

Georgetown Neighbourhood Delegation Report

Presented at The City of Steinbach Council Meeting
Tuesday, October 21, 2025

**GEORGE INVESTMENTS
(STEINBACH) LTD.**

PENFELD ESTATES

SUBDIVISION

STEINBACH

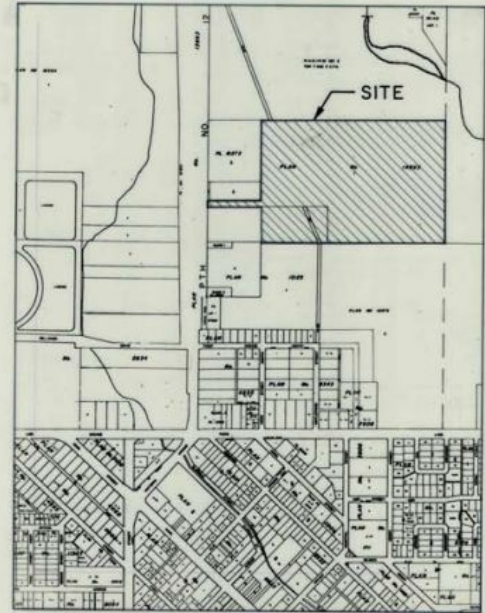
MANITOBA

**UNDERGROUND SERVICES
AND ROADS**

**Reid
Crowther**

Reid Crowther & Partners Ltd.
Engineers • Planners • Scientists
Winnipeg, Manitoba

SET NO.

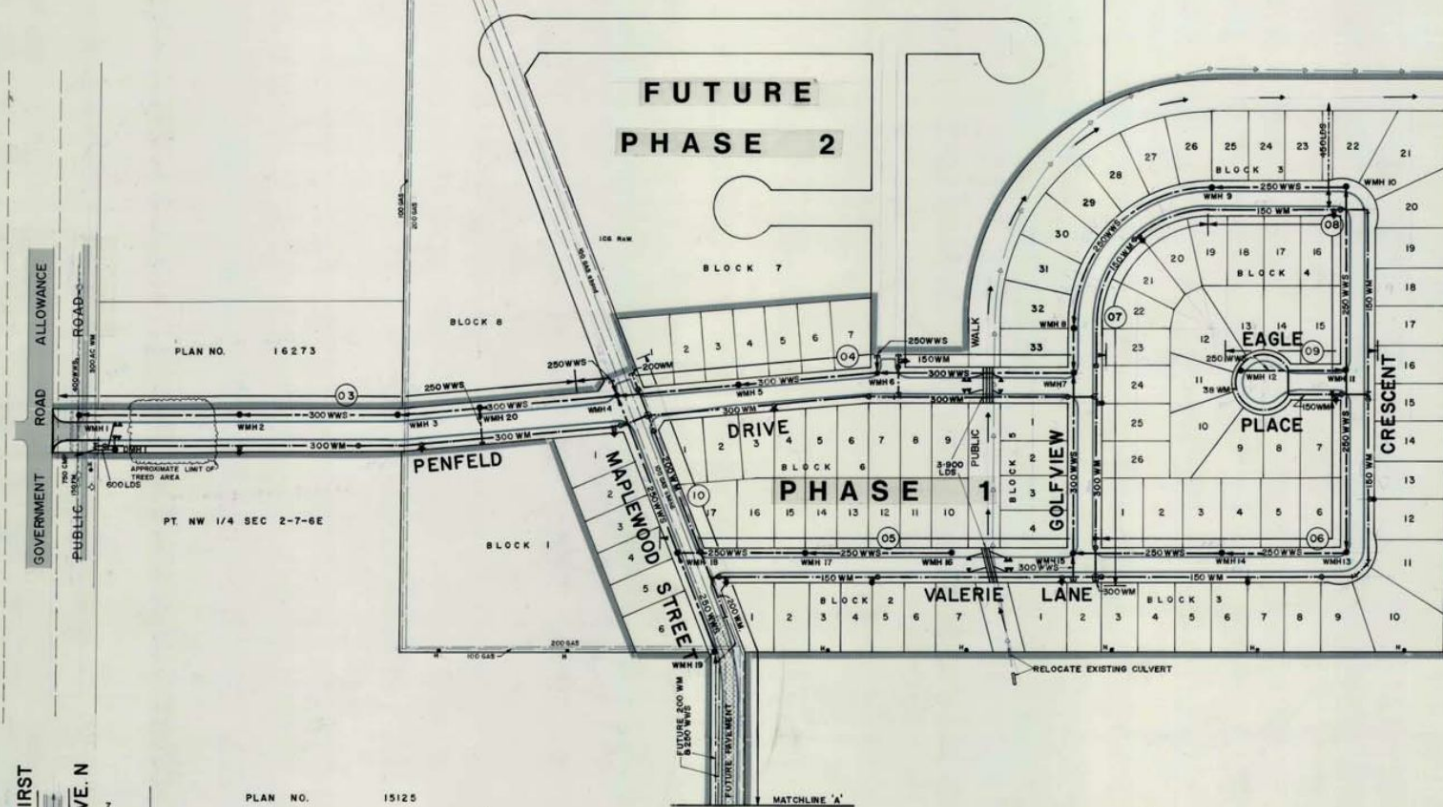


JANUARY

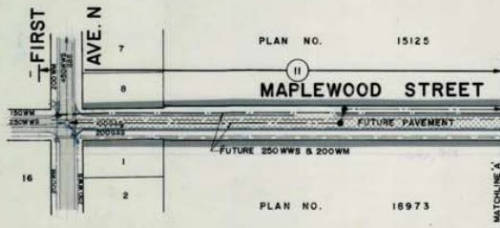
1988

PROJECT NO.

61008



EXISTING	LEGEND-PLAN	PROPOSED
100 mm WM	WATERMAIN	100 mm WM
150 mm WM	HYDRANT	150 mm WM
200 mm WM	VALVE	200 mm WM
250 mm WM	LAND DRAINAGE SEWER	250 mm WM
300 mm WM	WASTE WATER SEWER	300 mm WM
350 mm WM	MANHOLE	350 mm WM
400 mm WM	CATCH BASIN	400 mm WM
450 mm WM	CURB INLET	450 mm WM
500 mm WM	JUNCTION	500 mm WM
550 mm WM	CULVERT	550 mm WM
600 mm WM	GAS	600 mm WM
650 mm WM	HYDRO	650 mm WM
700 mm WM	WTS	700 mm WM
750 mm WM	CONCRETE	750 mm WM
800 mm WM	ASPHALT	800 mm WM
850 mm WM	PROPERTY LINE	850 mm WM
900 mm WM	SURVEY BARS	900 mm WM
950 mm WM	PHASE ONE LIMITS	950 mm WM
1000 mm WM	DITCH	1000 mm WM
	DRAWING REFERENCE NUMBER	
	BUSH	



ACCURACY OF THIS KEY PLAN IS NOT GUARANTEED, PLEASE CONSULT DETAILED PLANS

CONSTRUCTION NOTES

1. R.C.P.L. FIELD NO. 141, 151, 161, 171, 181, 191, 201, 211.
2. LOCAL PLAN NO.
3. BLOCK MAP - TOWN & COUNTY AT FIRST STREET N. AND MAPLEWOOD, 1927, 201, 331.

METRIC

WHOLE NUMBERS INDICATE MILLIMETERS
DECIMALIZED NUMBERS INDICATE METERS

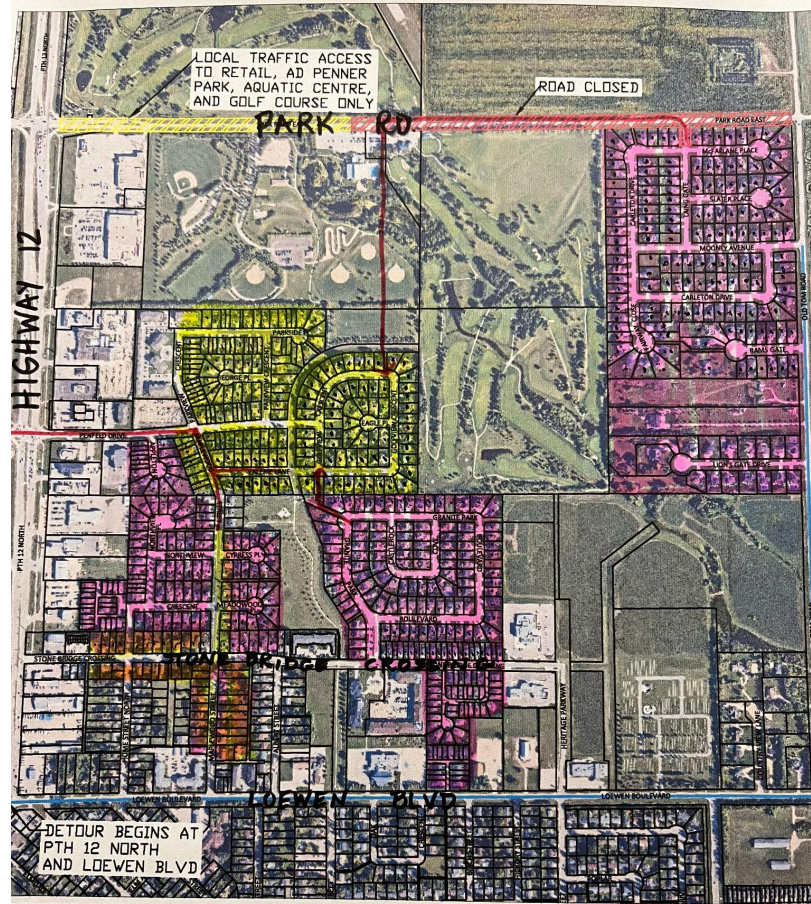
NOTE: DETERMINE LOCATION OF UNDERGROUND UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION.

WARNING - READ THIS BEFORE YOU BEGIN WORK - IF POWER EQUIPMENT OR EXPLOSIVES ARE TO BE USED FOR THE EXCAVATION AUTHORIZED BY THE ATTACHED PERMIT, NO WORK SHALL BE COMMENCED, BEFORE (1) THE LOCAL OFFICE OF THE GAS COMPANY HAS BEEN NOTIFIED OF THE PROPOSED EXCAVATION, AND (2) THE GAS COMPANY HAS MARKED OUT THE LOCATION OF ANY ENDANGERED GAS INSTALLATIONS, OR THE GAS COMPANY HAS ADVISED THAT NO GAS INSTALLATIONS WILL BE ENDANGERED BY THE PROPOSED EXCAVATION. FOR SPECIFIC DETAILS REFER TO MANITOBA REGULATIONS 210/73 MADE UNDER THE GAS PIPE LINE ACT.

project

GEORGE INVESTMENTS
(BYINGACH) LTD.
PENFELD ESTATES

drawn
G.K.R.
scale
1:1250
date
DEC 87



Clearspring Greens Access During Construction

Due to construction on the eastern portion of Park Road East, this area will be temporarily closed. Access to Clearspring Greens is highlighted by blue line.

Drivers must abide to construction signs.



CITY OF STEINBACH

Official Community Plan

2025

19. New developments shall incorporate active transportation facilities and connections to existing multi-use pathways where appropriate and in compliance with City requirements.

4.3 MUNICIPAL SERVICES AND UTILITIES

The municipal services considered in this section include the wastewater collection systems, water supply systems, solid waste management, as well as emergency services. Policies to provide and maintain a high level of municipal services are required to protect the health of residents and to ensure orderly development in an economic manner. Protection of the environment and the health of residents is of primary importance in this Plan.

4.3.1 OBJECTIVES

- a. To ensure that new developments are serviced with an appropriate level of municipal services and utilities.
- b. To provide and maintain a high level of municipal services to ensure healthy, safe, and cost-effective development.
- c. To maximize the use of the existing municipal infrastructure prior to extending the system.
- d. To maintain capacity in the municipal services system to readily accommodate new development.
- e. To protect municipal services and infrastructure from extreme weather events and changing weather patterns.

4.3.2 POLICIES

1. All new development or redevelopment shall connect to the City municipal water distribution system or wastewater collection system where such connection is reasonably available. If the municipal water distribution system is not reasonably available, then a City-approved system shall be installed and maintained as part of the development. If the municipal wastewater collection system is not reasonably available, then a City-approved system shall be installed and maintained as part of the development.
2. Buildings that are connected to, or have the potential to connect to, the municipal water system shall not be serviced by private wells.
3. New development will follow the logical extension of municipal water and wastewater services. Leap-frog development will be discouraged.
4. Infill development is encouraged to maximize the use of the existing municipal infrastructure.
5. No new or redevelopment of an existing onsite wastewater management system will be permitted within the City of Steinbach, except for repair or replacement of an existing onsite wastewater management system within the Development Reserve II designation, subject to provincial regulations. If the municipal wastewater system is not reasonably available, then a City-approved onsite wastewater management



