AUTO PARTS						
423-984019	T-160 CABIN AIR FILTER	1218	03-Dec-2025	03-Dec-2025	30.68	30.68	0.00
423-984736	#1991 LUBE FILTER,OIL FILTER	1217	09-Dec-2025	09-Dec-2025	282.58	282.58	0.00
423-985246	#1991 LUBE FILTER	1229	12-Dec-2025	12-Dec-2025	129.63	129.63	0.00
	Supplier Totals :				442.89	442.89	0.00
3485	UNGER KEITH						
2025	SCDC BOARD HONORARIUM-2 MEETINGS	1257	19-Dec-2025	19-Dec-2025	120.00	120.00	0.00
	Supplier Totals :				120.00	120.00	0.00
0352	UNI-JET INDUSTRIAL PIPE SERVICES LTD						
58095	CLEAN & TELEVISE CULVERT	1216	08-Dec-2025	08-Dec-2025	9,204.30	9,204.30	0.00
	Supplier Totals :				9,204.30	9,204.30	0.00
2020	VADIM CMG LTD						
448107	ANNUAL SUBSCRIPTION FEE 1/1/26-12/31/26	1	02-Oct-2025	02-Oct-2025	34,473.28	34,473.28	0.00
	Supplier Totals :				34,473.28	34,473.28	0.00
5463	W N L FINISHING LTD						
2154	MAPLE TABLE STAIN-5	1231	09-Dec-2025	09-Dec-2025	560.00	560.00	0.00
2155	MAPLE DOOR CLEAR LACQUER	1231	09-Dec-2025	09-Dec-2025	196.00	196.00	0.00

Supplier : 0001 To STMP000224
Batch : All

Cheque Dates : Dec 11, 2025 **To** Jan 01, 2026
Bank : 4 To 4

Supplier Code / Invoice No.	Supplier Name / Description	Batch	Invoice Date	Due Date	Invoice Amount	Paid Amount	Discount Amount
		Supplier Totals :			756.00	756.00	0.00
5467	WELLBORN DAN						
EXP 12/11/25	EMPLOYEE CLOTHING PURCHASE-DAN W	1242	11-Dec-2025	11-Dec-2025	153.33	153.33	0.00
EXP 12/11/25.	EMPLOYEE FITNESS PURCHASE-DAN W	1242	11-Dec-2025	11-Dec-2025	168.00	168.00	0.00
		Supplier Totals :			321.33	321.33	0.00
5438	WIEBE ROMIE						
EXP 12/19/25	EMPLOYEE CLOTHING & FITNESS PURCHASE-ROMIE W	1239	19-Dec-2025	19-Dec-2025	79.25	79.25	0.00
		Supplier Totals :			79.25	79.25	0.00
1577	WSP CANADA GROUP LIMITED						
20325924	WWTF FUNCTIONAL DESIGN TO DECEMBER 2 2025	1235	03-Dec-2025	03-Dec-2025	47,025.11	47,025.11	0.00
20326672	ANNUAL TRAFFIC COUNTING STUDY TO NOVEMBER 28 2025	1222	04-Dec-2025	04-Dec-2025	8,010.59	8,010.59	0.00
20333662	LOEWEN BLVD & PTH 12 INTERSECTION RECONSTRUCTION TO NOVEMBER 28 2025	1235	15-Dec-2025	15-Dec-2025	30,948.52	30,948.52	0.00
		Supplier Totals :			85,984.22	85,984.22	0.00
		Computer Paid Total :			**1,649,029.87**	**1,649,029.87**	**0.00**

Supplier : 0001 To STMP000224
Batch : All

EFT Date : 11-12-2025 **To** 01-Jan-2026
Bank : 4 To 4

Supplier Code / Invoice No.	Supplier Name / Description	Batch	Invoice Date	Due Date	Invoice Amount	Paid Amount	Discount Amount
0336	MINISTER OF FINANCE MANITOBA TAXATION						
H&E TAX 12/25	PAYROLL TAX P/R# 12,25 & 26	1257	19-Dec-2025	19-Dec-2025	16,215.29	16,215.29	0.00
			Supplier Totals :		16,215.29	16,215.29	0.00
0164	RECEIVER GENERAL FOR CANADA						
PR#12/25 MONTI	PR#12 MONTHLY REMITTANCE 10813 0014 RP0002	1206	15-Dec-2025	15-Dec-2025	22,383.41	22,383.41	0.00
PR#26/25 RP000	PR#26 REMITTANCE 10813 0014 RP0001	1238	19-Dec-2025	19-Dec-2025	80,876.91	80,876.91	0.00
PR#26/25 RP000	PR#26 REMITTANCE 10813 0014 RP0002	1238	19-Dec-2025	19-Dec-2025	9,519.84	9,519.84	0.00
			Supplier Totals :		112,780.16	112,780.16	0.00
			EFT Paid Total :		**128,995.45**	**128,995.45**	**0.00**

Total Unpaid for Approval :	**0.00**
Total Discount :	**0.00**
Total Manually Paid for Approval :	**0.00**
Total Computer Paid for Approval :	**1,649,029.87**
Total EFT Paid for Approval :	**128,995.45**
Grand Total ITEMS for Approval :	**1,778,025.32**

CITY OF STEINBACH

GENERAL OPERATING FUND BALANCE

BALANCE SHEET

For Period Ending 30-Nov-2025

GENERAL OPERATING FUND

ASSETS	
CASH	
CASH ON HAND	2,500.00
CASH ON DEPOSIT	22,848,667.72
INVESTMENTS	0.00
RECEIVABLES & TAX ASSETS	
CURRENT TAXES ON ROLL	2,739,184.97
ARREARS TAXES ON ROLL	1,169,115.39
TAX SALE CERTIFICATES	0.00
FEDERAL A/R	161,635.04
PROVINCIAL A/R	2,389,568.71
OPERATING A/R	767,077.37
CLEARING ACCOUNTS	865.95
PREPAID EXPENSE	142,822.30
INVENTORIES	
INVENTORIES	0.00
LONG TERM INVESTMENTS	
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	240,794.17
OTHER ASSETS	
LAND	0.00
INFRASTRUCTURE	0.00
BUILDINGS / FACILITIES	0.00
EQUIPMENT	0.00
ASSETS UNDER CONSTRUCTION	0.00
Total ASSETS	30,462,231.62
LIABILITIES & EQUITY	
TEMPORARY BORROWINGS	
LINE OF CREDIT	0.00
CURRENT LIABILITIES	
EDUCATION ACCOUNTS PAYABLE	(520,289.92)
INTERFUND ACCOUNTS	81,926,634.52
OPERATING ACCOUNTS PAYABLE	(408,207.81)
EMPLOYEE DEDUCTIONS PAYABLE	4,778.27
OTHER ACCOUNTS PAYABLE	(9,434,091.10)
RECREATION ACCTS PAYABLE	(124,270.60)
LONG TERM LIABILITIES	
DEBENTURES PAYABLE	(1,864,553.62)
OTHER LIABILITIES	
PERPETUAL CARE DEPOSITS	0.00
ALLOWANCE FOR TAX ASSETS	

GENERAL OPERATING FUND BALANCE

BALANCE SHEET

For Period Ending 30-Nov-2025

GENERAL OPERATING FUND

ALLOWANCE FOR TAX ASSETS	0.00
CAPITAL SURPLUS	
CLEARING ACCOUNTS	0.00
NOMINAL SURPLUS	
ACCUMULATED SURPLUS	(93,712,212.32)
YTD OPERATING (SURPLUS)DEFICIT	
ACCUMULATED SURPLUS	(6,330,019.04)
Total LIABILITIES & EQUITY	(30,462,231.62)
Total GENERAL OPERATING FUND	0.00

GENERAL OPERATING REVENUE & EXP

EXP. SUMMARY

For Period Ending 30-Nov-2025

	BUDGETED	ACTUAL	VARIANCE
GENERAL OPERATING FUND			
REVENUE			
TAX LEVY	(42,121,137.00)	(42,111,644.68)	(9,492.32)
GRANTS IN LIEU OF TAXES	(590,052.00)	(600,936.41)	10,884.41
OTHER REVENUE	(14,741,602.00)	(13,447,653.99)	(1,293,948.01)
Total REVENUE	(57,452,791.00)	(56,160,235.08)	(1,292,555.92)
EXPENDITURES			
GENERAL GOVERNMENT SERVICES	4,692,793.00	4,026,571.19	666,221.81
PROTECTIVE SERVICES	6,294,057.00	5,768,904.29	525,152.71
TRANSPORTATION SERVICES	3,730,308.00	2,927,715.07	802,592.93
ENVIRONMENT HEALTH SERVICES	3,309,747.00	2,810,665.00	499,082.00
PUBLIC HEALTH & WELFARE SERVICES	200,600.00	199,696.25	903.75
ENVIRONMENTAL DEVELOPMENT SERVICES	611,873.00	505,844.41	106,028.59
ECONOMIC DEVELOPMENT SERVICES	15,000.00	15,000.00	0.00
RECREATION & CULTURAL SERVICES	5,846,742.00	5,786,201.25	60,540.75
FISCAL SERVICES	32,627,993.00	27,665,940.47	4,962,052.53
ALLOWANCE FOR TAX ASSETS	123,678.00	123,678.11	(0.11)
Total EXPENDITURES	57,452,791.00	49,830,216.04	7,622,574.96
Total GENERAL OPERATING FUND	0.00	(6,330,019.04)	6,330,019.04
Total Surplus (-)/Deficit	0.00	(6,330,019.04)	6,330,019.04

GENERAL OP. BUDGETED & ACTUAL RE

REVENUE

For Period Ending 30-Nov-2025

	BUDGETED	ACTUAL	VARIANCE
GENERAL OPERATING FUND			
OTHER REVENUE			
TAXES ADDED			
SUPPLEMENTARY TAXES	(675,000.00)	(875,063.21)	200,063.21
LICENCES			
LICENCES	(33,121.00)	(32,585.00)	(536.00)
PERMITS			
PERMITS	(578,676.00)	(1,178,053.48)	599,377.48
FINES			
FINES	(99,910.00)	(86,926.53)	(12,983.47)
SALES OF SERVICE			
SERVICES - GENERAL GOVERNMENT	(16,000.00)	(21,742.00)	5,742.00
SERVICES - FIRE DEPARTMENT	(47,807.00)	(80,534.87)	32,727.87
SERVICES - BUILDING INSPECTION	(85,000.00)	(112,514.17)	27,514.17
SERVICES - SAFETY	(5,756.00)	(7,182.95)	1,426.95
SERVICES - EMERGENCY OPERATIONS	0.00	0.00	0.00
ENGINEERING SERVICES	(1,891.00)	(930.00)	(961.00)
TRANSPORTATION SERVICES	(27,319.00)	(27,558.02)	239.02
PARKING SERVICES	(8,960.00)	(9,135.00)	175.00
HANDI-TRANSIT SERVICES	0.00	40.00	(40.00)
SOLID WASTE - LOCAL	(1,912,659.00)	(1,620,615.78)	(292,043.22)
SOLID WASTE - REGIONAL	(1,416,468.00)	(1,448,772.09)	32,304.09
SOLID WASTE - RECYCLING	(448,548.00)	(400,459.07)	(48,088.93)
SERVICES - HEALTH & WELFARE	(246,000.00)	(272,274.50)	26,274.50
SERVICES-ENVIRONMENTAL DEV.	(600,000.00)	(1,066,856.99)	466,856.99
SERVICES - BEAUTIFICATION	(29,000.00)	(29,283.00)	283.00
RECREATION REVENUE	(23,500.00)	(30,281.54)	6,781.54
AQUATIC CENTRE REVENUE	(1,288,000.00)	(1,389,703.92)	101,703.92
SOCCER PARK	(12,000.00)	(15,944.00)	3,944.00
TG SMITH CENTER	(350,000.00)	(528,382.35)	178,382.35
PARKS SERVICES	(29,200.00)	(38,797.00)	9,597.00
SALES OF GOODS			
SALES OF GOODS	0.00	(6,577.17)	6,577.17
RENTALS			
RENTALS	(478,663.00)	(471,171.07)	(7,491.93)
RETURNS FROM INVESTMENTS			
INTEREST REVENUE	(300,000.00)	(414,105.65)	114,105.65
TAX AND REDEMPTION PENALTIES			
TAX PENALTIES	(206,360.00)	(239,729.93)	33,369.93
MISCELLANEOUS REVENUE			
OTHER REVENUE	(76,064.00)	(97,481.78)	21,417.78
PROVINCIAL MUNICIPAL TAX SHARING			
PROVINCIAL GENERAL ASSISTANCE GRANT	(4,650,000.00)	(2,336,294.75)	(2,313,705.25)
CONDITIONAL GRANTS			

GENERAL OP. BUDGETED & ACTUAL RE

REVENUE

For Period Ending 30-Nov-2025

	BUDGETED	ACTUAL	VARIANCE
GENERAL OPERATING FUND			
FEDERAL CONDITIONAL GRANTS	(1,030,000.00)	(515,709.00)	(514,291.00)
PROVINCIAL CONDITIONAL GRANTS	(34,800.00)	(91,993.17)	57,193.17
UNCONDITIONAL GRANTS			
PROVINCIAL UNCONDITIONAL GRANT	0.00	0.00	0.00
TRANSFER FROM GENERAL RESERVE			
TRANSFER FROM RESERVE	(30,900.00)	0.00	(30,900.00)
OTHER			
GENERAL DONATIONS	0.00	(1,036.00)	1,036.00
OTHER REVENUE	0.00	0.00	0.00
SPECIAL EVENTS	0.00	0.00	0.00
GAIN/LOSS - SALE OF ASSETS	0.00	0.00	0.00
Total OTHER REVENUE	(14,741,602.00)	(13,447,653.99)	(1,293,948.01)
Total GENERAL OPERATING FUND	(14,741,602.00)	(13,447,653.99)	(1,293,948.01)

GENERAL OP.BUDGETED & ACTUAL EX EXPENDITURE

For Period Ending 30-Nov-2025

	BUDGETED	ACTUAL	VARIANCE
GENERAL OPERATING FUND			
GENERAL GOVERNMENT SERVICES			
LEGISLATIVE	322,670.00	271,649.66	51,020.34
GENERAL ADMINISTRATIVE	3,104,070.00	2,586,101.98	517,968.02
OTHER GENERAL GOVERNMENT	1,266,053.00	1,168,819.55	97,233.45
Total GENERAL GOVERNMENT SERVICES	4,692,793.00	4,026,571.19	666,221.81
PROTECTIVE SERVICES			
POLICE	4,220,248.00	3,815,409.53	404,838.47
FIRE	1,289,909.00	1,280,039.43	9,869.57
EMERGENCY MEASURES	32,408.00	17,317.05	15,090.95
OTHER PROTECTION	751,492.00	656,138.28	95,353.72
Total PROTECTIVE SERVICES	6,294,057.00	5,768,904.29	525,152.71
TRANSPORTATION SERVICES			
ROAD TRANSPORTATION	3,679,716.00	2,862,284.78	817,431.22
OTHER TRANSPORTATION - AIRPORT	50,592.00	65,430.29	(14,838.29)
OTHER TRANSPORTATION - HANDI-VAN	0.00	0.00	0.00
Total TRANSPORTATION SERVICES	3,730,308.00	2,927,715.07	802,592.93
ENVIRONMENTAL HEALTH SERVICES			
GARBAGE & WASTE COLLECTION	3,309,747.00	2,810,665.00	499,082.00
Total ENVIRONMENTAL HEALTH SERVICES	3,309,747.00	2,810,665.00	499,082.00
PUBLIC HEALTH & WELFARE SERVICES			
PUBLIC HEALTH	180,600.00	179,931.35	668.65
SOCIAL WELFARE	20,000.00	19,764.90	235.10
Total PUBLIC HEALTH & WELFARE SERVICES	200,600.00	199,696.25	903.75
ENVIRONMENTAL DEVELOPMENT SERVICES			
PLANNING & ZONING	196,523.00	106,490.60	90,032.40
COMMUNITY DEVELOPMENT	415,350.00	399,353.81	15,996.19
Total ENVIRONMENTAL DEVELOPMENT SERVIC	611,873.00	505,844.41	106,028.59
ECONOMIC DEVELOPMENT SERVICES			
NATURAL RESOURCES	15,000.00	15,000.00	0.00
REGIONAL DEVELOPMENT	0.00	0.00	0.00
OTHER ECONOMIC DEVELOPMENT	0.00	0.00	0.00

GENERAL OP.BUDGETED & ACTUAL EX EXPENDITURE

For Period Ending 30-Nov-2025

	BUDGETED	ACTUAL	VARIANCE
GENERAL OPERATING FUND			
Total ECONOMIC DEVELOPMENT SERVICES	15,000.00	15,000.00	0.00
RECREATION & CULTURAL SERVICES			
RECREATION ADMINISTRATION	351,160.00	326,507.58	24,652.42
AQUATIC CENTRE	2,431,780.00	2,166,616.14	265,163.86
SOCCER PARK	41,650.00	22,284.78	19,365.22
SKATING RINKS & ARENAS	1,195,250.00	1,619,489.47	(424,239.47)
CURLING RINK	120,881.00	89,694.34	31,186.66
PARKS & PLAYGROUNDS	1,603,525.00	1,457,617.29	145,907.71
JAKE EPP LIBRARY	65,578.00	44,184.71	21,393.29
MUNICIPAL ARCHIVES	0.00	0.00	0.00
CULTURAL ARTS CENTRE	35,418.00	59,130.83	(23,712.83)
Total RECREATION & CULTURAL SERVICES	5,845,242.00	5,785,525.14	59,716.86
FISCAL SERVICES			
EDUCATION	19,969,717.00	19,969,717.00	0.00
GENERAL RESERVE TRANSFER	0.00	0.00	0.00
MACHINERY RESERVE TRANSFER	0.00	0.00	0.00
LAND & BUILDING RESERVE TRANSFER	2,300,000.00	0.00	2,300,000.00
CAPITAL DEVELOPMENT RESERVE TRANSFER	600,000.00	0.00	600,000.00
UTILITY REPLACEMENT RESERVE TRANSFER	0.00	0.00	0.00
RECREATION RESERVE TRANSFER	0.00	0.00	0.00
ARENA RESERVE TRANSFER	0.00	0.00	0.00
ENVIRONMENTAL RESERVE TRANSFER	1,371,888.00	0.00	1,371,888.00
POOL RESERVE TRANSFER	0.00	0.00	0.00
PERPETUAL CARE RESERVE TRANSFER	49,200.00	0.00	49,200.00
EXPENDITURE RESERVE TRANSFER	5,150.00	1,036.00	4,114.00
LAND DEDICATION RESERVE TRANSFER	0.00	0.00	0.00
GAS TAX RESERVE TRANSFER	1,030,000.00	515,709.00	514,291.00
HANDI TRANSIT RESERVE TRANSFER	0.00	0.00	0.00
CONTRIBUTION TO CAPITAL - PROJECTS	3,955,000.00	3,677,499.87	277,500.13
CONTRIBUTION TO UTILITY	1,206,540.00	1,206,540.38	(0.38)
DEBENTURE DEBT CHARGES	1,865,778.00	1,865,778.04	(0.04)
SHORT-TERM FINANCING	274,720.00	429,660.18	(154,940.18)
OTHER DEBT CHARGES	0.00	0.00	0.00
Total FISCAL SERVICES	32,627,993.00	27,665,940.47	4,962,052.53
ALLOWANCE FOR TAX ASSETS			
ALLOWANCE FOR TAX ASSETS	123,678.00	123,678.11	(0.11)
Total ALLOWANCE FOR TAX ASSETS	123,678.00	123,678.11	(0.11)

GENERAL OP.BUDGETED & ACTUAL EX EXPENDITURE

For Period Ending 30-Nov-2025

	BUDGETED	ACTUAL	VARIANCE
GENERAL OPERATING FUND			
Total GENERAL OPERATING FUND	57,451,291.00	49,829,539.93	7,621,751.07

LEGISLATIVE EXPENDITURES

For Period Ending 30-Nov-2025

	BUDGETED	ACTUAL	VARIANCE
GENERAL OPERATING FUND			
MAYOR	83,160.00	69,952.17	13,207.83
COUNCIL - MICHAEL ZWAAGSTRA	39,018.00	32,969.20	6,048.80
COUNCIL - SUSAN PENNER	35,618.00	25,634.52	9,983.48
COUNCIL - JAC SIEMENS	35,618.00	34,945.22	672.78
COUNCIL - DAMIAN PENNER	35,618.00	29,916.28	5,701.72
COUNCIL - JAKE HIEBERT	35,618.00	31,360.02	4,257.98
COUNCIL - BILL HIEBERT	35,618.00	33,690.57	1,927.43
COUNCIL - GENERAL	22,402.00	13,181.68	9,220.32
Total GENERAL OPERATING FUND	322,670.00	271,649.66	51,020.34

CAPITAL FUND BALANCE SHEET

For Period Ending 30-Nov-2025

GENERAL CAPITAL FUND

GENERAL CAPITAL FUND ASSETS	
ASSET UNDER CONSTRUCTION	
AUC - NO DEBT ISSUE	1,142,323.32
AUC - DEBT ISSUED	68,387,050.48
Total ASSET UNDER CONSTRUCTION	69,529,373.80
LAND	
LAND	8,573,976.00
LI - LAND	189,692.00
ACCUM. AMORT.- LI LAND	(189,692.00)
Total LAND	8,573,976.00
INFRASTRUCTURE	
INFRASTRUCTURE	169,589,770.95
ACCUM. AMORT. - INFRASTRUCTURE	(75,371,136.94)
Total INFRASTRUCTURE	94,218,634.01
BUILDINGS	
BUILDINGS & FACILITIES	39,614,744.08
LI - BLDG/FACILITY	8,115,169.41
ACCUM. AMORT.- LI BLDG	(3,367,232.88)
ACCUM. AMORT.-BUILDING	(17,621,672.46)
Total BUILDINGS	26,741,008.15
EQUIPMENT	
EQUIPMENT	16,364,843.39
ACCUM. AMORT.- EQUIPMENT	(9,591,884.48)
Total EQUIPMENT	6,772,958.91
Total GENERAL CAPITAL FUND ASSETS	205,835,950.87
GENERAL CAP. FUND LIABILITIES & EQUITY	
INTERFUND ACCOUNTS	
GENERAL OPERATING FUND	(95,915,722.72)
Total INTERFUND ACCOUNTS	(95,915,722.72)
ACCRUALS	
LANDFILL CLOSURE	(6,428,271.84)

CAPITAL FUND BALANCE SHEET

For Period Ending 30-Nov-2025

GENERAL CAPITAL FUND

Total ACCRUALS	(6,428,271.84)
DEBENTURES PAYABLE	
DEBENTURE PAYABLE	0.03
DEBENTURE - KROEKER AVE	(158,711.86)
DEBENTURE - ELMDALE ST	0.00
DEBENTURE - MCKENZIE AVE	0.00
DEBENTURE - FIRE RESCUE TRUCK	(0.01)
DEBENTURE - CLEARSPRING GREENS	(56,710.66)
DEBENTURE - SEC	(7,500,000.00)
DEBENTURE PAYABLE	0.00
Total DEBENTURES PAYABLE	(7,715,422.50)
ACCUMULATED SURPLUS	
CAPITAL SURPLUS	(95,776,533.81)
Total ACCUMULATED SURPLUS	(95,776,533.81)
ACCUMULATED SURPLUS	
SURPLUS - CAPITAL ACCOUNT	0.00
SURPLUS - DEBENTURE REDEMPTION	0.00
SURPLUS - LANDFILL LIABILITY	0.00
Total ACCUMULATED SURPLUS	0.00
Total GENERAL CAP. FUND LIABILITIES &	(205,835,950.87)
Total GENERAL CAPITAL FUND	0.00

GENERAL RESERVES BALANCE SHEET SHEET

For Period Ending 30-Nov-2025

	RESERVE FUNDS
GENERAL RESERVE B/L 1646	
GENERAL RESERVE FUND 05 B/L 1646	
GENERAL RESERVE FUND ASSETS	
CASH ON DEPOSIT	602,871.61
OTHER A/R	0.00
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	0.00
INTERFUND ACCOUNTS	528,844.56
Total GENERAL RESERVE FUND ASSETS	1,131,716.17
GENERAL RESERVE LIABILITIES & EQUITY	
ACCUMULATED SURPLUS	(1,131,716.17)
Total GENERAL RESERVE LIABILITIES & EQ	(1,131,716.17)
Total GENERAL RESERVE FUND 05 B/L 1646	0.00
Total GENERAL RESERVE B/L 1646	0.00

GENERAL RESERVES BALANCE SHEET SHEET

For Period Ending 30-Nov-2025

	RESERVE FUNDS
RECREATION RESERVE B/L 1651	
RECREATION RESERVE FUND B/L 1651	
RECREATION RESERVE ASSETS	
CASH ON DEPOSIT	0.00
OTHER A/R	15,059.13
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	(0.01)
INTERFUND ACCOUNTS	1,176,891.82
Total RECREATION RESERVE ASSETS	1,191,950.94
RECREATION RESERVE LIABILITIES & EQUIT	
ACCUMULATED SURPLUS	(1,191,950.94)
Total RECREATION RESERVE LIABILITIES &	(1,191,950.94)
Total RECREATION RESERVE FUND B/L 1651	0.00
Total RECREATION RESERVE B/L 1651	0.00

GENERAL RESERVES BALANCE SHEET SHEET

For Period Ending 30-Nov-2025

	RESERVE FUNDS
EQUIPMENT RESERVE B/L 1647	
EQUIPMENT RESERVE FUND B/L 1647	
EQUIPMENT RESERVE ASSETS	
CASH ON DEPOSIT	0.00
OTHER A/R	0.00
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	0.00
INTERFUND ACCOUNTS	495,555.97
Total EQUIPMENT RESERVE ASSETS	495,555.97
EQUIPMENT RESERVE LIABILITIES & EQUITY	
ACCUMULATED SURPLUS	(495,555.97)
Total EQUIPMENT RESERVE LIABILITIES &	(495,555.97)
Total EQUIPMENT RESERVE FUND B/L 1647	0.00
Total EQUIPMENT RESERVE B/L 1647	0.00

	RESERVE FUNDS
LAND/BLDG RESERVE B/L 1648	
LAND & BUILDING RESERVE FUND B/L 1648	
LAND & BUILDING RESERVE FUND ASSETS	
CASH ON DEPOSIT	0.00
OTHER A/R	0.00
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	2,679,721.10
INTERFUND ACCOUNTS	5,018,978.16
Total LAND & BUILDING RESERVE FUND ASS	7,698,699.26
LAND/BLDG RESERVE LIABILITIES & EQUITY	
ACCUMULATED SURPLUS	(7,698,699.26)
Total LAND/BLDG RESERVE LIABILITIES &	(7,698,699.26)
Total LAND & BUILDING RESERVE FUND B/L	0.00
Total LAND/BLDG RESERVE B/L 1648	0.00

GENERAL RESERVES BALANCE SHEET SHEET

For Period Ending 30-Nov-2025

	RESERVE FUNDS
CAPITAL RESERVE B/L 1652	
CAPITAL DEVELOPMENT RESERVE FUND B/L16	
CAPITAL DEVELOPMENT RESERVE FUND ASSET	
CASH ON DEPOSIT	556,039.61
OTHER A/R	0.00
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	6,157,049.57
INTERFUND ACCOUNTS	2,400,238.96
Total CAPITAL DEVELOPMENT RESERVE FUND	9,113,328.14
CAPITAL RESERVE LIABILITIES & EQUITY	
ACCUMULATED SURPLUS	(9,113,328.14)
Total CAPITAL RESERVE LIABILITIES & EQ	(9,113,328.14)
Total CAPITAL DEVELOPMENT RESERVE FUND	0.00
Total CAPITAL RESERVE B/L 1652	0.00

	RESERVE FUNDS
ARENA RESERVE B/L 1254	
ARENA RESERVE FUND B/L 1254	
ARENA RESERVE FUND ASSETS	
CASH ON DEPOSIT	0.00
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	0.00
INTERFUND ACCOUNTS	0.00
Total ARENA RESERVE FUND ASSETS	0.00
ARENA RESERVE FUND LIABILITIES & EQUIT	
ACCUMULATED SURPLUS	0.00
Total ARENA RESERVE FUND LIABILITIES &	0.00
Total ARENA RESERVE FUND B/L 1254	0.00
Total ARENA RESERVE B/L 1254	0.00

	RESERVE FUNDS
ENVIRONMENTAL RESERVE B/L 1650	
ENVIRONMENTAL RESERVE FUND B/L 1650	
ENVIRONMENTAL RESERVE FUND ASSETS	
CASH ON DEPOSIT	57,340.22
OTHER A/R	2,882.25
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	6,638,165.80
INTERFUND ACCOUNTS	407,655.41
Total ENVIRONMENTAL RESERVE FUND ASSET	7,106,043.68
ENVIRONMENT RESERVE LIABILITIES & EQUI	
ACCUMULATED SURPLUS	(7,106,043.68)
Total ENVIRONMENT RESERVE LIABILITIES	(7,106,043.68)
Total ENVIRONMENTAL RESERVE FUND B/L 1	0.00
Total ENVIRONMENTAL RESERVE B/L 1650	0.00

GENERAL RESERVES BALANCE SHEET SHEET

For Period Ending 30-Nov-2025

	RESERVE FUNDS
POOL RESERVE B/L 1577	
POOL RESERVE FUND B/L 1577	
POOL RESERVE FUND ASSETS	
CASH ON DEPOSIT	0.00
OTHER A/R	2,882.24
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	834,937.32
INTERFUND ACCOUNTS	184,324.26
Total POOL RESERVE FUND ASSETS	1,022,143.82
POOL RESERVE FUND LIABILITIES & EQUITY	
ACCUMULATED SURPLUS	(1,022,143.82)
Total POOL RESERVE FUND LIABILITIES &	(1,022,143.82)
Total POOL RESERVE FUND B/L 1577	0.00
Total POOL RESERVE B/L 1577	0.00

	RESERVE FUNDS
PERPETUAL CARE RESER. B/L 1653	
PERPETUAL CARE RESERVE FUND B/L 1653	
PERPETUAL CARE RESERVE FUND ASSETS	
CASH ON DEPOSIT	492,604.90
OTHER A/R	0.00
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	0.00
INTERFUND ACCOUNTS	519,470.95
Total PERPETUAL CARE RESERVE FUND ASSE	1,012,075.85
PERPETUAL CARE RESERVE LIAB. & EQUITY	
ACCUMULATED SURPLUS	(1,012,075.85)
Total PERPETUAL CARE RESERVE LIAB. & E	(1,012,075.85)
Total PERPETUAL CARE RESERVE FUND B/L	0.00
Total PERPETUAL CARE RESER. B/L 1653	0.00

GENERAL RESERVES BALANCE SHEET SHEET

For Period Ending 30-Nov-2025

	RESERVE FUNDS
EXPENDITURE RESERVE B/L 1654	
EXPENDITURE RESERVE FUND B/L 1654	
EXPENDITURE RESERVE FUND ASSETS	
CASH ON DEPOSIT	170,004.39
OTHER A/R	(9,185.94)
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	1,533,286.31
INTERFUND ACCOUNTS	784,106.65
Total EXPENDITURE RESERVE FUND ASSETS	2,478,211.41
EXPENDITURE RESERVE LIABILITIES & EQUI	
ACCUMULATED SURPLUS	(2,478,211.41)
Total EXPENDITURE RESERVE LIABILITIES	(2,478,211.41)
Total EXPENDITURE RESERVE FUND B/L 165	0.00
Total EXPENDITURE RESERVE B/L 1654	0.00

	RESERVE FUNDS
LAND DEDICATION RESERVE B/L 1739	
LAND DEDICATION RESERVE FUND B/L 1739	
LAND DEDICATION RESERVE FUND ASSETS	
CASH ON DEPOSIT	274,892.32
OTHER A/R	0.00
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	0.00
INTERFUND ACCOUNTS	152,267.57
Total LAND DEDICATION RESERVE FUND ASS	427,159.89
LAND DED RES FUND LIABILITIES & EQUITY	
ACCUMULATED SURPLUS	(427,159.89)
Total LAND DED RES FUND LIABILITIES &	(427,159.89)
Total LAND DEDICATION RESERVE FUND B/L	0.00
Total LAND DEDICATION RESERVE B/L 1739	0.00

GENERAL RESERVES BALANCE SHEET SHEET

For Period Ending 30-Nov-2025

	RESERVE FUNDS
GAS TAX RESERVE B/L 1833	
GAS TAX RESERVE FUND B/L 1833	
GAS TAX RESERVE FUND ASSETS	
CASH ON DEPOSIT	0.00
OTHER A/R	11,377.97
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	4,020,274.40
INTERFUND ACCOUNTS	2,454,391.88
Total GAS TAX RESERVE FUND ASSETS	6,486,044.25
GAS TAX RESERVE FUND LIAB & EQUITY	
ACCUMULATED SURPLUS	(6,486,044.25)
Total GAS TAX RESERVE FUND LIAB & EQUI	(6,486,044.25)
Total GAS TAX RESERVE FUND B/L 1833	0.00
Total GAS TAX RESERVE B/L 1833	0.00

	RESERVE FUNDS
HANDI TRANSIT RESERVE B/L 1834	
HANDI TRANSIT RESERVE FUND B/L 1834	
HANDI TRANSIT RESERVE ASSETS	
CASH ON DEPOSIT	0.00
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	0.00
INTERFUND ACCOUNTS	0.00
Total HANDI TRANSIT RESERVE ASSETS	0.00
HANDI TRANSIT RESERVE LIAB & EQUITY	
ACCUMULATED SURPLUS	0.00
Total HANDI TRANSIT RESERVE LIAB & EQU	0.00
Total HANDI TRANSIT RESERVE FUND B/L 1	0.00
Total HANDI TRANSIT RESERVE B/L 1834	0.00

UTILITY OPERATING FUND

ASSETS	
CASH	
CASH ON DEPOSIT	0.00
Total CASH	0.00
RECEIVABLES	
OPERATING A/R	342,934.90
CLEARING ACCOUNTS	0.00
PREPAID EXPENSE	35,782.18
Total RECEIVABLES	378,717.08
INVESTMENTS	
CITY OF STEINBACH DEBENTURES	0.00
Total INVESTMENTS	0.00
INVENTORIES	
INVENTORIES	0.00
Total INVENTORIES	0.00
OTHER ASSETS	
LAND	0.00
INFRASTRUCTURE	0.00
BUILDINGS / FACILITIES	0.00
EQUIPMENT	0.00
ASSETS UNDER CONSTRUCTION	0.00
Total OTHER ASSETS	0.00
Total ASSETS	378,717.08
LIABILITIES & EQUITY	
TEMPORARY BORROWINGS	
DUE TO/FROM OTHER FUNDS	13,097,352.07
Total TEMPORARY BORROWINGS	13,097,352.07
PAYABLES	
OPERATING ACCOUNTS PAYABLE	0.00
OTHER ACCOUNTS PAYABLE	(144,950.19)

UTILITY OPERATING FUND

Total PAYABLES	(144,950.19)
LONG TERM LIABILITIES	
DEBENTURES PAYABLE	(1,212,005.89)
Total LONG TERM LIABILITIES	(1,212,005.89)
CAPITAL SURPLUS	
CLEARING ACCOUNTS	0.00
Total CAPITAL SURPLUS	0.00
NOMINAL SURPLUS	
ACCUMULATED SURPLUS	(13,909,834.33)
Total NOMINAL SURPLUS	(13,909,834.33)
YTD OPERATING (SURPLUS)DEFICIT	
ACCUMULATED SURPLUS	1,790,721.26
Total YTD OPERATING (SURPLUS)DEFICIT	1,790,721.26
Total LIABILITIES & EQUITY	(378,717.08)
Total UTILITY OPERATING FUND	0.00

CITY OF STEINBACH

UTILITY OPERATING INCOME STATEMEI STATEMENT

For Period Ending 30-Nov-2025

	BUDGETED	ACTUAL	VARIANCE
UTILITY OPERATING FUND			
REVENUE			
CONSUMER SALES - ADMIN FEES	(457,205.00)	(350,023.85)	(107,181.15)
CONSUMER SALES - WATER	(2,157,200.00)	(1,687,314.66)	(469,885.34)
CONSUMER SALES - SEWER	(1,812,650.00)	(1,364,559.34)	(448,090.66)
DISCOUNTS, REFUNDS, & CANCELLATIONS	0.00	(92.88)	92.88
PENALTIES	(12,896.00)	(12,974.64)	78.64
HYDRANT RENTALS	(113,850.00)	(105,325.00)	(8,525.00)
INSTALLATION SERVICE	(92,700.00)	(180,050.00)	87,350.00
CONNECTION REVENUE	0.00	(121,600.00)	121,600.00
FEDERAL & PROVINCIAL GRANTS	0.00	0.00	0.00
OTHER REVENUE	(29,176.00)	(73,662.21)	44,486.21
CONTRIBUTION FROM REVENUE FUND	(1,206,540.00)	(1,206,540.38)	0.38
TRANSFER FROM UTILITY RESERVE	0.00	0.00	0.00
TRANSFER FROM ACCUMULATED SURPLUS	0.00	0.00	0.00
Total REVENUE	(5,882,217.00)	(5,102,142.96)	(780,074.04)
EXPENDITURES			
WATER SUPPLY	2,613,599.00	2,021,037.66	592,561.34
SEWAGE COLLECTION & DISPOSAL	1,037,077.00	869,712.39	167,364.61
CONTRIBUTION TO CAPITAL	485,000.00	2,300,573.79	(1,815,573.79)
TRANSFERS TO RESERVES	540,000.00	495,000.00	45,000.00
DEBENTURE DEBT CHARGES	1,206,541.00	1,206,540.38	0.62
OTHER DEBT CHARGES	0.00	0.00	0.00
SURPLUS APPROPRIATIONS	0.00	0.00	0.00
Total EXPENDITURES	5,882,217.00	6,892,864.22	(1,010,647.22)
Total UTILITY OPERATING FUND	0.00	1,790,721.26	(1,790,721.26)
Total Surplus (-)/Deficit	0.00	1,790,721.26	(1,790,721.26)

CAPITAL FUND BALANCE SHEET

For Period Ending 30-Nov-2025

UTILITY CAPITAL FUND

UTILITY CAPITAL FUND ASSETS	
ASSETS UNDER CONSTRUCTION	
AUC - NO DEBT ISSUED	190,880.20
AUC - DEBT ISSUE	2,653,611.60
Total ASSETS UNDER CONSTRUCTION	2,844,491.80
LAND	
LAND	864,002.06
LI - LAND	5,013,543.00
ACCUM. AMORT. - LI LAND	(4,009,209.24)
Total LAND	1,868,335.82
INFRASTRUCTURE	
INFRASTRUCTURE	94,695,314.60
ACCUM. AMORT. - INFRASTRUCTURE	(36,143,072.05)
Total INFRASTRUCTURE	58,552,242.55
BUILDINGS	
BUILDINGS & FACILITIES	39,517,596.18
ACCUM. AMORT. - BUILDINGS & FACILITIES	(12,367,506.55)
Total BUILDINGS	27,150,089.63
EQUIPMENT	
EQUIPMENT	1,635,114.87
ACCUM. AMORT. - EQUIPMENT	(1,312,480.87)
Total EQUIPMENT	322,634.00
Total UTILITY CAPITAL FUND ASSETS	90,737,793.80
UTILITY CAP. FUND LIABILITIES & EQUITY	
INTERFUND ACCOUNTS	
GENERAL OPERATING FUND	0.00
UTILITY OPERATING FUND	(14,303,262.03)
CAPITAL WORKS PROJECTS FUND	0.00
Total INTERFUND ACCOUNTS	(14,303,262.03)
DEBENTURES PAYABLE	
DEBENTURE PAYABLE	(0.03)
DEBENTURE - KROEKER AVE SEWER	(92,753.68)

CAPITAL FUND BALANCE SHEET

For Period Ending 30-Nov-2025

UTILITY CAPITAL FUND

DEBENTURE - KROEKER AVE WATER	(113,365.62)
DEBENTURE - SUPP WATER SUPPLY	0.00
DEBENTURE - BRANDT ST WATER	(310,800.11)
DEBENTURE - BRANDT ST SEWER	(207,200.07)
DEBENTURE - BARKMAN WATER	(918,961.36)
DEBENTURE - LIFT STATION #2	(1,641,002.43)
Total DEBENTURES PAYABLE	(3,284,083.30)
ACCUMULATED SURPLUS	
CAPITAL SURPLUS	(73,150,448.47)
Total ACCUMULATED SURPLUS	(73,150,448.47)
ACCUMULATED SURPLUS	
SURPLUS - UTILITY CAPITAL	0.00
SURPLUS - DEBENTURE REDEMPTION	0.00
Total ACCUMULATED SURPLUS	0.00
Total UTILITY CAP. FUND LIABILITIES &	(90,737,793.80)
Total UTILITY CAPITAL FUND	0.00

GENERAL RESERVES BALANCE SHEET SHEET

For Period Ending 30-Nov-2025

	RESERVE FUNDS
UTILITY RESERVE B/L 1649	
UTILITY RESERVE FUND B/L 1649	
UTILITY RESERVE FUND ASSETS	
CASH ON DEPOSIT	1,135,444.43
OTHER A/R	0.00
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	0.00
INTERFUND ACCOUNTS	1,072,271.97
Total UTILITY RESERVE FUND ASSETS	2,207,716.40
UTILITY RESERVE LIABILITIES & EQUITY	
ACCUMULATED SURPLUS	(2,207,716.40)
Total UTILITY RESERVE LIABILITIES & EQ	(2,207,716.40)
Total UTILITY RESERVE FUND B/L 1649	0.00
Total UTILITY RESERVE B/L 1649	0.00