CITY OF STEINBACH
Regular Council Meeting
November 18, 2025

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, November 18, 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, Damian Penner, Michael Zwaagstra, Bill Hiebert & Jac Siemens. Also present: City Manager, Troy Warkentin, Senior Manager, Corporate Services, Adam Thiessen and City Clerk, Amanda Dubois.

3. Councillor Jake Hiebert opened the meeting.

R25-218 4. Councillor D. Penner, Councillor B. Hiebert RESOLVED that the agenda be adopted, as amended:

Add Item 13A Silo Silica Proposal

-Un. Carried-

R25-219 5. Councillor M. Zwaagstra, Councillor J. Hiebert RESOLVED that the minutes of November 4, 2025, Organizational Council Meeting be approved.

-Un. Carried-

R25-220 6. Councillor J. Siemens, Councillor J. Hiebert RESOLVED that the minutes of November 4, 2025, Regular Council Meeting be approved.

-Un. Carried-

7. Council meeting recessed and Public Hearing was called to order at 7:40 p.m., by Mayor Earl Funk. Public Hearing was to consider Rezoning By-Law 2266.

<u>By-Law 2266 - Rezoning</u>
Owner: Heinrich and Edna Heinrichs
Applicant: Hillside Custom
Civic Address: 635 & 641 Main Street
Legal: Lot 15, Block 3, Plan 6754 Excl SE 465 feet and
Lot 16, Block 3, Plan 6754 Excl NW 10 feet

Purpose: To rezone the properties from “RLD”: Residential Low Density to “RMD” Residential Medium Density to allow for a multi-family development to be constructed.

7.1 Troy Warkentin, City Manager introduced By-Law 2266 and reported that notices pursuant to The Planning Act had been completed.

7.2 No items of correspondence had been received objecting to the application.

7.3 Terry Thiessen, 72 Norwood Bay Mitchell, of Hillside Custom, on behalf of the applicants, was present at the hearing and provided that the proposed multi-family development would be a good fit for the neighbourhood and fit the property the best.

7.4 Mr. Thiessen was prepared to answer questions of council.

8. Council discussion and questions followed.

9. Charleen Solnik of 630 Wilson Street was present at the public hearing to express concerns regarding lighting, requesting that it be directed downward onto the property rather than across, as well as concerns about the number of dogs that could reside behind her property.

10. Mr. Thiessen returned to the podium to confirm that the parking lot lighting would be installed on the building itself and directed downward toward the parking lot. He noted that he could not comment on the number of dogs permitted, as that decision does not rest with the builder.

11. There being no further discussion, Council meeting re-opened at 7:43 p.m.

R25-221 12. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the City of Steinbach give second reading to By-Law 2266, subject to the execution of a development agreement.

-Un. Carried-

13. Council meeting recessed and Public Hearing was called to order at 7:45 p.m., by Mayor Earl Funk. Public Hearing was to consider Variance V-2025-32.

Variance V-2025-32
Owner: Heinrich and Edna Heinrichs
Applicant: Hillside Custom
Civic Address: 635 & 641 Main Street
Legal: Lot 15, Block 3, Plan 6754 Excl SE 465 feet and
Lot 16, Block 3, Plan 6754 Excl NW 10 feet

Purpose: To permit 45 parking stalls whereas 59 parking stalls are required for the proposed development.

13.1 Troy Warkentin, City Manager introduced Variance V-2025-32 and reported that notices pursuant to The Planning Act had been completed.

13.2 Terry Thiessen, 72 Norwood Bay Mitchell, of Hillside Custom, on behalf of the applicants, was present at the hearing and provided the following:

- The developer believes they can enhance the neighbourhood by constructing a new building on the property.
- Smaller one-bedroom units are the most appropriate approach, and they prefer to keep the project to a two-storey building. The design was inspired by new studio-style developments in Winnipeg.
- They are targeting an $800 price point and the specific demographic of single professionals, describing it as a needed niche in the community. Given the property's location on Main Street, they felt a higher-density development would be appropriate.
- Parking presented challenges. They have worked with the City Planner and were left with a variance request.
- It will be studio units throughout the entire building, with one-bedroom units under 400 square feet, suitable for a single occupant rather than families or roommates. Each unit would have one parking stall, allowing for 1.25 stalls per unit overall, which includes 25% visitor parking.

13.3 Mr. Thiessen was prepared to answer questions of council.

13.4 Council discussion and questions followed.

14. Norman Solnik of 630 Wilson Street was present at the public hearing and stated that his greatest concern was the size and orientation of the building and is quite happy that it will be two storeys, with a flat roof and the orientation of the parking lot.

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

16. There being no further discussion, Council meeting re-opened at 8:14 p.m.

R25-222 17. Councillor S. Penner, Councillor J. Siemens RESOLVED that the City of Steinbach approved Variance V-2025-32, subject to Rezoning By-Law 2266 receiving third reading.

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

18. Troy Warkentin, City Manager introduced that three years ago the City entered into the Residential Recycling Services agreement with Bristal Hauling. It is coming to its expiry date and has negotiated with Bristal Hauling to extend services until November 30, 2028 with the cost of services detailed within. This will include curbside residential and multi-family-pick ups.

R25-223 19. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the City of Steinbach ratify the Residential Recycling Services agreement with Bristal Hauling, with an expiry date of November 30, 2028.

-Un. Carried-

R25-224 20. Councillor J. Hiebert, Councillor B. Hiebert RESOLVED that the following accounts be approved for payment:

Accounts Payable (November 13, 2025)	$	14,406,085.72
Bi-Weekly Pay Period No. 23 (November 4, 2025)	$	318,562.77

-Un. Carried-

R25-225 21. Councillor D. Penner, Councillor S. Penner RESOLVED that the City of Steinbach give first reading to By-Law 2286, being a Rezoning by-law.

-Un. Carried-

R25-226 22. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the City of Steinbach accept the following business licences.

Resident:
Lic No. 75 Gurinder Singh Sarwara - Tuk Tuk Taxi - 5 York Crescent - Ride Service
Lic No. 76 Max Steeve Jean - Jumpy-Joy - 323-190 Brandt Street - Bouncy Castle Rentals

Non-Resident:
Lic No. 348 Jennifer Yamashita - Burman & Fellows Group Inc. - Ontario - Electrical/IT Data Contracting

-Un. Carried-

R25-227 23. Councillor M. Zwaagstra, Councillor J. Hiebert RESOLVED that the building permits as issued during the month of October, 2025 be accepted. (list attached)

-Un. Carried-

R25-228 24. Councillor J. Siemens, Councillor S. Penner RESOLVED that the City of Steinbach accept the recommendation of the Board of Revision and accept the 2026 Assessment Roll as amended.

-Un. Carried-

R25-229 25. Councillor D. Penner, Councillor J. Hiebert RESOLVED that the City of Steinbach approve the following 2026 Emergency Plan amendments.

DATE (DD-MM-YYYY)	**Concerning Section(s)** List section & changes made
	Action Guidelines
	None
	Emergency Plan
11-18-2025	Section 2 - Updated contact information Section 4 - Updated contact information Section 5 - Updated contact information Section 6 - Updated contact information Section 8 - Updated contact information
	Hazard Analysis
11-18-2025	Section 8 - Update population counts & maps

-Un. Carried-

26. Correspondence from S.T.A.R.S. Air Ambulance Foundation was acknowledged. Received as information.

R25-230 27. Councillor S. Penner, Councillor J. Siemens RESOLVED that City administration be authorized to submit comments on behalf of the City of Steinbach respecting the Environmental Act Proposal File 6275.00 filed by Sio Silica Corporation for the installation, operation and decommissioning of silica sand extraction wells and that the City's comments be submitted by December 1, 2025.

-Un. Carried-

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

-Un. Carried-

Time of adjournment 8:44 p.m.

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Mayor City Manager