

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.

Subdivision 4451-2025-9173

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.

Variance V-2025-35

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