# CITY OF STEINBACH

## Tuesday
## December 16, 2025

## 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, December 16, 2025
Regular Council Meeting 7:30 p.m.

## AGENDA

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1. Call to Order

2. Opening - Mayor Earl Funk

3. Adopt Agenda

4. Minutes of December 2, 2025 Regular Council Meeting — pg. 1

5. Business arising from Minutes

6. Public Hearing 7:35 p.m.

   A. Subdivision 4451-2025-9173
      Re Rosebrook Trail & Pacific Bay — pg. 4
   B. Rezoning By-Law 2268
      Re: Rosebrook Trail & Pacific Bay — pg. 57
   C. Conditional Use CU-2025-05
      Re: 206-214 First Street — pg. 71
   D. Variance V-2025-35
      Re: 206-214 First Street — pg. 87
   E. Variance V-2025-36
      Re: 49 Market Boulevard — pg. 103

7. Delegation 7:45 p.m.

8. Reports & Recommendations of City Manager

9. Administration
   A. Accounts Payable — back
   B. Minor Subdivisions (July 1 - December 9, 2025) — pg. 114
   C. Minor Variances (July 1 - December 9, 2025) — pg. 115
   D. By-Law 2270 Debt Issue
      Re: Loewen Blvd. & PTH 12 — pg. 116
   E. By-Law 2271 Debt Issue
      Re: Southeast Event Centre — pg. 120
   F. Manitoba Water Service Board (MWSB) Grant
      Re: Park Road West Forcemain (resolution) — pg. 121
   G. 2026 Fee Schedule — pg. 122
   H. 2026 Regular Council Meetings — pg. 129
   I. Building Permits (November 2025) — pg. 130

10. Council Question Period

11. Correspondence & Petitions
    A. Ronald McDonald House Manitoba
       Re: Request for support

pg. 131

12. Other Business

13. Adjournment

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

# CITY OF STEINBACH
## Regular Council Meeting
## December 2, 2025

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, December 2, 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 Damian Penner opened the meeting.

R25-231 4. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the agenda be adopted.

-Un. Carried-

R25-232 5. Councillor J. Hiebert, Councillor J. Siemens RESOLVED that the minutes of November 18, 2025 Regular Council Meeting be approved.

-Un. Carried-

R25-233 6. Councillor D. Penner, Councillor B. Hiebert RESOLVED that the following accounts be approved for payment:

| | | |
|---|---|---|
| Accounts Payable (November 26, 2025) | $ | 629,019.27 |
| Monthly Pay Period No. 11 (November 13, 2025) | $ | 65,918.00 |
| Bi-Weekly Pay Period No. 24 (November 18, 2025) | $ | 307,191.30 |

-Un. Carried-

R25-234 7. Councillor S. Penner, Councillor J. Hiebert RESOLVED that the Financial Statements ending October 31, 2025 be accepted.

-Un. Carried-

R25-235 8. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the City of Steinbach approve application of subdivision 4451-2025-9184, as applied for by Helmut Buchholz of Hidjak Ltd., subject to the execution of a development agreement.

-Un. Carried-

R25-236 9. Councillor S. Penner, Councillor B. Hiebert

RESOLVED that the City of Steinbach extend the term of the Steinbach Sports Heritage Committee to December 31, 2027, subject to the approval of the City's 2026 Financial Plan and budget.
BE IT FURTHER RESOLVED that the City award a grant in the amount of $15,000.00 for the current term for the purpose of paying expenses related to the development or display of historical content and memorabilia.
BE IT FURTHER RESOLVED that the following members of the Committee be reappointed for a two-year term, to expire December 31, 2027.

Jon Sawatzky
Michelle Swatzky-Koop
Terry Frey
Bill Dyck
Russ Dyck

-Un. Carried-

R25-237 10. Councillor J. Hiebert, Councillor J. Siemens RESOLVED that the City of Steinbach ratify the following appointment to the Jake Epp Library Board for a term of two years.

Daniel Plett

-Un. Carried-

R25-238 11. Councillor D. Penner, Councillor J. Hiebert

WHEREAS Section 163 of The Municipal Act states a council may adopt an interim operating budget, for that part of the year prior to the adoption of the operating budget for the fiscal year.

BE IT RESOLVED that the City of Steinbach adopt the following interim operating budget for 2026:

| | |
|---|---|
| General Government Services | $ 800,000 |
| Protective Services | $ 1,200,000 |
| Transportation Services | $ 850,000 |
| Environmental Health Services | $ 700,000 |
| Public Health & Welfare | $ 30,000 |
| Environmental Development | $ 40,000 |
| Economic Development | $ 30,000 |
| Recreation Services | $ 1,000,000 |
| Fiscal Services | $4,000,000 |
| Capital Equipment | $ 3,500,000 |
| Water Utility (Operating) | $ 950,000 |

-Un. Carried-

R25-239 12. Councillor M. Zwaagstra, Councillor B. Hiebert RESOLVED that pursuant to Section 326 of The Municipal Act, the supplementary realty taxes, as presented be added to the 2025 assessment roll in the amount of $876,457.09. (list attached)

-Un. Carried-

R25-240 13. Councillor S. Penner, Councillor M. Zwaagstra RESOLVED that pursuant to Section 326 of The Municipal Act, the supplementary realty taxes, as presented be cancelled from the 2025 assessment roll in the amount of -$100,304.77. (list attached)

-Un. Carried-

R25-241 14. Councillor D. Penner, Councillor J. Hiebert

BE IT RESOLVED that the City of Steinbach be authorized to borrow up to $2,000,000.00 from the Royal Bank of Canada (*hereinafter referred to as "the Bank")* during 2026 for operating expenses, and to pay or agree to pay interest thereon, or on so much thereof as remains from time to time paid, calculated at the Bank's prime interest rate per annum in effect from time to time minus 0.25% per annum, as well after as before maturity default and judgement, with interest on overdue interest at the same rate as the principal.

THAT the amount so borrowed with interest aforesaid be evidenced by either of the following means:

(a) by one or more promissory notes under the seal of the corporation and signed by the Mayor and one of the following the City Manager or the Senior Manager, Finance thereof and given to the Bank; or

(b) by overdraft on the account of the corporation with the Bank by cheques signed by the Mayor and one of the following the City Manager or the Senior Manager, Finance thereof.

THAT the Corporation hereby mortgages, assigns, transfers, pledges and hypothecates to the said Bank the taxes of the Corporation for the present year for municipal, school or the purposes of the Minister of Intergovernmental Affairs as additional security for the repayment of the amount so borrowed for any of such respective purposes.

THAT the Corporation shall deposit said taxes with the Bank as collected in a special account as collateral security for payment of the amount so borrowed and interest, but the Bank shall not be restricted to the said taxes for payment of the sum borrowed hereunder, nor shall it be bound to wait for repayment of said sum until said taxes are collected, or be required to see that they are deposited or applied as aforesaid.

THAT the amount so borrowed and interest shall be payable within the current fiscal year.

THAT the Mayor and one of the following the City Manager or the Senior Manager, Finance are hereby authorized to give to the said Bank in the name, on behalf of and under the seal of the Corporation as security for the moneys so borrowed, and interest thereon, a covenant or agreement containing a clause that all taxes levied or to be levied by the Corporation for the present year be and they are thereby pledged, hypothecated, mortgaged, transferred and assigned to the Bank as security for said loan and interest thereon and are charged as a first charge with repayment of such loan and interest, or a clause to like effect; and that said taxes shall be deposited forthwith on being collected in the Bank to the credit of the Corporation in a special account as collateral security for said advance.

-Un. Carried-

15. Correspondence and a Recycling Rebate for January 1 - June 30, 2025 ($47,903.61) from the Minister of Environment and Climate Change was acknowledged.

Received as information.

16. Correspondence and an Urban Policing Grant ($2,613,685.00) from Manitoba Justice was acknowledged.

Received as information.

17. Minutes of the Seine Rat Roseau Watershed District of October 21, 2025 and October 27, 2025 were acknowledged.

Received as information.

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

-Un. Carried-

Time of adjournment 7:48 p.m.

*ad

| | |
|---|---|
| _____ | _____ |
| Mayor | City Manager |

# Subdivision File # 4451-2025-9173

## Administration

| | | | |
|---|---|---|---|
| **RFD #:** | 2025001125 | **Last Updated:** | 10/29/2025 2:56:45 PM |
| **Created:** | 10/29/2025 2:56:45 PM | **Status:** | Pending |
| **Author:** | Justina Gell | | |

| | Council Meeting Date | Resolution # | Moved By | Seconded By |
|---|---|---|---|---|
| **First Reading:** | | | | |

**Council Decision:**

**Subject:**

## Summary

Purpose
The purpose of Subdivision 4451-2025-9173 is to allow the creation of 41 residential lots as well as allow for the extension of Pacific Bay.
Recommendation
Recommendation is to approve Subdivision 4451-2025-9173 subject to a development agreement and By-Law 2268 being given 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

SD 4451-2025-9173 Sincerus (GP) Ltd – Rosebrook & Pacific

The application for subdivision under file Subdivision 4451-2025-9173 seeks to subdivide the existing parcels of land on Rosebrook Trail and Pacific Bay into 41 residential lots. The subject properties are designated Residential Policy Area under the City's Official Community Plan and are zoned RSF – Residential Single Family with a pending application to rezone the proposed new parcels into a mix of RLD – Residential Low Density and RMD – Residential Medium Density.

The application also seeks to open a further portion of Pacific Bay as provided in the attached schedules. The public hearing for this matter is required due to the proposed opening of the new segment of public road.

It is recommended that Council approve the application under file Subdivision 4451-2025-9173 subject to the execution of a development agreement and Council approving third reading to Rezoning By-law 2268.

City Planner Report

**Subdivision 4451-2025-9173**
**Parkhill Phase 2C**

*Location:*
Parkhill Phase 2C- Rosebrook Trail and Pacific Bay

*Current Designation & Zoning:*
The land is currently designated Residential Policy Area' in the Official Community Plan. The zoning of the property is presently 'RSF' Residential Single Family in the City of Steinbach Zoning By-Law 2100 but in the process of being re-zoned to ''RLD' Residential Low Density and 'RMD' Residential Medium Density.

***Proposed Zoning Requirements-***
*'RSF' Residential Single Family*
The Residential Single Family (RSF) district is intended to accommodate primarily single-family residential development and associated or compatible uses.
Site Area-3300 sq feet
Site Width-30 feet
Front Yard-25 feet
Rear Yard-25 feet
Side Yard (regular)-3 feet
Side Yard (corner) - 5 feet

Residential Low Density (RLD)
The Residential Low-Density district is intended to accommodate primarily single and two-family residential development and associated or compatible uses

**Zoning Requirements**
*RLD Residential Low Density*

| | |
|---|---|
| Site area | 5500 square feet |
| Site width | 25 feet |
| Front Yard | 25 feet |
| Rear Yard | 25 feet |
| Side Yard-Corner | 8 feet |
| Side Yard-Regular | 4 feet |
| Height | 35 feet |

*RMD' Residential Medium Density*
Residential Medium Density is intended for single-family, two-family and low-rise multiple family units and associated or compatible uses.
Site area-10, 000 sq feet
Site width-75 feet
Front yard-25 feet
Rear yard-25 feet
Side yard-regular-4 feet
Side yard-corner-8 feet
Coverage-50%
Height-3 storeys

***Proposed Site Development***
Total number of residential parcels-41 lots
RSF lots-11
RLD lots-11
RMD lots-19

***Comments/Recommendation***
The proposal for subdivision is the latest phase of a multi-phase residential development that began in 2012. The previous phase created larger blocks as well as the opening of Pacific Bay and the extension

of Rosebrook Trail with the future intent that the properties would be further subdivided as part of an additional phase. The land is currently all zoned ‘RSF’ Residential Single Family, however that is now being re-zoned to accommodate two family and multi-family lots as well as single-family.

While the public rights-of-way for this phase were opened as part of the previous phase, the developer has revised the plan, as such a portion of Pacific Bay along the southern portion will have to be opened as part of this phase.

This proposal will allow for various housing types including single-family, two-family dwellings as well as multi-family dwellings. Allowing for a mixture of housing types is important to ensure there are a variety of housing types for various price points which will allow more people to live within the area.

Over the last ten years the west side of Mckenzie Avenue has seen most of the residential development in the city. This area is one of the few remaining areas of the city with large land masses available to create multiple lots. The proposed lots appear to meet the minimum requirements as set out in the City of Steinbach Zoning By-Law 2100, however that will be confirmed when final plans have been submitted to the city for review.

It is recommended that SD 4451-2025-9173 be approved subject to a development agreement and By-Law 2268 be given third reading.

# MEMO

**October 31, 2025**

**To:** **Subdivision File No. 4451-2025-9173**

**From:** **Aaron Rach**

**Re: Subdivision Comments – Parkhill Phase 2C**

The Subdivision Application Map is in line with the Conceptual Plan for this Phase of the Parkhill Subdivision which has been approved.

**Property Access**

Each of the proposed lots would have access to the new streets from individual approaches.

**Water Servicing**

Each of the proposed lots would require a minimum 25mm water service from a City water main. The Developer would be responsible for all costs associated with the installation of the new water services.

**Sewer Servicing**

Each of the proposed lots would be serviced with a minimum 6” sewer service from the City sewer main. The Developer would be responsible for all costs associated with the installation of the new minimum 150mm sewer services.

**Land Drainage**

The Developer would be responsible to ensure that drainage, in the immediate area of these lots, functions properly. Engineered lot grading and servicing plans will have to be approved for this development.

**Garbage Pickup**

These lots would all receive regular residential garbage collection.

I have no other comments or concerns at this time.

# Appendix

**Implications of Recommendation**

- Public Notice
- Subdivision Summary
- SAM
- Drawings/Sketches
- Status of Title
- Posting Requirements

**Correspondence**

- Community Planning, Report to Council
- BellMTS
- Canada Post
- Hanover School Division
- Historic Resources Branch
- Land Titles
- Manitoba Hydro
- Rogers
- Water Resource Officer

# CITY OF STEINBACH
# PUBLIC NOTICE

## By-Law 2268 & Subdivision 4451-2025-9173
## Rosebrook Trail and Pacific Bay
**Lots 58, 59, 60, 61 Plan 69059**

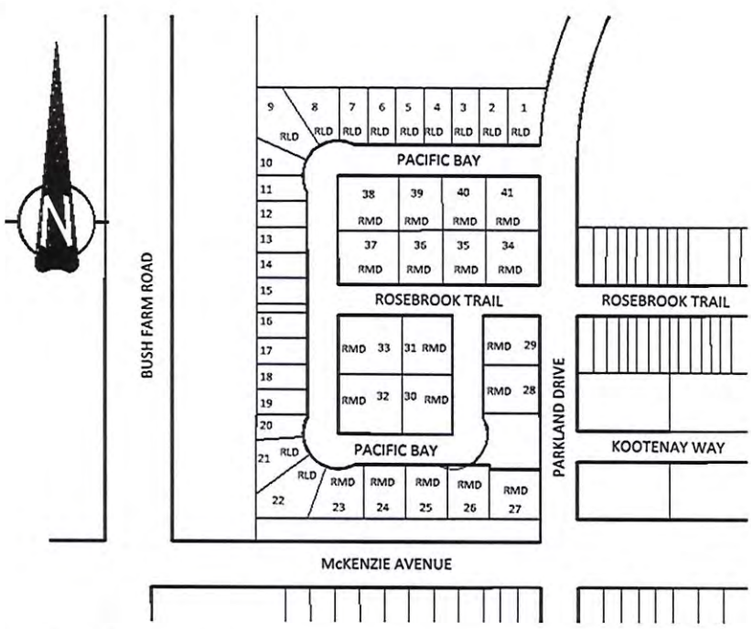
**PUBLIC HEARING**

**December 16, 2025**
**7:35 pm**
**Council Chambers**
**225 Reimer Avenue**
**Steinbach, MB**

### Owner/Applicant
The owner of the properties and applicant of By-Law 2268 and SD 4451-2025-9173 is Sincerus (Park Hill) GP Ltd.

### What is By-Law 2268 about?
To re-zone Proposed lots 1-9, 21 and 22 from 'RSF' Residential Single-Family Zone to 'RLD' Residential Low-Density Zone, and to re-zone Proposed lots 23-41 from 'RSF' Residential Single-Family Zone to 'RMD' Residential Medium-Density Zone as part of a multi-phase residential development.

### What is Subdivision 4451-2025-9173 about?
To create 41 new residential lots as well as the extension of Pacific Bay.




Any person who believes they will be affected by **By-Law 2268** and/or **SD 4451-2025-9173** are welcome to attend the public hearing on **Tuesday, December 16, 2025** 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 meters 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

# SUBDIVISION SUMMARY

For Information Purposes Only

| SUBDIVISION INFORMATION | | | |
|---|---|---|---|
| File No.: | 4451-25-9173 | Municipality: | City of Steinbach |
| Applicant: | Chris McLeod | Reg. Owner: | Sincerus (Park Hill) GP Ltd. |
| Proposed Subdivision: | In Pt. SW ¼ 34-6-6 E | | |
| Lot 58, Plan 69059 WLTO | | CT: 3154173/1 | |
| Lot 59, Plan 69059 WLTO | | CT: 3154174/1 | |
| Lot 60, Plan 69059 WLTO | | CT: 3154175/1 | |
| Lot 61, Plan 69059 WLTO | | CT: 3154177/1 | |
| Public Reserves A, B, E, F, Plan 69059 WLTO | | CT: 3318284/1 | |
| Pacific Bay, Rosebrook Trail, Caribou Bay, Kootenay Way, and Jasper Drive, Plan 69059. EXC: Superior Street plan 73899. | | CT: 3318326/1 | |

http://collaboration.mbgov.ca/sites/crp/SiteAssets/Forms

## Proposal to:

Subdivide the existing titles to create 41 lots for a mix of residential uses as phase 2 of the Parkhill development. The proposal consists of 11 single-family, 11 duplex, 15 four-plex, and 4 five-plex lots.

Of the six titles provided with the application, four of them (CT 3154173/1, 3154174/1, 3154175/1, and 3154177/1) are for the four existing lots created from subdivision 4451-19-8250. The other two titles (CT 3318284/1 and 3318326/1) are for the public reserve and roads, respectively.

## Development Plan:

The subject property is dually located within a designated **Residential Policy Area** pursuant to the *City of Steinbach Official Community Plan By-law No. 2244.* Relevant policies are contained within Section 5.1 of the OCP which reads, in part, as follows:

***5.1 Residential Area***

*Objectives:* *a) To ensure the logical and orderly expansion of new residential areas, providing an adequate supply of residentially designated land.*

*c) To ensure affordability and encourage an array of housing types to accommodate people of varying demographics, socio-economic backgrounds, and life stages.*

*Policies:*

*5.1.2.1 A range of housing types and densities are permitted in the Residential Policy Area from single-detached dwellings to multi-unit dwellings (including apartment buildings).*

*5.1.2.2 New residential development shall be contiguous with existing development. The City will not support proposals for piecemeal, lot-by-lot development or leap-frog development that would result in the isolation of existing residential uses and inefficient utilization of municipal services.*

*5.1.2.8 Buildings containing three or more dwelling units in the Residential Policy Area are encouraged to locate on the periphery of lower-density residential areas and/or along collector or arterial streets.*

*5.1.2.6 Priority should be given to the development of lands already serviced with trunk services.*

***4.4 Groundwater, Drainage, Hazard lands, and Environment***

*Intent: Protection of groundwater and ensuring sustainable drainage and stormwater management practices are increasingly important as the City continues to rapidly develop.*

*4.4.2.2 Any new development must control its post-development run off so that its contribution to the City's land drainage system is not greater than its predevelopment condition, as verified by a drainage plan completed by a professional engineer.*

*4.4.2.5 Drainage plans for undeveloped areas shall be required prior to development and shall be completed by a qualified engineer licensed to practice in Manitoba. Where development may increase storm flows into the provincial highway drainage system, the applicable provincial authority will be consulted. Permission from Manitoba Transportation and Infrastructure is required to drain any water into the highway 20 drainage system. The cost of any required drainage improvements shall be the responsibility of the developer.*

***4.1 Land Development***

*Policies:*

*4.1.2.3 Where large undeveloped areas or partially developed areas are being proposed for development, a concept plan may be required prior to development.*

*4.1.2.4 Concept plans shall be submitted to the City for approval and provide the following information:*

- *a) Schematic layout of future roadways (including a hierarchy of streets), with provisions for integration in a safe and efficient manner with other existing and anticipated roadways in the area, and in conformance with accepted engineering standards;*
- *b) Schematic arrangement of building lots, with lot sizes that are appropriate for the nature of the anticipated development;*
- *c) Conceptual layout of buildings and landscaping;*
- *e) Conceptual location of any active transportation pathways, with provisions for integration in a safe and efficient manner with other existing and anticipated pathways in the area;*
- *h) Where applicable, an engineering review of the impact of the proposed development on existing services (including water supply, wastewater collection, storm water drainage, and transportation systems), and a general evaluation of the capacity of these services to accommodate the proposed development.*

*4.1.2.6 Applicants may be required to undertake and submit special studies or plans as part of the approval process for certain development proposals, if deemed necessary by the Designated Officer or Council. Examples of studies or plans that the City may require include:*

- *a) Infrastructure/capacity assessments.*
- *b) Geotechnical analysis, environmental assessment and impact analysis;*
- *c) Transportation assessments and impact analysis;*
- *d) Landscape and drainage plans;*
- *e) Active transportation network plans and sidewalks; and*
- *f) Building and site design information.*

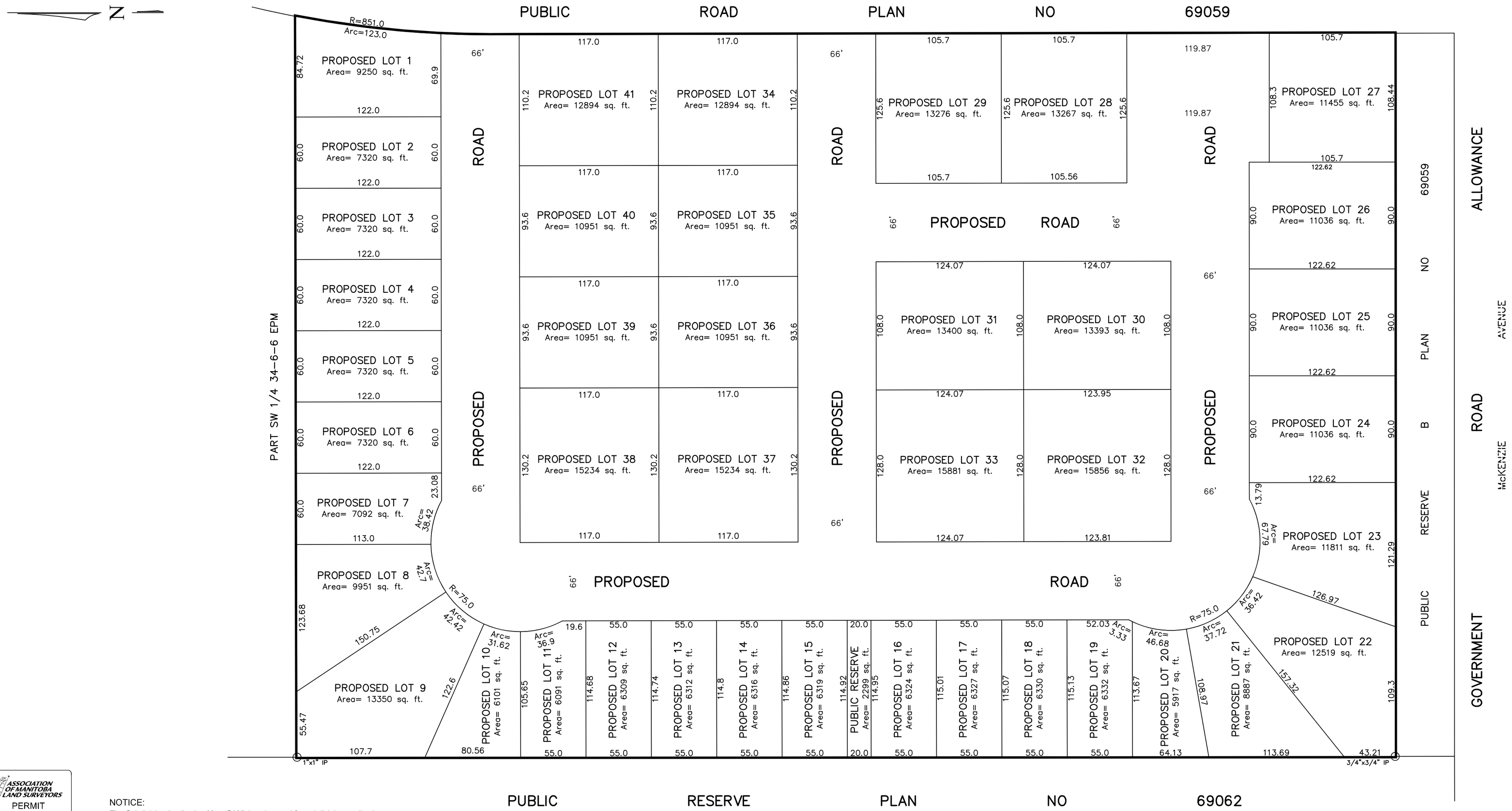
## Zoning By-law:

The proposed subdivision is located within the **"RLD" Residential Low-Density zone** pursuant to the *City of Steinbach Zoning By-Law No. 2100*. The duplex, 4-plex, and 5-plex lots will need to be rezoned accordingly to either "RT" Residential Two-Unit Zone or "RMD" Residential Medium-Density Zone.

| Lot Description | Zone | Minimum Requirements | Proposed Site Area | Proposed Site Width | Variance Required |
|---|---|---|---|---|---|
| Proposed Lots 11 – 20 | RSF | Site Area: 3,300sf.<br>Site Width: 30 ft. | >3,300sf. | >30 ft. | None |
| Proposed Lots 1 – 9, 21, 22 | Rezone to RLD | Site Area: 6,600sf.<br>Site Width: 60 ft. | >6,000sf. | >60 ft. | None |
| Proposed Lots 23 – 31 | Rezone to RMD | Site Area: 10,000sf.<br>Site Width: 75 ft. | >10,000sf. | >75 ft. | None |
| Proposed Lots 32, 33, 37, 38 | | | | | None |

## Further Information:

- The subject property consists of phase 2 of the Parkhill development and was previously subdivided under file No. 4451-19-8250 and is located West of parkland Drive and North of McKenzie Avenue.
- The subject land is currently vacant and cleared/flat.
- Access to the proposed lots will be via two proposed public roads onto Parkland Drive. The southernmost proposed public road will not connect to Parkland Drive and will instead be a cul-de-sac to service proposed lots 27 and 28.
- All proposed lots will be serviced by municipal water and sewer. Curb and gutter drainage is proposed.
- Surrounding land uses are residential (RSF, RLD, RMD) and educational/institutional (EI zone).
- Proposed Lots 23-31 will be for 4-plexes, while Proposed Lots 32, 33, 37, and 38 will be for 5-plexes. The RMD zone should be sufficient for both.
- The public reserve seen on the SAM and site maps is already existing, and therefore not part of the subdivision.




ASSOCIATION OF MANITOBA LAND SURVEYORS
PERMIT
KEYSTONE SURVEYS M.L.S. INC.
No. 2016-2

NOTICE:
The Subdivision Application Map (SAM) is to be used for subdivision application purposes only. The SAM is not to be used for any purpose other than subdivision application approval.


JOHAN DYCK, P.SURV, M.L.S.
IAN BALDWIN, M.L.S.

KEYSTONE Surveys M.L.S. INC.
LAND SURVEYING & GEOMATICS

406 Main Street
Steinbach, Manitoba
R5G 1Z5
Phone: (204) 326-2117
Fax: (204) 326-5939
info@keystonesurveys.ca


July 28, 2025
Revised: August 18, 2025

Our File No. 2025.401

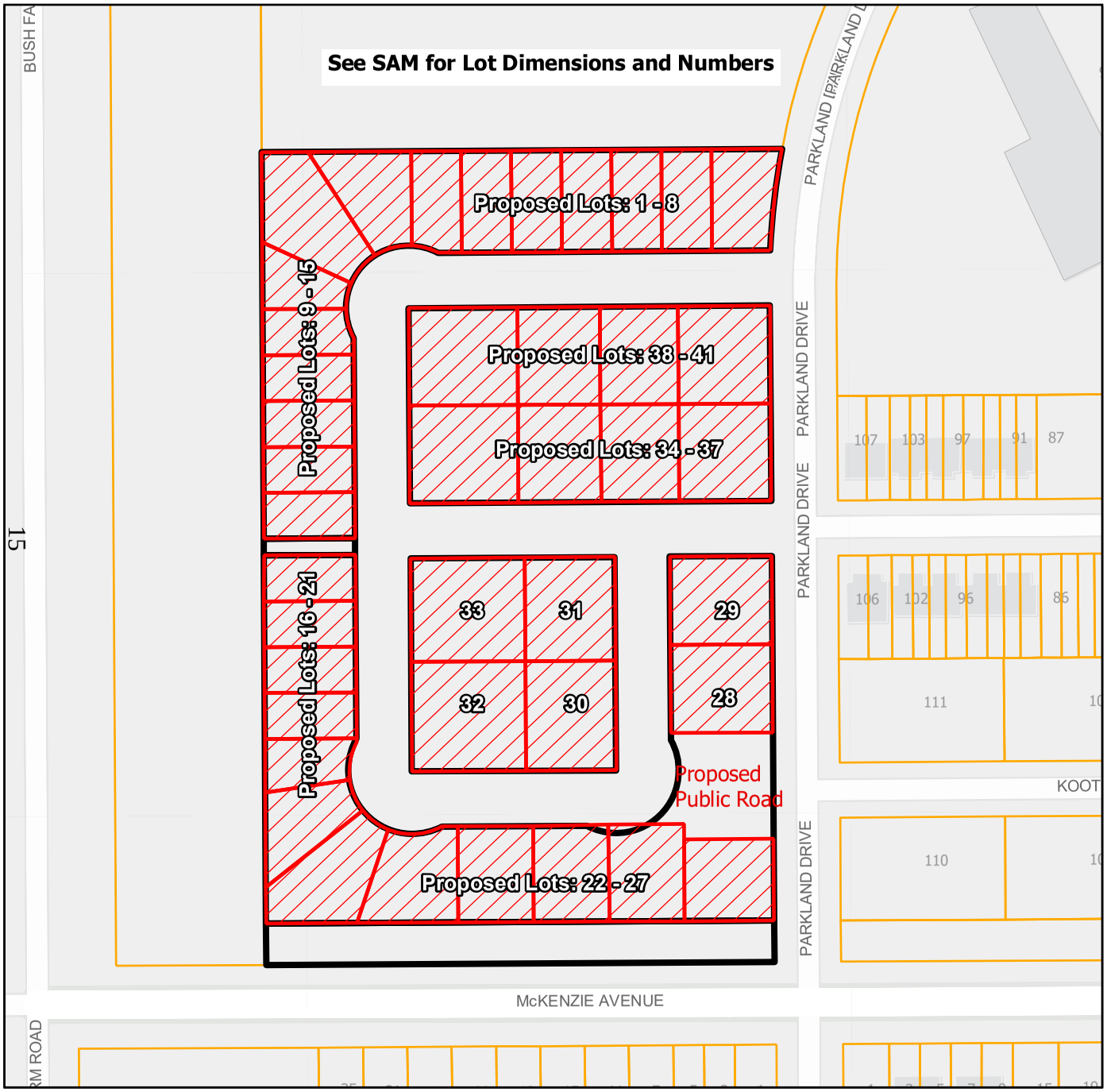
## Subdivision Application Map

of Lot 58, 59, 60, 61, Public Reserve F, Pacific Bay and Part of Rosebrook Trail Plan 69059 in Part of the S.W. 1/4 34-6-6 E.P.M.
CITY OF STEINBACH
C.T. # 3154177/1, 3154175/1, 3154174/1, 3154173/1, 3318284/1, 3318326/1
Registered Owners: Sincerus (Park Hill) GP Ltd., City of Steinbach, His Majesty the King in the right of the Province of Manitoba
The survey was made on July 21, 2025.
Distances are in feet and decimals of a foot.
All plans referred to are on record in the Winnipeg Land Titles Office.
Field Book: 408/159
Drafter: AR

Prepared by Ian Baldwin, M.L.S.

# Proposed Subdivision- City of Steinbach

Part of SW 34-6-6 EPM




**Legend**

- Assessment Parcels
- Title Boundary
- Proposed Subdivision

**File Number:** Date: October 1, 2025

4451-25-9173

**Applicant:**

Chris McLeod

**Notes:**

Current Title:
- CT: 3154177, 3318284, 3318326, 3154175, 3154174, 3154173.
- Lots 58, 59, 60, Public Reserve F, Plan No. 69059

Proposed Subdivision:
- Lots 11 - 20: 5917sf. - 6332sf. (single-unit)
- Lots 1 - 9, 21, 22: 7092sf. - 12,019sf. (Duplex)
- Lots 23 - 31, 34-36, 39-41: 11,036sf. - 13,400sf. (4-Plex)
- Lots 32, 33, 37, 38: 15,234sf. - 15,856sf. (5-Plex)

Official Community Plan: Residential Policy Area
Zoning By-Law: "RSF" Residential Single Family Zone

Proposal to subdivide the existing titles to create 41 lots for residential use and open a public road.

X

Approving Authority Date

*Map Not to Scale*

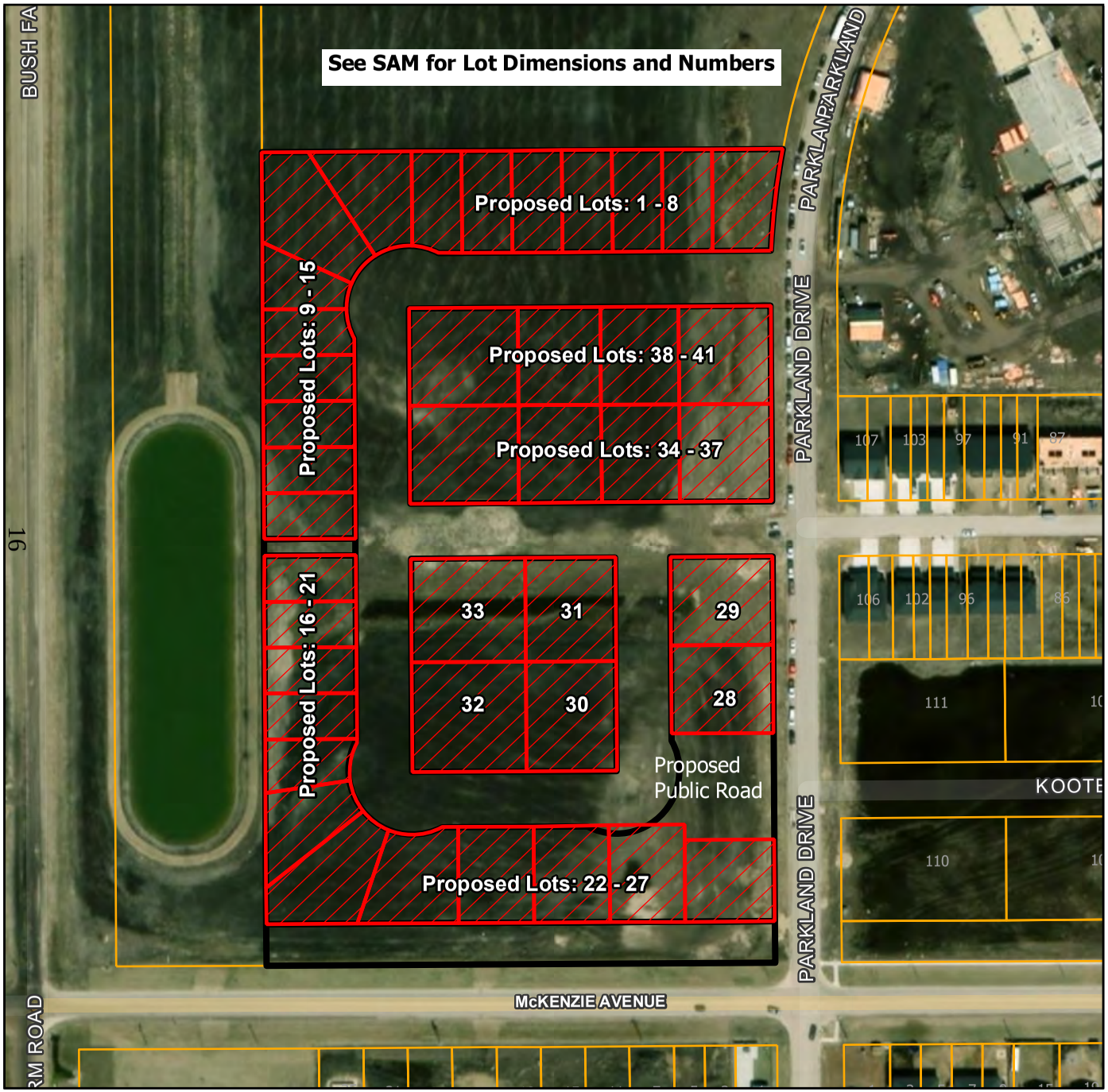
*For Discussion Purposes Only*

N

Manitoba
Municipal and Northern Relations
Community Planning

# Proposed Subdivision- City of Steinbach

Part of SW 34-6-6 EPM




**Legend**

- Assessment Parcels
- Title Boundary
- Proposed Subdivision

**File Number:** Date: October 1, 2025

4451-25-9173

**Applicant:**

Chris McLeod

**Notes:**

Current Title:
- CT: 3154177, 3318284, 3318326, 3154175, 3154174, 3154173.
- Lots 58, 59, 60, Public Reserve F, Plan No. 69059

Proposed Subdivision:
- Lots 11 - 20: 5917sf. - 6332sf. (single-unit)
- Lots 1 - 9, 21, 22: 7092sf. - 12,019sf. (Duplex)
- Lots 23 - 31, 34-36, 39-41: 11,036sf. - 13,400sf. (4-Plex)
- Lots 32, 33, 37, 38: 15,234sf. - 15,856sf. (5-Plex)

Official Community Plan: Residential Policy Area
Zoning By-Law: "RSF" Residential Single Family Zone

Proposal to subdivide the existing titles to create 41 lots for residential use and open a public road.

X

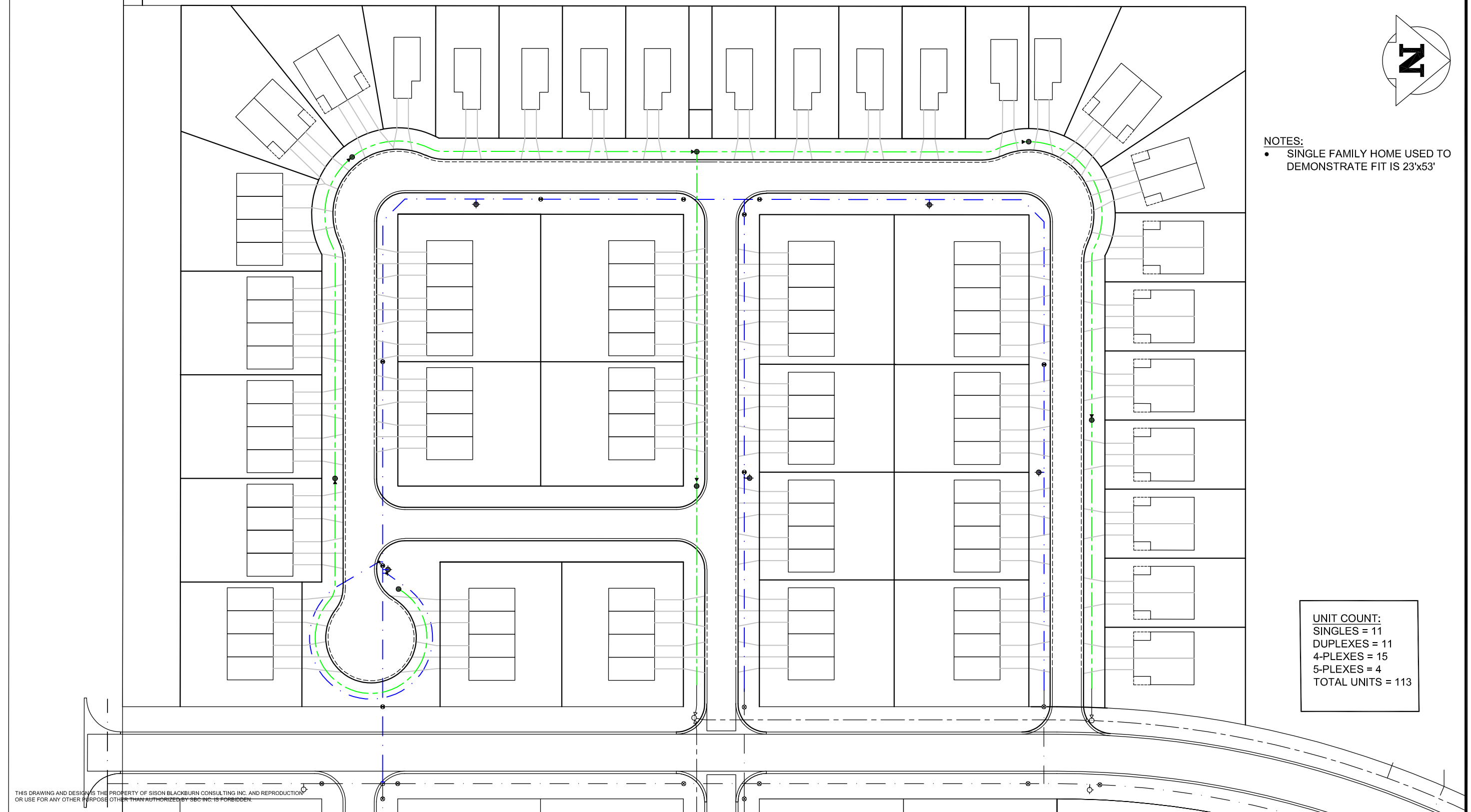
Approving Authority Date

*Map Not to Scale*

*For Discussion Purposes Only*

N

Manitoba
Municipal and Northern Relations
Community Planning




NOTES:
- SINGLE FAMILY HOME USED TO DEMONSTRATE FIT IS 23'x53'

UNIT COUNT:
SINGLES = 11
DUPLEXES = 11
4-PLEXES = 15
5-PLEXES = 4
TOTAL UNITS = 113

THIS DRAWING AND DESIGN IS THE PROPERTY OF SISON BLACKBURN CONSULTING INC. AND REPRODUCTION OR USE FOR ANY OTHER PURPOSE OTHER THAN AUTHORIZED BY SBC INC. IS FORBIDDEN.

SISON BLACKBURN CONSULTING INC.
60 South Landing Drive, Unit 1 | Oak Bluff MB R4G 0C4
T: (204) 505-0855 www.sbcinc.ca

| ISS | REV | DATE | DESCRIPTION |
|---|---|---|---|
| 0 | 0 | 25/06/24 | ISSUED FOR REVIEW |

CLIENT/PROJECT:
**PARK HILL SUBDIVISION**
**STEINBACH, MB**

TITLE:
**CONCEPTUAL LOT PLAN PHASE 2C CONCEPT**

PROJECT #: **24106-00**
DATE: JUNE 24, 2025
SCALE: 1:1000 (11x17)
DRAWN: RO
DESIGNED: RO
DWG #: **X01**
REVISION: 0

# STATUS OF TITLE

Title Number **3154173/1**
Title Status **Accepted**
Client File 2640-186 MRB/dr

Manitoba Land Titles Registry

## 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

SINCERUS (PARK HILL) GP LTD.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON, IN THE FOLLOWING DESCRIBED LAND

LOT 58 PLAN 69059 WLTO
IN SW 1/4 34-6-6 EPM

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act.*

## 2. ACTIVE INSTRUMENTS

Instrument Type: **Caveat**
Registration Number: **1646216/1**
Instrument Status: **Accepted**

Registration Date: 1993-02-17
From/By: THE MANITOBA TELEPHONE SYSTEM
To:

Amount:
Notes: No notes
Description: EASEMENT

---

Instrument Type: **Caveat**
Registration Number: **2458315/1**
Instrument Status: **Accepted**

Registration Date: 2000-01-25
From/By: MTS COMMUNICATIONS INC.
To: W.F. JOHNSTONE, AS AGENT

Amount:
Notes: No notes
Description: RIGHT-OF-WAY AGREEMENT

| | |
|---|---|
| Instrument Type: | **Mortgage** |
| Registration Number: | **5168444/1** |
| Instrument Status: | **Accepted** |
| Registration Date: | 2020-04-20 |
| From/By: | SINCERUS (PARK HILL) GP LTD. |
| To: | STEINBACH CREDIT UNION LIMITED |
| Amount: | $8,000,000.00 |
| Notes: | No notes |
| Description: | No description |

**INSTRUMENTS THAT AFFECT THIS INSTRUMENT**

| Registration Number | Instrument Type | Status |
|---|---|---|
| 5622176/1 | Amending Agreement Including Land | Accepted |
| 5680280/1 | Amending Agreement Including Land | Accepted |

---

| | |
|---|---|
| Instrument Type: | **Caveat** |
| Registration Number: | **5351560/1** |
| Instrument Status: | **Accepted** |
| Registration Date: | 2021-10-05 |
| From/By: | CITY OF STEINBACH |
| To: | |
| Amount: | |
| Notes: | No notes |
| Description: | Development agreement |

---

| | |
|---|---|
| Instrument Type: | **Amending Agreement Including Land** |
| Registration Number: | **5622176/1** |
| Instrument Status: | **Accepted** |
| Registration Date: | 2024-03-08 |
| From/By: | Steinbach Credit Union Limited |
| To: | Sincerus (Park Hill) GP Ltd. |
| Amount: | |
| Notes: | No notes |
| Description: | No description |

| | |
|---|---|
| Instrument Type: | **Amending Agreement Including Land** |
| Registration Number: | **5680280/1** |
| Instrument Status: | **Accepted** |
| Registration Date: | 2024-09-20 |
| From/By: | Steinbach Credit Union Limited |
| To: | Sincerus (Park Hill) GP Ltd. |
| Amount: | |
| Notes: | No notes |
| Description: | No description |

**3. ADDRESSES FOR SERVICE**

Sincerus (Park Hill) GP Ltd.
1321 Kenaston Blvd.
Winnipeg MB
R3P 2P2

**4. TITLE NOTES**

No title notes

**5. LAND TITLES DISTRICT**

Winnipeg

**6. DUPLICATE TITLE INFORMATION**

Duplicate not produced

**7. FROM TITLE NUMBERS**

2919124/1 Part

**8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS**

No real property application or grant information

**9. ORIGINATING INSTRUMENTS**

| | |
|---|---|
| Instrument Type: | **Request To Issue Title** |
| Registration Number: | **5351559/1** |
| Registration Date: | 2021-10-05 |
| From/By: | Sincerus (Park Hill) GP Ltd. |
| To: | |
| Amount: | |

**10. LAND INDEX**

Lot 58 Plan 69059

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 3154173/1

# STATUS OF TITLE

Title Number **3154174/1**
Title Status **Accepted**
Client File 2640-186 MRB/dr

Manitoba Land Titles Registry

## 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

SINCERUS (PARK HILL) GP LTD.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON, IN THE FOLLOWING DESCRIBED LAND

LOT 59 PLAN 69059 WLTO
IN SW 1/4 34-6-6 EPM

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act.*

## 2. ACTIVE INSTRUMENTS

Instrument Type: **Caveat**
Registration Number: **1646216/1**
Instrument Status: **Accepted**

Registration Date: 1993-02-17
From/By: THE MANITOBA TELEPHONE SYSTEM
To:

Amount:
Notes: No notes
Description: EASEMENT

---

Instrument Type: **Caveat**
Registration Number: **2458315/1**
Instrument Status: **Accepted**

Registration Date: 2000-01-25
From/By: MTS COMMUNICATIONS INC.
To: W.F. JOHNSTONE, AS AGENT

Amount:
Notes: No notes
Description: RIGHT-OF-WAY AGREEMENT

Instrument Type: **Mortgage**
Registration Number: **5168444/1**
Instrument Status: **Accepted**

Registration Date: 2020-04-20
From/By: SINCERUS (PARK HILL) GP LTD.
To: STEINBACH CREDIT UNION LIMITED

Amount: $8,000,000.00
Notes: No notes
Description: No description

**INSTRUMENTS THAT AFFECT THIS INSTRUMENT**

| Registration Number | Instrument Type | Status |
|---|---|---|
| 5622176/1 | Amending Agreement Including Land | Accepted |
| 5680280/1 | Amending Agreement Including Land | Accepted |

---

Instrument Type: **Caveat**
Registration Number: **5351560/1**
Instrument Status: **Accepted**

Registration Date: 2021-10-05
From/By: CITY OF STEINBACH
To:

Amount:
Notes: No notes
Description: Development agreement

---

Instrument Type: **Amending Agreement Including Land**
Registration Number: **5622176/1**
Instrument Status: **Accepted**

Registration Date: 2024-03-08
From/By: Steinbach Credit Union Limited
To: Sincerus (Park Hill) GP Ltd.

Amount:
Notes: No notes
Description: No description

| | |
|---|---|
| Instrument Type: | **Amending Agreement Including Land** |
| Registration Number: | **5680280/1** |
| Instrument Status: | **Accepted** |
| Registration Date: | 2024-09-20 |
| From/By: | Steinbach Credit Union Limited |
| To: | Sincerus (Park Hill) GP Ltd. |
| Amount: | |
| Notes: | No notes |
| Description: | No description |

**3. ADDRESSES FOR SERVICE**

Sincerus (Park Hill) GP Ltd.
1321 Kenaston Blvd.
Winnipeg MB
R3P 2P2

**4. TITLE NOTES**

No title notes

**5. LAND TITLES DISTRICT**

Winnipeg

**6. DUPLICATE TITLE INFORMATION**

Duplicate not produced

**7. FROM TITLE NUMBERS**

2919124/1 Part

**8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS**

No real property application or grant information

**9. ORIGINATING INSTRUMENTS**

| | |
|---|---|
| Instrument Type: | **Request To Issue Title** |
| Registration Number: | **5351559/1** |
| Registration Date: | 2021-10-05 |
| From/By: | Sincerus (Park Hill) GP Ltd. |
| To: | |
| Amount: | |

**10. LAND INDEX**

Lot 59 Plan 69059

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 3154174/1

# STATUS OF TITLE

Title Number **3154175/1**
Title Status **Accepted**
Client File 2640-186 MRB/dr

## 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

SINCERUS (PARK HILL) GP LTD.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON, IN THE FOLLOWING DESCRIBED LAND

LOT 60 PLAN 69059 WLTO
IN SW 1/4 34-6-6 EPM

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act.*

## 2. ACTIVE INSTRUMENTS

Instrument Type: **Caveat**
Registration Number: **1646216/1**
Instrument Status: **Accepted**

Registration Date: 1993-02-17
From/By: THE MANITOBA TELEPHONE SYSTEM
To:

Amount:
Notes: No notes
Description: EASEMENT

---

Instrument Type: **Caveat**
Registration Number: **2458315/1**
Instrument Status: **Accepted**

Registration Date: 2000-01-25
From/By: MTS COMMUNICATIONS INC.
To: W.F. JOHNSTONE, AS AGENT

Amount:
Notes: No notes
Description: RIGHT-OF-WAY AGREEMENT

Instrument Type: **Mortgage**
Registration Number: **5168444/1**
Instrument Status: **Accepted**

Registration Date: 2020-04-20
From/By: SINCERUS (PARK HILL) GP LTD.
To: STEINBACH CREDIT UNION LIMITED

Amount: $8,000,000.00
Notes: No notes
Description: No description

**INSTRUMENTS THAT AFFECT THIS INSTRUMENT**

| Registration Number | Instrument Type | Status |
|---|---|---|
| 5622176/1 | Amending Agreement Including Land | Accepted |
| 5680280/1 | Amending Agreement Including Land | Accepted |

---

Instrument Type: **Caveat**
Registration Number: **5351560/1**
Instrument Status: **Accepted**

Registration Date: 2021-10-05
From/By: CITY OF STEINBACH
To:

Amount:
Notes: No notes
Description: Development agreement

---

Instrument Type: **Amending Agreement Including Land**
Registration Number: **5622176/1**
Instrument Status: **Accepted**

Registration Date: 2024-03-08
From/By: Steinbach Credit Union Limited
To: Sincerus (Park Hill) GP Ltd.

Amount:
Notes: No notes
Description: No description

| | |
|---|---|
| Instrument Type: | **Amending Agreement Including Land** |
| Registration Number: | **5680280/1** |
| Instrument Status: | **Accepted** |
| Registration Date: | 2024-09-20 |
| From/By: | Steinbach Credit Union Limited |
| To: | Sincerus (Park Hill) GP Ltd. |
| Amount: | |
| Notes: | No notes |
| Description: | No description |

**3. ADDRESSES FOR SERVICE**

Sincerus (Park Hill) GP Ltd.
1321 Kenaston Blvd.
Winnipeg MB
R3P 2P2

**4. TITLE NOTES**

No title notes

**5. LAND TITLES DISTRICT**

Winnipeg

**6. DUPLICATE TITLE INFORMATION**

Duplicate not produced

**7. FROM TITLE NUMBERS**

2919124/1 Part

**8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS**

No real property application or grant information

**9. ORIGINATING INSTRUMENTS**

| | |
|---|---|
| Instrument Type: | **Request To Issue Title** |
| Registration Number: | **5351559/1** |
| Registration Date: | 2021-10-05 |
| From/By: | Sincerus (Park Hill) GP Ltd. |
| To: | |
| Amount: | |

**10. LAND INDEX**

Lot 60 Plan 69059

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 3154175/1

# STATUS OF TITLE

Title Number **3154177/1**
Title Status **Accepted**
Client File 2640-186 MRB/dr

## 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

SINCERUS (PARK HILL) GP LTD.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON, IN THE FOLLOWING DESCRIBED LAND

LOT 61 PLAN 69059 WLTO
IN SW 1/4 34-6-6 EPM

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act.*

## 2. ACTIVE INSTRUMENTS

Instrument Type: **Caveat**
Registration Number: **1646216/1**
Instrument Status: **Accepted**

Registration Date: 1993-02-17
From/By: THE MANITOBA TELEPHONE SYSTEM
To:

Amount:
Notes: No notes
Description: EASEMENT

---

Instrument Type: **Caveat**
Registration Number: **2458315/1**
Instrument Status: **Accepted**

Registration Date: 2000-01-25
From/By: MTS COMMUNICATIONS INC.
To: W.F. JOHNSTONE, AS AGENT

Amount:
Notes: No notes
Description: RIGHT-OF-WAY AGREEMENT

Instrument Type: **Mortgage**
Registration Number: **5168444/1**
Instrument Status: **Accepted**

Registration Date: 2020-04-20
From/By: SINCERUS (PARK HILL) GP LTD.
To: STEINBACH CREDIT UNION LIMITED

Amount: $8,000,000.00
Notes: No notes
Description: No description

**INSTRUMENTS THAT AFFECT THIS INSTRUMENT**

| Registration Number | Instrument Type | Status |
|---|---|---|
| 5622176/1 | Amending Agreement Including Land | Accepted |
| 5680280/1 | Amending Agreement Including Land | Accepted |

---

Instrument Type: **Caveat**
Registration Number: **5351560/1**
Instrument Status: **Accepted**

Registration Date: 2021-10-05
From/By: CITY OF STEINBACH
To:

Amount:
Notes: No notes
Description: Development agreement

---

Instrument Type: **Amending Agreement Including Land**
Registration Number: **5622176/1**
Instrument Status: **Accepted**

Registration Date: 2024-03-08
From/By: Steinbach Credit Union Limited
To: Sincerus (Park Hill) GP Ltd.

Amount:
Notes: No notes
Description: No description

| | |
|---|---|
| Instrument Type: | **Amending Agreement Including Land** |
| Registration Number: | **5680280/1** |
| Instrument Status: | **Accepted** |
| Registration Date: | 2024-09-20 |
| From/By: | Steinbach Credit Union Limited |
| To: | Sincerus (Park Hill) GP Ltd. |
| Amount: | |
| Notes: | No notes |
| Description: | No description |

**3. ADDRESSES FOR SERVICE**

Sincerus (Park Hill) GP Ltd.
1321 Kenaston Blvd.
Winnipeg MB
R3P 2P2

**4. TITLE NOTES**

No title notes

**5. LAND TITLES DISTRICT**

Winnipeg

**6. DUPLICATE TITLE INFORMATION**

Duplicate not produced

**7. FROM TITLE NUMBERS**

2919124/1 Part

**8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS**

No real property application or grant information

**9. ORIGINATING INSTRUMENTS**

| | |
|---|---|
| Instrument Type: | **Request To Issue Title** |
| Registration Number: | **5351559/1** |
| Registration Date: | 2021-10-05 |
| From/By: | Sincerus (Park Hill) GP Ltd. |
| To: | |
| Amount: | |

**10. LAND INDEX**

Lot 61 Plan 69059

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 3154177/1

# STATUS OF TITLE

Title Number **3318284/1**
Title Status **Accepted**
Client File 2025.401

Manitoba
Land Titles Registry

**1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION**

THE CITY OF STEINBACH

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON, IN THE FOLLOWING DESCRIBED LAND

PUBLIC RESERVES A, B, E AND F PLAN 69059 WLTO
IN SW 1/4 34-6-6 EPM

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act.*

**2. ACTIVE INSTRUMENTS**

No active instruments

**3. ADDRESSES FOR SERVICE**

City of Steinbach
225 Reimer Avenue
Steinbach MB
R5G 2J1

**4. TITLE NOTES**

No title notes

**5. LAND TITLES DISTRICT**

Winnipeg

**6. DUPLICATE TITLE INFORMATION**

Duplicate not produced

**7. FROM TITLE NUMBERS**

3154064/1 Balance

**8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS**

No real property application or grant information

| | |
|---|---|
| **9. ORIGINATING INSTRUMENTS** | |
| Instrument Type: | **Request To Issue Title** |
| Registration Number: | **5675460/1** |
| Registration Date: | 2024-09-06 |
| From/By: | CITY OF STEINBACH |
| To: | |
| Amount: | |
| **10. LAND INDEX** | |
| Plan 69059<br>PUBLIC RESERVES A, B, E & F | |
| SW 34-6-6E<br>PUBLIC RESERVES A, B, E & F PL 69059 | |

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 3318284/1

# STATUS OF TITLE

Title Number **3318326/1**
Title Status **Accepted**
Client File 2025.401

Manitoba
Land Titles Registry

## 1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

HIS MAJESTY THE KING IN THE RIGHT OF THE PROVINCE OF MANITOBA

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON, IN THE FOLLOWING DESCRIBED LAND

PACIFIC BAY, ROSEBROOK TRAIL, CARIBOU BAY, KOOTENAY WAY AND JASPER DRIVE PLAN 69059 WLTO
EXC: SUPERIOR STREET PLAN 73899 WLTO
IN SW 1/4 34-6-6 EPM

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act.*

## 2. ACTIVE INSTRUMENTS

No active instruments

## 3. ADDRESSES FOR SERVICE

H.M. the King (Manitoba)
Dept. of Justice/Legal Services Branch
7th Floor - 405 Broadway
Winnipeg MB
R3C 3L6

H.M. the King (Manitoba)
Real Estate Services Division, Manitoba Department of Central Services
308 - 25 Tupper Street North
Portage La Prairie MB
R1N 3K1

## 4. TITLE NOTES

No title notes

## 5. LAND TITLES DISTRICT

Winnipeg

## 6. DUPLICATE TITLE INFORMATION

Duplicate not produced

| | |
|---|---|
| **7.** | **FROM TITLE NUMBERS**<br>3154063/1 Balance |
| **8.** | **REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS**<br>No real property application or grant information |
| **9.** | **ORIGINATING INSTRUMENTS**<br>Instrument Type: **Request To Issue Title**<br>Registration Number: **5675467/1**<br><br>Registration Date: 2024-09-06<br>From/By: H. M. the King (Manitoba)<br>To:<br>Amount: |
| **10.** | **LAND INDEX**<br>Plan 69059<br>STREETS; EX PL 73899<br><br>SW 34-6-6E<br>STREETS IN PLAN 69059; EX PL 73899 |

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 3318326/1

## 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.

Municipal and Northern Relations

Community Planning
240 - 323 Main Street
Steinbach MB R5G 1Z2
**T** 204-346-6240 **F** 204-346-7305
**steinbachcrp@gov.mb.ca**

# Report to Council

| | | | |
|---|---|---|---|
| **Date:** | October 27, 2025 | **File:** | 4451-25-9173 |
| **Applicant:** | Chris McLeod | **Registered Owner:** | Sincerus (Park Hill) GP Ltd. |
| **Municipality:** | City of Steinbach | **Proposed Subdivision:** | Lot 58, 59, 60, 61 Plan 69059 WLTO in SW 1/4 34-6-6 EPM |

**INTENT OF SUBDIVISION:**
The Applicant proposes to create 41 lots for a mix of residential uses and open a public road for phase 2 of the Parkhill development. The proposal consists of 11 single-family, 11 duplex, 15 four-plex, and 4 five-plex lots. The subject land was previously subdivided under file No. 4451-19-8250, and is located West of Parkland Drive and North of McKenzie Avenue in the City of Steinbach.

Of the six titles provided with the application, four of them (CT 3154173/1, 3154174/1, 3154175/1, and 3154177/1) are for the existing lots created from subdivision 4451-19-8250. The other two titles (CT 3318284/1 and 3318326/1) are for the public reserve and roads.

Please see the attached Subdivision Application Map prepared by a surveyor as well as the proposed subdivision site map.

**DEVELOPMENT PLAN:**
The subject property located within a designated **Residential Policy Area** pursuant to the *City of Steinbach Official Community Plan By-law No. 2244.* Relevant policies are contained within Section 5.1 of the OCP which reads, in part, as follows:

***5.1 Residential Area***
*Objectives:* *a) To ensure the logical and orderly expansion of new residential areas, providing an adequate supply of residentially designated land.*
*c) To ensure affordability and encourage an array of housing types to accommodate people of varying demographics, socio-economic backgrounds, and life stages.*
*Policies:*
*5.1.2.1 A range of housing types and densities are permitted in the Residential Policy Area from single-detached dwellings to multi-unit dwellings (including apartment buildings).*

*5.1.2.2 New residential development shall be contiguous with existing development. The City will not support proposals for piecemeal, lot-by-lot development or leap-frog development that would result in the isolation of existing residential uses and inefficient utilization of municipal services.*

*5.1.2.8 Buildings containing three or more dwelling units in the Residential Policy Area are encouraged to locate on the periphery of lower-density residential areas and/or along collector or arterial streets.*

*5.1.2.6 Priority should be given to the development of lands already serviced with trunk services.*

***4.4 Groundwater, Drainage, Hazard lands, and Environment***

*Intent:* *Protection of groundwater and ensuring sustainable drainage and stormwater management practices are increasingly important as the City continues to rapidly develop.*

*4.4.2.2 Any new development must control its post-development run off so that its contribution to the City's land drainage system is not greater than its predevelopment condition, as verified by a drainage plan completed by a professional engineer.*

*4.4.2.5 Drainage plans for undeveloped areas shall be required prior to development and shall be completed by a qualified engineer licensed to practice in Manitoba. Where development may increase storm flows into the provincial highway drainage system, the applicable provincial authority will be consulted. Permission from Manitoba Transportation and Infrastructure is required to drain any water into the highway 20 drainage system. The cost of any required drainage improvements shall be the responsibility of the developer.*

***4.1 Land Development***

*Policies:*

*4.1.2.3 Where large undeveloped areas or partially developed areas are being proposed for development, a concept plan may be required prior to development.*

*4.1.2.4 Concept plans shall be submitted to the City for approval and provide the following information:*

- *a) Schematic layout of future roadways (including a hierarchy of streets), with provisions for integration in a safe and efficient manner with other existing and anticipated roadways in the area, and in conformance with accepted engineering standards;*
- *b) Schematic arrangement of building lots, with lot sizes that are appropriate for the nature of the anticipated development;*
- *c) Conceptual layout of buildings and landscaping;*
- *e) Conceptual location of any active transportation pathways, with provisions for integration in a safe and efficient manner with other existing and anticipated pathways in the area;*
- *h) Where applicable, an engineering review of the impact of the proposed development on existing services (including water supply, wastewater collection, storm water drainage, and transportation systems), and a general evaluation of the capacity of these services to accommodate the proposed development.*

*4.1.2.6 Applicants may be required to undertake and submit special studies or plans as part of the approval process for certain development proposals, if deemed necessary by the Designated Officer or Council. Examples of studies or plans that the City may require include:*

- *a) Infrastructure/capacity assessments.*
- *b) Geotechnical analysis, environmental assessment and impact analysis;*
- *c) Transportation assessments and impact analysis;*
- *d) Landscape and drainage plans;*
- *e) Active transportation network plans and sidewalks; and*
- *f) Building and site design information.*

**ZONING BY-LAW:**

The proposed subdivision is located within the **"RLD" Residential Low-Density zone** pursuant to the *City of Steinbach Zoning By-Law No. 2100*. The duplex, 4-plex, and 5-plex lots will need to be rezoned accordingly to either "RT" Residential Two-Unit Zone or "RMD" Residential Medium-Density Zone.

| Lot Description | Zone | Minimum Requirements | Proposed Site Area | Proposed Site Width | Variance Required |
|---|---|---|---|---|---|
| Proposed Lots 11 – 20 | RSF | Site Area: 3,300 sq.ft.<br>Site Width: 30 ft. | >3,300 sq.ft. | >30 ft. | None |
| Proposed Lots 1 – 9, 21, 22 | Rezone to RLD | Site Area: 6,600 sq.ft.<br>Site Width: 60 ft. | >6,000 sq.ft. | >60 ft. | None |
| Proposed Lots 23 – 31 | Rezone to RMD | Site Area: 10,000 sq.ft.<br>Site Width: 75 ft. | >10,000 sq.ft. | >75 ft. | None |
| Proposed Lots 32, 33, 37, 38 | | | | | None |

**COMMENTING DEPARTMENTS/AGENCIES:**
There were no objections or major concerns raised by the various government agencies during the circulation process. The following comments, however, were provided:

**Teranet Manitoba** requires a Plan of Subdivision.

**Drainage and Water Rights Licensing Branch:** Notes that the subdivision proposal is located within a designated urban area, as defined in Section 5.1 (b) of Water Rights Regulation 126/87. In consideration of this point, the Drainage and Water Rights Licensing Branch – Drainage Section, does not require a Licence to Construct Water Control Works for this subdivision development proposal unless a class 3, 4 or 5 wetland is impacted or altered (filling or draining) by this development. It is recommended that a wetland assessment be conducted for the entire property to ensure that no regulated wetlands are impacted by this subdivision development.

**Manitoba Sport Culture and Heritage, Historic Resources Branch:** Has no concerns with the proposal, but reminds that developer that Under Section 46 and 51 of the Heritage Resources Act (the Act), if heritage resources are encountered on these lands during testing and development, there is an obligation to report any heritage resources and a prohibition on destruction, damage or alteration of said resources. HRB may require that an acceptable heritage resource management strategy be implemented by the developer to mitigate the effects of their activity on the heritage resources.

**Rogers Communications:** Requires easements.
**Manitoba Hydro and Centra Gas:** Require easements.
**Bell MTS:** Requires easements.

**Canada Post:** Will have conditions on the approval of the subdivision, including that the developer agrees to include on all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox. The developer will also be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale. Please see the attached comments for further details regarding the specifications of the community mailboxes.

**Hanover School Division:** Requests consideration be made for the noted subdivision regarding student safety by establishing pedestrian walk areas and appropriate access for bus services if required, pursuant to section 43(1) of the Public Schools Act. Further, pursuant to The Planning Act, Hanover School Division requests as a condition of approval, that 10% of the property development in cash be allocated to the Division as per The Planning Act Subsection 136 (1).

**Other Agencies:**

- All other agencies responded with no comments or concerns.
- Please review all attached correspondence for additional details.

**ANALYSIS**

This proposal to create 41 residential lots and a public road involves subdividing 6 titles to facilitate the proposed development. While subdivision 4451-19-8250 resulted in the opening of several public roads, this proposal seeks to open a new public road in the southeast corner of the development area to connect Pacific Bay to Parkland Drive. The Applicant provided a conceptual lot plan (attached) that illustrates the proposed development layout, including roads, buildings, and driveways.

Policy 5.2.1.2 of Steinbach's Official Community Plan (OCP)permits a range of housing types and densities in the Residential Area. Policy 5.1.2.8 states that buildings with three or more dwelling units are encouraged to locate on the periphery of lower-density areas, which the proposed development appears to generally align with. While the proposed number of multi-unit dwellings is high, it generally matches the type of development seen in the surrounding, newly developed area. Considering the relatively high number of proposed dwellings being added, Council may consider requiring that the developer provide additional information/studies, which could include, but are not limited to, a transportation impact study, landscaping and drainage plans, and additional building and site design information in accordance with OCP policy 4.1.2.6. Overall, the proposed subdivision generally conforms to the intent and policies of the OCP.

No concerns were raised by commenting agencies during the circulation process. Canada Post noted that the Developer will need to consult with them regarding the construction and specifications of concrete pads that will be required for community mailboxes. Additionally, Hanover School Division requested that they be allocated 10% of the property development value in cash as per subsection 136(1) of The Planning Act, and that the Developer establish student safety measures including pedestrian walkways and access for school bus services as per section 43(1) of the Public Schools Act.

**RECOMMENDATION**

Provided Council is satisfied that the proposed development conforms to the policies and intent of the Development Plan, this office will not object to the subdivision as proposed.

**Be advised that as per Section 125(2) of the Planning Act any subdivision being considered by Council creating a new road or extending a road will require a public hearing prior to passing a resolution approving that application.**

Should Council wish to approve this application to subdivide, the Community Planning Branch recommends the following conditions of approval:

1) That a Zoning By-law amendment be obtained, rezoning Proposed Lots 1-9, 21 and 22 from RSF, Residential Single Family Zone to RLD, Residential Low Density Zone, and Proposed Lots 23-33, 37, and 38 from RSF, Residential Single Family Zone to RMD, Residential Medium Density Zone;

2) That an engineered drainage plan is provided and that concerns with drainage are satisfactorily addressed;

3) That a Development Agreement is entered into with the City if Steinbach regarding road improvements and any other public works deemed necessary by Council;

4) That 10% of the property development is provided to the City of Steinbach in land, or cash, or a combination thereof, to satisfy municipal needs for recreational opportunities, open space and buffer zones (The Planning Act Subsection 135 (6b) and 136(1));

5) That 10% of the property development is provided to the Hanover School Division in cash as per applicable legislation (The Planning Act Subsection 136 (1));

6) That variance orders be obtained as necessary to ensure compliance with the Zoning By-law;

Please note that approval of the subdivision application will be subject to provincial department and agency requirements.

When Council has dealt with this matter, please send a copy of Council's resolution to this office either approving the proposed subdivision with or without conditions or rejecting it. If Council rejects the subdivision application, written reasons must be provided. If approval is given, please note in your response to Community Planning Branch whether or not all outstanding property taxes on the land proposed for subdivision have been paid.

Thank you for your prompt attention to this subdivision application. Please be advised that as per Subsection 125(4.1) of The Planning Act, council has 90 days to make a decision on this application. If you have questions regarding this report of the subdivision application, please contact the undersigned.

Brant Bosiak

Brant Bosiak
Community Planner

Cc: Chris McLeod

**Bell MTS Subdivisions**
Bell MTS, a division of Bell Canada
Winnipeg, Manitoba
subdivisions@bellmts.ca
www.bellmts.ca

**October 10, 2025**

**File No. 4451-25-9173**

**Attention:** Steinbach Community Planning Branch
Manitoba Municipal and Northern Relations
240-323 Main Street
Steinbach, MB, R5G 1Z2
T. 204-346-6240
SteinbachCRP@gov.mb.ca

**RE:** Proposal to Subdivide
Pt. SW ¼ 34-6-6 E
City of Steinbach
Registered Owner(s): Sincerus (Park Hill) GP Ltd.

---

Bell MTS will require easements and requests that as a condition of approval for this subdivision proposal, the landowner is required to enter into a Right-of-Way Agreement ("Agreement") with Bell MTS ("MTS") for existing and/or future telecommunications facilities in connection with the subdivision for **3.6M & BLANKET easements** as indicated below.

As a result of changes to The Real Property Act (Manitoba), Bell MTS must ensure that its easement rights are registered against all relevant titles before further transfers of land take place; therefore, Bell MTS requests that as a further condition of approval, the developer is required to register a statutory easement along with the Easement Plan, if required, in series immediately following the proposed subdivision plan, at the appropriate Land Titles Office.

If the subdivision is by legal description, in order to prepare the Agreement, Bell MTS requires a copy of the legal description of the proposed lots/parcels to be conveyed, prepared by a lawyer or surveyor and approved by the Land Titles Office (as stated in the Letter of Conditional Approval).

If a Plan of Subdivision is required, the Manitoba Land Surveyor who is preparing the subdivision plan must forward a copy of the plan (pdf or hardcopy) to the attention of Mr. Gregory Sim to PROPERTYACQUISITION@bellmts.ca. Bell MTS will then review the print and reply to the surveyor with the Bell MTS easement requirements.

The surveyor can then prepare the Plan of Easement in accordance with The Real Property Act (Manitoba) and the Land Titles Office regulations. The Plan of Easement, if required, is prepared at the developer's expense.

Any existing Bell MTS services, easement agreements and/or caveats affecting the lands to be subdivided will be brought forward on the titles generated by the new plan of subdivision unless otherwise specified.

Removal or relocation of existing Bell MTS facilities as a result of the proposed subdivision will be at the expense of the developer and/or customer.

The contact for proceeding with the Right-of-Way Agreement is:

Bell MTS Property Acquisition Department
Attention: Mr. Gregory Sim
PROPERTYACQUISITION@bellmts.ca

Developer responsibilities (Bell MTS Pre-Service Charges, Bell MTS Buried Crossings, etc.) can be made available by contacting the Bell MTS Network Engineering Control Centre at neteng.control@bellmts.ca .

Thank-you,
Heather Dixon
Network Services Associate
subdivisions@bellmts.ca

**cc.** Bell MTS Property Acquisitions / Hydro SM-Subdivision Circulars

NOTICE!
The Subdivision Application Map (SAM) is to be used for subdivision application purposes only. The SAM is not to be used for any purpose other than subdivision application approval.

JOHAN DYCK, P.SURV, M.L.S.
IAN BALDWIN, M.L.S.

KEYSTONE Surveys M.L.S. INC.
LAND SURVEYING & GEOMATICS

400 Main Street
Steinbach, Manitoba
R5G 1Z3
Phone: (204) 326-2117
Fax: (204) 326-5938
info@keystonesurveys.ca

July 28, 2025
Revised: August 14, 2025

Our File No. 2025-401

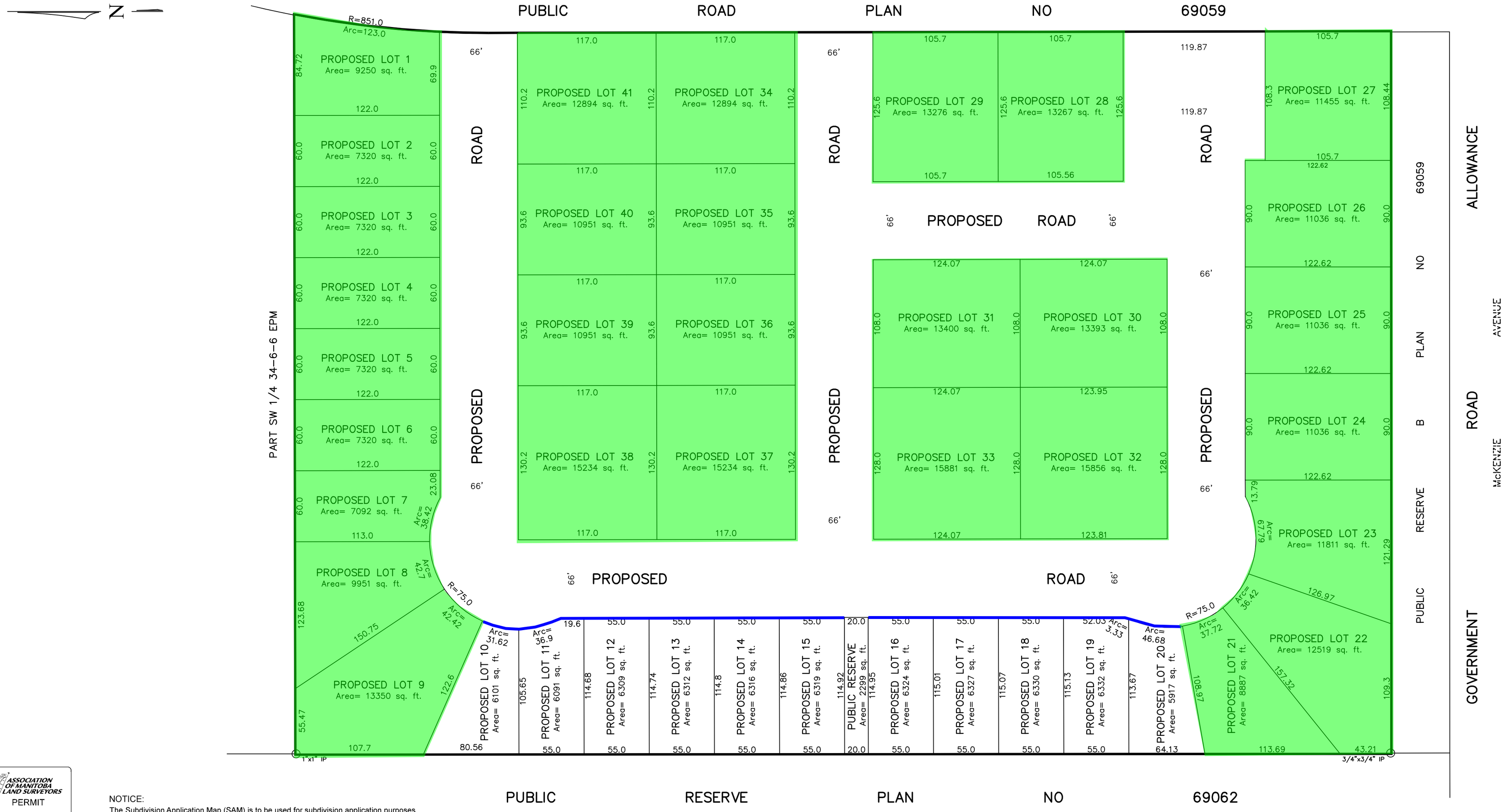
## Subdivision Application Map

of Lot 58, 59, 60, 61, Public Reserve 3, Pacific Bay and Part of Rosebrook Trail Plan 69059 in Part of the S.W. 1/4 34-6-6 E.P.M.
CITY OF STEINBACH
C.T. # 3154177/1, 3154175/1, 3154174/1, 3154173/1, 3318284/1, 3318286/1
Registered Owners: Sincerus (Park Hill) GP Ltd., City of Steinbach, His Majesty the King in the right of the Province of Manitoba
The survey was made on July 21, 2025.
Distances are in feet and decimals of a foot.
All plans referred to are on record in the Winnipeg Land Titles Office.
Field Book: 402/159
Drafter: AR

Prepared by Ian Baldwin, M.L.S.

Proposed Bell MTS 3.6M Easement

Proposed Bell MTS Blanket Easement




ASSOCIATION OF MANITOBA LAND SURVEYORS
PERMIT
KEYSTONE SURVEYS M.L.S. INC.
No. 2016-2

NOTICE:
The Subdivision Application Map (SAM) is to be used for subdivision application purposes only. The SAM is not to be used for any purpose other than subdivision application approval.


JOHAN DYCK, P.SURV, M.L.S.
IAN BALDWIN, M.L.S.

KEYSTONE Surveys M.L.S. INC.
LAND SURVEYING & GEOMATICS

406 Main Street
Steinbach, Manitoba
R5G 1Z5
Phone: (204) 326-2117
Fax: (204) 326-5939
info@keystonesurveys.ca


July 28, 2025
Revised: August 18, 2025

Our File No. 2025.401

## Subdivision Application Map

of Lot 58, 59, 60, 61, Public Reserve F, Pacific Bay and Part of Rosebrook Trail Plan 69059 in Part of the S.W. 1/4 34-6-6 E.P.M.
CITY OF STEINBACH
C.T. # 3154177/1, 3154175/1, 3154174/1, 3154173/1, 3318284/1, 3318326/1
Registered Owners: Sincerus (Park Hill) GP Ltd., City of Steinbach, His Majesty the King in the right of the Province of Manitoba
The survey was made on July 21, 2025.
Distances are in feet and decimals of a foot.
All plans referred to are on record in the Winnipeg Land Titles Office.
Field Book: 408/159
Drafter: AR

Prepared by Ian Baldwin, M.L.S.

Proposed Bell MTS 3.6M Easement

Proposed Bell MTS Blanket Easement

Thank you for the opportunity to comment on noted project:

SUB DIV File # **4451-25-9173 STEINBACH** conditional of draft approval, Canada Post require that the owner/developer comply with the following conditions for the related file:

- The owner/developer agrees to include on all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.

- The owner/developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale.

- The owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:

    1. An appropriately sized sidewalk section (concrete pad) as per municipal and Canada Post Corporations standards, to place the Community Mailboxes on.

    2. Any required curb depressions for wheelchair access according to CPC specs (access slope min 2% and 8%).

    3. All curb depression must have a full 2.9 meter wide opening based on a single site (3 MODULES). Please contact CPC to discuss required info for clarification.

- The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plan.

The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residence as soon as the homes are occupied.

I trust that this information is sufficient, however should you require further information, please do not hesitate to contact me at the below telephone number.

Sheila Neill
Sheila.neill@canadapost.ca
Delivery Planning Officer
Canada Post Corporation
1870 Wellington Ave
Winnipeg MB R3H 3H3
1-204-330-2114

HANOVER
SCHOOL DIVISION

October 8, 2025

Community and Regional Planning
240 – 323 Main Street
Steinbach, MB R5G 1Z2

**RE: Proposal to Subdivide**
**Pt. SE ¼ 34-6-6 E**
**City of Steinbach**
**File #4451-25-9173**
**Registered Owners: Sincerus (Park Hill) GP Ltd.**

To the above noted file, Hanover School Division requests consideration be made by Community and Regional Planning in consultation with the Division for the noted subdivision in regards to student safety by establishing pedestrian walk areas and appropriate access for bus services if required pursuant to section 43(1) of the Public Schools Act.

Further, pursuant to applicable legislation, and more specifically, The Planning Act, Hanover School Division requests as a condition of approval, 10% of the property development in cash as per applicable legislation (The Planning Act Subsection 136 (1)) be allocated to the Division.

Please feel free to contact me if you require any further clarification. Hanover School Division awaits your response.

Yours truly,

Kevin Heide, Secretary-Treasurer
Hanover School Division

Cc Joe Thiessen, HSD Superintendent / CEO

**From:** +WPG574 - HRB Archaeology
**To:** +STE1000 - Steinbach CRP
**Cc:** +WPG574 - HRB Archaeology
**Subject:** RE: Proposal to Subdivide - File # 4451-25-9173 - * NEW *
**Date:** October 20, 2025 3:22:04 PM

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Good afternoon,

**No Concerns at this Time**

Further to your e-mail regarding the above-noted application, the Manitoba Historic Resources Branch (HRB) has examined the location in conjunction with Branch records for areas of potential concern. The potential to impact to heritage resources is believed to be low based on analysis of current data and evaluated by the type of action proposed, therefore, the HRB has no concerns with the proposed project at this time. This evaluation is only appropriate for this respective request.

**Legislation**

Under Section 46 and 51 of the Heritage Resources Act (the Act), if at any time, heritage resources are encountered in association with these lands during testing and development, there is an obligation to report any heritage resources and a prohibition on destruction, damage or alteration of said resources. HRB may require that an acceptable heritage resource management strategy be implemented by the proponent/developer to mitigate the effects of their activity on the heritage resources.

Kind regards,

**Gordon Wallace**
Impact Assessment Archaeologist | Archaeological Assessment Services Unit

Historic Resources Branch |Manitoba Sport, Culture, Heritage and Tourism
213 Notre Dame Avenue, Main Floor |Winnipeg, MB |R3B 1N3
T. (204) 599-2000 |F.204.945.2384 |e. Gordon.Wallace@gov.mb.ca

---

**From:** +STE1000 - Steinbach CRP <SteinbachCRP@gov.mb.ca>
**Sent:** October 6, 2025 9:30 AM
**To:** Phalen, Daniel <Daniel.Phalen@gov.mb.ca>; +WPG569 - Wildlife Circulars <wildlifecirculars@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; Tim Peters - Valley Fiber (municipalplanning@valleyfiber.ca) <municipalplanning@valleyfiber.ca>; neteng.control@bellmts.ca; carlos.wells@canadapost.ca; paul.shymko@canadapost.postescanada.ca; sheila.neill@canadapost.postescanada.ca; kheide@hsd.ca; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - EnvCEEastern <EnvCEEastern@gov.mb.ca>

**From:** Teranet Manitoba - Surveys Planning
**To:** +STE1000 - Steinbach CRP
**Subject:** RE: Proposal to Subdivide - File # 4451-25-9173 - * NEW *
**Date:** October 8, 2025 2:20:40 PM

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Good Afternoon

Land Titles requirements are as follows:

A Plan of Subdivision as proposed is required.

**Sincerely**

**Garth Gislason** | **Plan Registration,** Surveys Department | Teranet Manitoba
705 Princess Avenue, Brandon, MB R7A 0P4
Mailing Address: PO Box 70 Winnipeg Main, Winnipeg, MB, R3C 2G1
Office: 1.844.737.5684 | Extension 1823
Email: garth.gislason@teranet.ca

TERANET MANITOBA

The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution, or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. If you do not wish to receive further communications from us, please email us at clientservice@teranet.ca and indicate your request to be removed from our email list. Please note that even if you unsubscribe you may still receive certain emails as permitted by law.

---

**From:** +STE1000 - Steinbach CRP <SteinbachCRP@gov.mb.ca>
**Sent:** October 6, 2025 9:30 AM
**To:** Phalen, Daniel <Daniel.Phalen@gov.mb.ca>; +WPG569 - Wildlife Circulars <wildlifecirculars@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; Tim Peters - Valley Fiber (municipalplanning@valleyfiber.ca) <municipalplanning@valleyfiber.ca>; neteng.control@bellmts.ca; carlos.wells@canadapost.ca; paul.shymko@canadapost.postescanada.ca; sheila.neill@canadapost.postescanada.ca; kheide@hsd.ca; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - EnvCEEastern <EnvCEEastern@gov.mb.ca>
**Cc:** Justina Gell <justina.gell@steinbach.ca>
**Subject:** Proposal to Subdivide - File # 4451-25-9173 - * NEW *

| | |
|---|---|
| **From:** | SM-Subdivision Circulars |
| **To:** | +STE1000 - Steinbach CRP; chris@sinceruscapital.ca |
| **Cc:** | PROPERTYACQUISITION@bellmts.ca; ProjectManagerManitoba@rci.rogers.com; Tim Peters - Valley Fiber (municipalplanning@valleyfiber.ca) |
| **Subject:** | 4451-25-9173 - Email to Planning - Hydro File #2025-2432 |
| **Date:** | October 21, 2025 1:41:58 PM |
| **Attachments:** | image001.png<br>image002.png |

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Manitoba Hydro

The Manitoba Hydro-Electric Board – Centra Gas Manitoba Inc.

RE: Application(s) **4451-25-9173**

Please be advised of the following Manitoba Hydro/Centra Gas conditions on file :

1. **Easements required—** Manitoba Hydro and Centra Gas Manitoba Inc. will require easements.

a. Manitoba Hydro and Centra Gas will require the landowner to enter into a Statutory Easement Agreement(s) and a Grant of Right of Use Agreement(s) ("Agreements") with Manitoba Hydro and Centra Gas regarding existing and/or future facilities associated with the subdivision as set out in the above noted application.
This registration requirement will need to be included as a condition on the final Certificate of Approval.

2. If this application is revised at any time it will be necessary for Manitoba Hydro/Centra Gas to review the file to determine if our easement requirements remain the same.
3. We have included the applicant—if the email address was not provided, please provide this letter to them.

**Directions for the Applicant**

**Should your subdivision application be issued a Conditional Approval letter (from the Approving Authority),** Manitoba Hydro requires the following to complete our condition:

1. Have the surveyor provide Manitoba Hydro/Centra Gas Manitoba Inc. with a pdf copy of the Subdivision Plan**.**

a. **Timelines can be reduced should the surveyor provide a CAD file (georeferenced preferred)**

b. Upon receiving the pdf or CAD file of the Subdivision Plan we will review and provide our easement requirements to your surveyor to prepare a Plan of Easement. (Unless otherwise informed by Manitoba Hydro)

c. Promptly provide any layout changes. (Including changes requested by Land titles office)

2. Provide us with the name of the lawyer which will be taking care of registration of your subdivision. If this information was included on your planning application, please disregard this item and simply review subsequent items a. and b.

a. Agreements will need to be signed by the landowners. The agreements and the plan of easement need to be sent in trust from our lawyer to the applicant's lawyer to ensure they are signed and registered.

b. Once signed at the lawyer's office you will be provided with a release of conditions letter which can be given to the planning office.

3. Any removal or relocation of Manitoba Hydro and/or Centra Gas Manitoba Inc. existing facilities as a result of the proposed subdivision will be at the expense of the developer and/or customer.

4. Should you require further electrical or gas services please fill out the online form on the Manitoba Hydro website.

The lawyer information, subdivision plan and/or any inquiries can be sent to HCSC@hydro.mb.ca.

**Subdivision Application Status Dashboard and Land Management Site**

**View the status of your subdivision within Manitoba Hydro using our Subdivision Application Status Dashboard and FAQ's about the subdivision process on our Land Management Site. Instructions for how the Subdivision Application Status Dashboard works will be in the Subdivisions tab.** (Dashboard is best viewed on a desktop computer)

Subdivision Coordination Team
Manitoba Hydro, Property Department
12th Floor – 360 Portage Ave
Winnipeg, MB
R3C 0G8 Canada

| | |
|---|---|
| **From:** | +WPG1166 - MIT Water Review |
| **To:** | +STE1000 - Steinbach CRP |
| **Cc:** | +WPG1166 - MIT Water Review |
| **Subject:** | RE: Proposal to Subdivide - File # 4451-25-9173 - * NEW * |
| **Date:** | October 6, 2025 9:48:29 AM |

Hello Rayson,

We have no concerns for this file.
Thanks,

**Matthew Sebesteny**
Development Review Specialist
Hydrologic Forecasting & Water Management Branch
Manitoba Transportation & Infrastructure

---

**From:** +STE1000 - Steinbach CRP <SteinbachCRP@gov.mb.ca>
**Sent:** October 6, 2025 09:30
**To:** Phalen, Daniel <Daniel.Phalen@gov.mb.ca>; +WPG569 - Wildlife Circulars <wildlifecirculars@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; Tim Peters - Valley Fiber (municipalplanning@valleyfiber.ca) <municipalplanning@valleyfiber.ca>; neteng.control@bellmts.ca; carlos.wells@canadapost.ca; paul.shymko@canadapost.postescanada.ca; sheila.neill@canadapost.postescanada.ca; kheide@hsd.ca; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - EnvCEEastern <EnvCEEastern@gov.mb.ca>
**Cc:** Justina Gell <justina.gell@steinbach.ca>
**Subject:** Proposal to Subdivide - File # 4451-25-9173 - * NEW *

**File No.: 4451-25-9173**

**Re: Proposal to Subdivide**
**Pt. SW ¼ 34-6-6 E**
**City of Steinbach**
**Registered Owner(s): Sincerus (Park Hill) GP Ltd.**

**Comments Due: October 26, 2025**

Good morning,

Please find attached a Subdivision Application for the above noted proposal to subdivide for your review and comments.

| | |
|---|---|
| **From:** | Project Manager - Manitoba |
| **To:** | +STE1000 - Steinbach CRP |
| **Cc:** | subdivisioncirculars@hydro.mb.ca |
| **Subject:** | RE: Proposal to Subdivide - File # 4451-25-9173 - * NEW * |
| **Date:** | October 23, 2025 2:21:53 PM |
| **Attachments:** | image001.png<br>Rogers Easement Reqs - 4451-25-9173.pdf |

---

**CAUTION: This email originated from an External Sender. Please do not click links or open attachments unless you recognize the source.**
ATTENTION: ce courriel provient d'un expéditeur externe. Ne cliquez sur aucun lien et n'ouvrez pas de pièce jointe, excepté si vous connaissez l'expéditeur.

Hi,

Rogers will require easement on this file. Easement requirements are attached.

Thanks and regards,

**Project Coordinator, NW ON, MB & SK**
**e** ProjectManagerManitoba@rci.rogers.com
ROGERS

**This email has changed to ProjectManagerManitoba@rci.rogers.com - please update your records accordingly.**

---

**From:** +STE1000 - Steinbach CRP <SteinbachCRP@gov.mb.ca>
**Sent:** Monday, October 6, 2025 9:30 AM
**To:** Phalen, Daniel <Daniel.Phalen@gov.mb.ca>; +WPG569 - Wildlife Circulars <wildlifecirculars@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; Tim Peters - Valley Fiber (municipalplanning@valleyfiber.ca) <municipalplanning@valleyfiber.ca>; neteng.control@bellmts.ca; carlos.wells@canadapost.ca; paul.shymko@canadapost.postescanada.ca; sheila.neill@canadapost.postescanada.ca; kheide@hsd.ca; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - EnvCEEastern <EnvCEEastern@gov.mb.ca>
**Cc:** Justina Gell <justina.gell@steinbach.ca>
**Subject:** Proposal to Subdivide - File # 4451-25-9173 - * NEW *

**File No.: 4451-25-9173**
**Re: Proposal to Subdivide**

**From:** +WPG569 - Drainage
**To:** +STE1000 - Steinbach CRP
**Subject:** RE: Proposal to Subdivide - File # 4451-25-9173 - * NEW *
**Date:** October 9, 2025 9:31:50 AM

---

This subdivision development proposal is located within a designated urban area, as defined in Section 5.1 (b) of Water Rights Regulation 126/87. In consideration of this point, the Drainage and Water Rights Licensing Branch – Drainage Section, does not require a Licence to Construct Water Control Works for this subdivision development proposal unless a class 3, 4 or 5 wetland is impacted or altered (filling or draining) by this development. It is recommended that a wetland assessment be conducted for the entire property to ensure that no regulated wetlands are impacted by this subdivision development.

Rick Pemkowski CD

Water Resource Officer
Rick.pemkowski@gov.mb.ca Cel: 204 761-0013

---

**From:** +STE1000 - Steinbach CRP <SteinbachCRP@gov.mb.ca>
**Sent:** October 6, 2025 9:30 AM
**To:** Phalen, Daniel <Daniel.Phalen@gov.mb.ca>; +WPG569 - Wildlife Circulars <wildlifecirculars@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; Tim Peters - Valley Fiber (municipalplanning@valleyfiber.ca) <municipalplanning@valleyfiber.ca>; neteng.control@bellmts.ca; carlos.wells@canadapost.ca; paul.shymko@canadapost.postescanada.ca; sheila.neill@canadapost.postescanada.ca; kheide@hsd.ca; SM-Subdivision Circulars <subdivisioncirculars@hydro.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - EnvCEEastern <EnvCEEastern@gov.mb.ca>
**Cc:** Justina Gell <justina.gell@steinbach.ca>
**Subject:** Proposal to Subdivide - File # 4451-25-9173 - * NEW *

**File No.: 4451-25-9173**

**Re: Proposal to Subdivide**
**Pt. SW ¼ 34-6-6 E**
**City of Steinbach**
**Registered Owner(s): Sincerus (Park Hill) GP Ltd.**

**Comments Due: October 26, 2025**

Good morning,

Please find attached a Subdivision Application for the above noted proposal to subdivide for your

# Re-zoning File # By-Law 2268

## Administration

| | | | |
|---|---|---|---|
| **RFD #:** | 2025001109 | **Last Updated:** | 11/24/2025 3:34:40 PM |
| **Created:** | 8/21/2025 10:15:38 AM | **Status:** | Approved |
| **Author:** | Justina Gell | | |

| | Council Meeting Date | Resolution # | Moved By | Seconded By |
|---|---|---|---|---|
| **First Reading:** | Nov 18, 2025 | R25-221 | Susan Penner | Bill Hiebert |
| **Second Reading:** | | | | |

**Council Decision:** **RESOLVED**

That the City of Steinbach give first reading to By-Law 2268, being a re-zoning by-law.

**Subject:**

## Summary

Purpose

The purpose of By-Law 2268 is to re-zone the subject property from 'RSF' Residential Single Family to 'RLD' Residential Low Density and 'RMD' Residential Medium Density to allow the next phase of a multi-phase residential development to be constructed.

Recommendation

Recommendation is to give By-Law 2268 second and third reading subject to any new evidence being presented at the public hearing and the owner entering into a development agreement.

## Background

Relevant Policy

Notices pursuant to The Planning Act have been completed, and one registered objections was received as of the writing of this report. Any further 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

Rezoning By-Law 2268 – Parkhill Ph 2C – Rosebrook & Pacific

The application for the rezoning of the subject properties under By-Law 2268 seeks to rezone the existing parcels of land from RSF – Residential Single Family to RLD – Residential Low Density and RMD – Residential Medium Density. The subject properties are designated Residential Policy Area under the City's Official Community Plan.

The proposed development will create 41 lots within the subject area to develop and provide for a mix of housing under subdivision file 4451-2025-9178 which is underway concurrently as part of the applicant's plan for development.

It is recommended that Council approve second and third reading to By-Law 2268 subject to a development agreement.

City Planner Report

**Zoning By-Law 2268**
**Parkhill Phase 2C**

*Location:*
Parkhill Phase 2C- Rosebrook Trail and Pacific Bay

*Current Designation & Zoning:*
The land is currently designated Residential Policy Area' in the Official Community Plan. The zoning of the property is presently 'RSF' Residential Single Family in the City of Steinbach Zoning By-Law 2100 but in the process of being re-zoned to ''RLD' Residential Low Density and 'RMD' Residential Medium Density.

***Proposed Zoning Requirements-***
*RSF' Residential Single Family*
The Residential Single Family (RSF) district is intended to accommodate primarily single-family residential development and associated or compatible uses.

Site Area-3300 sq feet
Site Width-30 feet
Front Yard-25 feet
Rear Yard-25 feet
Side Yard (regular)-3 feet
Side Yard (corner) - 5 feet

Residential Low Density (RLD)
The Residential Low-Density district is intended to accommodate primarily single and two-family residential development and associated or compatible uses

**Zoning Requirements**
*RLD Residential Low Density*

| | |
|---|---|
| Site area | 5500 square feet |
| Site width | 25 feet |
| Front Yard | 25 feet |
| Rear Yard | 25 feet |
| Side Yard-Corner | 8 feet |
| Side Yard-Regular | 4 feet |
| Height | 35 feet |

*'RMD' Residential Medium Density*
Residential Medium Density is intended for single-family, two-family and low-rise multiple family units and associated or compatible uses.

Site area-10, 000 sq feet
Site width-75 feet
Front yard-25 feet
Rear yard-25 feet
Side yard-regular-4 feet
Side yard-corner-8 feet
Coverage-50%
Height-3 storeys

***Proposed Site Development***
Total number of residential parcels-41 lots
|RSF lots-11
RLD lots-11
RMD lots-19

***Comments/Recommendation***

This rezoning proposal represents the next phase of the Parkhill Development, which began in 2012. The previous phase established larger blocks, opened Pacific Bay, and extended Rosebrook Trail.

The subject lands are currently zoned **'RSF' (Residential Single Family)**. This application seeks to rezone the area to allow for a mix of **single-family, two-family, and multi-family dwellings**. Given the city's current housing trends toward higher-density forms and the rising cost of housing, this rezoning aligns with the goal of providing more **affordable and diverse housing options**.

The proposed mix of housing types will support a variety of price points, enabling more residents to live within the Parkhill area. Over the past decade, most residential growth has occurred on the west side of McKenzie Avenue. This site is one of the few remaining large parcels within the city suitable for subdivision and the creation of multiple residential lots, making it a strategic location for continued growth and development.

It is recommended that By-Law 2268 be given second and third reading subject to a development agreement and any new evidence being presented at the public hearing.

# MEMO

**October 31, 2025**

**To:** **Zoning By-Law 2268**

**From:** **Aaron Rach**

**Re: Zoning By-Law 2268 Comments – Parkhill Ph 2C**

The Proposed Map is in line with the Conceptual Plan for this Phase of the Parkhill Subdivision which has been approved.

**Property Access**

Each of the proposed lots would have access to the new streets from individual approaches.

**Water Servicing**

Each of the proposed lots would require a minimum 25mm water service from a City water main. The Developer would be responsible for all costs associated with the installation of the new water services.

**Sewer Servicing**

Each of the proposed lots would be serviced with a minimum 6” sewer service from the City sewer main. The Developer would be responsible for all costs associated with the installation of the new minimum 150mm sewer services.

**Land Drainage**

The Developer would be responsible to ensure that drainage, in the immediate area of these lots, functions properly. Engineered lot grading and servicing plans will have to be approved for this development.

**Garbage Pickup**

These lots would all receive regular residential garbage collection.

I have no other comments or concerns at this time.

# Appendix

**Implications of Recommendation**

- Public Notice
- By-Law 2266
- Drawings/Sketches
- Posting Requirements
- Letter of Objection

# CITY OF STEINBACH
# PUBLIC NOTICE

## By-Law 2268 & Subdivision 4451-2025-9173
## Rosebrook Trail and Pacific Bay
**Lots 58, 59, 60, 61 Plan 69059**

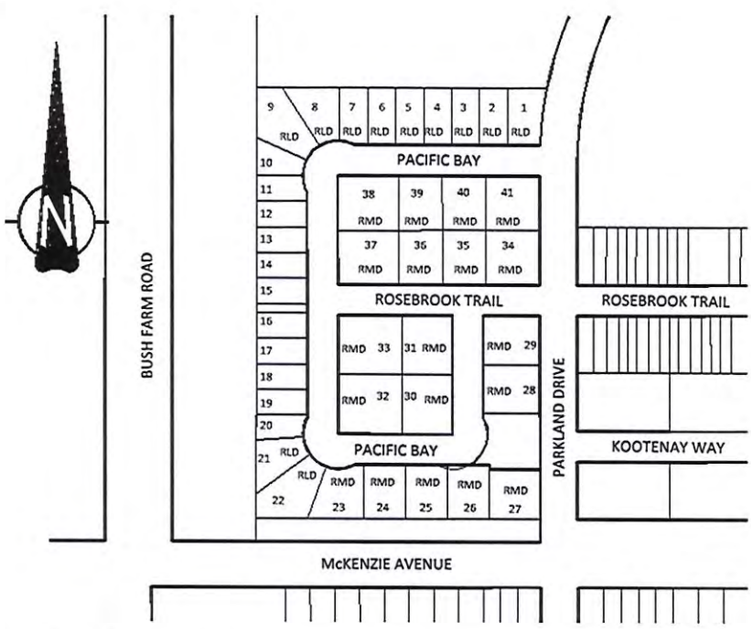
**PUBLIC HEARING**

**December 16, 2025**
**7:35 pm**
**Council Chambers**
**225 Reimer Avenue**
**Steinbach, MB**

### Owner/Applicant
The owner of the properties and applicant of By-Law 2268 and SD 4451-2025-9173 is Sincerus (Park Hill) GP Ltd.

### What is By-Law 2268 about?
To re-zone Proposed lots 1-9, 21 and 22 from 'RSF' Residential Single-Family Zone to 'RLD' Residential Low-Density Zone, and to re-zone Proposed lots 23-41 from 'RSF' Residential Single-Family Zone to 'RMD' Residential Medium-Density Zone as part of a multi-phase residential development.

### What is Subdivision 4451-2025-9173 about?
To create 41 new residential lots as well as the extension of Pacific Bay.




Any person who believes they will be affected by **By-Law 2268** and/or **SD 4451-2025-9173** are welcome to attend the public hearing on **Tuesday, December 16, 2025** 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 meters 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

# CITY OF STEINBACH

By-Law No. 2268

**BEING A BY-LAW** of the City of Steinbach to amend the Steinbach Zoning By-Law 2100 regulating the use of land and location of buildings and structures in the City of Steinbach.

**WHEREAS** Section 80 of The Planning Act provides that a Zoning By-Law may be amended;

**AND WHEREAS** Council deems it desirable and necessary to amend certain areas of the City of Steinbach.

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

1. **THAT** the City of Steinbach Zoning Map, as amended is hereby further amended, as a condition for approval for Subdivision File 4451-2025-9173, in order that:
    a. Proposed lots 1-9, 21 and 22 be rezoned from 'RSF' Residential Single Family Zone to 'RLD' Residential Low Density Zone.
    b. Proposed lots 23-41 be rezoned from 'RSF' Residential Single Family Zone to 'RMD' Residential Medium Density Zone as shown on Schedule 'A'.

2. **THAT** this by-law be subject to a development agreement.

**DONE AND PASSED** in Council duly assembled, this _____day of ____, 2025.

_____
Mayor

_____
Manager

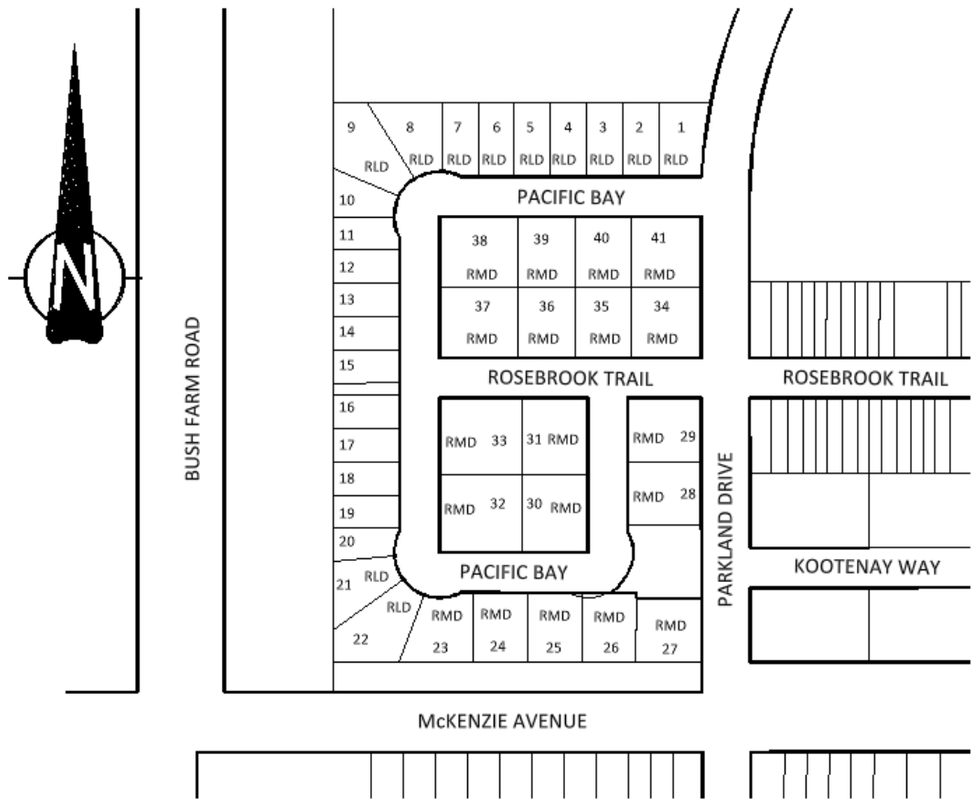
Read a first time this 18th day of November, 2025.
Read a second time this ____day of _____, 2025.
Read a third time this _____day of _____, 2025.

Certified copy of By-Law 2268, given first reading on the 18th day of November, 2025.

_____
City Clerk

Certified copy of By-Law 2268, given third reading on the ____day of _____, 2025.

_____
City Clerk



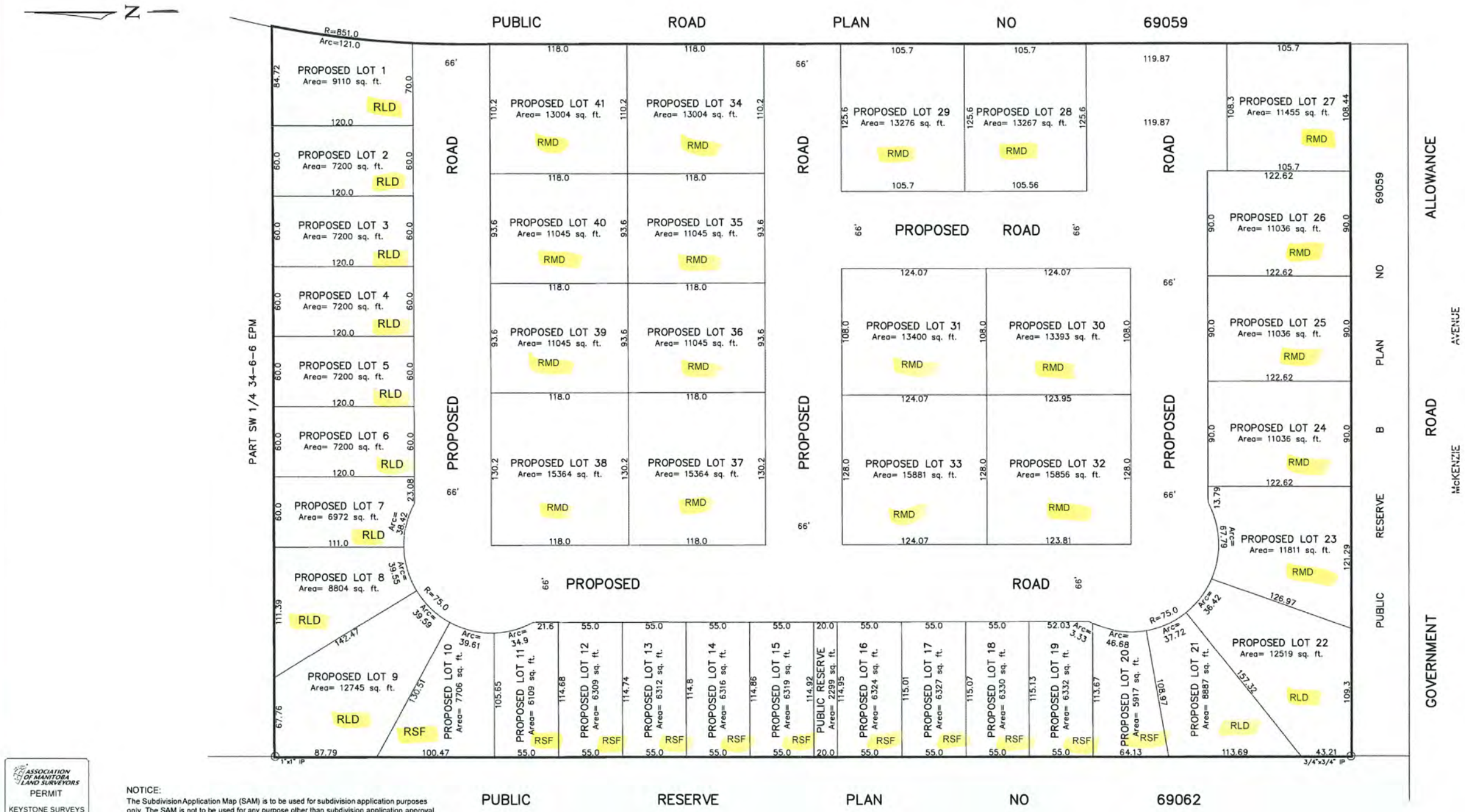

**CITY OF STEINBACH**

SCHEDULE "A"

OF BY-LAW NUMBER 2268
AMENDING THE STEINBACH ZONING BY-LAW 2100 MAP

**Rezone:** Proposed Lots 1-9 , 21 and 22
**From**: 'RSF' Residential Single Family Zone
**To:** 'RLD' Residential Low Density Zone

**Rezone:** Proposed Lots 23-41
**From**: 'RSF' Residential Single Family Zone
**To:** 'RMD' Residential Medium Density Zone




ASSOCIATION OF MANITOBA LAND SURVEYORS
PERMIT
KEYSTONE SURVEYS M.L.S. INC.
No. 2016-2

NOTICE:
The Subdivision Application Map (SAM) is to be used for subdivision application purposes only. The SAM is not to be used for any purpose other than subdivision application approval.


JOHAN DYCK, P.SURV, M.L.S.
IAN BALDWIN, M.L.S.

KEYSTONE Surveys M.L.S. INC.
LAND SURVEYING & GEOMATICS

406 Main Street
Steinbach, Manitoba
R5G 1Z5
Phone: (204) 326-2117
Fax: (204) 326-5939
info@keystonesurveys.ca


July 28, 2025

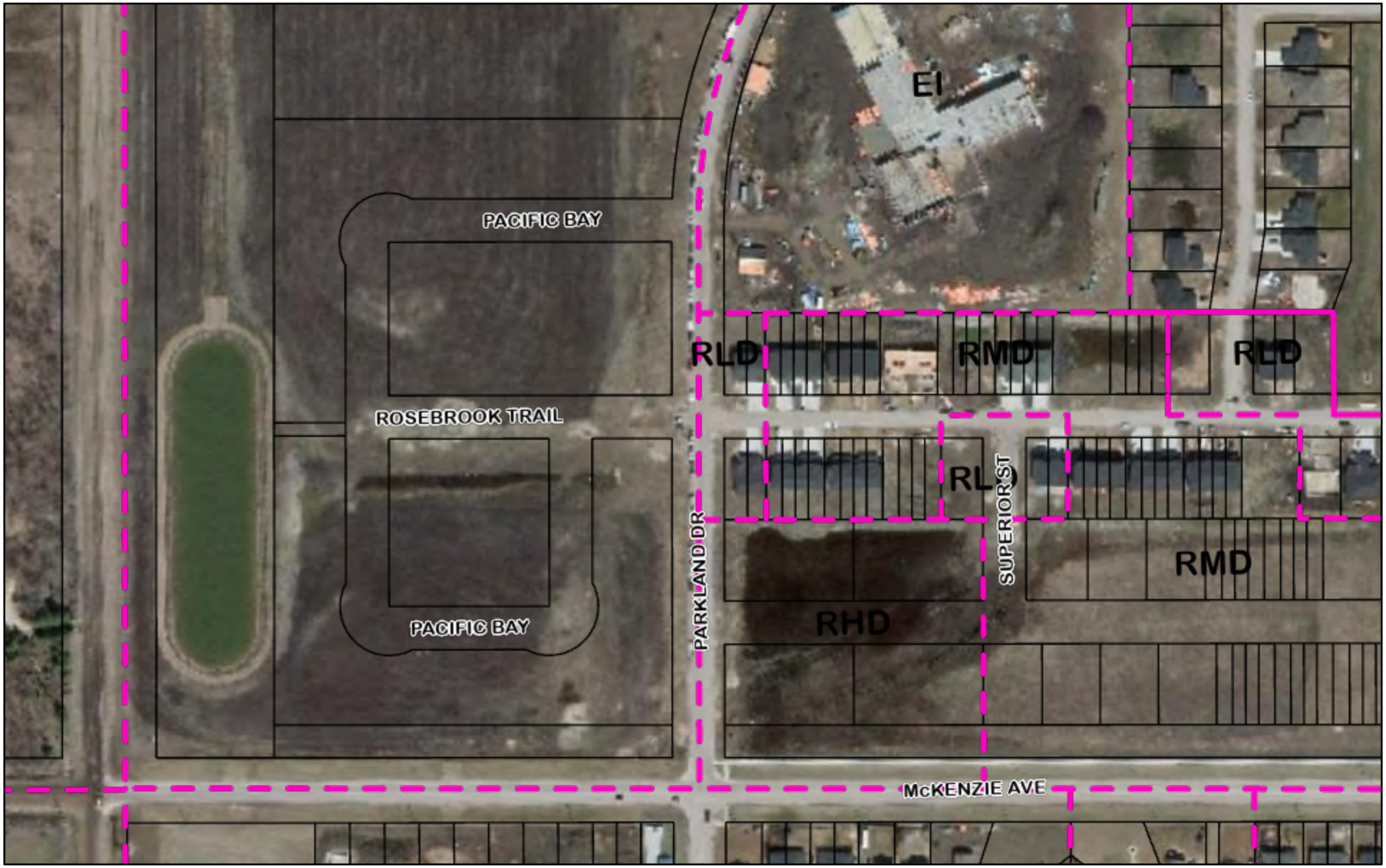
Our File No. 2025.401

## Subdivision Application Map

of Lot 58, 59, 60, 61, Public Reserve F, Pacific Bay and Part of Rosebrook Trail Plan 69059 in Part of the S.W. 1/4 34-6-6 E.P.M.
CITY OF STEINBACH
C.T. # 3154177/1, 3154175/1, 3154174/1, 3154173/1, 3318284/1, 3318326/1
Registered Owners: Sincerus (Park Hill) GP Ltd., City of Steinbach, His Majesty the King in the right of the Province of Manitoba
The survey was made on July 21, 2025.
Distances are in feet and decimals of a foot.
All plans referred to are on record in the Winnipeg Land Titles Office.
Field Book: 408/159
Drafter: AR

Prepared by Ian Baldwin, M.L.S.

# ArcGIS Web Map




2025-11-13, 8:42:08 a.m.

Zoning 2100 Line

Parcels

World_Hillshade

1:3,887

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

**Notice of hearing**

166 When notice of a hearing is required to be given under this Act, it must meet the applicable requirements of this Division.

**Contents of notice**

167 Notice of a hearing held under this Act must

(a) give the date, time and place of the hearing;

(b) give a summary of the matter to be considered at the hearing;

(c) state that any person may make a representation on the matter at the hearing;

(d) state that documents related to the matter to be considered at the hearing may be inspected or copied at the office of the applicable planning district or municipality and any other location specified in the notice;

(e) in the case of a hearing to consider a proposed by-law of general application, describe the area affected, by reference to designations or zones in the planning district or municipality, or state that the by-law applies to the entire district or municipality; and

(f) in the case of a hearing to consider a matter affecting a specific property, identify the location of that property.

**Notice re planning districts, development plans and zoning by-laws**

168(1) Notice of any the following hearings must be given in accordance with this section:

(d) a hearing on the adoption of a zoning by-law or a secondary plan by-law under subsection 74(1).

**Publication requirements**

168(2) Notice of the hearing must be given by

(a) publishing notice of the hearing in a newspaper with a general circulation in the applicable planning district or municipality on two occasions at least six days apart, during the period beginning 40 days before the hearing and ending seven days before the hearing; or

(b) when there is no newspaper with a general circulation in the area, posting a copy of the notice of hearing in the office of the applicable planning district or municipality and at least two other public places in the district or municipality at least 14 days before the hearing.

**Required notice**

168(3) At least 27 days before the hearing, a copy of the notice of the hearing must be sent

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

(b) to the minister;

(c) to all adjacent planning districts and municipalities;

(d) when the hearing is held by the council of a municipality that is part of a planning district, to that planning district and all other municipalities in the district; and

(e) when the hearing is held by the board of a planning district, to all municipalities in the district.

**Notice to affected property owners**

168(4) If the hearing is held to consider an amendment to a by-law that would affect a specific property,

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

(b) where the affected property is not remote or inaccessible, a copy of the notice of hearing must be posted on the affected property in accordance with section 170.

**From:** Michael Vlasov <msvlasov@gmail.com>
**Sent:** Sunday, November 30, 2025 10:00 PM
**To:** Lacey Gaudet <lgaudet@steinbach.ca>
**Subject:** Submission Regarding By-Law 2268 – Rosebrook Trail & Pacific Bay

## Inquiry About Pedestrian Walkways and Conditional Objection

Dear Ms. Gaudet and Members of Council,

I am writing with regard to **By-Law 2268**, concerning the proposed rezoning of lots on Rosebrook Trail and Pacific Bay. I appreciate the opportunity to provide feedback as the neighbourhood continues to grow.

After reviewing the subdivision layout included in the public notice, I would like to raise an important question—and potential concern—about **pedestrian walkways and sidewalks** within the proposed development.

---

## 1. Urgent Importance of Walkways After Parkhill School Opened

With the opening of **Parkhill Elementary School** on Parkland Drive, pedestrian traffic has dramatically increased in this area. Each morning and afternoon, many children walk along Rosebrook Trail, Kootenay Way, and adjacent streets.

Residents, including many parents and Parkhill School teachers, have voiced concerns—publicly and on social media—about the **lack of sidewalks**, resulting in children walking **directly on the roadway** during peak school hours. This has created an ongoing and significant safety concern.

As this new subdivision will add additional families to the same road network, proper pedestrian infrastructure is essential.

---

## 2. Same Developer as Prior Phases – Opportunity to Correct Earlier Gaps

The applicant for By-Law 2268, **Sincerus (Park Hill) GP Ltd.**, seems to has also developed the surrounding neighbourhood, including portions of Rosebrook Trail and Kootenay Way. Some earlier phases did not include sidewalks, contributing to the issues now raised by residents.

This new phase presents a key opportunity to address those gaps and ensure the next portion of the neighbourhood is built with complete pedestrian connections.

---

## 3. Request for Clarification: Are Walkways Included?

The site plan in the public notice does not clearly indicate whether pedestrian walkways or sidewalks will be constructed. I respectfully request confirmation about whether the development will include:

- Continuous sidewalks on every street within the proposed development (Rosebrook trail, Pacific Bay, adjacent portions of McKenzie avenue and Parkland drive)
- Pedestrian connectivity between internal streets and the school-oriented walking routes.

---

## 4. Conditional Objection if Walkways Are Not Included

If walkways or sidewalks are **not** included as part of this development, I must respectfully **object to the approval of By-Law 2268** until the plan is revised. A residential development of this scale, in proximity to a school, should not proceed without proper pedestrian infrastructure.

Steinbach's planning documents emphasize safe, accessible, connected neighbourhoods. Providing walkways on internal streets is consistent with those objectives.

---

## 5. Request Before Approval

I respectfully request that Council require one of the following prior to approving By-Law 2268:

### Either:

1. Confirmation that sidewalks/walkways **are already included** on all streets listed above;

### Or:

2. A revision to the development plan that **adds sidewalks/walkways** throughout the subdivision, including continuous pedestrian connections toward Parkhill School and surrounding amenities.

---

Thank you very much for your consideration. I appreciate the City's ongoing commitment to responsible planning and neighbourhood safety, and I look forward to clarification regarding pedestrian infrastructure in this proposal.

Sincerely,
Mykhaylo Vlasov
30 Rosebrook Trail,
Steinbach, MB
Cell. 4313665019

# Conditional Use CU-2025-05 190-206 First Street

## Administration

| | | | |
|---|---|---|---|
| **RFD #:** | 2025001129 | **Last Updated:** | 12/9/2025 8:02:57 AM |
| **Created:** | 11/12/2025 11:32:11 AM | **Status:** | Pending |
| **Author:** | Justina Gell | | |

| | Council Meeting Date | Resolution # | Moved By | Seconded By |
|---|---|---|---|---|
| **First Reading:** | | | | |

**Council Decision:**

**Subject:** To permit a multi family building on 190, 198, 204, 206 First St. As per zoning by-law 2100, a multi

## Summary

Purpose
The purpose of Conditional Use CU-2025-05 is to allow a multi-family development within the 'C1' Commercial Neighbourhood Zone.
Recommendation
Recommendation is to approve Conditional Use CU-2025-05 subject to any new evidence being presented at the public hearing and the owner entering into a development agreement.

## 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-2025-05 190-206 First Street

The application for Variance under file CU-2025-05 seeks Council approval to permit a multi unit residential use on the subject properties whereas Zoning Bylaw 2100 requires a conditional use approval for any multi unit residential use in the C1 – Commercial Neighborhood Zone.

There are several precedents on file of City Council approval to permit a multi-unit residential development in the C1 – Commercial Neighborhood Zone. 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-2025-05 subject to a development agreement.

City Planner Report

Conditional Use CU-2024-02 & Variance V-2025-35
*Location*
190, 198, 204, 206 First Street

*Current Designation and Zoning*
The lot is currently designated CBDTZ (Central Business District Transitional Zone) in the Official Community Plan.
The lot is currently zoned is 'C1' Commercial Neighbourhood and is part of the Central Business District Transitional Zone POD.

*Transitional District*
To provide for an area of transition between the CBD and adjacent residential uses. This transitional district may include a variety of low impact commercial uses that complement the residential area.

*Commercial Neighbourhood (C1)*
The Commercial Neighbourhood district is intended to accommodate small, commercial uses within or surrounded by residential areas and that are compatible in scale and character with surrounding residential uses, to serve the convenience needs of the surrounding neighbourhood. The district is not intended to accommodate businesses sized or designed to serve a trade area more than one-half mile from the business. C1 districts are generally located along local streets or at the intersection of local/collector streets.

*Transitional Zone POD*
The Transitional Zone POD provides for transition between commercial concentrations and predominantly residential areas, where residential and low-impact commercial activities can co-exist in a mixed-use environment. Development within this category is to retain current built forms and lot configurations and is encouraged to created mixed-use development. The Transitional Zone POD also provides for mixed employment opportunities along with supportive commercial and residential uses. Development within this category is to retain a pedestrian-oriented urban form with a high quality or urban architectural design.

*Zoning Requirements*
*C1 Commercial Neighbourhood Multi-Family Requirements*
Site Area-6600 square feet
Site Width-25 feet
Front Yard-25 feet
Rear Yard-25 feet
Side Yard (regular)-4 feet (10' when abutting an RSF or RLD zone)
Side Yard (corner) - 8 feet
Coverage- N/A
Height-35 feet

*Comments*
Proposed Development
Number of buildings-2
Height of buildings-building 1: five stories, building 2-three stories
Number of residential units-31
Number of parking stalls-51 stalls required

The applicant is proposing to develop the subject properties with two multi-family residential buildings: one five-storey building containing 19 units and one three-storey building containing 12 units. A Conditional Use application is required to permit multi-family development within the C1 – Commercial Neighbourhood Zone.

A Variance application has also been submitted to:
1. Remove the requirement for a commercial component on the main floor of a multi-family

development within the C1 Zone; and

2. Allow a maximum height of five storeys, whereas the Zoning By-Law permits a maximum height of 35 feet for multi-family development in this zone.

Under Zoning By-Law 2100, multi-family development in the C1 Zone requires a Conditional Use. In addition, Section 80.1 of the City of Steinbach Zoning By-Law states that "the ground floor must be used only for permitted uses", meaning the main floor must contain commercial uses. Because the applicant is proposing two multi-storey residential buildings with no commercial component, a variance is required. Council must determine:

a) whether multi-family development is appropriate for this property; and
b) whether a building without a commercial ground-floor component should be permitted.

The application involves four properties, all of which will be consolidated for the development. The combined site area is approximately 44,000 square feet, with two of the four properties currently containing single-family houses. The proposed development meets the minimum site width requirement of 75 feet for the Medium Density Zone. The site plan includes 31 residential units and meets all required setbacks and parking standards. Based on the concept plan, the development is compliant with Zoning By-Law requirements.

The variance request for maximum height seeks approval for a five-storey building, exceeding the typical three-storey height permitted in the Medium Density Zone. If approved, the five-storey structure would be located immediately adjacent to a three-storey multi-family building if approved. The primary property affected by the increased height would be the parcel located to the rear of the proposed development. Council must evaluate whether the additional height will negatively impact surrounding properties.

The neighbourhood consists of a mix of commercial and residential uses. The property to the west is a City -owned pocket park, while the property to the east and the parcel across the street at Brandt and First are commercial. Other properties along the block are primarily single-family residential; however, all are zoned C1 – Commercial Neighbourhood and fall within the Transitional Zone POD. Although single-family dwellings exist in the area, it is important to note that the broader area is designated C1 and is located within the CBD POD / Transitional POD, where mixed-use development is intended. The purpose of these PODs is to support a transition between residential and commercial uses and to create an area where residential and low-impact commercial uses can coexist.

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It is recommended that Council approve Conditional Use CU-2025-05 and V-2025-35 subject to a development agreement and any new evidence being presented at the public hearing.

City Engineer Report

MEMO

December 3, 2025

TO: Conditional Use File No. CU-2025-05

FROM: Aaron Rach

# RE: 190, 198, 204, 206 First Street Conditional Use Comments

**Property Access**

The existing lots have undersized asphalt and concrete approaches onto First Street. These approaches will have to be removed, and a new concrete approach constructed from First Street with a minimum width of 7.6m at the property line. The Developer will be responsible for all costs associated with constructing the 6” reinforced or 8” non-reinforced concrete access approach off First Street, which includes but is not limited to construction of new curb and gutter where required and restoration of any areas affected by construction and for removal or upgrading the existing approaches.

**Water Servicing**

The existing lots are currently serviced with 5/8” water services. The proposed development must be serviced with a minimum 2” water service. The Developer will be responsible for all costs associated with the water service improvements, as well as formally abandoning all existing water services.

**Sewer Servicing**

The existing lots are currently serviced with 4” sewer services. The proposed development must be serviced with a minimum 6” sewer service. The Developer will be responsible for all costs associated with sewer service improvements, as well as formally abandoning all existing sewer services.

## Land Drainage

The developer will be responsible to ensure that drainage, in the immediate area of this lot, functions properly. A professionally prepared “Lot Grading & Site Servicing Plan” must be approved by the City prior to issuance of building permits.

## Garbage Pickup

This lot would receive regular commercial garbage collection.

I have no other comments or concerns with the conditional use application at this time.

# Appendix

**Implications of Recommendation**

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

# CITY OF STEINBACH
# PUBLIC NOTICE

## Conditional Use CU-2025-05 & Variance V-2025-35
## Lots 2, 3, 6, 7 Block 1 Plan 10121
## 190, 198, 204, 206 First Street

**PUBLIC HEARING**

**December 16, 2025**
**7:35 pm**
**Council Chambers**
**225 Reimer Avenue**
**Steinbach, MB**

### Owner/Applicant

The owner of the properties are Neustaedter Holdings Inc. and Chantelle Reimer. The applicant of the conditional use and variance is Waldo Neustaedter.

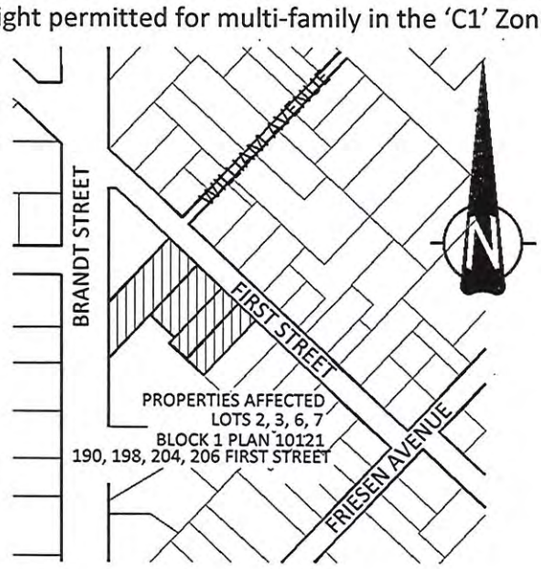
### What is Conditional Use CU-2025-05 about?

To allow a multi-family residential development within the 'C1' Commercial Neighbourhood Zone.

### What is Variance V-2025-35 about?

The Variance is to request the following:

1. To remove the commercial component required on the main floor of a multi-family building within the 'C1' Commercial Neighbourhood Zone; and
2. To allow a maximum height of five stories whereas the maximum height permitted for multi-family in the 'C1' Zone is 35 feet.




Any person who believes they will be affected by **Conditional Use CU-2025-05** and/or **Variance V-2025-35** are welcome to attend the public hearing on **Tuesday, December 16, 2025** 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?**

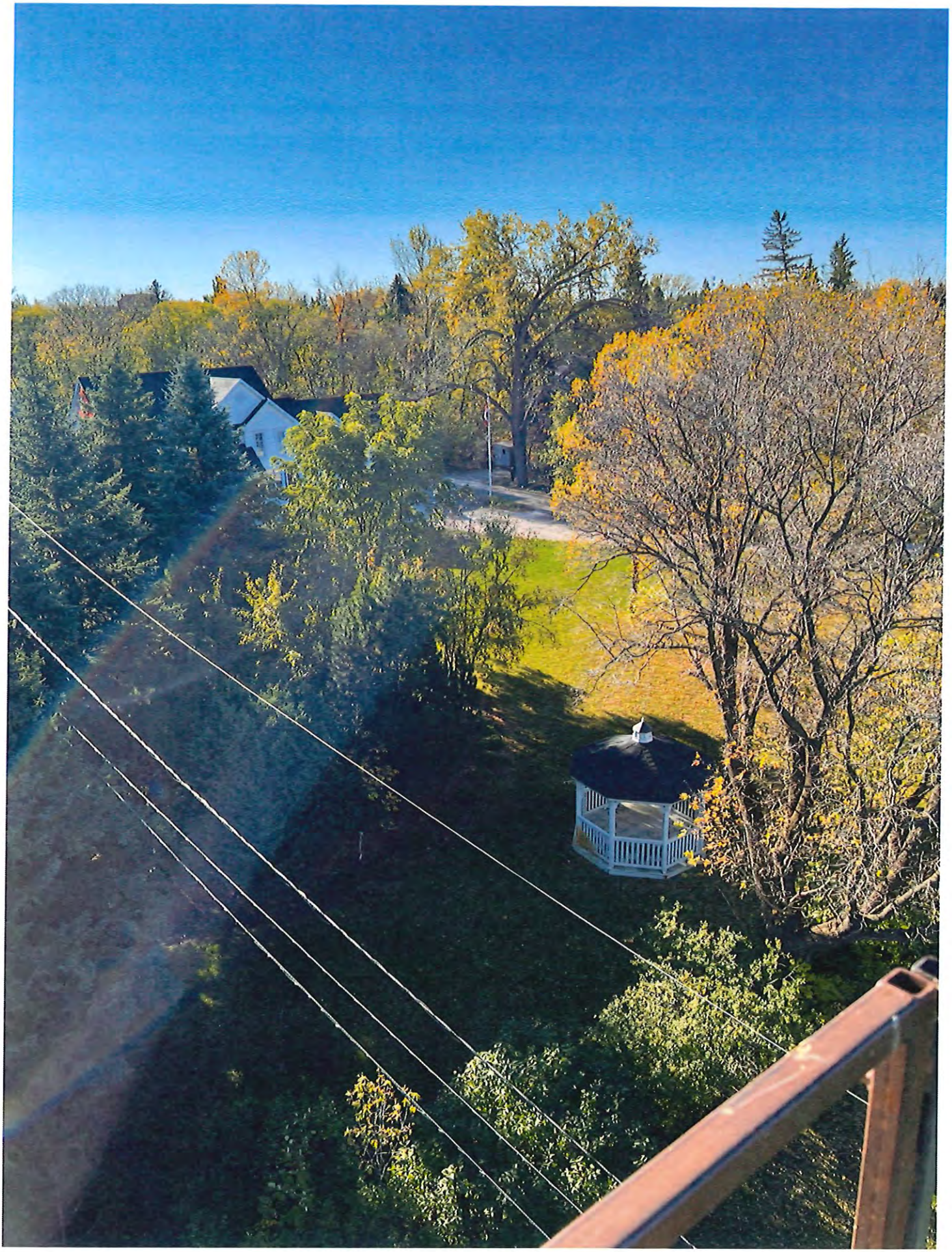
- You can attend the hearing in person or submit a written objection or statement of support.
- Written submissions can be made via letter, email, through the city's website, or by accessing the QR code provided in the notice.
- Petitions are accepted but will not be considered a formal objection.

**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



TRUE 1 C1.0 SITE PLAN OVERLAY
1" = 30'-0"

| NO. | REVISION | DATE |
|---|---|---|
| | | |

STAMPS:

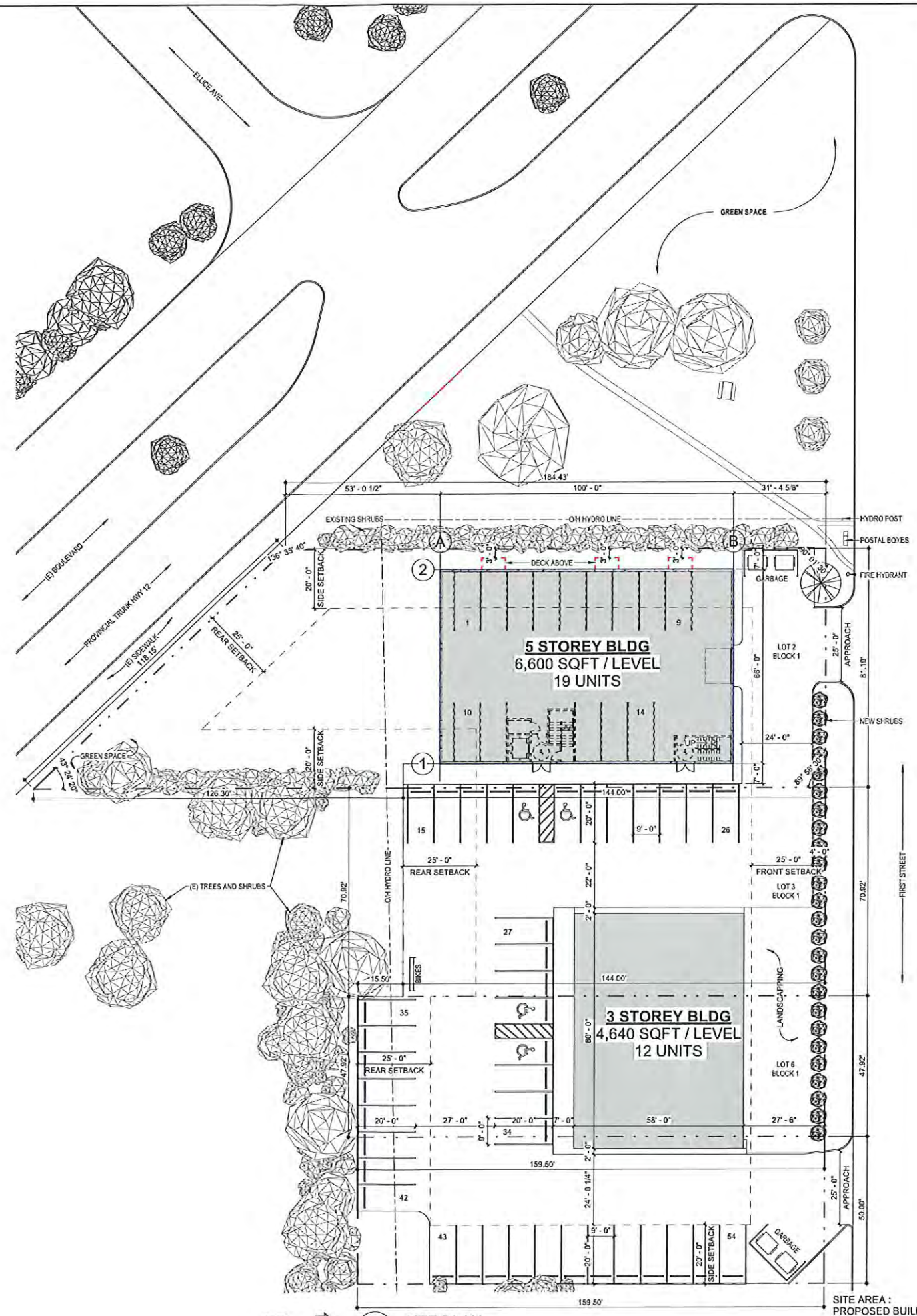
THREE WAY
BUILDERS

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

PROJECT:
190 FIRST STREET
190, 198, AND 204 FIRST STREET
STEINBACH, MB R5G 0T4

TITLE:
PROPOSED SITE PLAN

DWG. NO. 25-22-01-01 Opt 3
SCALE: AS NOTED
DRAWN BY:
DATE: NOV 26-25
REVISION:
SHEET NO. C1.0




TRUE PROJECT

1 C1.1 SITE PLAN 1" = 20'-0"

ZONING ANALYSIS:
RMD - RESIDENTIAL MEDIUM-DENSITY

LAND AREA - 36,287 sqft

BUILDING AREAS
BLDG A :

| | |
|---|---|
| MAIN FLOOR | 6,600 sqft |
| 2ND | 6,600 sqft |
| 3RD | 6,600 sqft |
| 4TH | 6,600 sqft |
| 5TH | 5,661 sqft |
| TOTAL BLDG AREA : | 32,061 sqft |

BLDG B - 3 STORYS:

| | |
|---|---|
| EACH FLOOR | 4,640 sqft |

REQUIRED SETBACKS:

| | |
|---|---|
| FRONT YARD | 25 FT |
| REAR YARD | 25 FT |
| INTR YARD | 4 FT |
| CORNER YARD | 8 FT |
| MAX HEIGHT | 3 STOREYS |

PARKING:
REQUIRED
1.5 STALL / UNIT + 10% FOR GUEST PARKING
( 1.5 x 31 ) x 1.10 = 51.15 = 51 STALLS

PROVIDED
54 STALLS

ACCESSIBLE PARKING
2 STALLS REQUIRED
4 STALLS PROVIDED

BICYCLE
1 LOCKABLE SPACE / 20 REQUIRED PARKING STALLS
51 / 20 = 2.55 = 3 SPACES

LANDSCAPING: 250' FRONTAGE
1 TREE PER 30' OF FRONTAGE = 8 REQUIRED
3 SHRUBS PER 20' OF FRONTAGE = 38 REQUIRED

| | |
|---|---|
| SITE AREA : | 36,287 sqft |
| PROPOSED BUILDING FOOTPRINT | |
| BLDG A : | 6,600 sqft |
| BLDG B : | 4,640 sqft |
| TOTAL BLDG FOOTPRINT : | 11,240 sqft |

| NO. | REVISION | DATE |
|---|---|---|
| | | |

STAMPS

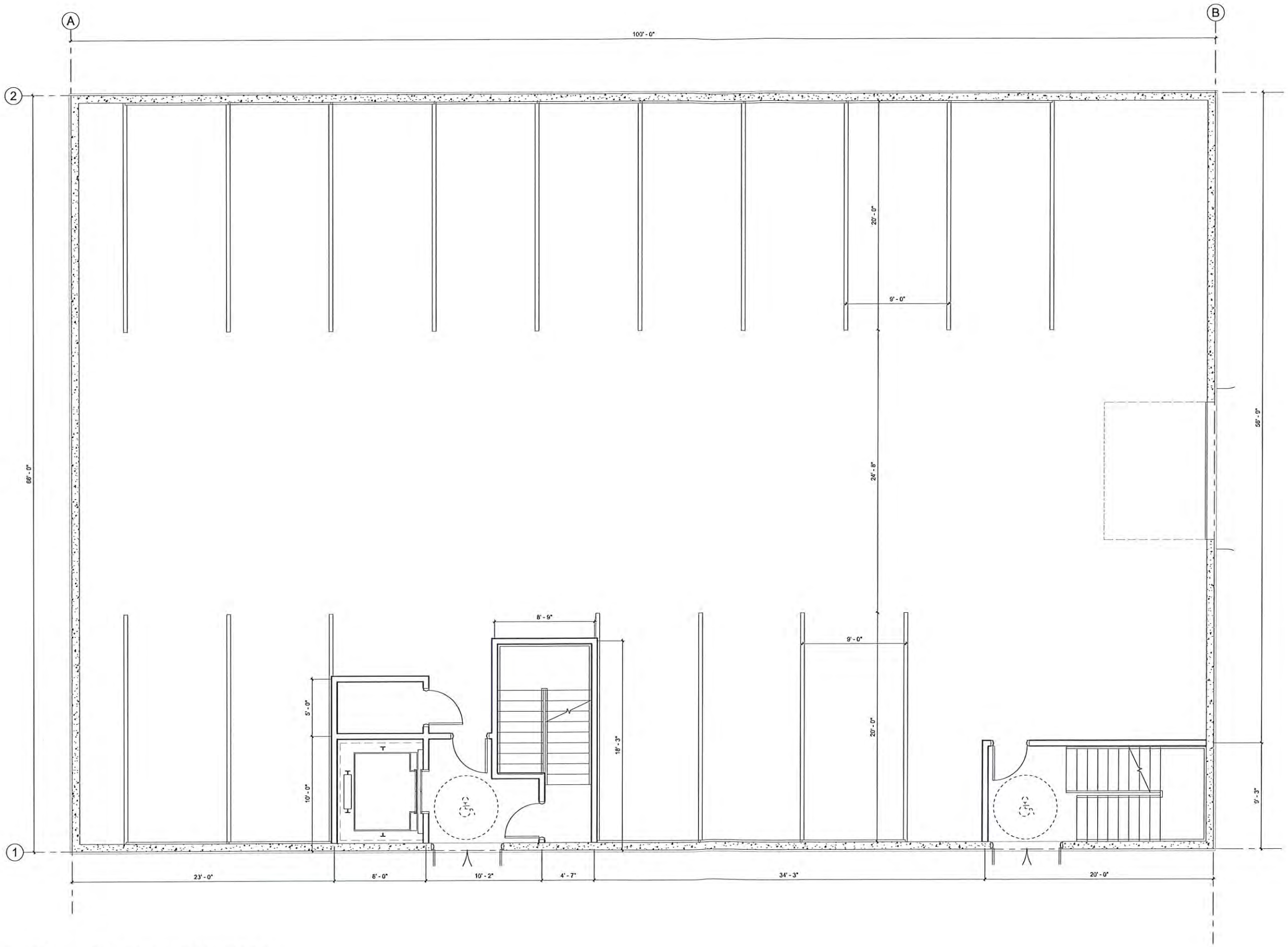
THREE WAY BUILDERS

#323 PTH 12 N.
STEINBACH, MANITOBA R5G 1T6
PHONE: (204) 326-2159
FAX: (204) 326-2843

PROJECT
190 FIRST STREET
190, 198, AND 204 FIRST STREET
STEINBACH, MB R5G 0T4

TITLE
PROPOSED SITE PLAN

DWG. NO. 25-22-01-01 Opt 3
SCALE: AS NOTED
DRAWN BY:
DATE: NOV 26-25
REVISION
SHEET NO. C1.1




TRUE PROJECT

1 / C1.2 T/O MAIN FLOOR BLDG A
1/4" = 1'-0"

| NO. | REVISION | DATE |
|---|---|---|

STAMPS:

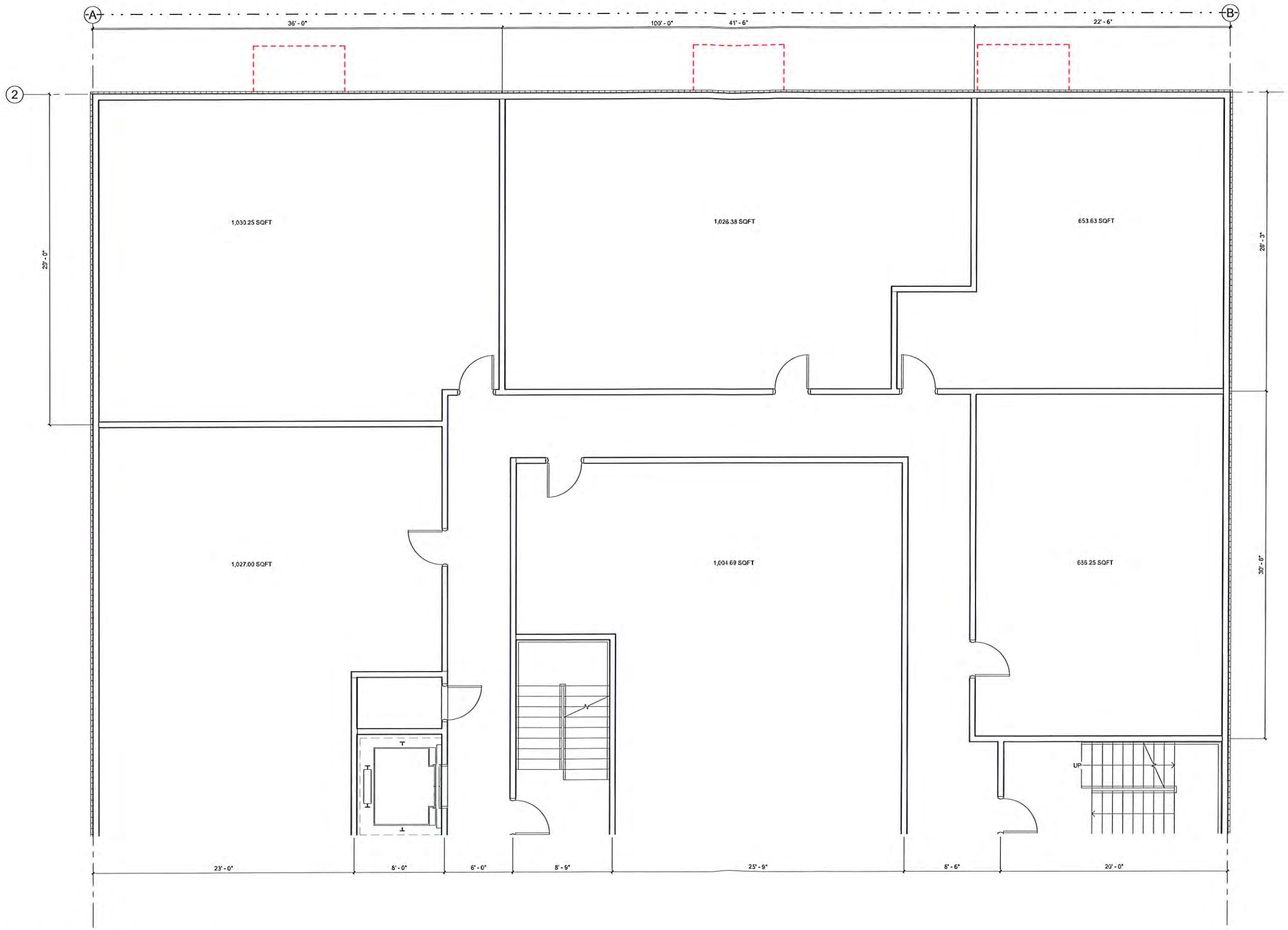
THREE WAY BUILDERS

#320 PTH 12 N.
STEINBACH, MANITOBA R5G 1T6
PHONE: (204) 326-2159
FAX: (204) 326-2843

PROJECT:
190 FIRST STREET
190, 198, AND 204 FIRST STREET
STEINBACH, MB R5G 0T4

TITLE:
MAIN FLOOR PLAN BLDG A

DWG. NO: 25-22-01-01 Opt 3
SCALE: AS NOTED
DRAWN BY:
DATE: NOV 26-25
REVISION:
SHEET NO. C1.2




1 / C1.3 T/O SECOND FLOOR
1/4" = 1'-0"

| NO. | REVISION | DATE |
|---|---|---|

STAMPS:

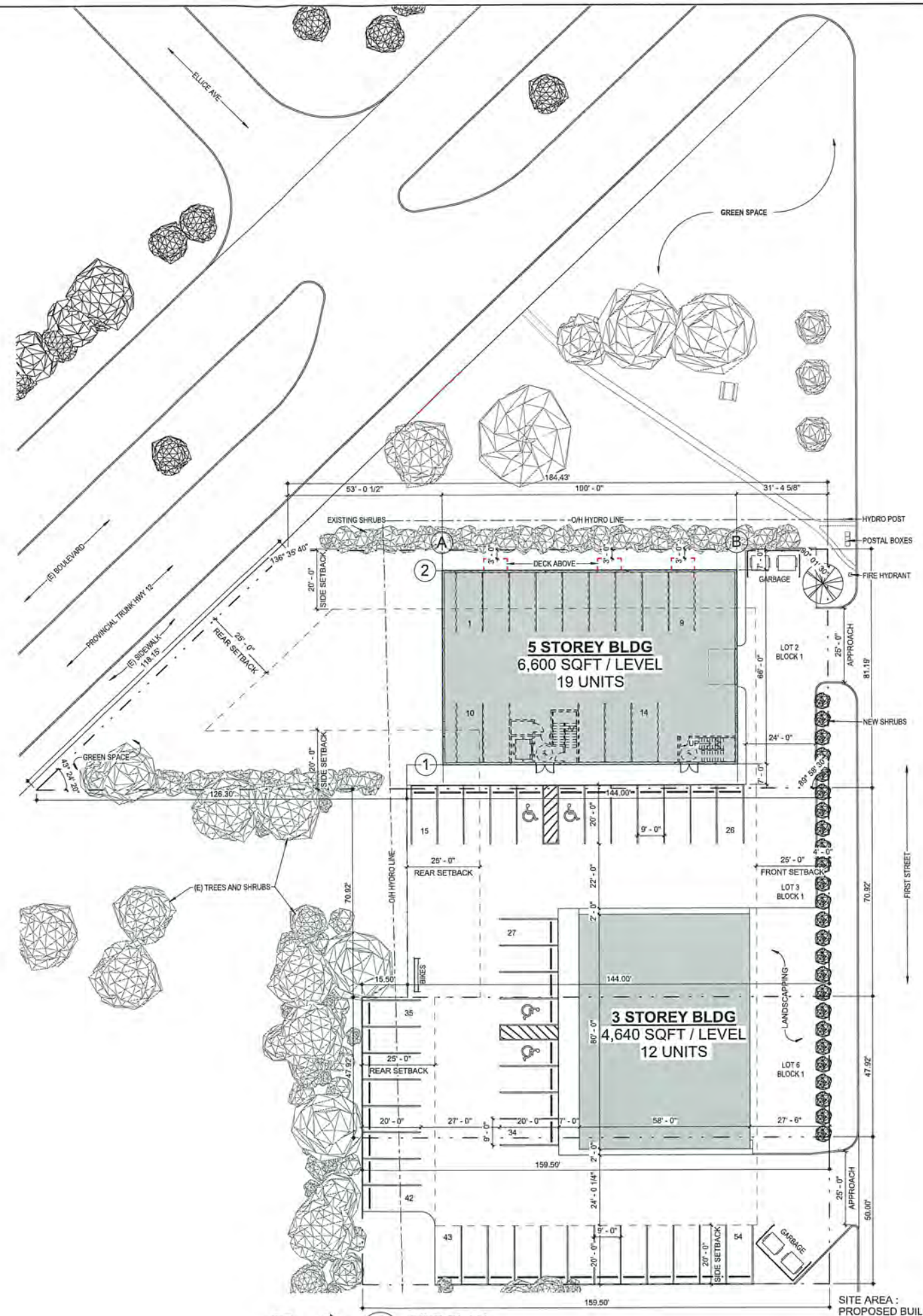
THREE WAY BUILDERS

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

PROJECT:
190 FIRST STREET
190, 198, AND 204 FIRST STREET
STEINBACH, MB R5G 0T4

TITLE:
SECOND FLOOR PLAN BLG A

DWG NO: 25-22-01-01 Opt 3
SCALE: AS NOTED
DRAWN BY:
DATE: NOV 26-25
REVISION:
SHEET NO: C1.3

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PROPOSED SITE PLAN

| | |
|---|---|
| DWG. NO.: 25-22-01-01 Opt 3 | SCALE: AS NOTED |
| DRAWN BY: | DATE: NOV 04-25 |
| REVISION: | SHEET NO.: C1.1 |

## 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.

# Variance V-2025-35 190-206 First Street

## Administration

| | | | |
|---|---|---|---|
| **RFD #:** | 2025001130 | **Last Updated:** | 12/9/2025 12:35:23 PM |
| **Created:** | 11/12/2025 4:03:37 PM | **Status:** | Pending |
| **Author:** | Justina Gell | | |

| | Council Meeting Date | Resolution # | Moved By | Seconded By |
|---|---|---|---|---|
| **First Reading:** | | | | |

**Council Decision:**

**Subject:** To remove the commercial component required on the main floor and to permit a 5 story multi family b

## Summary

Purpose

The purpose of the Variance is to request the following:

1. To remove the commercial component required on the main floor of a multi-family residential building within the 'C1' Commercial Neighbourhood Zone; and
2. To allow a maximum height of five storeys whereas the maximum height permitted for multi-family in the 'C1' Zone is 35 feet.

Recommendation

Recommendation is for council to approve Variance V-2025-35 subject to any new evidence being presented at the public hearing and the applicant entering into a development agreement.

## 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-2025-35 190-206 First Street

The application for Variance under file V-2025-35 seeks Council approval to remove the required main floor commercial use component and to permit a total of 5 storeys for a multi unit residential use whereas Zoning Bylaw 2100 requires the main floor to contain exclusively commercial uses permitted in the zone and permits a maximum height for residential uses of 35 feet in the C1 – Commercial Neighborhood Zone.

There are several precedents on file of City Council approval to remove the commercial component requirements for proposed multi-family structures in the C1 – Commercial Neighborhood Zone. It does not appear that there would be any negative impacts with the application in this regard.

There also does not appear to be negative impacts resulting from the request to permit an overall height of 5 storeys for the proposed multifamily development due to the size of the site and its location within the Transitional Zone POD.

It is recommended that Council approve the application under file V-2025-35 subject to a development agreement.

City Planner Report

Conditional Use CU-2024-02 & Variance V-2025-35

*Location*
190, 198, 204, 206 First Street

*Current Designation and Zoning*
The lot is currently designated CBDTZ (Central Business District Transitional Zone) in the Official Community Plan.
The lot is currently zoned is 'C1' Commercial Neighbourhood and is part of the Central Business District Transitional Zone POD.

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*Zoning Requirements*
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Height-35 feet

*Comments*
Proposed Development
Number of buildings-2
Height of buildings-building 1: five stories, building 2-three stories
Number of residential units-31
Number of parking stalls-51 stalls required

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A Variance application has also been submitted to:

1. Remove the requirement for a commercial component on the main floor of a multi-family development within the C1 Zone; and
2. Allow a maximum height of five storeys, whereas the Zoning By-Law permits a maximum height of 35 feet for multi-family development in this zone.

Under Zoning By-Law 2100, multi-family development in the C1 Zone requires a Conditional Use. In addition, Section 80.1 of the City of Steinbach Zoning By-Law states that "the ground floor must be used only for permitted uses", meaning the main floor must contain commercial uses. Because the applicant is proposing two multi-storey residential buildings with no commercial component, a variance is required. Council must determine:

a) whether multi-family development is appropriate for this property; and
b) whether a building without a commercial ground-floor component should be permitted.

The application involves four properties, all of which will be consolidated for the development. The combined site area is approximately 44,000 square feet, with two of the four properties currently containing single-family houses. The proposed development meets the minimum site width requirement of 75 feet for the Medium Density Zone. The site plan includes 31 residential units and meets all required setbacks and parking standards. Based on the concept plan, the development is compliant with Zoning By-Law requirements.

The variance request for maximum height seeks approval for a five-storey building, exceeding the typical three-storey height permitted in the Medium Density Zone. If approved, the five-storey structure would be located immediately adjacent to a three-storey multi-family building if approved. The primary property affected by the increased height would be the parcel located to the rear of the proposed development. Council must evaluate whether the additional height will negatively impact surrounding properties.

The neighbourhood consists of a mix of commercial and residential uses. The property to the west is a City -owned pocket park, while the property to the east and the parcel across the street at Brandt and First are commercial. Other properties along the block are primarily single-family residential; however, all are zoned C1 – Commercial Neighbourhood and fall within the Transitional Zone POD. Although single-family dwellings exist in the area, it is important to note that the broader area is designated C1 and is located within the CBD POD / Transitional POD, where mixed-use development is intended. The purpose of these PODs is to support a transition between residential and commercial uses and to create an area where residential and low-impact commercial uses can coexist.

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It is recommended that Council approve Conditional Use CU-2025-05 and V-2025-35 subject to a development agreement and any new evidence being presented at the public hearing.

City Engineer Report

# MEMO

**December 3, 2025**

**TO:** **Variance File No. V-2025-35**

**FROM:** **Aaron Rach**

# RE: 190, 198, 204, 206 First Street Variance Comments

**Property Access**

The existing lots have undersized asphalt and concrete approaches onto First Street. These approaches will have to be removed, and a new concrete approach constructed from First Street with a minimum width of 7.6m at the property line. The Developer will be responsible for all costs associated with constructing the 6” reinforced or 8” non-reinforced concrete access approach off First Street, which includes but is not limited to construction of new curb and gutter where required and restoration of any areas affected by construction and for removal or upgrading the existing approaches.

**Water Servicing**

The existing lots are currently serviced with 5/8” water services. The proposed development must be serviced with a minimum 2” water service. The Developer will be responsible for all costs associated with the water service improvements, as well as formally abandoning all existing water services.

**Sewer Servicing**

The existing lots are currently serviced with 4” sewer services. The proposed development must be serviced with a minimum 6” sewer service. The Developer will be responsible for all costs associated with sewer service improvements, as well as formally abandoning all existing sewer services.

**Land Drainage**

The developer will be responsible to ensure that drainage, in the immediate area of this lot, functions properly. A professionally prepared “Lot Grading & Site Servicing Plan” must be approved by the City prior to issuance of building permits.

**Garbage Pickup**

This lot would receive regular commercial garbage collection.

I have no other comments or concerns with the conditional use application at this time.

# Appendix

**Implications of Recommendation**

- Notice of Public Hearing
- Sketches/drawings
- Posting Requirements for Public Hearing

# CITY OF STEINBACH
# PUBLIC NOTICE

## Conditional Use CU-2025-05 & Variance V-2025-35
## Lots 2, 3, 6, 7 Block 1 Plan 10121
## 190, 198, 204, 206 First Street

**PUBLIC HEARING**

**December 16, 2025**
**7:35 pm**
**Council Chambers**
**225 Reimer Avenue**
**Steinbach, MB**

### Owner/Applicant

The owner of the properties are Neustaedter Holdings Inc. and Chantelle Reimer. The applicant of the conditional use and variance is Waldo Neustaedter.

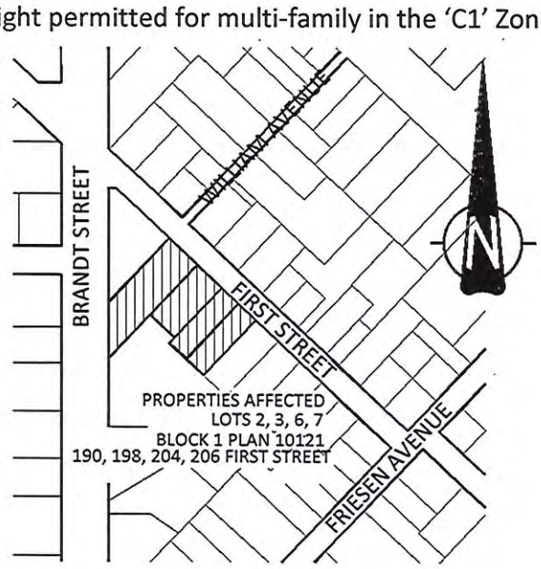
### What is Conditional Use CU-2025-05 about?

To allow a multi-family residential development within the 'C1' Commercial Neighbourhood Zone.

### What is Variance V-2025-35 about?

The Variance is to request the following:

1. To remove the commercial component required on the main floor of a multi-family building within the 'C1' Commercial Neighbourhood Zone; and
2. To allow a maximum height of five stories whereas the maximum height permitted for multi-family in the 'C1' Zone is 35 feet.




Any person who believes they will be affected by **Conditional Use CU-2025-05** and/or **Variance V-2025-35** are welcome to attend the public hearing on **Tuesday, December 16, 2025** 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?

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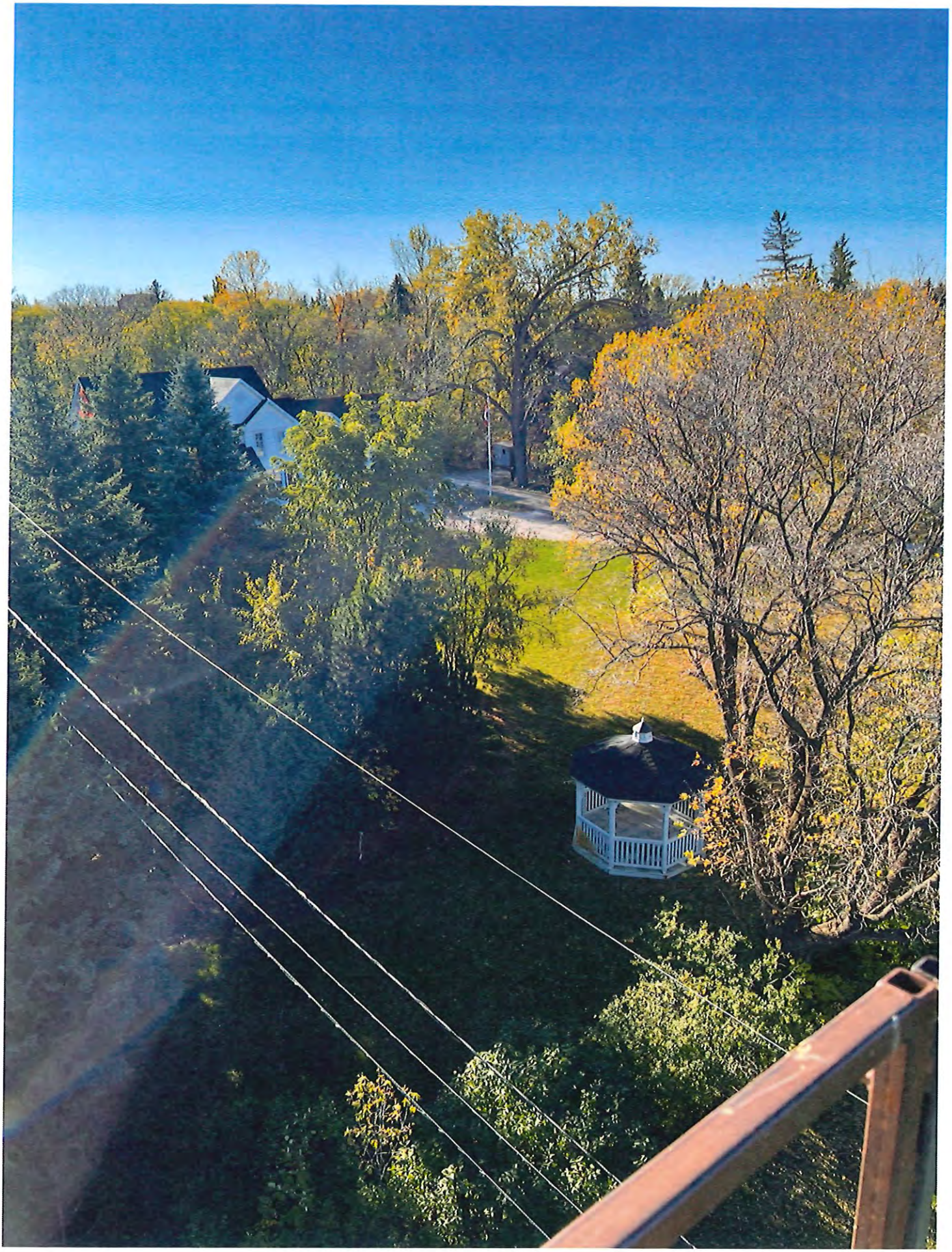
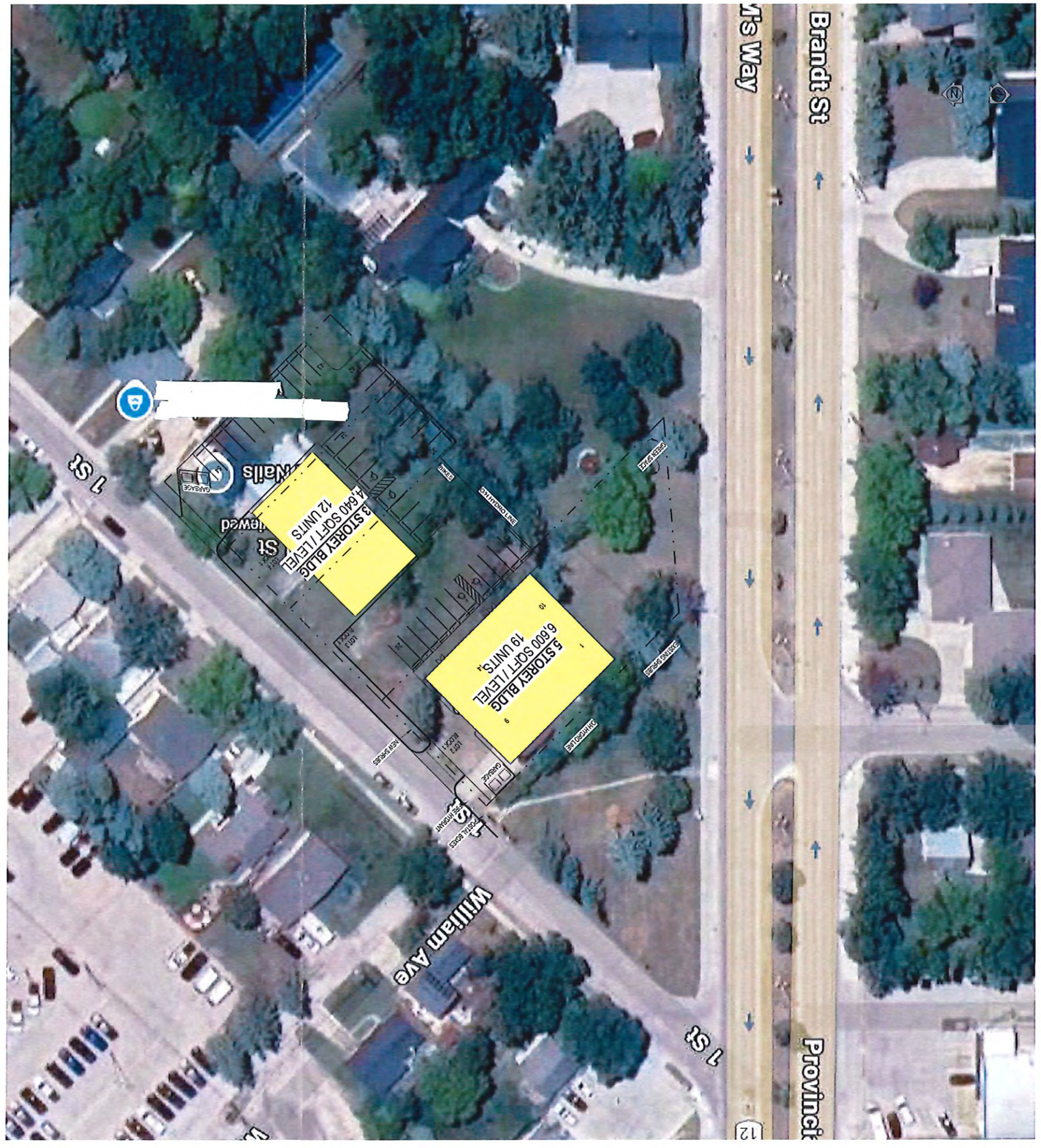
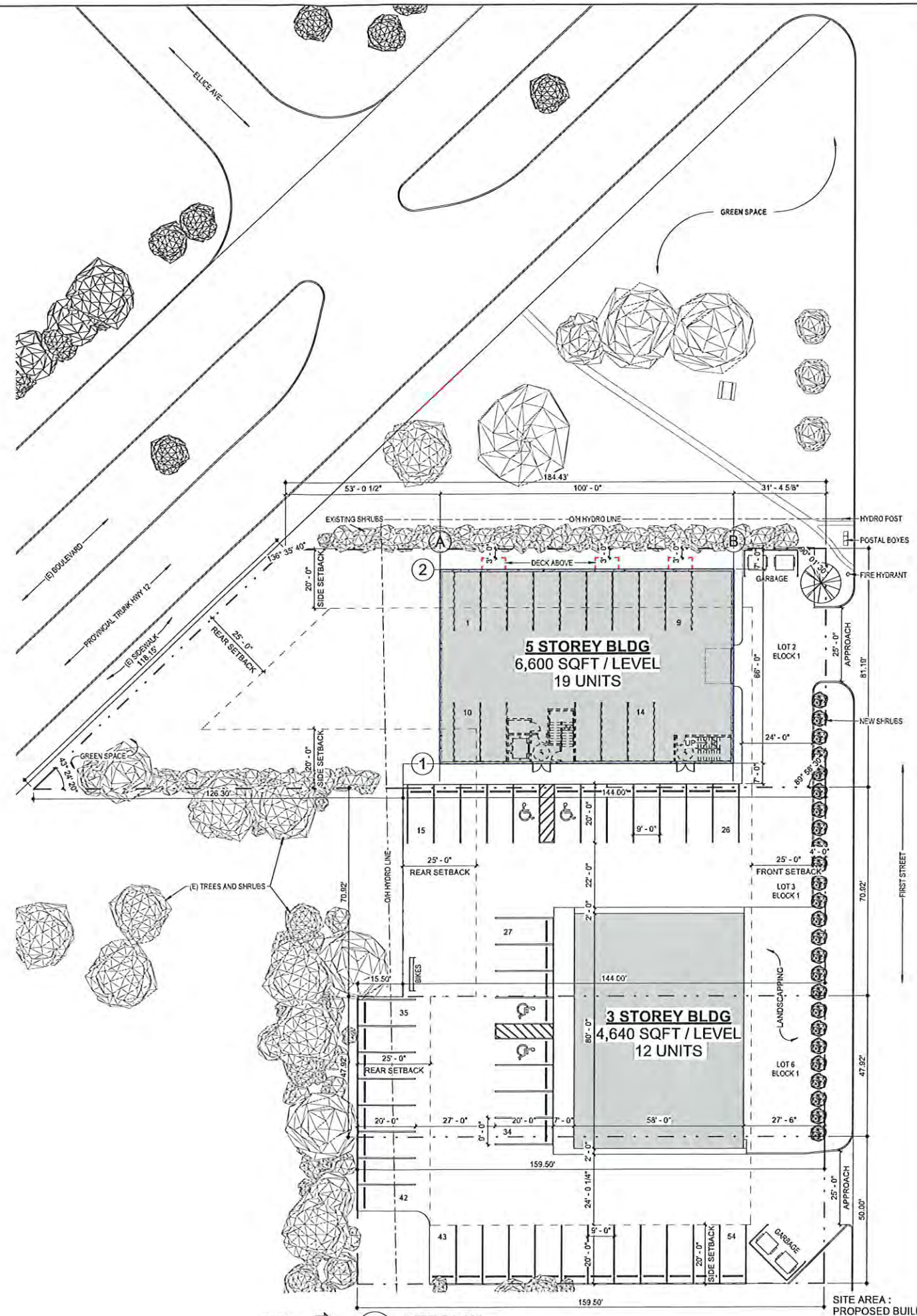
225 Reimer Avenue, Steinbach, MB R5G 2J1




Provincial
Brandt St
1 St
William Ave
1 St
5 STOREY BLDG
6,600 SQFT / LEVEL
19 UNITS
3 STOREY BLDG
4,640 SQFT / LEVEL
12 UNITS
Nails
Garage
Garage
Garage




SITE PLAN
C1.1 1" = 20'-0"

ZONING ANALYSIS:
RMD - RESIDENTIAL MEDIUM-DENSITY

LAND AREA - 36,287 sqft

BUILDING AREAS
BLDG A :

| | |
|---|---|
| MAIN FLOOR | 6,600 sqft |
| 2ND | 6,600 sqft |
| 3RD | 6,600 sqft |
| 4TH | 6,600 sqft |
| 5TH | 5,661 sqft |
| TOTAL BLDG AREA : | 32,061 sqft |

BLDG B - 3 STORYS:

| | |
|---|---|
| EACH FLOOR | 4,640 sqft |

REQUIRED SETBACKS:

| | |
|---|---|
| FRONT YARD | 25 FT |
| REAR YARD | 25 FT |
| INTR YARD | 4 FT |
| CORNER YARD | 8 FT |
| MAX HEIGHT | 3 STOREYS |

PARKING:
REQUIRED
1.5 STALL / UNIT + 10% FOR GUEST PARKING
( 1.5 x 31 ) x 1.10 = 51.15 = 51 STALLS

PROVIDED
54 STALLS

ACCESSIBLE PARKING
2 STALLS REQUIRED
4 STALLS PROVIDED

BICYCLE
1 LOCKABLE SPACE / 20 REQUIRED PARKING STALLS
51 / 20 = 2.55 = 3 SPACES

LANDSCAPING: 250' FRONTAGE
1 TREE PER 30' OF FRONTAGE = 8 REQUIRED
3 SHRUBS PER 20' OF FRONTAGE = 38 REQUIRED

| | |
|---|---|
| SITE AREA : | 36,287 sqft |
| PROPOSED BUILDING FOOTPRINT | |
| BLDG A : | 6,600 sqft |
| BLDG B : | 4,640 sqft |
| TOTAL BLDG FOOTPRINT : | 11,240 sqft |

| NO. | REVISION | DATE |
|---|---|---|

STAMPS

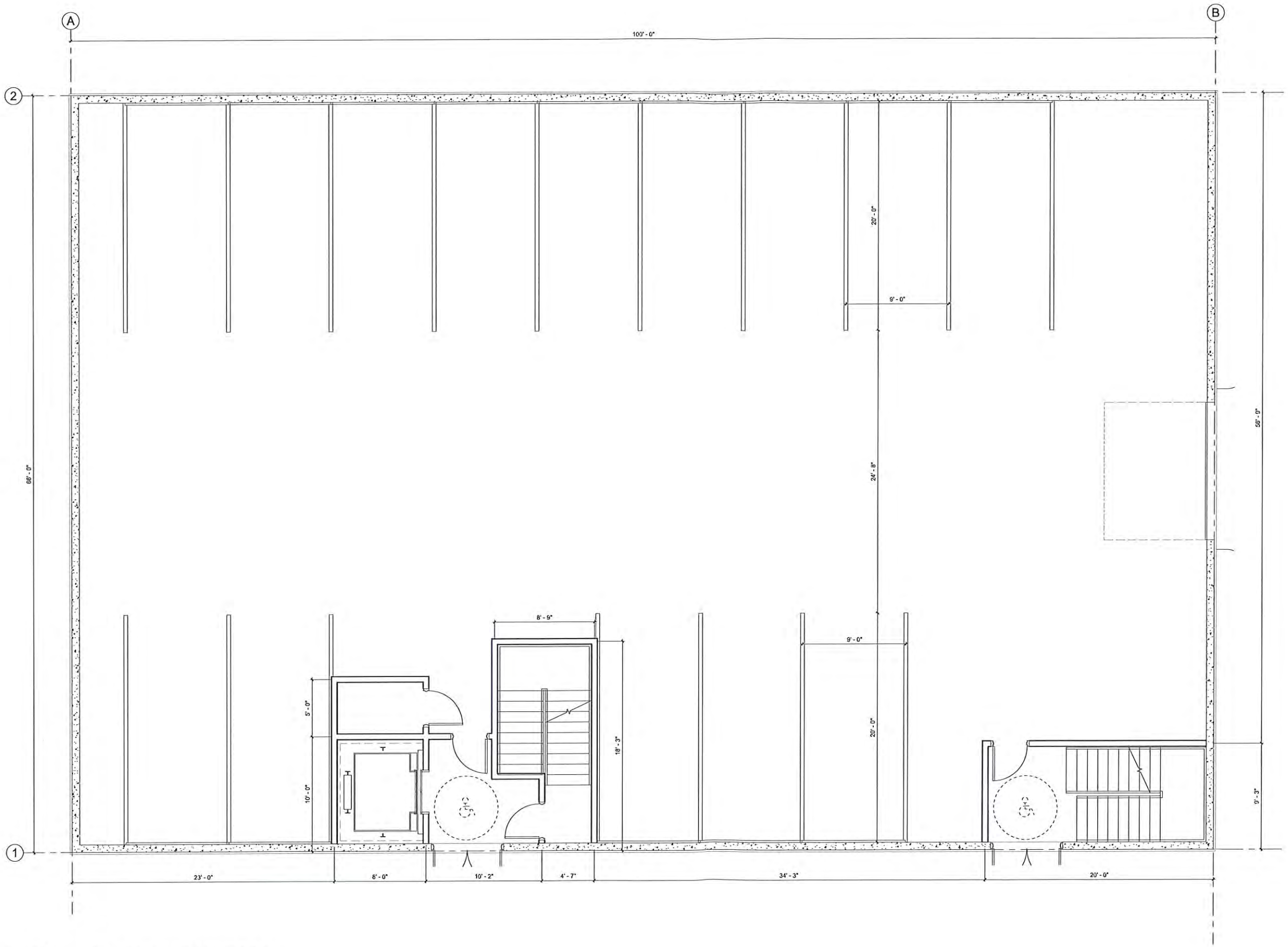
THREE WAY BUILDERS

#323 PTH 12 N.
STEINBACH, MANITOBA R5G 1T6
PHONE: (204) 326-2159
FAX: (204) 326-2843

PROJECT
190 FIRST STREET
190, 198, AND 204 FIRST STREET
STEINBACH, MB R5G 0T4

TITLE
PROPOSED SITE PLAN

| | | | |
|---|---|---|---|
| DWG. NO. | 25-22-01-01 Opt 3 | SCALE: | AS NOTED |
| DRAWN BY: | | DATE: | NOV 26-25 |
| REVISION | | SHEET NO. | C1.1 |




TRUE PROJECT

1 / C1.2 T/O MAIN FLOOR BLDG A
1/4" = 1'-0"

| NO. | REVISION | DATE |
|---|---|---|

STAMPS:

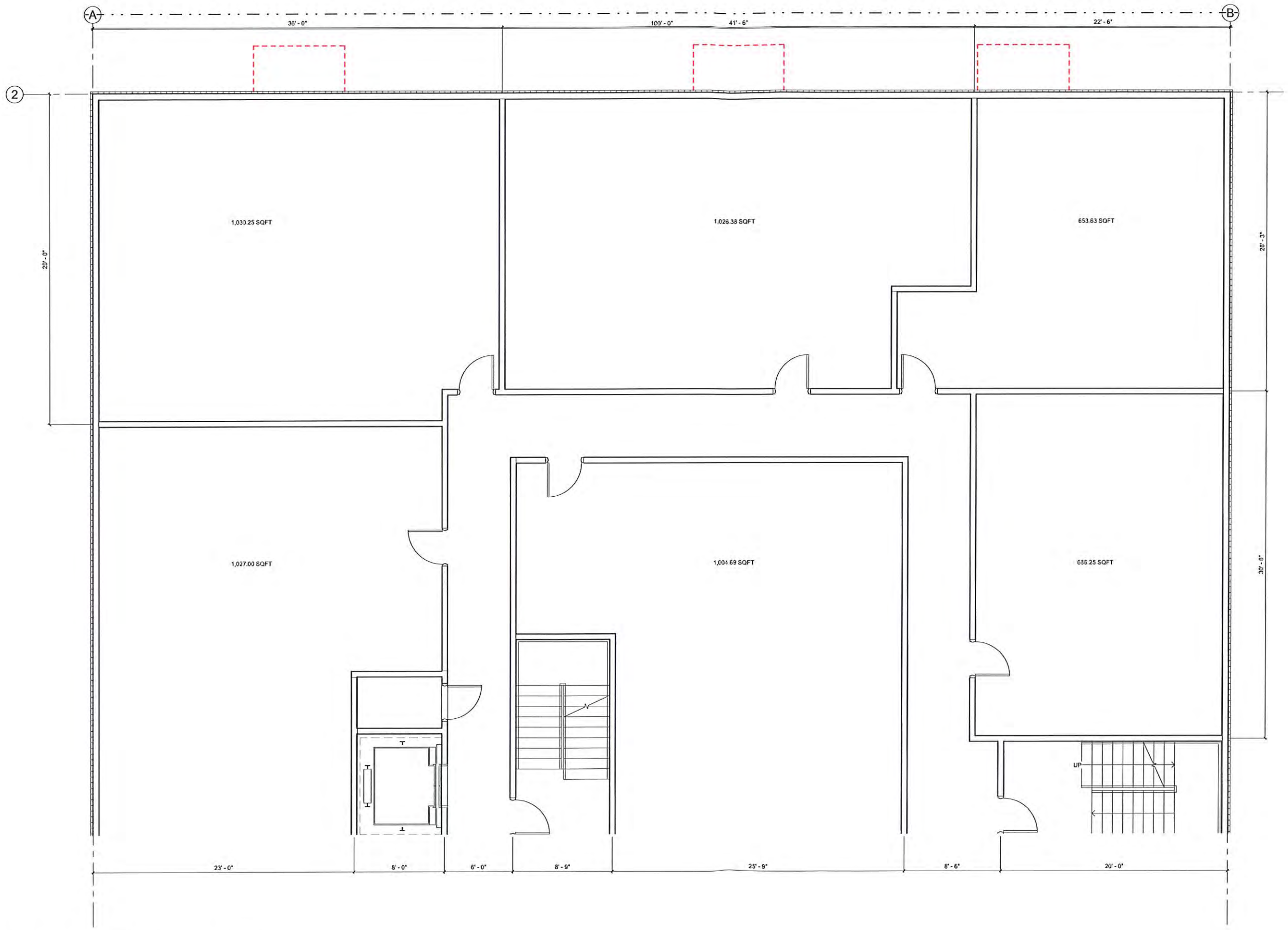
THREE WAY BUILDERS

#320 PTH 12 N.
STEINBACH, MANITOBA R5G 1T6
PHONE: (204) 326-2159
FAX: (204) 326-2843

PROJECT:
190 FIRST STREET
190, 198, AND 204 FIRST STREET
STEINBACH, MB R5G 0T4

TITLE:
MAIN FLOOR PLAN BLDG A

DWG. NO: 25-22-01-01 Opt 3
SCALE: AS NOTED
DRAWN BY:
DATE: NOV 26-25
REVISION:
SHEET NO. C1.2




1 / C1.3 T/O SECOND FLOOR
1/4" = 1'-0"

| NO. | REVISION | DATE |
|---|---|---|

STAMPS:

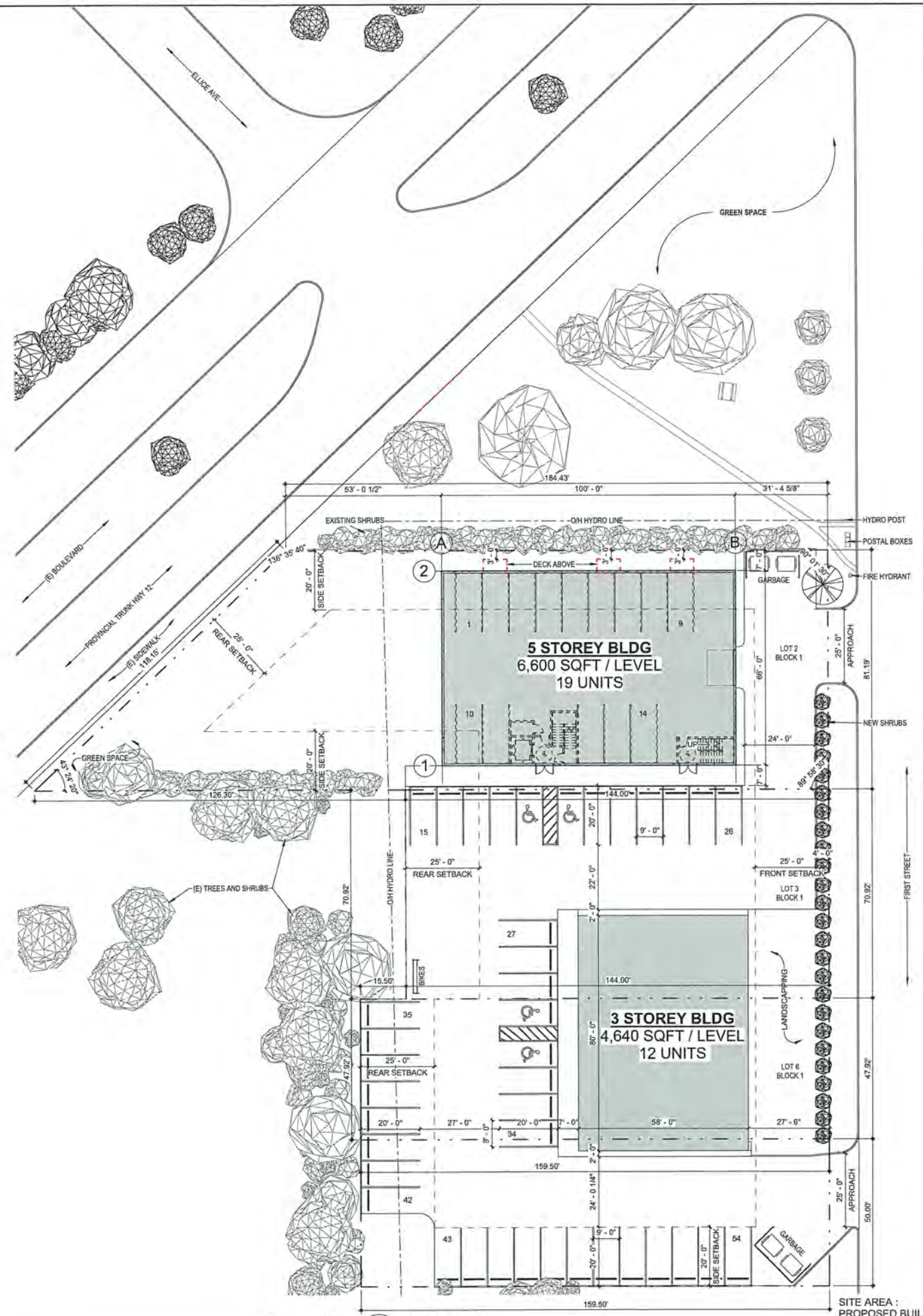
THREE WAY BUILDERS

#320 PTH 12 N.
STEINBACH, MANITOBA R5G 1T6
PHONE: (204) 326-2158
FAX: (204) 326-2843

PROJECT:
190 FIRST STREET
190, 198, AND 204 FIRST STREET
STEINBACH, MB R5G 0T4

TITLE:
SECOND FLOOR PLAN BLG A

DWG NO: 25-22-01-01 Opt 3
SCALE: AS NOTED
DRAWN BY:
DATE: NOV 26-25
REVISION
SHEET NO: C1.3




1 C1.1 SITE PLAN
1" = 20'-0"

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RMD - RESIDENTIAL MEDIUM-DENSITY

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| 2ND | 6,600 sqft |
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| 4TH | 6,600 sqft |
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EACH FLOOR 4,640 sqft

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| | |
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| INTR YARD | 4 FT |
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2 STALLS REQUIRED
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| NO. | REVISION | DATE |
|---|---|---|
| | | |

STAMPS:

THREE WAY
BUILDERS

#320 PTH 12 N.
STEINBACH, MANITOBA R5G 1T6
PHONE: (204) 326-2198
FAX: (204) 326-2842

PROJECT:
190 FIRST STREET
190, 198, AND 204 FIRST STREET
STEINBACH, MB R5G 0T4

TITLE:
PROPOSED SITE PLAN

| | |
|---|---|
| DWG. NO: 25-22-01-01 Opt 3 | SCALE: AS NOTED |
| DRAWN BY: | DATE: NOV 04-25 |
| REVISION: | SHEET NO: C1.1 |

## 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.

# Variance V-2025-36 49 Market Boulevard

## Administration

| | | | |
|---|---|---|---|
| **RFD #:** | 2025001134 | **Last Updated:** | 12/9/2025 3:52:43 PM |
| **Created:** | 11/26/2025 3:24:28 PM | **Status:** | Pending |
| **Author:** | Justina Gell | | |

| | Council Meeting Date | Resolution # | Moved By | Seconded By |
|---|---|---|---|---|
| **First Reading:** | | | | |

**Council Decision:**

**Subject:** To permit a rear yard setback of 19 Â¼" whereas the minimum required for an accessory building to a m

## Summary

Purpose
To permit a north side yard setback of 19.25 inches for a detached accessory use building whereas the minimum setback requirement is 24 inches for a residential use in the 'C-MX' Commercial Mixed Use Zone.
Recommendation
Recommendation is to approve Variance V-2025-36 subject to 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

V-2025-36 49 Market Blvd

The application for Variance under file V-2025-36 seeks Council approval to permit a side yard setback for an accessory building of a multi unit residential principal use of 19.25 inches whereas Zoning Bylaw 2100 requires a side yard setback of 24 inches for an accessory building of a multi unit residential principal use in the CM-X Commercial Mixed Use zone.

The application indicates that a building error was made at the time of construction.

It is recommended that Council approve the application under file V-2025-36 subject to the submission and approval of an amended as-built lot grading plan.

City Planner Report

V-2025-36 49 Market Boulevard
Planning Comments

*Location:*
49 Market Boulevard

*Current Designation & Zoning:*
The property is currently designated 'Commercial Policy Area' in the Official Community Plan.
The property is currently zoned 'CM-X' Commercial Mixed Use in the City of Steinbach Zoning By-Law.

*Zoning Requirements-'C-MX' Commercial Mixed Use*
*'C-MX Commercial Mixed Use*
The Commercial Mixed-use district is intended to provide for community-serving mixed-use development at a more intense scale than may be appropriate for most neighbourhood locations. The C-MX district is intended for use along selected corridors and at important nodes in the City. The district is intended to include attractive retail, commercial, institutional, recreational and service facilities needed to support surrounding neighbourhoods and the community at-large. Although the area, site, or building should have a predominantly commercial character, multi-family housing should be incorporated within each development, and each development should facilitate pedestrian connections between residential and non-residential use.

Site area-2500 sq feet
Site width-25 feet
Front yard-0 feet
Rear yard-25 feet
Side yard-regular-0 feet
Side yard-corner-0 feet
Height-60 feet

*Comments/Recommendations*
The variance application is to permit a north side yard setback of 19.25 inches for a detached accessory building whereas the minimum setback requirement for a detached accessory building is 24 inches (2 feet).

The site has a three storey multi-family residential building constructed on the site, the variance request is for the detached garages that are also constructed on site. The site plan showed the structure being constructed the required 24 inches from the property line however the developer made an error, and they are closer than the permitted setback.

The structure was built with the appropriate fire resistance rating of one hour and constructed with steel beams which will not impact the subject property or the immediate property to the north when that property is developed. The infraction is minor and does not appear it will have any impact on the surrounding properties.

It is recommended that council approve Variance V-2025-36 subject to any new evidence being presented at the public hearing.

City Engineer Report

# MEMO

**December 3, 2025**

**TO:** **Variance File No. V-2025-36**

**FROM:** **Aaron Rach**

# RE: 49 Market Boulevard - Variance Comments

The applicant is requesting a rear-yard (sic) variance for a detached garage that was built in the wrong location and is actually too close to the side-yard.

A reduced side yard setback leaves minimal room for grading in between the building and the property line. In reviewing the approved lot grading plan, it appears a reduced setback could work with the site design.

If the variance is approved Council should make it conditional on submission and approval of the as-built lot grading plan which shows this lot meets the City's design standards with the reduced setback.

I have no other comments or concerns.

# Appendix

**Implications of Recommendation**

- Notice of Public Hearing
- Sketch/drawing
- Photos
- Correspondence
- Posting Requirements for Public Hearing

# CITY OF STEINBACH
# PUBLIC NOTICE

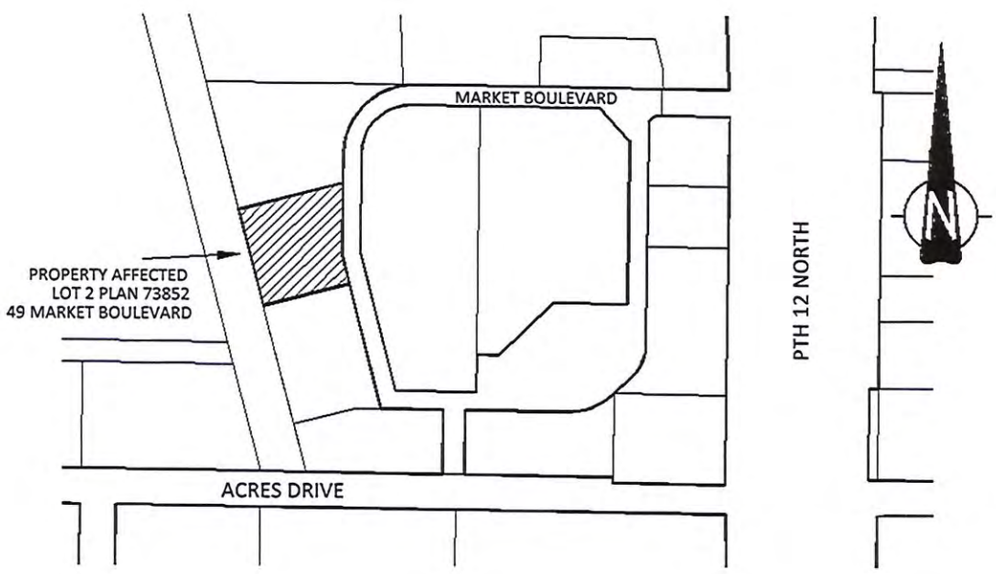
## Variance V-2025-36
**Lot 2 Plan 73852**
**49 Market Boulevard**

**PUBLIC HEARING**

**December 16, 2025**
**7:35 pm**
**Council Chambers**
**225 Reimer Avenue**
**Steinbach, MB**

### Owner/Applicant
The owner of the property is 10208944 Manitoba Inc.
The applicant of the variance is Russ Bezditny.

### What is Variance V-2025-36 about?
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.




Any person who believes they will be affected by **Variance V-2025-36** are welcome to attend the public hearing on **Tuesday, December 16, 2025** 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?
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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.
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**Do I have to attend the hearing?**

- Attendance is encouraged if you have concerns or support to express.
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- You received this notice because your property is within 100 metres of the proposed development site, as per the Provincial Planning Act.
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## QUESTIONS?

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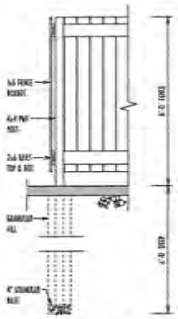
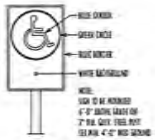


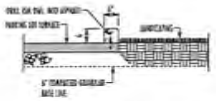
FENCE SECTION

SCALE 1/2" = 1'-0"



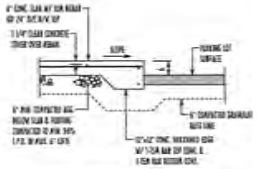
PARKING SIGN

SCALE 1" = 1'-0"



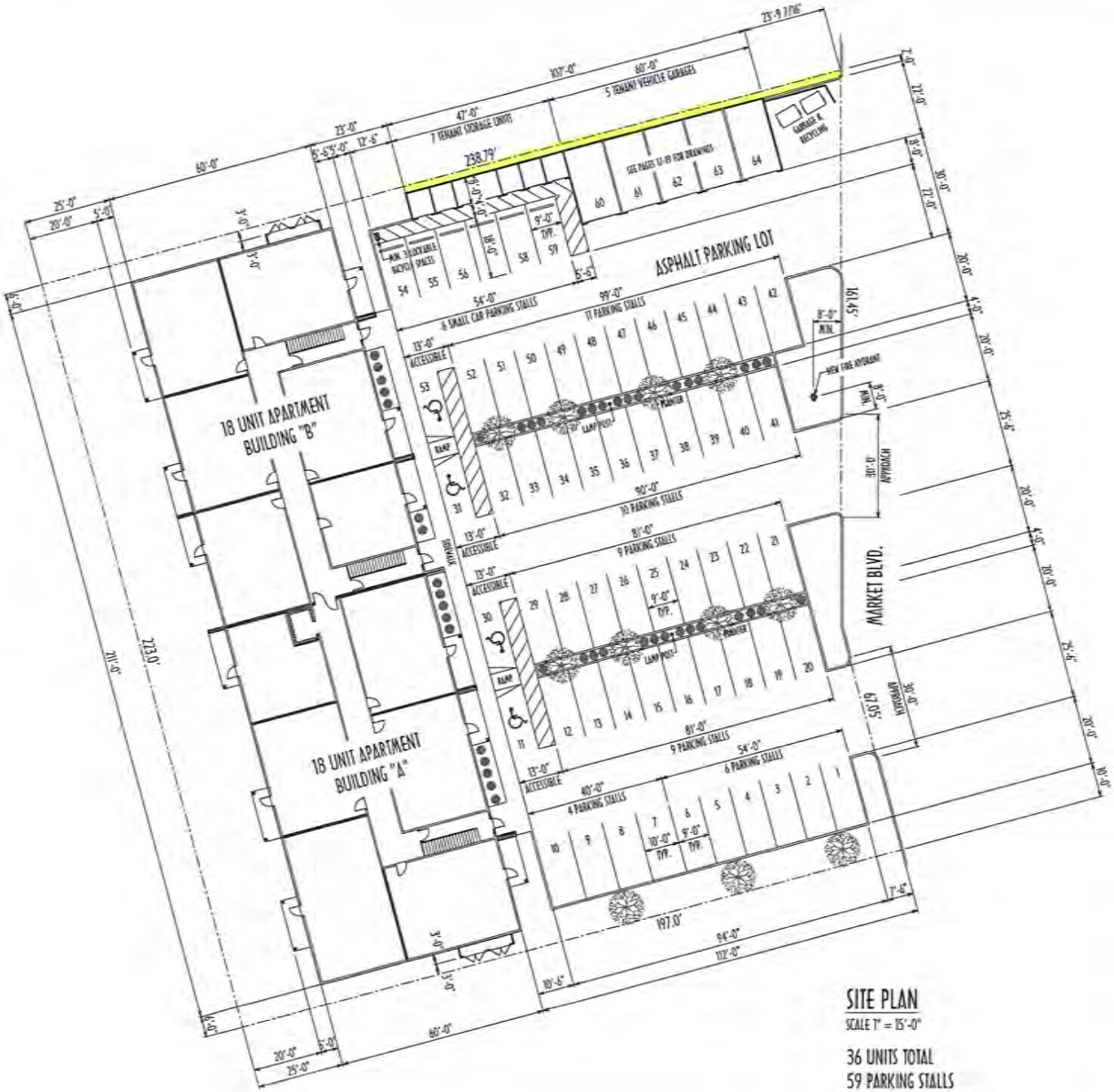
CURB LANDSCAP SECTION

SCALE 1/2" = 1'-0"



CURB SIDEWALK SECTION

SCALE 1/2" = 1'-0"




SITE PLAN

SCALE 1" = 15'-0"

36 UNITS TOTAL
59 PARKING STALLS
5 GARAGE PARKING STALLS

NOTES:

- THIS DRAWING NOT TO BE SCALED
- THIS DRAWING IS THE EXCLUSIVE PROPERTY OF E.G. PENNER BUILDING CENTRE-ARCHITECTURAL DESIGN SERVICES AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION
- IT REMAINS THE OWNER/GENERAL CONTRACTOR RESPONSIBILITY TO VERIFY ALL DIMENSIONS, DATUMS, ROUGH OPENINGS, AND LEVELS ON THE BLUEPRINT PRIOR TO COMMENCING WORK
- WORK AT VARIANCE WITH THIS DRAWING SHALL BE DONE ONLY UPON DIRECTION FROM THE OWNER/GENERAL CONTRACTOR

E.G. PENNER BUILDING CENTRE
ARCHITECTURAL DESIGN SERVICES
Penner people help you build it better

project: EXACT BUILDERS
RE: 36 UNIT APARTMENT BUILDING
MARKET BOULEVARD, STEINBACH MB

sheet title: SITE PLAN

| | |
|---|---|
| preliminary drawing by: ANNELIES WESTERBEEK | building consultant: DANIEL THISSEN |
| working drawing by: LARRY LINEAU | date: SEPT. 25/24 |
| project no: 24-048 | page: 1 of 19 |

## Lacey Gaudet

**From:** Maria Reimer <maria@reimeragencies.com>
**Sent:** Wednesday, December 10, 2025 12:19 PM
**To:** Lacey Gaudet
**Subject:** Variance V-2025-36
**Attachments:** 2025.451 Stk Cert.PDF

Lacey,

I received this notice via registered mail as a neighbouring property owner. As discussed, I have two principal concerns:

First, that while not included in this variance application, the concrete garbage enclosure which actually encroaches onto my property to the north be removed and relocated by 10208944 Manitoba Ltd. to a location that does not encroach on my property and otherwise complies with the City of Steinbach's requirements. I think it is reasonable to expect this to be done by June 30, 2026.

Second, that any accessory buildings (i.e. garages) I would construct along the shared property line, would also be permitted to have a 2 foot setback (assuming no changes to the Zoning By-Law), and not be subject to a larger setback because of this variance, or more robust construction methods because of the location of the garages to the south inside their 2 foot setback.

I am unfortunately unable to attend the meeting on December 16th as I am out of the country but please let me know if you'd like to discuss further.

Maria

--

***Maria Reimer***
***President***
*Office 204 326-4234*
*Mobile 204 770-6679*
*maria@reimeragencies.com*
*Reimer Agencies Ltd.*
*211 Main St, Steinbach, Manitoba R5G 1Y7*

## 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.

## Minor Subdivision Approval July 1, 2025 – December 9, 2025

| File Number | Applicant/Address | Date of Completion | Type of Subdivision |
|---|---|---|---|
| 4451-2025-9112 | Owner: Laverne & Kimberly Pappel<br>Applicant: Jordan Loewen<br>Address: 22 Country View Lane | July 4, 2025 | Lot Split |
| 4451-2025-9145 | Owner/Applicant:<br>Wincor Construction Inc<br>Address: 23 & 25 Kootenay Way | August 1, 2025 | Duplex |
| 4451-2025-9159 | Owner: Sincerus (Park Hill) GP Ltd<br>Applicant: Chris McLeod<br>Address: 60, 62, 64, 66 Kootenay Way | August 15, 2025 | 4-Plex |
| 4451-2025-9158 | Owner: Sincerus (Park Hill) GP Ltd<br>Applicant: Chris McLeod<br>Address: 69, 71, 73, 75 Kootenay Way | September 8, 2025 | 4-Plex |
| 4451-2025-9182 | Owner: Sincerus (Park Hill) GP Ltd<br>Applicant: Chris McLeod<br>Address: 76, 78, 80, 82 Kootenay Way | September 25,2025 | 4-Plex |
| 4451-2025-9183 | Owner: Sincerus (Park Hill) GP Ltd<br>Applicant: Chris McLeod<br>Address: 68, 70, 72, 74 Kootenay Way | October 7, 2025 | 4-Plex |
| 4451-2025-9203 | Owner: Fender Built Homes Ltd.<br>Applicant: Gina Fender<br>Address: 28 & 30 Brighton Lane | December 5, 2025 | Duplex |
| 4451-2025-9209 | Owner: Neustaedter Holdings Inc<br>Applicant: David Banman<br>Address: 18 & 20 Sterling Crescent | December 5, 2025 | Duplex |
| 4451-2025-9211 | Owner: Neustaedter Holdings Inc<br>Applicant: David Banman<br>Address: 34 & 36 Sterling Crescent | December 5, 2025 | Duplex |
| 4451-2025-9212 | Owner: Neustaedter Holdings Inc<br>Applicant: David Banman<br>Address: 122 & 124 Sterling Crescent | December 5, 2025 | Duplex |
| 4451-2025-9213 | Owner: Neustaedter Holdings Inc<br>Applicant: David Banman<br>Address: 126 & 128 Sterling Crescent | December 5, 2025 | Duplex |
| 4451-2025-9214 | Owner: Neustaedter Holdings Inc<br>Applicant: David Banman<br>Address: 130 & 132 Sterling Crescent | December 5, 2025 | Duplex |
| 4451-2025-9215 | Owner: Neustaedter Holdings Inc<br>Applicant: David Banman<br>Address: 158 & 160 Sterling Crescent | December 5, 2025 | Duplex |
| 4451-2025-9216 | Owner: Neustaedter Holdings Inc<br>Applicant: David Banman<br>Address: 162 & 164 Sterling Crescent | December 5, 2025 | Duplex |

Moved By_____
Seconded By_____
RESOLVED that the City of Steinbach accept the minor Subdivision applications as issued by the Planning and Zoning Department.

## Minor Variance Approval July 1, 2025 – December 9, 2025

| File Number | Applicant/Address | Date of Completion | Type of Variance |
|---|---|---|---|
| V-2025-15 | Owner: 10232998 MB Ltd<br>Applicant: Owen Reimer<br>Address: 530 Wilson Street | July 21, 2025 | Parking |
| V-2025-16 | Owner: 10209674 MB Ltd<br>Applicant: Fabian Benske<br>Address: 206 Brandt Street | August 7, 2025 | Parking |
| V-2025-17 | Owner: 10209674 MB Ltd<br>Applicant: Fabian Benske<br>Address: 208 Brandt Street | August 7, 2025 | Parking |
| V-2025-18 | Owner: Agassiz Shore Developments<br>Applicant: Homam Alboushi<br>Address: 1 Langill Way | August 11, 2025 | Drive Aisle |
| V-2025-19 | Owner/Applicant: Lukas Fast & Benjamin Fast<br>Address: 24 & 26 Rosebrook Trail | August 14, 2025 | Side Yard |
| V-2025-21 | Owner/Applicant: Helmut Buchholz<br>Address: 94 Industrial Rd | August 25, 2025 | Drive Aisle |
| V-2025-23 | Owner: 6412157 Manitoba Inc<br>Applicant: Hillside Custom<br>Address: 76 Acres Drive | August 29, 2025 | Front Yard |
| V-2025-25 | Owner: Neustaedter Holdings Inc.<br>Applicant: Three Way Builders<br>Address: 122 & 124 Sterling Crescent | September 11, 2025 | Rear Yard |
| V-2025-26 | Owner: Neustaedter Holdings Inc.<br>Applicant: Three Way Builders<br>Address: 126 & 128 Sterling Crescent | September 11, 2025 | Rear Yard |
| V-2025-27 | Owner: Neustaedter Holdings Inc.<br>Applicant: Three Way Builders<br>Address: 130 & 132 Sterling Crescent | September 11, 2025 | Rear Yard |
| V-2025-28 | Owner: Neustaedter Holdings Inc.<br>Applicant: Three Way Builders<br>Address: 158 & 160 Sterling Crescent | September 11, 2025 | Rear Yard |
| V-2025-29 | Owner: Neustaedter Holdings Inc.<br>Applicant: Three Way Builders<br>Address: 162 & 164 Sterling Crescent | September 11, 2025 | Rear Yard |
| V-2025-33 | Owner/Applicant: Serhii Bodnarchuk & Oleh Ishchenko<br>Address: 28 & 30 Rosebrook Trail | November 4, 2025 | Front Yard<br>Side Yard |
| V-2025-34 | Owner: NB Holdings Ltd.<br>Applicant: Quatro Homes (Andreas Hart)<br>Address: 15 Blind Creek Boulevard | November 4, 2025 | Rear Yard |
| V-2025-37 | Owner: Hart Properties Ltd.<br>Applicant: Andreas Hart<br>Address: 220 Woodhaven Ave | December 8, 2025 | Front Yard |

Moved By_____

Seconded By_____

RESOLVED that the City of Steinbach accept the minor Variance applications as issued by the Planning and Zoning Department.

# By-Law 2270 Loewen Boulevard & PTH 12 Intersection Debt Issue

## Administration

By-law First Reading

RFD #: 20250028
Created: 11/27/2025
Author: Brian Hrehirchuk
Last Updated: 12/09/2025
Status: Pending

Council Meeting Date: 12/16/2025
Resolution #:
Resolution 1st:
Resolution 2nd:

## Summary

Subject: By-Law 2270 Loewen Boulevard & PTH 12 Intersection Debt Issue
Purpose:
To approve a $3,000,000.00 borrowing to be arranged with the Royal Bank of Canada for the funding of the Loewen Boulevard & PTH 12 Intersection project.
Recommendation:
That council give first and second reading to By-Law 2270 as presented. Council may proceed with third reading subsequent to Municipal Board approval.
City Manager Comments:
This borrowing of $3,000,000.00 provides a portion of the funding for the Loewen Boulevard & PTH 12 Intersection renewal project.

## Background

Background Reports: - See Appendix 1 for Attachments
Key Issues:
The original local improvement plan anticipated a maximum borrowing amount of $3,500,000.00 and a maximum interest rate for 5 years of 7% per year. The project required only $3,000,000 of debt funding. The best rate of 3.83% per year for the 5 year term of the debt was provided by the Royal Bank of Canada.
Response Options:

## Implications of Recommendation

# Appendix 1

## Background Reports

- By-Law 2270
- Schedule A

# CITY OF STEINBACH

**By-Law No. 2270**

**BEING A BY-LAW to amend By-Law No. 2187**

WHEREAS the City of Steinbach, by its By-Law No. 2187, which is authorized by Municipal Board Order No. E-22-026 is, inter alia, authorized to issue borrowing in the amount of $3,500,000.00.

AND WHEREAS no borrowing as authorized by said By-Law No. 2187 have been issued or sold,

AND WHEREAS the City of Steinbach has made arrangements to borrow from the Royal Bank of Canada for the amount of $3,000,000.00, being the cost of works to be completed under the authority of By-Law No. 2187; such borrowing to be dated December 31, 2025, to bear interest at the rate of 3.83% per annum, payable annually during their currency, and to mature on the 31st day of December in each of the years 2026 to 2030, both inclusive;

AND WHEREAS the City of Steinbach has substantially completed the **Loewen Boulevard/PTH 12 N Intersection Renewal** project under By-Law No. 2187.

AND WHEREAS it is deemed expedient to amend said By-Law 2187 to provide for the issuance of the aforesaid borrowing;

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

1. THAT By-Law No. 2187 of the City of Steinbach BE AND THE SAME IS HEREBY AMENDED to provide that borrowing in the amount of $3,000,000.00 be issued to cover the costs of works to be incurred thereunder; such borrowing to be dated December 31, 2025, to bear interest at the rate of 3.83% per annum, payable annually during their currency; and to mature in accordance with the maturities set out in Schedule “A” hereto on the 31st day of December in each of the years 2026 to 2030, both inclusive; and

2. THAT the debenture provides financing for all costs to be incurred under authority of By-Law No. 2187, and the balance of $500,000.00 of authorized borrowing, which is not required, is hereby cancelled.

DONE AND PASSED in Council duly assembled, this day of

_____
Mayor

_____
City Manager

Read a first time this
Read a second time this
Read a third time this

**CITY OF STEINBACH**

Loewen Blvd/PTH 12 N
Intersection Renewal

SCHEDULE - A TO BY-LAW NO. 2270

**Local Improvement Debenture Issue**

| | | | |
|---|---|---|---|
| **Term (Yrs):** | 5 | **Amount:** | 3,000,000.00 |
| **Date:** | December 31, 2025 | **Rate (%):** | 3.8300 |
| **Payable:** | December 31, 2026-2030 | **Annual Payment:** | 670,666.34 |
| | | **First Year's Payment:** | 670,666.34 |
| | | **Last Year's Payment:** | 670,666.34 |

**MATURITY SCHEDULE**

| Year | Interest | Principal | Balance |
|---|---|---|---|
| 2026 | 114,900.00 | 555,766.34 | 2,444,233.66 |
| 2027 | 93,614.15 | 577,052.19 | 1,867,181.47 |
| 2028 | 71,513.05 | 599,153.29 | 1,268,028.18 |
| 2029 | 48,565.48 | 622,100.86 | 645,927.32 |
| 2030 | 24,739.02 | 645,927.32 | 0.00 |
| **TOTALS** | **353,331.70** | **3,000,000.00** | **3,353,331.70** |

# By-Law 2271 Event Centre Debt Issue

## Administration

By-law First Reading

RFD #: 20250029
Created: 11/27/2025
Author: Brian Hrehirchuk
Last Updated: 12/09/2025
Status: Pending

Council Meeting Date: 12/16/2025
Resolution #:
Resolution 1st:
Resolution 2nd:

## Summary

Subject: By-Law 2271 Event Centre Debt Issue
Purpose:
To approve a $2,500,000.00 borrowing to be arranged with the Royal Bank of Canada for the funding of the Event Centre project.
Recommendation:
That council give first and second reading to By-Law 2271 as presented. Council may proceed with third reading subsequent to Municipal Board approval.
City Manager Comments:
This borrowing of $2,500,000.00 provides a portion of the funding for the Event Centre project. $7,500,000.00 has already been previously borrowed to provide project funding.

## Background

Response Options:

## Implications of Recommendation

Moved By: _____

Seconded By: _____

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

2026

# City of Steinbach

Fee Schedule

| Dept | Description | Unit | Tax | 2025 FEE | 2026 FEE | Authorized By |
|---|---|---|---|---|---|---|
| **CORPORATE SERVICES** | | | | | | |
| **CITY HALL SERVICES** | | | | | | |
| | Tax Certificate | ITEM | Exempt | 40.00 | 40.00 | BL-2243 |
| | Lottery Licence | ITEM | Exempt | 5.00 | 5.00 | Administration |
| | Marriage Licence | ITEM | Exempt | 100.00 | 100.00 | Administration |
| | Caveat Discharge Fee | ITEM | Exempt | 40.00 | 40.00 | Administration |
| | Parking - Monthly | MONTH | GST | 50.00 | 60.00 | Administration |
| | Photocopies - Regular | PAGE | GST | 0.25 | 0.25 | Administration |
| **ANIMAL CONTROL** | | | | | | |
| | Neutered Dog Licence | ITEM | Exempt | 25.00 | 25.00 | BL-2258 |
| | Non- Neutered Dog Licence | ITEM | Exempt | 60.00 | 60.00 | BL-2258 |
| | Replacement Tag - Dog Licence | ITEM | Exempt | 5.00 | 5.00 | BL-2258 |
| | Rental Small Animal Cage Deposit | ITEM | Exempt | 100.00 | 100.00 | BL-2258 |
| | Impound Fee - First Day & Pick Up | ITEM | Exempt | 60.00 | 60.00 | BL-2258 |
| | Boarding - Additional Days | DAY | Exempt | 30.00 | 30.00 | BL-2258 |
| **FIRE** | | | | | | |
| **SAFETY** | | | | | | |
| | Fire Safety Inspection - Under 2 Hours | EACH | GST | 154.70 | 158.50 | Council Resolution R15-180 |
| | Fire Safety Inspection - Additional Hours | HOUR | GST | 61.00 | 62.50 | Council Resolution R15-180 |
| | Fire Safety Inspection-re-inspection | EACH | GST | 91.40 | 93.70 | Council Resolution R15-180 |
| | Fire Safety Training - Fire Extinguisher Per Person | EACH | GST | 13.10 | 13.40 | Administration |
| | Fire Safety Training - Fire Extinguisher - Set-up Fee | EACH | GST | 25.00 | 25.00 | Administration |
| **FIRE & MVA CALL** | | | | | | |
| | MVA - Basic Call | CALL | Exempt | 1,085.00 | 1,085.00 | MPI |
| | MVA - Complex Call | CALL | Exempt | 1,450.00 | 1,450.00 | MPI |
| | Department Assistance Administration Fee | CALL | Exempt | 100.00 | 100.00 | Administration |
| | Command-F711 | CALL | Exempt | 100.00 | 100.00 | Administration |
| | Rescue-F211 | HOUR | Exempt | 350.00 | 350.00 | Administration |
| | Pumper-F411 | HOUR | Exempt | 500.00 | 500.00 | Administration |
| | Pumper-F412 | HOUR | Exempt | 500.00 | 500.00 | Administration |
| | Pumper-F413 | HOUR | Exempt | 500.00 | 500.00 | Administration |
| | Ladder-F311 | HOUR | Exempt | 750.00 | 750.00 | Administration |
| | Tanker-F511 | HOUR | Exempt | 400.00 | 400.00 | Administration |
| | Fire Labor | HOUR | Exempt | 40.00 | 40.00 | Administration |
| **PARKS AND RECREATION** | | | | | | |
| **AQUATIC CENTRE PUBLIC SWIMMING** | | | | | | |
| | Ages 2 & Under Admission | EACH | GST | Free | Free | Administration |
| | Child (3-7 years) Admission | EACH | GST | 5.71 | 5.71 | Administration |
| | Youth (8-17 years) Admission | EACH | GST | 7.14 | 7.14 | Administration |
| | Adult (18-59 years) Admission | EACH | GST | 8.09 | 8.09 | Administration |
| | Family (Max 5 people; max 2 Adults) Admission | EACH | GST | 30.48 | 30.48 | Administration |
| | Senior (60+ years) Admission | EACH | GST | 7.62 | 7.62 | Administration |
| | Spectator Admission | EACH | GST | 4.76 | 4.76 | Administration |
| | Outdoor (3+ years) Admission | EACH | GST | 5.71 | 5.71 | Administration |
| | Aquacise Class Drop-In Admission | EACH | GST | 8.57 | 8.57 | Administration |
| **AQUATIC CENTRE MEMBERSHIP FEES** | | | | | | |
| | 1 Month -Child - Public & Lap Swims | EACH | GST | 25.71 | 25.71 | Administration |
| | 1 Month - Public Youth - Public & Lap Swims | EACH | GST | 32.91 | 32.91 | Administration |
| | 1 Month - Public Adult - Public & Lap Swims | EACH | GST | 56.26 | 56.26 | Administration |
| | 1 Month - Public Senior - Public & Lap Swims | EACH | GST | 52.83 | 52.83 | Administration |
| | 1 Month - Public Family - Public & Lap Swims | EACH | GST | 141.51 | 141.51 | Administration |
| | 1 Month - Full Access Adult - Public, Lap & Aquacise | EACH | GST | 78.65 | 78.65 | Administration |
| | 1 Month- Full Access Senior - Public, Lap & Aquacise | EACH | GST | 74.88 | 74.88 | Administration |
| | 1 Month - Aquacise | EACH | GST | 59.92 | 59.92 | Administration |
| | 2 Month -Child - Public & Lap Swims | EACH | GST | 47.82 | 47.82 | Administration |
| | 2 Month - Public Youth - Public & Lap Swims | EACH | GST | 61.22 | 61.22 | Administration |
| | 2 Month - Public Adult - Public & Lap Swims | EACH | GST | 104.64 | 104.64 | Administration |
| | 2 Month - Public Senior - Public & Lap Swims | EACH | GST | 98.27 | 98.27 | Administration |
| | 2 Month - Public Family - Public & Lap Swims | EACH | GST | 263.20 | 263.20 | Administration |
| | 2 Month - Full Access Adult - Public, Lap & Aquacise | EACH | GST | 146.29 | 146.29 | Administration |
| | 2 Month- Full Access Senior - Public, Lap & Aquacise | EACH | GST | 139.27 | 139.27 | Administration |
| | 2 Month - Aquacise | EACH | GST | 115.05 | 115.05 | Administration |
| | 3 Month -Child - Public & Lap Swims | EACH | GST | 69.81 | 69.81 | Administration |
| | 3 Month - Public Youth - Public & Lap Swims | EACH | GST | 89.38 | 89.38 | Administration |

| Dept | Description | Unit | Tax | 2025 FEE | 2026 FEE | Authorized By |
|---|---|---|---|---|---|---|
| | 3 Month - Public Adult - Public & Lap Swims | EACH | GST | 152.77 | 152.77 | Administration |
| | 3 Month - Public Senior - Public & Lap Swims | EACH | GST | 143.47 | 143.47 | Administration |
| | 3 Month - Public Family - Public & Lap Swims | EACH | GST | 384.28 | 384.28 | Administration |
| | 3 Month - Full Access Adult - Public, Lap & Aquacise | EACH | GST | 213.59 | 213.59 | Administration |
| | 3 Month- Full Access Senior - Public, Lap & Aquacise | EACH | GST | 203.34 | 203.34 | Administration |
| | 3 Month - Aquacise | EACH | GST | 165.44 | 165.44 | Administration |
| | 6 Month -Child - Public & Lap Swims | EACH | GST | 128.07 | 128.07 | Administration |
| | 6 Month - Public Youth - Public & Lap Swims | EACH | GST | 163.96 | 163.96 | Administration |
| | 6 Month - Public Adult - Public & Lap Swims | EACH | GST | 280.25 | 280.25 | Administration |
| | 6 Month - Public Senior - Public & Lap Swims | EACH | GST | 263.19 | 263.19 | Administration |
| | 6 Month - Public Family - Public & Lap Swims | EACH | GST | 704.94 | 704.94 | Administration |
| | 6 Month - Full Access Adult - Public, Lap & Aquacise | EACH | GST | 391.82 | 391.82 | Administration |
| | 6 Month- Full Access Senior - Public, Lap & Aquacise | EACH | GST | 373.01 | 373.01 | Administration |
| | 6 Month - Aquacise | EACH | GST | 287.63 | 287.63 | Administration |
| | 10 Month -Child - Public & Lap Swims | EACH | GST | 187.70 | 187.70 | Administration |
| | 10 Month - Public Youth - Public & Lap Swims | EACH | GST | 240.31 | 240.31 | Administration |
| | 10 Month - Public Adult - Public & Lap Swims | EACH | GST | 410.74 | 410.74 | Administration |
| | 10 Month - Public Senior - Public & Lap Swims | EACH | GST | 385.73 | 385.73 | Administration |
| | 10 Month - Public Family - Public & Lap Swims | EACH | GST | 1,033.19 | 1,033.19 | Administration |
| | 10 Month - Full Access Adult - Public, Lap & Aquacise | EACH | GST | 574.26 | 574.26 | Administration |
| | 10 Month- Full Access Senior - Public, Lap & Aquacise | EACH | GST | 546.70 | 546.70 | Administration |
| | 10 Month - Aquacise | EACH | GST | 383.77 | 383.77 | Administration |
| | 12 Month -Child - Public & Lap Swims | EACH | GST | 209.71 | 209.71 | Administration |
| | 12 Month - Public Youth - Public & Lap Swims | EACH | GST | 268.48 | 268.48 | Administration |
| | 12 Month - Public Adult - Public & Lap Swims | EACH | GST | 458.89 | 458.89 | Administration |
| | 12 Month - Public Senior - Public & Lap Swims | EACH | GST | 430.95 | 430.95 | Administration |
| | 12 Month - Public Family - Public & Lap Swims | EACH | GST | 1,154.30 | 1,154.30 | Administration |
| | 12 Month - Full Access Adult - Public, Lap & Aquacise | EACH | GST | 641.58 | 641.58 | Administration |
| | 12 Month- Full Access Senior - Public, Lap & Aquacise | EACH | GST | 610.78 | 610.78 | Administration |
| | 12 Month - Aquacise | EACH | GST | 402.79 | 402.79 | Administration |
| | Summer Jun 30 - Sep 5 -Child - Public & Lap Swims | EACH | GST | 41.12 | 41.12 | Administration |
| | Summer Jun 30 - Sep 5 - Public Youth - Public & Lap Swir | EACH | GST | 52.65 | 52.65 | Administration |
| | Summer Jun 30 - Sep 5 - Public Adult - Public & Lap Swim | EACH | GST | 89.99 | 89.99 | Administration |
| | Summer Jun 30 - Sep 5 - Public Senior - Public & Lap Swin | EACH | GST | 84.51 | 84.51 | Administration |
| | Summer Jun 30 - Sep 5 - Public Family - Public & Lap Swir | EACH | GST | 226.36 | 226.36 | Administration |
| **AQUATIC CENTRE LESSON FEES** | | | | | | |
| | Steinbach Resident - Parent & Tot 1 to 3 (30 min lesson) | EACH | EXEMPT | 77.00 | 86.20 | Administration |
| | Steinbach Resident - Preschool 1 to 5 (30 min lesson) | EACH | EXEMPT | 82.00 | 91.80 | Administration |
| | Steinbach Resident - Swimmer 1 to 2 (30 min lesson) | EACH | EXEMPT | 82.00 | 91.80 | Administration |
| | Steinbach Resident - Swimmer 3 to 4 (45 min lesson) | EACH | EXEMPT | 92.00 | 103.00 | Administration |
| | Steinbach Resident - Swimmer 5 to 6 (1 hour lesson) | EACH | EXEMPT | 103.00 | 115.40 | Administration |
| | Steinbach Resident - Rookie/Ranger (1 hour lesson) | EACH | EXEMPT | 103.00 | 115.40 | Administration |
| | Steinbach Resident - Adult 1 to 3 (45 min lesson) | EACH | EXEMPT | 96.60 | 108.20 | Administration |
| | Steinbach Resident - Private Lessons | EACH | EXEMPT | 275.00 | 295.00 | Administration |
| | Steinbach Resident - Private Lessons (for person with dis | EACH | EXEMPT | 165.00 | 177.00 | Administration |
| | Non-Resident - Parent & Tot 1 to 3 (30 min lesson) | EACH | EXEMPT | 114.00 | 127.50 | Administration |
| | Non-Resident - Preschool 1 to 5 (30 min lesson) | EACH | EXEMPT | 121.50 | 136.00 | Administration |
| | Non-Resident - Swimmer 1 to 2 (30 min lesson) | EACH | EXEMPT | 121.50 | 136.00 | Administration |
| | Non-Resident - Swimmer 3 to 4 (45 min lesson) | EACH | EXEMPT | 136.00 | 152.50 | Administration |
| | Non-Resident - Swimmer 5 to 6 (1 hour lesson) | EACH | EXEMPT | 152.50 | 171.00 | Administration |
| | Non-Resident - Rookie/Ranger (1 hour lesson) | EACH | EXEMPT | 152.50 | 171.00 | Administration |
| | Non-Resident - Adult 1 to 3 (45 minute lesson) | EACH | EXEMPT | 142.80 | 150.20 | Administration |
| | Non-Resident - Private Lessons | EACH | EXEMPT | 407.00 | 437.00 | Administration |
| | Non-Resident - Private Lessons (for person with disability | EACH | EXEMPT | 244.20 | 262.20 | Administration |
| **AQUATIC CENTRE BIRTHDAY PARTY PACKAGES** | | | | | | |
| | Child Package (ages 3 to 7) | EACH | GST | 137.62 | 144.76 | Administration |
| | Youth Package (ages 8 to 17) | EACH | GST | 137.62 | 144.76 | Administration |
| **AQUATIC CENTRE FACILITY RENTALS** | | | | | | |
| | Multi-Purpose Room Base Rate (First Hour) | HOUR | GST | 54.00 | 60.00 | Administration |
| | Multi-Purpose Room Additional Hours | HOUR | GST | 27.00 | 30.00 | Administration |
| | Leisure Pool - 1 to 30 people (Base Rate) | HOUR | GST | 185.00 | 203.50 | Administration |
| | Leisure Pool - 31 to 60 people | HOUR | GST | 217.50 | 238.00 | Administration |
| | Leisure Pool - 61 to 100 people | HOUR | GST | 250.00 | 272.50 | Administration |
| | Entire Indoor Pool - 1 to 30 people (Base Rate) | HOUR | GST | 284.50 | 312.95 | Administration |
| | Entire Indoor Pool - 31 to 60 people | HOUR | GST | 315.50 | 347.45 | Administration |
| | Entire Indoor Pool - 61 to 100 people | HOUR | GST | 346.50 | 381.95 | Administration |
| | Entire Indoor Pool - 101 to 140 people | HOUR | GST | 408.50 | 450.95 | Administration |
| | Entire Indoor Pool - 141 to 200 people | HOUR | GST | 439.50 | 485.45 | Administration |
| | Entire Indoor Pool - 201 to 240 people | HOUR | GST | 470.50 | 519.95 | Administration |

| Dept | Description | Unit | Tax | 2025 FEE | 2026 FEE | Authorized By |
|---|---|---|---|---|---|---|
| | Lap Pool - 1 to 30 people (Base Rate) | HOUR | GST | 150.00 | 165.00 | Administration |
| | Lap Pool - 31 to 60 people | HOUR | GST | 182.50 | 199.50 | Administration |
| | Lap Pool - 61 to 100 people | HOUR | GST | 215.00 | 234.00 | Administration |
| | Lap Pool - 101 to 140 people | HOUR | GST | 280.00 | 303.00 | Administration |
| | Lap Pool - 141 to 200 people | HOUR | GST | 312.50 | 337.50 | Administration |
| | Outdoor Pool & Splash Park - 1 to 30 people (Base Rate) | HOUR | GST | 129.50 | 142.50 | Administration |
| | Outdoor Pool & Splash Park - 31 to 60 people | HOUR | GST | 160.50 | 177.00 | Administration |
| | Outdoor Pool & Splash Park - 61 to 100 people | HOUR | GST | 191.50 | 211.50 | Administration |
| | Outdoor Pool & Splash Park - 101 to 140 people | HOUR | GST | 253.50 | 280.50 | Administration |
| | Outdoor Pool & Splash Park - 141 to 200 people | HOUR | GST | 284.50 | 315.00 | Administration |
| | Outdoor Pool & Splash Park - 201 to 240 people | HOUR | GST | 315.50 | 349.50 | Administration |
| | Splash Park Only | HOUR | GST | 78.00 | 85.80 | Administration |
| **AD PENNER PARK - BASEBALL/SOFTBALL DIAMOND RENTALS** | | | | | | |
| | Adult (18 & over) - per field (lines additional if required) | DAY | GST | 100.00 | 105.00 | Administration |
| | Youth (17 & under) - per field (lines additional if required | DAY | GST | 85.00 | 90.00 | Administration |
| | Adult (18 & over) - per team (lined) | SEASON | GST | 480.00 | 490.00 | Administration |
| | Youth (10 to 17) - per team (lined) | SEASON | GST | 305.00 | 310.00 | Administration |
| | Youth (9 & under) - per team (lined) | SEASON | GST | 180.00 | 185.00 | Administration |
| | Casual - per field (2 hours) (lines additional if required) | EACH | GST | 47.00 | 48.00 | Administration |
| | Infield Lines (per additional application) | EACH | GST | 27.00 | 28.00 | Administration |
| | Infield Dragging & Lining - All Diamonds | DAY | GST | 255.00 | 260.00 | Administration |
| **AD PENNER PARK - FOOTBALL/RUGBY FIELD RENTALS** | | | | | | |
| | Adult (18 & over) - per field (lines additional if required) | DAY | GST | 100.00 | 105.00 | Administration |
| | Youth (17 & under) - per field (lines additional if required | DAY | GST | 85.00 | 90.00 | Administration |
| | Adult (18 & over) - per team (lined) | SEASON | GST | 530.00 | 540.00 | Administration |
| | Youth (17 & under) - per team (lined) | SEASON | GST | 405.00 | 415.00 | Administration |
| | Casual - per field (2 hours) (lines additional if required) | EACH | GST | 47.00 | 48.00 | Administration |
| | Football Line Painting (per additional application) | EACH | GST | 205.00 | 210.00 | Administration |
| | Rugby Line Paining (per additional application) | EACH | GST | 155.00 | 160.00 | Administration |
| **AD PENNER PARK FACILITY RENTALS** | | | | | | |
| | Whole Park | DAY | GST | 425.00 | 430.00 | Administration |
| | Picnic Shelter (6 hours) | EACH | GST | 100.00 | 103.00 | Administration |
| | Concession | DAY | GST | 50.00 | 50.00 | Administration |
| | Sand Volleyball Court (2 hours) | EACH | GST | 20.00 | 20.00 | Administration |
| **KR BARKMAN FACILITY RENTAL** | | | | | | |
| | Park | DAY | GST | 80.00 | 82.00 | Administration |
| **STEINBACH SOCCER PARK - SOCCER PITCH RENTALS** | | | | | | |
| | Adult (18 & over) - per field (lines additional if required) | DAY | GST | 100.00 | 105.00 | Administration |
| | Youth (17 & under) - per field (lines additional if required | DAY | GST | 85.00 | 90.00 | Administration |
| | Adult (18 & over) - per team (lined) | SEASON | GST | 480.00 | 490.00 | Administration |
| | Youth (14 to 17) - per team (lined) | SEASON | GST | 355.00 | 360.00 | Administration |
| | Youth (10 to 13) - per team (lined) | SEASON | GST | 305.00 | 310.00 | Administration |
| | Mini (9 & under) per team (lined) | SEASON | GST | 165.00 | 165.00 | Administration |
| | Casual - per field (2 hours) (lines additional if required) | EACH | GST | 47.00 | 48.00 | Administration |
| | Soccer Line Painting (per additional application) | EACH | GST | 105.00 | 110.00 | Administration |
| | Maintenance Staff - per hour (minimum 2 hours) | HOUR | GST | 27.00 | 28.00 | Administration |
| | Concession | DAY | GST | 50.00 | 50.00 | Administration |
| **CEMETERY SERVICES** | | | | | | |
| | Interment Rights - Regular Plot | EACH | GST | 2,000.00 | 2,000.00 | Administration |
| | Interment Rights - Child Plot (under 4 years) | EACH | GST | 650.00 | 650.00 | Administration |
| | Interment Rights - Cremation Plot | EACH | GST | 1,350.00 | 1,350.00 | Administration |
| | Interment Rights -Columbarium Niche | EACH | GST | 3,500.00 | 3,500.00 | Administration |
| | Interment Rights - Transfer Administration Fee | EACH | GST | 50.00 | 50.00 | Administration |
| | Interment - Casket | EACH | GST | 700.00 | 700.00 | Administration |
| | Interment - Child (under 4 years) | EACH | GST | 300.00 | 300.00 | Administration |
| | Interment - Cremation | EACH | GST | 200.00 | 200.00 | Administration |
| | Interment - Columbarium (first interment) | EACH | GST | Included | Included | Administration |
| | Interment - Columbarium (second interment) | EACH | GST | 75.00 | 75.00 | Administration |
| | Interment Surcharges - Weekend/Holiday - Casket | EACH | GST | 415.00 | 415.00 | Administration |
| | Interment Surcharges - Weekend/Holiday - Child (under 4 | EACH | GST | 150.00 | 150.00 | Administration |
| | Interment Surcharges - Weekend/Holiday - Cremation | EACH | GST | 150.00 | 150.00 | Administration |
| | Interment Surcharges - Weekend/Holiday - Columbarium | EACH | GST | 150.00 | 150.00 | Administration |
| | Interment Surcharges - Late Arrival (labour per 1/2 hour a | EACH | GST | 75.00 | 75.00 | Administration |
| | Disinterment - Casket | EACH | GST | 1,050.00 | 1,050.00 | Administration |

| Dept | Description | Unit | Tax | 2025 FEE | 2026 FEE | Authorized By |
|---|---|---|---|---|---|---|
| | Distinterment - Child (under 4 years) | EACH | GST | 450.00 | 450.00 | Administration |
| | Disinterment - Cremation | EACH | GST | 300.00 | 300.00 | Administration |
| | Disinterment - Columbarium | EACH | GST | 75.00 | 75.00 | Administration |
| | Bronze Plaque for Columbarium Niche | EACH | GST | Included | Included | Administration |
| **BUILDING AND PLANNING** | | | | | | |
| **LICENCES** | | | | | | |
| | Business Resident | YEAR | Exempt | 100.00 | 100.00 | BL-2204 |
| | Business Non-Resident | YEAR | Exempt | 300.00 | 300.00 | BL-2204 |
| | New Licence after July1 | YEAR | Exempt | 150.00 | 150.00 | BL-2204 |
| | Business Licence -72 HR Temporary | ITEM | Exempt | 50.00 | 50.00 | BL-2204 |
| | Encroachment Licence - Up to 32 SQ FT | YEAR | Exempt | 30.00 | 30.00 | BL-0947 |
| | Encroachment Licence - 32 to 64 SQ FT | YEAR | Exempt | 50.00 | 50.00 | BL-0947 |
| | Encroachment Licence - 64 to 96.9 SQ FT | YEAR | Exempt | 70.00 | 70.00 | BL-0947 |
| | Encroachment Licence - 96.9 to 193.7 SQ FT | YEAR | Exempt | 100.00 | 100.00 | BL-0947 |
| | Encroachment Licence - over 193.7 SQ FT | YEAR | Exempt | 150.00 | 150.00 | BL-0947 |
| | Excavator's Licence (in addition to Business Licence) | YEAR | Exempt | 150.00 | 150.00 | BL-1902 |
| **BUILDING PERMIT - NON-RESIDENTIAL OR MULTI-FAMILY** | | | | | | |
| | Basic Permit | FLAT FEE | Exempt | 50.00 | 50.00 | Council Resolution R13-39 |
| | ADD Construction Value Under $3,000 (base fee) | PER $1,000 | Exempt | 7.90 | 8.10 | Council Resolution R13-39 |
| | ADD Construction Value $3,000 -$5,000,000 | PER $1,000 | Exempt | 7.90 | 8.10 | Council Resolution R13-39 |
| | ADD Construction Value Over $5,000,000 | PER $1,000 | Exempt | 7.90 | 8.10 | Council Resolution R13-39 |
| | ADD Occupancy Permit | PART OF BUILDING PERMIT FEE | Exempt | NA | NA | Council Resolution R13-39 |
| | ADD Sign Permit | PER $1,000 | Exempt | 7.90 | 8.10 | Council Resolution R13-39 |
| | Mobile Sign | EACH | Exempt | 131.00 | 134.00 | Council Resolution R13-39 |
| | Mobile Sign - Charity | EACH | Exempt | 65.50 | 67.00 | Council Resolution R13-39 |
| **BUILDING PERMIT - RESIDENTIAL** | | | | | | |
| | Basic Permit Plus | FLAT FEE | Exempt | 50.00 | 50.00 | Council Resolution R13-39 |
| | ADD Single Family & Two Family - New | PER $1,000 | Exempt | 7.90 | 8.10 | Council Resolution R13-39 |
| | ADD Single Family & Two Family - Addition | PER $1,000 | Exempt | 7.90 | 8.10 | Council Resolution R13-39 |
| | ADD Attached Garage | PER $1,000 | Exempt | 7.90 | 8.10 | Council Resolution R13-39 |
| | ADD Finish Basement | PER $1,000 | Exempt | 7.90 | 8.10 | Council Resolution R13-39 |
| | ADD Replace Foundation | PER $1,000 | Exempt | 7.90 | 8.10 | Council Resolution R13-39 |
| | ADD Condominium Per Unit | PER $1,000 | Exempt | 7.90 | 8.10 | Council Resolution R13-39 |
| | ADD Detached Accessory Building | PER $1,000 | Exempt | 7.90 | 8.10 | Council Resolution R13-39 |
| | ADD Open Patio or Deck | FLAT FEE | Exempt | 65.50 | 67.00 | Council Resolution R13-39 |
| | ADD Above Ground Swimming Pool/Hot Tub | FLAT FEE | Exempt | 65.50 | 67.00 | Council Resolution R13-39 |
| | ADD Inground Swimming Pool | PER $1,000 | Exempt | 7.90 | 8.10 | Council Resolution R13-39 |
| | Temporary Building | EACH | Exempt | 65.50 | 67.00 | Council Resolution R13-39 |
| | Occupancy Permit | PART OF BUILDING PERMIT FEE | Exempt | - | - | Council Resolution R13-39 |
| | Excavation Permit | EACH | Exempt | 100.00 | 100.00 | Administration |
| **DEPOSITS - RESIDENTIAL** | | | | | | |
| | Residential Lot Grading Deposit | EACH | Exempt | 2,500.00 | 2,500.00 | Council Approved |
| | Residential Completion Deposit | EACH | Exempt | 500.00 | 500.00 | Council Approved |
| **DEPOSITS - APPROACH/EXCAVATION** | | | | | | |
| | Paved Roadway Deposit (min $450) | PER SQ M | Exempt | 150.00 | 150.00 | BL-1902 |
| | Gravelled Roadway Deposit | PER SQ M | Exempt | 100.00 | 100.00 | BL-1902 |
| | Paved Sidewalk Deposit (min $300) | PER SQ M | Exempt | 100.00 | 100.00 | BL-1902 |
| | Boulevard Deposit (min $150) | PER SQ M | Exempt | 50.00 | 50.00 | BL-1902 |
| | Concrete Curb Deposit (min $200) | PER LIN M | Exempt | 100.00 | 100.00 | BL-1902 |
| **DEMOLITION/REMOVAL/MOVING PERMIT** | | | | | | |
| | Single Family & Two Family | EACH | Exempt | 65.50 | 67.00 | Council Resolution R13-39 |
| | Accessory Building | EACH | Exempt | 65.50 | 67.00 | Council Resolution R13-39 |
| | All Other Structures | EACH | Exempt | 65.50 | 67.00 | Council Resolution R13-39 |
| **PLUMBING PERMIT** | | | | | | |
| | Basic Permit | EACH | Exempt | 30.00 | 30.00 | Council Resolution R13-39 |
| | Per Fixture Add | EACH | Exempt | 26.10 | 26.75 | Council Resolution R13-39 |
| | Per Floor Drain Add | EACH | Exempt | 26.10 | 26.75 | Council Resolution R13-39 |
| | Per Stack Add | EACH | Exempt | 26.10 | 26.75 | Council Resolution R13-39 |
| **VARIATION** | | | | | | |
| | Minor (Due upon application) | EACH | Exempt | 200.00 | 205.00 | Council Resolution R13-39 |
| | Regular (Due upon application) | EACH | Exempt | 525.00 | 538.00 | Council Resolution R13-39 |
| | Existing non-conforming (resulting from prior owner) | FLAT FEE | Exempt | 525.00 | 538.00 | Council Resolution R13-39 |
| | Post Commencement | FLAT FEE | Exempt | 1,050.00 | 1,075.00 | Council Resolution R13-39 |

| Dept | Description | Unit | Tax | 2025 FEE | 2026 FEE | Authorized By |
|---|---|---|---|---|---|---|
| | Time Extension | EACH | Exempt | 262.00 | 269.00 | Council Resolution R13-39 |
| **CONDITIONAL USE** | | | | | | |
| | Regular (Due upon application) | EACH | Exempt | 525.00 | 538.00 | Council Resolution R13-39 |
| | Post Commencement | FLAT FEE | Exempt | 1,050.00 | 1,075.00 | Council Resolution R13-39 |
| | Time Extension | EACH | Exempt | 262.00 | 269.00 | Council Resolution R13-39 |
| **ZONING BYLAW AMENDMENT** | | | | | | |
| | First 50% due upon application. Remaining due prior to public hearing for application (fees are non-refundable) | EACH | Exempt | 2,495.00 | 2,560.00 | Council Resolution R13-39 |
| **OFFICIAL COMMUNITY PLAN AMENDMENT** | | | | | | |
| | First 50% due upon application. Remaining due prior to public hearing for application (fees are non-refundable) | EACH | Exempt | 2,495.00 | 2,560.00 | Council Resolution R13-39 |
| **SECONDARY PLAN** | | | | | | |
| | First 50% due upon application. Remaining due prior to public hearing for application (fees are non-refundable) | EACH | Exempt | 2,495.00 | 2,560.00 | Council Resolution R13-39 |
| **SUB DIVISION** | | | | | | |
| | Subdivision Requiring a Public Hearing (Due prior to public hearing. Fee is non-refundable) | EACH | Exempt | 525.00 | 538.00 | Council Resolution R13-39 |
| **ZONING MEMO** | | | | | | |
| | Single Family or Two Family Dwelling | EACH DWELLING | Exempt | 137.00 | 140.00 | Council Resolution R13-39 |
| | All Other Structures | EACH | Exempt | 137.00 | 140.00 | Council Resolution R13-39 |
| **RESIDENTIAL DEVELOPMENTAL FEE** | | | | | | |
| | General | UNIT | Exempt | 1,701.00 | 1,786.00 | BL-2233 |
| | Single Family Sidewalks | UNIT | Exempt | 1,864.00 | 1,958.00 | BL-2233 |
| | Two Family Sidewalks | UNIT | Exempt | 1,280.00 | 1,344.00 | BL-2233 |
| | R3/R4 Sidewalks | UNIT | Exempt | 689.00 | 724.00 | BL-2233 |
| | Transportation | UNIT | Exempt | 722.00 | 758.00 | BL-2233 |
| | Administration Fee | EACH | Exempt | 1,250.00 | 1,250.00 | Administration |
| **NON-RESIDENTIAL DEVELOPMENT FEE** | | | | | | |
| | Up to 2,000 sq ft | SQ FT | Exempt | 1.52 | 1.60 | BL-2233 |
| | 2,000-10,000 sq ft | SQ FT | Exempt | 1.89 | 1.98 | BL-2233 |
| | 10,000-30,000 sq ft | SQ FT | Exempt | 2.25 | 2.36 | BL-2233 |
| | 30,000-50,000 sq ft | SQ FT | Exempt | 2.66 | 2.79 | BL-2233 |
| | over 50,000 sq ft | SQ FT | Exempt | 3.03 | 3.18 | BL-2233 |
| **NON-RESIDENTIAL WATER & SEWER SERVICE IMPACT FEES** | | | | | | |
| | Water Meter - 5/8" | EACH | Exempt | 1,103.00 | 1,158.00 | BL-2233 |
| | Water Meter - 3/4" | EACH | Exempt | 1,564.00 | 1,643.00 | BL-2233 |
| | Water Meter - 1" | EACH | Exempt | 2,809.00 | 2,950.00 | BL-2233 |
| | Water Meter - 1.5" | EACH | Exempt | 6,295.00 | 6,610.00 | BL-2233 |
| | Water Meter - 2" | EACH | Exempt | 11,167.00 | 11,726.00 | BL-2233 |
| | Water Meter - 4" | EACH | Exempt | 44,811.00 | 47,052.00 | BL-2233 |
| | Water Meter - 6" | EACH | Exempt | 100,647.00 | 105,680.00 | BL-2233 |
| | Water Meter - 8" | EACH | Exempt | 178,889.00 | 187,834.00 | BL-2233 |
| | Water Meter - 10" | EACH | Exempt | 223,612.00 | 234,792.00 | BL-2233 |
| | Sewer Size - 6" | EACH | Exempt | 3,859.00 | 4,052.00 | BL-2233 |
| | Sewer Size - 8" | EACH | Exempt | 6,859.00 | 7,202.00 | BL-2233 |
| | Sewer Size - 10" | EACH | Exempt | 10,703.00 | 11,238.00 | BL-2233 |
| | Sewer Size - 12" | EACH | Exempt | 15,407.00 | 16,178.00 | BL-2233 |
| **PUBLIC WORKS** | | | | | | |
| **AIRPORT** | | | | | | |
| | Airport Tie-Down Fee - Month | MONTH | GST | 40.00 | 40.00 | Administration |
| | Airport Tie-Down Fee - Annual | YEAR | GST | 400.00 | 400.00 | Administration |
| | Airport Tie-Down Fee - Seasonal | SEASON | GST | 300.00 | 300.00 | Administration |
| **MISCELLANEOUS** | | | | | | |
| | Sandbags | EACH | GST | 0.50 | 0.50 | Administration |
| **TRANSPORTATION SERVICES** | | | | | | |
| | Pick Up Truck Includes Operator | HOUR | GST | 60.00 | 60.00 | Administration |
| | Tandem Dump Truck Includes Operator | HOUR | GST | 115.00 | 115.00 | Administration |
| | Rubber Tire Loader Includes Operator | HOUR | GST | 143.00 | 143.00 | Administration |

| Dept | Description | Unit | Tax | 2025 FEE | 2026 FEE | Authorized By |
|---|---|---|---|---|---|---|
| | Grader Includes Operator | HOUR | GST | 208.00 | 208.00 | Administration |
| | Street Sweeper Includes Operator | HOUR | GST | 120.00 | 120.00 | Administration |
| | Bucket Truck Includes Operator | HOUR | GST | 225.00 | 225.00 | Administration |
| | Rubber Tire Excavator Includes Operator | HOUR | GST | | 300.00 | Administration |
| **SOLID WASTE** | | | | | | |
| **SPECIAL SERVICE TAX** | | | | | | |
| | Residential Curbside Collection | PER RESIDENCE | Exempt | 162.00 | 168.00 | BL 2257 |
| **TIPPING FEES** | | | | | | |
| | Steinbach Resident | TONNE | Exempt | 65.00 | 70.00 | Administration |
| | Non-Resident | TONNE | Exempt | 85.00 | 90.00 | Administration |
| | Landfill Minimum | ITEM | Exempt | 10.00 | 10.00 | Administration |
| | Special Waste | TONNE | Exempt | 100.00 | 100.00 | Administration |
| | Asbestos | TONNE | Exempt | 350.00 | 350.00 | Administration |
| **ROLL OFF BIN RENTALS** | | | | | | |
| | Roll Off Permanent Rental | MONTH | Exempt | 175.00 | 225.00 | Administration |
| | Roll Off Temporary Rental | WEEK | Exempt | 100.00 | 150.00 | Administration |
| | Roll Off Compactor Rental | MONTH | Exempt | 700.00 | 750.00 | Administration |
| | Roll Off Compactor Reload | ITEM | Exempt | 50.00 | 75.00 | Administration |
| | Roll Off Service | PICKUP | Exempt | 175.00 | 200.00 | Administration |
| | Roll Off Delivery | ITEM | Exempt | 175.00 | 200.00 | Administration |
| | Roll Off Wash | ITEM | Exempt | 100.00 | 125.00 | Administration |
| **FRONT LOAD BIN RENTALS** | | | | | | |
| | Front Load Bin Rental Fee | WEEK | Exempt | 40.00 | 50.00 | Administration |
| | Front Load Pick Up Service | PICKUP | Exempt | 30.00 | 40.00 | Administration |
| | Front Load Delivery | ITEM | Exempt | 50.00 | 60.00 | Administration |
| | Solid Waste Disposal - Basic Charge | QUARTER | Exempt | 60.00 | 60.00 | Administration |
| | Front Load Container Lock | ITEM | GST | 142.86 | 142.86 | Administration |
| **RECYCLE SERVICES** | | | | | | |
| | Replacement Residential Recycle Cart | YEAR | GST | 150.00 | 150.00 | Administration |
| | Recycle White Goods | ITEM | Exempt | 20.00 | 20.00 | Administration |
| | Recycle Mattress | ITEM | Exempt | 20.00 | 20.00 | Administration |
| **WATERWORKS** | | | | | | |
| **UTILITY EQUIPMENT** | | | | | | |
| | Backhoe Includes Operator | HOUR | GST | 300.00 | 300.00 | Administration |
| | Line Flusher Includes Vehicle/Unit/& Operator | HOUR | GST | 200.00 | 200.00 | Administration |
| | Steamer (2HR Min) Includes Vehicle/Unit/& Operator | HOUR | GST | 225.00 | 225.00 | Administration |
| | Utility Truck T-99 Includes Operator | HOUR | GST | 87.00 | 87.00 | Administration |
| | Utility Truck T-85 Includes Operator | HOUR | GST | 75.00 | 75.00 | Administration |
| | Utility Truck T-85 Includes Operator - After hours rate | HOUR | GST | 110.00 | 110.00 | Administration |
| | Utility Pick up Truck Includes Operator | HOUR | GST | 60.00 | 60.00 | Administration |
| | Utility Pick up Truck Includes Operator - After hours rate | HOUR | GST | 85.00 | 85.00 | Administration |
| | Thaw Jet -Includes Vehicle/Unit/& Operator (2 HR Min) | HOUR | GST | 74.00 | 74.00 | Administration |
| **UTILITY SERVICES** | | | | | | |
| | Utility Services Labour | HOUR | GST | 50.00 | 50.00 | Administration |
| | Sewer Line Televising (2 HR Min) | HOUR | GST | 150.00 | 150.00 | Administration |
| | Water System Stand-by Service | DAY | GST | 110.00 | 110.00 | Administration |
| | Utility Trench Inspection After Hours | ITEM | GST | 250.00 | 250.00 | Administration |
| | Hydrant Set Up/Take Down Fee | HOUR | GST | 100.00 | 100.00 | Administration |
| | Hydrant Maintenance Program Fee | YEAR | GST | 180.00 | 180.00 | Administration |
| | Sewer Main Tapping Fee | YEAR | GST | 300.00 | 300.00 | Administration |
| | Curb Stop Head Replacement | ITEM | Exempt | 100.00 | 100.00 | Administration |
| **SERVICE CONNECTION** | | | | | | |
| | Sewer Low Pressure - Minimum $12,250 | PER FRONTAGE FT | Exempt | 175.00 | 175.00 | Administration |
| | Sewer Gravity Minimum $22,000 | PER FRONTAGE FT | Exempt | 340.00 | 340.00 | Administration |
| | Water - Minimum $19,000 | PER FRONTAGE FT | Exempt | 300.00 | 300.00 | Administration |
| **WATER AND WASTEWATER RATES** | | | | | | |
| | Quarterly Commodity Rates - Water | CUBIC METRE | Exempt | 1.10 | 1.12 | BL-2163 |
| | Quarterly Commodity Rates - Wastewater | CUBIC METRE | Exempt | 0.90 | 0.95 | BL-2163 |
| | Quarterly Service Charge (per water meter) | EACH | Exempt | 20.44 | 20.84 | BL-2163 |
| | Minimum Quarterly Charge - 5/8 Inch Meter | EACH | Exempt | 50.44 | 51.89 | BL-2163 |
| | Minimum Quarterly Charge - 3/4 Inch Meter | EACH | Exempt | 80.44 | 82.94 | BL-2163 |

| Dept | Description | Unit | Tax | 2025 FEE | 2026 FEE | Authorized By |
|---|---|---|---|---|---|---|
| | Minimum Quarterly Charge - 1 Inch Meter | EACH | Exempt | 140.44 | 145.04 | BL-2163 |
| | Minimum Quarterly Charge - 1 1/2 Inch Meter | EACH | Exempt | 320.44 | 331.34 | BL-2163 |
| | Minimum Quarterly Charge - 2 Inch Meter | EACH | Exempt | 770.44 | 797.09 | BL-2163 |
| | Minimum Quarterly Charge - 3 Inch Meter | EACH | Exempt | 1,370.44 | 1,418.09 | BL-2163 |
| | Minimum Quarterly Charge - 4 Inch Meter | EACH | Exempt | 2,720.44 | 2,815.34 | BL-2163 |
| | Minimum Quarterly Charge - 6 Inch Meter | EACH | Exempt | 5,120.44 | 5,299.34 | BL-2163 |
| | Minimum Quarterly Charge - 8 Inch Meter | EACH | Exempt | 9,020.44 | 9,335.84 | BL-2163 |
| | Minimum Quarterly Charge for Wastewater Only Custom | EACH | Exempt | 60.94 | 63.59 | BL-2163 |
| | Meter Resealing Fee (additional water & wastewater fees will be added) | EACH | Exempt | 75.00 | 75.00 | BL-2163 |
| | Meter Circumventing Fine (additional water & wastewater fees will be added) | EACH | Exempt | 500.00 | 500.00 | BL-2163 |
| | Bulk Water Sales Rate | CUBIC METRE | Exempt | 4.00 | 4.50 | BL-2163 |
| | Bulk Water Minimum Monthly Sales Rate | MONTH | Exempt | 100.00 | 100.00 | BL-2163 |
| | Hydrant Rental | YEAR | Exempt | 150.00 | 155.00 | BL-2163 |
| | Meter Testing Deposit (Test Fee will be subtracted and remaining Deposit Returned) | EACH | Exempt | 300.00 | 300.00 | BL-2163 |
| | Hauled Sewage Dumping Fee (Minimum $20 per load) | CUBIC METRE | Exempt | 3.60 | 3.80 | BL-2163 |

**CITY OF STEINBACH**
**REGULAR COUNCIL**
**MEETINGS - 2026**

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

Municipal Election
Wednesday, October 28, 2026

Tuesday, November 3, 2026
Tuesday, November 17, 2026

Tuesday, December 1, 2026
Tuesday, December 15, 2026

**Building Permits issued November 2025**

Report prepared by:
Adam Thiessen
Senior Manager, Corporate Services

| Issue Date | Permit Number | Folio Number | Property Address | Name | | Project Category | Project Purpose | Project Value | Residential DU's/ Commercial Sq Ftg. |
|---|---|---|---|---|---|---|---|---|---|
| 11/3/2025 | COS-2025-266 | 0583564.000 | 40 WILD PLUM LANE | Karissa Hildebrand | | Residential building | New - Single-family dwelling | 400,000.00 | 1 |
| 11/3/2025 | COS-2025-301 | 0045092.000 | 37 STERLING CRESCENT | Waldo Neustaedter | | Residential building | New - Single-family dwelling | 300,000.00 | 1 |
| 11/3/2025 | COS-2025-302 | 0045093.000 | 41 STERLING CRESCENT | Waldo Neustaedter | | Residential building | New - Single-family dwelling | 300,000.00 | 2 |
| 11/6/2025 | COS-2025-307 | 0464854.000 | 29 CANTERBURY COVE | Daniela & Jakob Klassen | | Residential building | New - Single-family dwelling | 580,000.00 | 1 |
| 11/7/2025 | COS-2025-318 | 0583542.000 | 85 WILD PLUM LANE | Adam Whitford | | Residential building | Finished basement - Single-family dwelling | 48,000.00 | |
| 11/10/2025 | COS-2025-313 | 0583562.000 | 67 WOODLAND DRIVE | Helmut Buchholz | | Residential building | New - Single-family dwelling | 438,000.00 | 1 |
| 11/12/2025 | COS-2025-36 | 0583792.000 | 15 BLIND CREEK BOULEVARD | Mackenzie Kavanagh, Andreas Hart | | Residential building | New - Townhouse dwelling | 2,400,000.00 | 12 |
| 11/12/2025 | COS-2025-308 | 0045094.000 | 45 STERLING CRESCENT | Waldo Neustaedter | | Residential building | New - Single-family dwelling | 300,000.00 | 2 |
| 11/12/2025 | COS-2025-309 | 0045095.000 | 49 STERLING CRESCENT | Waldo Neustaedter | | Residential building | New - Single-family dwelling | 300,000.00 | 2 |
| 11/21/2025 | COS-2025-328 | 0266550.000 | 43 BENTLEY BAY | Benjamin Tetzlaw | | Residential building | New - Single-family dwelling | 430,000.00 | 1 |
| 11/25/2025 | COS-2025-330 | 0045096.000 | 53 STERLING CRESCENT | Waldo Neustaedter | | Residential building | New - Single-family dwelling | 300,000.00 | 1 |
| 11/25/2025 | COS-2025-331 | 0045097.000 | 57 STERLING CRESCENT | Waldo Neustaedter | | Residential building | New - Single-family dwelling | 300,000.00 | 1 |
| 11/25/2025 | COS-2025-297 | 0461108.000 | 16 - 10 BRIGHTON LANE | James Giesbrecht | | Pools | New - Hot tub | 60,000.00 | |
| 11/26/2025 | COS-2025-340 | 0464708.000 | 86 WYNDHAM ESTATE DRIVE | Gord Kuhn | | Pools | New - Hot tub | 10,000.00 | |
| 11/20/2025 | COS-2025-317 | 0005138.000 | 323 GOLFVIEW CRESCENT | Gerd Roben | | Accessory structures | New - Shed | 16,000.00 | |
| 11/12/2025 | COS-2025-322 | 0055805.000 | 155 MAIN STREET | Hardik sanduja | | Commercial building | Alteration - Restaurant | 20,000.00 | |
| 11/14/2025 | COS-2025-265 | 0064150.000 | 247 MAIN ST. UNIT 2 | Terry Thiessen | | Commercial building | Addition - Business Office | 50,000.00 | |
| 11/14/2025 | COS-2025-283 | 0019700.000 | 13 PTH 52 WEST | Jungseok Kang | | Commercial building | New - Business Office | 350,000.00 | 2,519 |
| 11/21/2025 | COS-2025-315 | 0000840.903 | 135 ACRES DRIVE | Andreas Hart | | Commercial building | New - Storage Garage/Building | 290,000.00 | 6,415 |
| 11/25/2025 | COS-2025-303 | 0000840.901 | 155 ACRES DRIVE | Owen Reimer | | Commercial building | New - Storage Garage/Building | 1,000,000.00 | 5,877 |
| 11/20/2025 | COS-2025-306 | 0002022.000 | 41 PTH 12 NORTH | Jeremy Peters | | Land development | Land development - Commercial | 85,000.00 | |

| | Current Month | YTD |
|---|---|---|
| **Single & Two Family Units** | 13 | 88 |
| **Multi Family Units** | 12 | 268 |
| **Total Dwelling units added** | 25 | 356 |
| **Commercial Square Footage added** | 14,811 | 220,425 |

| | Current Month | YTD |
|---|---|---|
| **Residential** | $6,182,000.00 | $72,975,410.21 |
| **Commercial/ Industrial, Schools, Churhes** | $1,795,000.00 | $39,257,776.10 |
| **Total Value of Permits Issued** | $7,977,000.00 | $112,233,186.31 |

Moved By_____

Seconded By _____

RESOLVED that the building permits as issued during the month of November 2025 be accepted.

Ronald McDonald House Manitoba

62 Juno Street, Winnipeg, Manitoba R3H 1H9
204.774.4777 | info@ronaldmcdonaldhousemb.ca
RonaldMcDonaldHouseManitoba.ca

CITY OF STEINBACH
RECEIVED
DEC 0 1 2025
FILE_____

City of Steinbach
225 Reimer Avenue
Steinbach MB, R5G 2J1

Dear Mayor Funk,

We hope this letter finds you and your community well.

Ronald McDonald House Manitoba provides essential services that remove barriers, strengthen families, and promote healing when children need healthcare.

When caring for a critically ill or injured child, families face significant emotional, physical, and mental health stressors as well as financial burdens. Ronald McDonald House Manitoba provides comprehensive services and supports for all families to ensure the burdens of childhood illness or injury do not prevent them from remaining together, close to the care their child needs.

Through two core program – Ronald McDonald House at 62 Juno Street and the Ronald McDonald House Family Room within HSC Children's Hospital, families find a welcoming haven of compassionate care, a place to rest, recharge, and remain together during one of life's most difficult challenges.

In 2024, 1,632 families from 287 communities found 10,899 nights of comfort and accommodation. Based on an RBC Economic Impact Study, families saved an average of $315 per night in out-of-pocket expenses, resulting in a total of $3.5M in savings last year alone.

Throughout the wildfire season, we supported ten evacuee families from seven northern communities—Flin Flon, The Pas, Garden Hill, St. Theresa Point, Stevenson Island, Nelson House, and Oxford House. As of October 30, 2025, we accommodated 45 evacuees for a total of 123 nights and provided more than $38,745.00 worth of essential services.

Ronald McDonald House Manitoba proudly serves families from your community. In 2024, twelve families from Steinbach were supported with 56 nights of accommodations while their children received medical care in Winnipeg. During their stay, Ronald McDonald House provided daily essentials, meal programs, transportation, and emotional support, helping these families save over $17,000 in expenses while staying close to their child.

As we look ahead to another year of service and care to families, Ronald McDonald House Manitoba is here for families from Winnipeg, rural Manitoba and beyond, providing what families need to ensure the best health outcomes for their children.

As you plan your 2026 budget, we invite you to consider a contribution to Ronald McDonald House Manitoba. Like the families we serve, we are always stronger together. Thank you.

With sincere appreciation,

Wendy Galagan
CEO, Ronald McDonald House Manitoba

Watch the Lanvegin family's healing journey

The Langevin family from Hargrave, MB

# *2025 CRA REMITTANCES*

## *Biweekly Payperiod #_25_*

| Business # RP0001 (rate type B) | CPP EE | CPP ER | TOTAL |
|---|---|---|---|
| FT Employees | $11,052.93 | $11,052.93 | $22,105.86 |
| | EI EE | EI ER | |
| | $2,301.85 | $2,700.00 | $5,001.85 |
| | FED TAX EE | PROV TAX EE | |
| | $30,359.08 | $22,098.46 | $52,457.54 |

RP0001 TOTAL $79,565.25

| Business # RP0002 (rate type A) | CPP EE | CPP ER | TOTAL |
|---|---|---|---|
| PT Employees | $2,619.31 | $2,619.31 | $5,238.62 |
| | EI EE | EI ER | |
| | $1,005.74 | $1,408.12 | $2,413.86 |
| | FED TAX EE | PROV TAX EE | |
| | $2,899.74 | $2,382.23 | $5,281.97 |

RP0002 TOTAL $12,934.45

**TOTAL REMITTANCES: $92,499.70**

| | | |
|---|---|---|
| CPP TOTALS | | |
| | EE | $13,672.24 |
| | ER | $13,672.24 |
| **TOTAL CPP** | | **$27,344.48** |
| EI TOTALS | | |
| | EE | $3,307.59 |
| | ER | $4,108.12 |
| **TOTAL EI** | | **$7,415.71** |
| FEDERAL TAX | | $33,258.82 |
| PROVINCIAL TAX | | $24,480.69 |
| **TOTAL TAX** | | **$57,739.51** |

ROYAL BANK
REPORT NO.: 0106-00000 7597770000
RUN DATE: 2025 DEC 02
RUN TIME: 12:12:00

PAYMENT DISTRIBUTION SERVICE
FILE INPUT PAYMENT CONFIRMATION REPORT


BUSINESS DATE: 2025 DEC 02

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

FILE CREATION NUMBER: 0386

FILE CREATION DATE: 2025 DEC 02

| DUE DATE | VALUE DATE | SELECT DATE | NUMBER OF PAYMENTS | TOTAL AMOUNT |
|---|---|---|---|---|
| 2025 DEC 05 | 2025 DEC 05 | 2025 DEC 04 | 178 | 237,237.81CR |
| VALID TRANS FOR 759777 | | | 178 | 237,237.81CR |
| REJECTED TRANS FOR 759777 | | | 0 | 0.00CR |
| T-ERROR TRANS FOR 759777 | | | 0 | 0.00CR |
| GRAND TOTAL FOR 759777 | | | 178 | 237,237.81CR |

**Total: $329,737.51**

ROYAL BANK
REPORT NO.: 0106-00000 7597770000
RUN DATE: 2025 DEC 08
RUN TIME: 09:48:41

PAYMENT DISTRIBUTION SERVICE
FILE INPUT PAYMENT CONFIRMATION REPORT


BUSINESS DATE: 2025 DEC 08

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

FILE CREATION NUMBER: 0387

FILE CREATION DATE: 2025 DEC 08

| DUE DATE | VALUE DATE | SELECT DATE | NUMBER OF PAYMENTS | TOTAL AMOUNT |
|---|---|---|---|---|
| 2025 DEC 15 | 2025 DEC 15 | 2025 DEC 12 | 65 | 43,713.56CR |
| VALID TRANS FOR | 759777 | | 65 | 43,713.56CR |
| REJECTED TRANS FOR | 759777 | | 0 | 0.00CR |
| T-ERROR TRANS FOR | 759777 | | 0 | 0.00CR |
| GRAND TOTAL FOR | 759777 | | 65 | 43,713.56CR |

**Total: $66,096.97**

# *2025 CRA REMITTANCES*

## *Monthly Payperiod #__12_*

| Business # RP0002 (rate type A) | CPP EE | CPP ER | **TOTAL** |
|---|---|---|---|
| | $2,463.08 | $2,463.08 | **$4,926.16** |
| | EI EE | EI ER | |
| | $655.14 | $917.16 | **$1,572.30** |
| | FED TAX EE | PROV TAX EE | |
| | $8,471.15 | $7,413.80 | **$15,884.95** |

RP0002 TOTAL $22,383.41

| | | |
|---|---|---|
| CPP TOTALS | | |
| | **EE** | $2,463.08 |
| | ER | $2,463.08 |
| **TOTAL CPP** | | **$4,926.16** |
| EI TOTALS | | |
| | EE | $655.14 |
| | ER | $917.16 |
| **TOTAL EI** | | **$1,572.30** |
| FEDERAL TAX | | $8,471.15 |
| PROVINCIAL TAX | | $7,413.80 |
| **TOTAL TAX** | | **$15,884.95** |

**TOTAL REMITTANCE: $22,383.41**

**Supplier :** 0001 To STMP000224
**Batch :** All

**Cheque Dates :** Nov 27, 2025 **To** Dec 10, 2025
**Bank :** 4 To 4

| Supplier Code / Invoice No. | Supplier Name / Description | Batch | Invoice Date | Due Date | Invoice Amount | Paid Amount | Discount Amount |
|---|---|---|---|---|---|---|---|
| 1427 | 1ST CHOICE CONVENIENCE | | | | | | |
| 1272951-3 | FD DRILL-DEC 2/25 | 1187 | 02-Dec-2025 | 02-Dec-2025 | 36.11 | 36.11 | 0.00 |
| | **Supplier Totals :** | | | | 36.11 | 36.11 | 0.00 |
| 0045 | ABC FIRE & SAFETY EQUIPMENT | | | | | | |
| 1000319629 | DEFENDER VISOR TUFFSHIELD LENS CLEAR-2 | 1163 | 25-Nov-2025 | 25-Nov-2025 | 291.20 | 291.20 | 0.00 |
| | **Supplier Totals :** | | | | 291.20 | 291.20 | 0.00 |
| 1917 | AIR LIQUIDE CANADA INC | | | | | | |
| 79652163 | PW-CYLINDER RENTAL-NOVEMBER 2025 | 1183 | 30-Nov-2025 | 30-Nov-2025 | 120.63 | 120.63 | 0.00 |
| | **Supplier Totals :** | | | | 120.63 | 120.63 | 0.00 |
| 4374 | ALL SEASONS CHIROPRACTIC | | | | | | |
| 112725 | CAPABILITIES FORM-COLE RUMPEL | 1186 | 27-Nov-2025 | 27-Nov-2025 | 50.00 | 50.00 | 0.00 |
| | **Supplier Totals :** | | | | 50.00 | 50.00 | 0.00 |
| 0605 | ALLTEMP AUTO ELECTRIC | | | | | | |
| 2025-2400 | T-126 BATTERY,T-132 BATTERY | 1181 | 01-Dec-2025 | 01-Dec-2025 | 453.60 | 453.60 | 0.00 |
| | **Supplier Totals :** | | | | 453.60 | 453.60 | 0.00 |
| 3393 | ALTEC INDUSTRIES LTD | | | | | | |
| 5998220 | T-106 TROUBLESHOOT UPPER CONTROLS NOT WORKING | 1159 | 19-Nov-2025 | 19-Nov-2025 | 1,182.72 | 1,182.72 | 0.00 |
| | **Supplier Totals :** | | | | 1,182.72 | 1,182.72 | 0.00 |
| 1445 | ARBORIA | | | | | | |
| 8094 | 12/25 MONTHLY GREEN CARE SERVICE CHARGE | 1190 | 01-Dec-2025 | 01-Dec-2025 | 172.48 | 172.48 | 0.00 |
| | **Supplier Totals :** | | | | 172.48 | 172.48 | 0.00 |
| 1458 | ASSOCIATION OF MANITOBA MUNICIPALITIES | | | | | | |
| AMM161593 | T-99 TIRE REPAIR | 1157 | 18-Nov-2025 | 18-Nov-2025 | 48.74 | 48.74 | 0.00 |
| AMM161594 | T-97 USED TIRE | 1158 | 18-Nov-2025 | 18-Nov-2025 | 56.00 | 56.00 | 0.00 |
| AMM161645 | T-138 INSTALL NEW TIRE | 1157 | 18-Nov-2025 | 18-Nov-2025 | 397.65 | 397.65 | 0.00 |
| AMM163666 | PAPER-6 BOXES | 1161 | 20-Nov-2025 | 20-Nov-2025 | 396.42 | 396.42 | 0.00 |
| AMM164703 | BATTERIES | 1166 | 21-Nov-2025 | 21-Nov-2025 | 32.45 | 32.45 | 0.00 |
| AMM168151 | T-132 TIRE REPAIR | 1157 | 24-Nov-2025 | 24-Nov-2025 | 41.14 | 41.14 | 0.00 |
| AMM168153 | T-159 TIRE REPAIR | 1162 | 24-Nov-2025 | 24-Nov-2025 | 46.52 | 46.52 | 0.00 |
| AMM168156 | T-102 TIRE CHANGEOVER | 1159 | 24-Nov-2025 | 24-Nov-2025 | 50.40 | 50.40 | 0.00 |
| AMM169151 | #2003 CREDIT FOR TIRE REPAIR | 1158 | 25-Nov-2025 | 25-Nov-2025 | -45.38 | -45.38 | 0.00 |
| AMM170464 | SPIRAL NOTEBOOKS | 1190 | 26-Nov-2025 | 26-Nov-2025 | 37.86 | 37.86 | 0.00 |
| AMM170495 | BATTERIES | 1190 | 26-Nov-2025 | 26-Nov-2025 | 89.81 | 89.81 | 0.00 |
| AMM172582 | #2021 TIRE REPAIR | 1186 | 28-Nov-2025 | 28-Nov-2025 | 75.86 | 75.86 | 0.00 |
| AMM176097 | #1384 TIRE,TIRE CHANGEOVER | 1183 | 28-Nov-2025 | 28-Nov-2025 | 629.97 | 629.97 | 0.00 |
| AMM176098 | T-160 TIRE REPAIR | 1183 | 28-Nov-2025 | 28-Nov-2025 | 46.52 | 46.52 | 0.00 |
| AMM176099 | #1384 TIRE REPAIR | 1183 | 28-Nov-2025 | 28-Nov-2025 | 96.66 | 96.66 | 0.00 |
| AMM176143 | AQ-PAPER-1 | 1182 | 28-Nov-2025 | 28-Nov-2025 | 66.07 | 66.07 | 0.00 |
| AMM176243 | #1991 TIRES-2 | 1182 | 28-Nov-2025 | 28-Nov-2025 | 1,181.87 | 1,181.87 | 0.00 |
| AMM176289 | T-135 TIRE REPAIR | 1186 | 28-Nov-2025 | 28-Nov-2025 | 91.75 | 91.75 | 0.00 |

**Supplier :** 0001 To STMP000224
**Batch :** All

**Cheque Dates :** Nov 27, 2025 **To** Dec 10, 2025
**Bank :** 4 To 4

| Supplier Code / Invoice No. | Supplier Name / Description | Batch | Invoice Date | Due Date | Invoice Amount | Paid Amount | Discount Amount |
|---|---|---|---|---|---|---|---|
| | | **Supplier Totals :** | | | 3,340.31 | 3,340.31 | 0.00 |
| 5525 | AUTO PARTS CENTRAL | | | | | | |
| 60UQ7965 | T-102 LED LAMP MARKER RED,RESEAL | 1159 | 18-Nov-2025 | 18-Nov-2025 | 43.25 | 43.25 | 0.00 |
| | | **Supplier Totals :** | | | 43.25 | 43.25 | 0.00 |
| 4276 | AWARDS CANADA | | | | | | |
| 155864 | PARADE FIRE AXE WITH ENGRAVING | 1163 | 25-Nov-2025 | 25-Nov-2025 | 600.89 | 600.89 | 0.00 |
| | | **Supplier Totals :** | | | 600.89 | 600.89 | 0.00 |
| 2365 | B & B PLUMBING | | | | | | |
| 162424 | CHECK SEWER BACK UP-LOEWEN BLVD | 1165 | 20-Sep-2025 | 20-Sep-2025 | 1,540.00 | 1,540.00 | 0.00 |
| | | **Supplier Totals :** | | | 1,540.00 | 1,540.00 | 0.00 |
| 0277 | B A ROBINSON CO LTD | | | | | | |
| S110240004.002 | FILTER CARTRIDGE-6 | 1158 | 19-Nov-2025 | 19-Nov-2025 | 147.61 | 147.61 | 0.00 |
| S110284157.001 | FULL FACE RED RUBBER GASKET | 1182 | 27-Nov-2025 | 27-Nov-2025 | 13.02 | 13.02 | 0.00 |
| S110297056.001 | TEFLON TAPE,PVC CEMENT,ADAPTER | 1157 | 20-Nov-2025 | 20-Nov-2025 | 27.68 | 27.68 | 0.00 |
| S110304686.001 | FILTER | 1190 | 24-Nov-2025 | 24-Nov-2025 | 13.66 | 13.66 | 0.00 |
| S110309773.001 | COUPLINGS-16 | 1157 | 26-Nov-2025 | 26-Nov-2025 | 44.80 | 44.80 | 0.00 |
| S110316647.001 | BLANK COVER | 1190 | 28-Nov-2025 | 28-Nov-2025 | 10.50 | 10.50 | 0.00 |
| | | **Supplier Totals :** | | | 257.27 | 257.27 | 0.00 |
| 5905 | BADIOLA ELIJAH TALAMPAS | | | | | | |
| PC14128 | DEPOSIT RELEASE-PC14128 - 25 WESTGROVE BAY | 1191 | 01-Dec-2025 | 01-Dec-2025 | 500.00 | 500.00 | 0.00 |
| | | **Supplier Totals :** | | | 500.00 | 500.00 | 0.00 |
| 5594 | BARRICADES AND SIGNS LTD | | | | | | |
| 80102 | STREET NAME BLADES-CRESENTWOOD DR,STERLING CRES,LINCOLN AVE,MCKENZIE AVE | 1159 | 08-Oct-2025 | 08-Oct-2025 | 492.47 | 492.47 | 0.00 |
| | | **Supplier Totals :** | | | 492.47 | 492.47 | 0.00 |
| 3445 | BJK MECHANICAL | | | | | | |
| 8494 | COMPRESSOR REPLACEMENT | 1182 | 15-Sep-2025 | 15-Sep-2025 | 16,235.22 | 16,235.22 | 0.00 |
| | | **Supplier Totals :** | | | 16,235.22 | 16,235.22 | 0.00 |
| 4264 | BLACKSTACK PLUMBING & HEATING INC | | | | | | |
| 929743 | HAND SNAKE TOILET IN DRESSING ROOM 4 | 1182 | 28-Nov-2025 | 28-Nov-2025 | 140.00 | 140.00 | 0.00 |
| | | **Supplier Totals :** | | | 140.00 | 140.00 | 0.00 |
| 5291 | BORDER BROKERS | | | | | | |
| B00557401 | T172-CROSS BORDER COURIER | 1195 | 04-Dec-2025 | 04-Dec-2025 | 298.21 | 298.21 | 0.00 |

**Supplier :** 0001 To STMP000224
**Batch :** All

**Cheque Dates :** Nov 27, 2025 **To** Dec 10, 2025
**Bank :** 4 To 4

| Supplier Code / Invoice No. | Supplier Name / Description | Batch | Invoice Date | Due Date | Invoice Amount | Paid Amount | Discount Amount |
|---|---|---|---|---|---|---|---|
| | **Supplier Totals :** | | | | 298.21 | 298.21 | 0.00 |
| 1892 | BRANDT TRACTOR LTD | | | | | | |
| 4340683 | AERIAL WORK TRAINING-CHRIS F,DAREN F,ISIAH W,JASON S,JON P,JOSEF G,NATHAN W,TYLER H,TYSEN K,TYSON S | 1161 | 17-Nov-2025 | 17-Nov-2025 | 3,938.49 | 3,938.49 | 0.00 |
| 4340750 | SKID STEER TRAINING-CHRIS F,ISAIAH W,JON P,LARRY P,NATHAN W,TYLER H | 1161 | 18-Nov-2025 | 18-Nov-2025 | 1,748.89 | 1,748.89 | 0.00 |
| 4341202 | FRONT END LOAD TRAINING-ISAIAH W,MIKE B,NIGEL S | 1161 | 25-Nov-2025 | 25-Nov-2025 | 1,779.13 | 1,779.13 | 0.00 |
| | **Supplier Totals :** | | | | 7,466.51 | 7,466.51 | 0.00 |
| 1732 | BRENNTAG CANADA INC | | | | | | |
| 47031378 | AQ-RETURNED DELCAN-10 | 1182 | 13-Nov-2025 | 13-Nov-2025 | -210.00 | -210.00 | 0.00 |
| 47034113 | AQ HYDROCHLORIC ACID-6 | 1158 | 20-Nov-2025 | 20-Nov-2025 | 916.44 | 916.44 | 0.00 |
| 47036654 | AQ RETURNED HYDROCHLORIC ACID-6 | 1182 | 27-Nov-2025 | 27-Nov-2025 | -126.00 | -126.00 | 0.00 |
| 47036673 | WW-CHLORINE-11 | 1181 | 27-Nov-2025 | 27-Nov-2025 | 19,874.80 | 19,874.80 | 0.00 |
| 47036674 | WW-HYDROFLUOSILICIC ACID | 1181 | 27-Nov-2025 | 27-Nov-2025 | 480.24 | 480.24 | 0.00 |
| 47037676 | WW RETURNED PLASTIC DRUM-1,CHLORINE-12 | 1181 | 28-Nov-2025 | 28-Nov-2025 | -5,118.75 | -5,118.75 | 0.00 |
| | **Supplier Totals :** | | | | 15,816.73 | 15,816.73 | 0.00 |
| 5190 | CABIGON AGELYN | | | | | | |
| PC 13853 | DEPOSIT RELEASE-PC 13853 - 43 ALEXANDER WAY | 1167 | 24-Nov-2025 | 24-Nov-2025 | 500.00 | 500.00 | 0.00 |
| | **Supplier Totals :** | | | | 500.00 | 500.00 | 0.00 |
| 0076 | CANADIAN TIRE REAL ESTATE LIMITED | | | | | | |
| 1119255827 | DECOR PLATES,PLIERS | 1159 | 19-Nov-2025 | 19-Nov-2025 | 88.46 | 88.46 | 0.00 |
| 1124255224 | STEM CAPS,WINDSHIELD WASHER | 1166 | 24-Nov-2025 | 24-Nov-2025 | 31.31 | 31.31 | 0.00 |
| 1128251730 | EXPANDABLE RIVETS | 1182 | 28-Nov-2025 | 28-Nov-2025 | 9.61 | 9.61 | 0.00 |
| | **Supplier Totals :** | | | | 129.38 | 129.38 | 0.00 |
| 5221 | CASTLE PEST CONTROL | | | | | | |
| 30875 | PEST CONTROL-NOVEMBER 27 2025 | 1186 | 27-Nov-2025 | 27-Nov-2025 | 43.58 | 43.58 | 0.00 |
| | **Supplier Totals :** | | | | 43.58 | 43.58 | 0.00 |
| 0168 | CITY OF STEINBACH | | | | | | |
| ROLL#15039 2025 | 2025 SUPPLEMENTARY PROPERTY TAXES-PUBLIC RESERVE-HERITAGE PARKWAY | 1191 | 01-Dec-2025 | 01-Dec-2025 | 271.83 | 271.83 | 0.00 |
| ROLL#15075 2025 | 2025 SUPPLEMENTARY PROPERTY TAXES-DRAIN PLAN-HERITAGE PARKWAY | 1191 | 01-Dec-2025 | 01-Dec-2025 | 448.94 | 448.94 | 0.00 |
| ROLL#425131.025 | 2024 SUPPLEMENTARY PROPERTY TAXES-PUBLIC RESERVE-KOOTENAY WAY | 1191 | 01-Dec-2025 | 01-Dec-2025 | 73.28 | 73.28 | 0.00 |
| ROLL#425131.025 | 2025 SUPPLEMENTARY PROPERTY TAXES-PUBLIC RESERVE-KOOTENAY WAY | 1191 | 01-Dec-2025 | 01-Dec-2025 | 408.84 | 408.84 | 0.00 |

**Supplier :** 0001 To STMP000224
**Batch :** All

**Cheque Dates :** Nov 27, 2025 **To** Dec 10, 2025
**Bank :** 4 To 4

| Supplier Code / Invoice No. | Supplier Name / Description | Batch | Invoice Date | Due Date | Invoice Amount | Paid Amount | Discount Amount |
|---|---|---|---|---|---|---|---|
| ROLL#45124 2024 | 2024 SUPPLEMENTARY PROPERTY TAXES-PUBLIC RESERVE-STERLING CRESCENT | 1191 | 01-Dec-2025 | 01-Dec-2025 | 85.61 | 85.61 | 0.00 |
| ROLL#45124 2025 | 2025 SUPPLEMENTARY PROPERTY TAXES-PUBLIC RESERVE-STERLING CRESCENT | 1191 | 01-Dec-2025 | 01-Dec-2025 | 500.38 | 500.38 | 0.00 |
| ROLL#45125 2024 | 2024 SUPPLEMENTARY PROPERTY TAXES-PUBLIC RESERVE-STERLING CRESCENT | 1191 | 01-Dec-2025 | 01-Dec-2025 | 52.99 | 52.99 | 0.00 |
| ROLL#45125 2025 | 2025 SUPPLEMENTARY PROPERTY TAXES-PUBLIC RESERVE-STERLING CRESCENT | 1191 | 01-Dec-2025 | 01-Dec-2025 | 309.98 | 309.98 | 0.00 |
| ROLL#45126 2024 | 2024 SUPPLEMENTARY PROPERTY TAXES-PUBLIC RESERVE-STERLING CRESCENT | 1191 | 01-Dec-2025 | 01-Dec-2025 | 60.04 | 60.04 | 0.00 |
| ROLL#45126 2025 | 2025 SUPPLEMENTARY PROPERTY TAXES-PUBLIC RESERVE-STERLING CRESCENT | 1191 | 01-Dec-2025 | 01-Dec-2025 | 351.10 | 351.10 | 0.00 |
| ROLL#855 2024SU | 2024 SUPPLEMENTARY PROPERTY TAXES-51 MILLWORK DR | 1191 | 01-Dec-2025 | 01-Dec-2025 | 889.39 | 889.39 | 0.00 |
| ROLL#855 2025SU | 2025 SUPPLEMENTARY PROPERTY TAXES-51 MILLWORK DR | 1191 | 01-Dec-2025 | 01-Dec-2025 | 4,789.71 | 4,789.71 | 0.00 |
| | **Supplier Totals :** | | | | 8,242.09 | 8,242.09 | 0.00 |
| 5240 | CLARK KEN | | | | | | |
| EXP 11/28/25 | PROPANE FILL-TIGER TORCH | 1199 | 28-Nov-2025 | 28-Nov-2025 | 22.89 | 22.89 | 0.00 |
| | **Supplier Totals :** | | | | 22.89 | 22.89 | 0.00 |
| 0104 | CLEARTECH INDUSTRIES INC. | | | | | | |
| INV1189245 | CLEARHIB 4 NSF-1088.00 KG | 1181 | 27-Nov-2025 | 27-Nov-2025 | 3,570.00 | 3,570.00 | 0.00 |
| | **Supplier Totals :** | | | | 3,570.00 | 3,570.00 | 0.00 |
| 1415 | CLEARVIEW CONSUMERS CO-OP LTD | | | | | | |
| 1039301 | FD FUEL NOVEMBER 2025 | 1192 | 08-Nov-2025 | 08-Nov-2025 | 230.09 | 230.09 | 0.00 |
| 1040414 | FD FUEL NOVEMBER 2025 | 1192 | 15-Nov-2025 | 15-Nov-2025 | 239.49 | 239.49 | 0.00 |
| 1041248 | F414 FUEL 38.45L | 1192 | 18-Nov-2025 | 18-Nov-2025 | 51.03 | 51.03 | 0.00 |
| 1041897 | F212 FUEL 103.18L | 1192 | 22-Nov-2025 | 22-Nov-2025 | 125.67 | 125.67 | 0.00 |
| 1042682 | FD FUEL NOVEMBER 2025 | 1192 | 29-Nov-2025 | 29-Nov-2025 | 135.30 | 135.30 | 0.00 |
| 1356047 | PW NOV/25 REGULAR GAS 1088.6L | 1195 | 04-Nov-2025 | 04-Nov-2025 | 1,393.35 | 1,393.35 | 0.00 |
| 1356048 | PW NOV/25 CLEAR DIESEL 1114L | 1195 | 04-Nov-2025 | 04-Nov-2025 | 1,566.23 | 1,566.23 | 0.00 |
| 1356049 | PW NOV/25 MARKED DIESEL 1600L | 1195 | 04-Nov-2025 | 04-Nov-2025 | 2,039.52 | 2,039.52 | 0.00 |
| 1356050 | SW NOV/25 MARKED DIESEL 3058L | 1196 | 04-Nov-2025 | 04-Nov-2025 | 3,898.03 | 3,898.03 | 0.00 |
| 1356082 | FUEL PUMP HOSE | 1195 | 05-Nov-2025 | 05-Nov-2025 | 61.59 | 61.59 | 0.00 |
| 1356090 | TORC SERIES 20L | 1195 | 05-Nov-2025 | 05-Nov-2025 | 285.82 | 285.82 | 0.00 |
| 1356370 | PW NOV/25 REGULAR GAS 799.9L | 1195 | 07-Nov-2025 | 07-Nov-2025 | 1,023.83 | 1,023.83 | 0.00 |
| 1357801 | PW NOV/25 REGULAR GAS 1961.9L | 1195 | 13-Nov-2025 | 13-Nov-2025 | 2,593.53 | 2,593.53 | 0.00 |
| 1357802 | PW NOV/25 CLEAR DIESEL 2699.8L | 1195 | 14-Nov-2025 | 14-Nov-2025 | 3,926.18 | 3,926.18 | 0.00 |
| 1357803 | PW NOV/25 MARKED DIESEL 1200.1L | 1195 | 13-Nov-2025 | 13-Nov-2025 | 1,587.74 | 1,587.74 | 0.00 |
| 1359598 | SW NOV/25 MARKED DIESEL 2800L | 1196 | 20-Nov-2025 | 20-Nov-2025 | 3,645.60 | 3,645.60 | 0.00 |

**Supplier :** 0001 To STMP000224
**Batch :** All

**Cheque Dates :** Nov 27, 2025 **To** Dec 10, 2025
**Bank :** 4 To 4

| Supplier Code / Invoice No. | Supplier Name / Description | Batch | Invoice Date | Due Date | Invoice Amount | Paid Amount | Discount Amount |
|---|---|---|---|---|---|---|---|
| 1359624 | DIESEL EXHAUST FLUID | 1196 | 21-Nov-2025 | 21-Nov-2025 | 313.59 | 313.59 | 0.00 |
| 1359682 | PW NOV/25 CLEAR DIESEL 2038L | 1195 | 21-Nov-2025 | 21-Nov-2025 | 2,920.96 | 2,920.96 | 0.00 |
| 1359683 | PW NOV/25 MARKED DIESEL 1170.1L | 1195 | 21-Nov-2025 | 21-Nov-2025 | 1,523.47 | 1,523.47 | 0.00 |
| 1361147 | PW NOV/25 REGULAR GAS 1505.9L | 1195 | 24-Nov-2025 | 24-Nov-2025 | 1,927.47 | 1,927.47 | 0.00 |
| 1361491 | PW NOV/25 CLEAR DIESEL 1832.1L | 1195 | 26-Nov-2025 | 26-Nov-2025 | 2,383.47 | 2,383.47 | 0.00 |
| 1361492 | PW NOV/25 MARKED DIESEL 700.3L | 1195 | 26-Nov-2025 | 26-Nov-2025 | 819.14 | 819.14 | 0.00 |
| 1361532 | SPRING WATER 12PK-144 | 1192 | 27-Nov-2025 | 27-Nov-2025 | 542.71 | 542.71 | 0.00 |
| 1361610 | SW NOV/25 MARKED DIESEL 1651.6L | 1196 | 27-Nov-2025 | 27-Nov-2025 | 1,931.87 | 1,931.87 | 0.00 |
| 1361637 | HYDRAULIC OIL | 1195 | 28-Nov-2025 | 28-Nov-2025 | 293.33 | 293.33 | 0.00 |
| 1361695 | PW NOV/25 REGULAR GAS 1073.1L | 1195 | 28-Nov-2025 | 28-Nov-2025 | 1,362.25 | 1,362.25 | 0.00 |
| 1361696 | PW NOV/25 CLEAR DIESEL 806L | 1195 | 28-Nov-2025 | 28-Nov-2025 | 1,048.56 | 1,048.56 | 0.00 |
| 71024961 | PROPANE FILL | 1195 | 13-Nov-2025 | 13-Nov-2025 | 21.75 | 21.75 | 0.00 |
| | **Supplier Totals :** | | | | 37,891.57 | 37,891.57 | 0.00 |
| 0694 | COMMERCIAL POOL AND RECREATIONAL PRODUCTS | | | | | | |
| 2503414 | PALINTEST TEST TABLETS | 1158 | 21-Nov-2025 | 21-Nov-2025 | 776.10 | 776.10 | 0.00 |
| 2503461 | DOLPHIN CLIP ASSEMBLY | 1182 | 27-Nov-2025 | 27-Nov-2025 | 143.00 | 143.00 | 0.00 |
| | **Supplier Totals :** | | | | 919.10 | 919.10 | 0.00 |
| 5320 | COMMISSIONAIRES MANITOBA | | | | | | |
| 11369 | BY LAW OFFICER,PARKING & MILEAGE NOVEMBER 01-30/25 | 1191 | 30-Nov-2025 | 30-Nov-2025 | 3,556.26 | 3,556.26 | 0.00 |
| | **Supplier Totals :** | | | | 3,556.26 | 3,556.26 | 0.00 |
| 4231 | COOK MADISON | | | | | | |
| EXP 11/26/25 | EMPLOYEE CLOTHING & FITNESS PURCHASE-MADISON C | 1197 | 03-Dec-2025 | 03-Dec-2025 | 300.55 | 300.55 | 0.00 |
| | **Supplier Totals :** | | | | 300.55 | 300.55 | 0.00 |
| 3678 | CORPELL'S WATER | | | | | | |
| 6316251 | LF WATER-7 | 1162 | 27-Nov-2025 | 27-Nov-2025 | 57.40 | 57.40 | 0.00 |
| | **Supplier Totals :** | | | | 57.40 | 57.40 | 0.00 |
| 2331 | COUNTRY MEAT & SAUSAGE | | | | | | |
| 12022025 | FD DRILL DEC 2/25 | 1187 | 02-Dec-2025 | 02-Dec-2025 | 954.25 | 954.25 | 0.00 |
| | **Supplier Totals :** | | | | 954.25 | 954.25 | 0.00 |
| 0603 | CREATIVE PRINT ALL LTD | | | | | | |
| 87369 | DECALS-SOLID WASTE OFFICE DOOR | 1162 | 21-Nov-2025 | 21-Nov-2025 | 89.66 | 89.66 | 0.00 |
| | **Supplier Totals :** | | | | 89.66 | 89.66 | 0.00 |
| 3788 | CRO SOFTWARE SOLUTIONS | | | | | | |
| 21294 | TRUCK MONTHLY CHARGE-DECEMBER 2025 | 1186 | 01-Dec-2025 | 01-Dec-2025 | 500.60 | 500.60 | 0.00 |
| | **Supplier Totals :** | | | | 500.60 | 500.60 | 0.00 |

**Supplier :** 0001 To STMP000224
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**Cheque Dates :** Nov 27, 2025 **To** Dec 10, 2025
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| Supplier Code / Invoice No. | Supplier Name / Description | Batch | Invoice Date | Due Date | Invoice Amount | Paid Amount | Discount Amount |
|---|---|---|---|---|---|---|---|
| 5891 | CTM DESIGN SERVICES LTD | | | | | | |
| REFUND 11/05/25 | REFUND BUILDING PERMIT#2022-376 | 1084 | 05-Nov-2025 | 05-Nov-2025 | 40,354.90 | 40,354.90 | 0.00 |
| | **Supplier Totals :** | | | | 40,354.90 | 40,354.90 | 0.00 |
| 2152 | DELL CANADA INC | | | | | | |
| 1018985099 | 2025 COMPUTER REPLACEMENT | 1190 | 18-Nov-2025 | 18-Nov-2025 | 8,613.31 | 8,613.31 | 0.00 |
| | **Supplier Totals :** | | | | 8,613.31 | 8,613.31 | 0.00 |
| 3818 | DESROSIERS-ALLEN ELIANNE | | | | | | |
| EXP 11/21/25 | MILEAGE OCT 28-NOV 18/25,COOKIES,CHRISTMAS PARTY DECORATIONS,EMPLOYEE FITNESS PURCHASE-ELY | 1169 | 21-Nov-2025 | 21-Nov-2025 | 208.76 | 208.76 | 0.00 |
| | **Supplier Totals :** | | | | 208.76 | 208.76 | 0.00 |
| 0071 | DIAMOND READY MIX CONCRETE LTD | | | | | | |
| 204302 | EXCAVATOR RENTAL-PARK RD | 1159 | 12-Nov-2025 | 12-Nov-2025 | 2,249.10 | 2,249.10 | 0.00 |
| 204323 | CRUSHED STONE-12 TONNES | 1159 | 12-Nov-2025 | 12-Nov-2025 | 392.85 | 392.85 | 0.00 |
| 204331 | EXCAVATOR RENTAL-PARK RD | 1159 | 13-Nov-2025 | 13-Nov-2025 | 856.80 | 856.80 | 0.00 |
| 204532 | CAT DOZER RENTAL | 1186 | 27-Nov-2025 | 27-Nov-2025 | 3,738.00 | 3,738.00 | 0.00 |
| | **Supplier Totals :** | | | | 7,236.75 | 7,236.75 | 0.00 |
| 1681 | DYCK RUSSELL | | | | | | |
| EXP 11/24/25 | PUCK FREEZER | 1169 | 24-Nov-2025 | 24-Nov-2025 | 185.91 | 185.91 | 0.00 |
| | **Supplier Totals :** | | | | 185.91 | 185.91 | 0.00 |
| 0058 | E G PENNER BUILDING CENTRES LTD | | | | | | |
| 2264047 | WALL MOUNTED DOOR STOP | 1184 | 12-Nov-2025 | 12-Nov-2025 | 9.89 | 9.89 | 0.00 |
| 2267399 | CABLE TIE | 1182 | 17-Nov-2025 | 17-Nov-2025 | 26.68 | 26.68 | 0.00 |
| 2267470 | CAULK,PAINT | 1158 | 17-Nov-2025 | 17-Nov-2025 | 181.72 | 181.72 | 0.00 |
| 2268204 | GLOSS PAINT,BRUSHES,MICROFIBRE REFILL PACK | 1158 | 18-Nov-2025 | 18-Nov-2025 | 72.31 | 72.31 | 0.00 |
| 2269110 | T-142 STOVE BOLT,PAN HEAD STOVE BOLT | 1162 | 19-Nov-2025 | 19-Nov-2025 | 8.42 | 8.42 | 0.00 |
| 2269168 | TRADITION MICROFIBRE PLUS,GREEN RUST PAINT | 1158 | 19-Nov-2025 | 19-Nov-2025 | 115.38 | 115.38 | 0.00 |
| 2269287 | CORNICE HOOKS,TOOL ADAPTER,CONNECTOR | 1158 | 19-Nov-2025 | 19-Nov-2025 | 46.44 | 46.44 | 0.00 |
| 2269359 | SLIM LED DIMMABLE | 1160 | 19-Nov-2025 | 19-Nov-2025 | 27.20 | 27.20 | 0.00 |
| 2269363 | PLATED ROUND RING,TWISTED POLYPROPYLENE ROPE | 1157 | 19-Nov-2025 | 19-Nov-2025 | 4.01 | 4.01 | 0.00 |
| 2269969 | FAST ORANGE HAND CLEANER | 1163 | 20-Nov-2025 | 20-Nov-2025 | 53.21 | 53.21 | 0.00 |
| 2270088 | LED CORN LIGHT | 1160 | 20-Nov-2025 | 20-Nov-2025 | 29.70 | 29.70 | 0.00 |
| 2270091 | STAPLER,COMPACT ROUTER | 1160 | 20-Nov-2025 | 20-Nov-2025 | 692.16 | 692.16 | 0.00 |
| 2270092 | T-102 STRAIN RELIEF CONNECTOR,ELECTRICAL LOCKNUT | 1159 | 20-Nov-2025 | 20-Nov-2025 | 62.70 | 62.70 | 0.00 |
| 2270101 | STAPLES | 1160 | 20-Nov-2025 | 20-Nov-2025 | 35.26 | 35.26 | 0.00 |
| 2270167 | GROUT,ADHESIVE | 1158 | 20-Nov-2025 | 20-Nov-2025 | 96.28 | 96.28 | 0.00 |
| 2270189 | DUAL BATTERY BLOWER,JUMP | 1158 | 20-Nov-2025 | 20-Nov-2025 | 889.43 | 889.43 | 0.00 |

Supplier : 0001 To STMP000224
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| Supplier Code / Invoice No. | Supplier Name / Description | Batch | Invoice Date | Due Date | Invoice Amount | Paid Amount | Discount Amount |
|---|---|---|---|---|---|---|---|
| | STARTER,BLOWER NOZZLE ATTACHMENT KIT | | | | | | |
| 2271092 | LOW PROFILE HEADLAMP | 1160 | 21-Nov-2025 | 21-Nov-2025 | 100.79 | 100.79 | 0.00 |
| 2271094 | GALVANIZED NAILS | 1160 | 21-Nov-2025 | 21-Nov-2025 | 20.15 | 20.15 | 0.00 |
| 2271157 | EXPANSION JOINT,TERMINAL ADAPTER,ELECTRICAL LOCKNUT,COUPLING,STRAP, ELECTRICAL ELBOW,JUNCTION BOX | 1157 | 21-Nov-2025 | 21-Nov-2025 | 370.08 | 370.08 | 0.00 |
| 2271165 | CHROME BOLT SNAP SWIVEL | 1160 | 21-Nov-2025 | 21-Nov-2025 | 39.51 | 39.51 | 0.00 |
| 2272594 | HOSE BIBB-2 | 1157 | 24-Nov-2025 | 24-Nov-2025 | 25.07 | 25.07 | 0.00 |
| 2272617 | RUST PAINT | 1182 | 24-Nov-2025 | 24-Nov-2025 | 208.63 | 208.63 | 0.00 |
| 2272888 | COUPLER,COUPLING,GARDEN HOSE COUPLING | 1190 | 24-Nov-2025 | 24-Nov-2025 | 27.54 | 27.54 | 0.00 |
| 2273668 | SILICONE SEALANT | 1157 | 25-Nov-2025 | 25-Nov-2025 | 9.35 | 9.35 | 0.00 |
| 2273700 | RED LITHIUM BATTERIES | 1182 | 25-Nov-2025 | 25-Nov-2025 | 311.36 | 311.36 | 0.00 |
| 2273769 | F-613 PRIMER | 1187 | 25-Nov-2025 | 25-Nov-2025 | 64.95 | 64.95 | 0.00 |
| 2273770 | SUPER GLUE | 1182 | 25-Nov-2025 | 25-Nov-2025 | 9.85 | 9.85 | 0.00 |
| 2273795 | ELECTRICAL CONDUIT PIPE | 1157 | 25-Nov-2025 | 25-Nov-2025 | 606.66 | 606.66 | 0.00 |
| 2274374 | CEILING TILES | 1184 | 26-Nov-2025 | 26-Nov-2025 | 255.35 | 255.35 | 0.00 |
| 2274780 | HINGE-2 PACK | 1182 | 26-Nov-2025 | 26-Nov-2025 | 9.40 | 9.40 | 0.00 |
| 2274786 | OPEN MESH SAND CLOTH,PEX ADAPTER,HOSE CLAMP | 1157 | 26-Nov-2025 | 26-Nov-2025 | 18.97 | 18.97 | 0.00 |
| 2276358 | F-613 DRILL SCREWS,PIANO HINGE | 1187 | 28-Nov-2025 | 28-Nov-2025 | 43.51 | 43.51 | 0.00 |
| 2276518 | FLUORESCENT BULB,HOSE CLAMP | 1182 | 28-Nov-2025 | 28-Nov-2025 | 77.18 | 77.18 | 0.00 |
| 2276524 | INDDOR/OUTDOOR SEALANT,ADHESIVE | 1184 | 28-Nov-2025 | 28-Nov-2025 | 67.97 | 67.97 | 0.00 |
| 2276563 | BRUSH SET,PAINT | 1182 | 28-Nov-2025 | 28-Nov-2025 | 31.22 | 31.22 | 0.00 |
| 2276667 | EYE BOLT WITH NUT | 1182 | 28-Nov-2025 | 28-Nov-2025 | 14.78 | 14.78 | 0.00 |
| | **Supplier Totals :** | | | | 4,663.11 | 4,663.11 | 0.00 |
| 3136 | ELITE REDI-MIX LTD | | | | | | |
| 42979 | CONCRETE | 1182 | 10-Nov-2025 | 10-Nov-2025 | 464.24 | 464.24 | 0.00 |
| | **Supplier Totals :** | | | | 464.24 | 464.24 | 0.00 |
| 5895 | ENDRESS + HAUSER CANADA LTD | | | | | | |
| 6750530376 | LAP POOL FLOW METER,PROTECTION DISC | 1182 | 02-Dec-2025 | 02-Dec-2025 | 6,798.24 | 6,798.24 | 0.00 |
| | **Supplier Totals :** | | | | 6,798.24 | 6,798.24 | 0.00 |
| 4583 | ENEX SIDING INCORPORATED | | | | | | |
| 2025532 | ALUMINIUM EAVESTROUGH,DOWNSPOUTS | 1181 | 23-Oct-2025 | 23-Oct-2025 | 598.50 | 598.50 | 0.00 |
| | **Supplier Totals :** | | | | 598.50 | 598.50 | 0.00 |
| 5690 | ERMC SOUTHERN SUB-COMMITTEE | | | | | | |
| 11/2025 | 2026 ERMC ANNUAL MEMBERSHIP | 1166 | 18-Nov-2025 | 18-Nov-2025 | 500.00 | 500.00 | 0.00 |
| | **Supplier Totals :** | | | | 500.00 | 500.00 | 0.00 |
| 0003 | FAIRWAY FORD SALES LTD | | | | | | |
| 117012 | T-125 ENGINE OIL & FILTER CHANGE | 1189 | 02-Dec-2025 | 02-Dec-2025 | 95.43 | 95.43 | 0.00 |

**Supplier :** 0001 To STMP000224
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| Supplier Code / Invoice No. | Supplier Name / Description | Batch | Invoice Date | Due Date | Invoice Amount | Paid Amount | Discount Amount |
|---|---|---|---|---|---|---|---|
| | **Supplier Totals :** | | | | 95.43 | 95.43 | 0.00 |
| 1918 | FASTENAL CANADA | | | | | | |
| MBSTE195912 | FLAT WASHERS,NYLOKNUT,SOCKET HEAD CAP SCREW | 1159 | 18-Nov-2025 | 18-Nov-2025 | 37.93 | 37.93 | 0.00 |
| | **Supplier Totals :** | | | | 37.93 | 37.93 | 0.00 |
| 1593 | FLOCOR INC | | | | | | |
| 7142867 | YELLOW PRETZEL HYD MARKER | 1181 | 01-Dec-2025 | 01-Dec-2025 | 1,344.00 | 1,344.00 | 0.00 |
| | **Supplier Totals :** | | | | 1,344.00 | 1,344.00 | 0.00 |
| 2805 | FOURNIER-KILMURY MARILYNNE | | | | | | |
| EXP 11/24/25 | EMPLOYEE CLOTHING PURCHASE-MARILYNNE | 1167 | 24-Nov-2025 | 24-Nov-2025 | 119.92 | 119.92 | 0.00 |
| EXP 12/04/25 | EMPLOYEE CLOTHING PURCHASE-MARILYNNE | 1191 | 04-Dec-2025 | 04-Dec-2025 | 244.82 | 244.82 | 0.00 |
| | **Supplier Totals :** | | | | 364.74 | 364.74 | 0.00 |
| 2170 | FRIESEN DRILLERS LTD | | | | | | |
| 11717 | WELL CAP-5" | 1157 | 17-Nov-2025 | 17-Nov-2025 | 168.00 | 168.00 | 0.00 |
| 11746 | INVESTIGATION OF NORTHWEST WELL FIELD DEVELOPMENT-FINAL REPORTING | 1189 | 24-Nov-2025 | 24-Nov-2025 | 2,625.00 | 2,625.00 | 0.00 |
| | **Supplier Totals :** | | | | 2,793.00 | 2,793.00 | 0.00 |
| 2802 | FUNK EARL WAYNE | | | | | | |
| EXP 12/01/25 | COUNCIL ORGANIZATIONAL MTG,THRONE SPEECH,STUDY SESSION NOV 21-22/25,AMM NOV 25-26/25,CELL PHONE DEC | 1191 | 01-Dec-2025 | 01-Dec-2025 | 2,765.11 | 2,765.11 | 0.00 |
| | **Supplier Totals :** | | | | 2,765.11 | 2,765.11 | 0.00 |
| 5908 | GIESBRECHT ROBERT JAMES | | | | | | |
| COS-2025-297 | DEPOSIT RELEASE-COS-2025-297 - 16-10 BRIGHTON LANE | 1191 | 01-Dec-2025 | 01-Dec-2025 | 500.00 | 500.00 | 0.00 |
| | **Supplier Totals :** | | | | 500.00 | 500.00 | 0.00 |
| 4154 | GOURMET COFFEE SPECIALISTS LTD | | | | | | |
| I469603 | PW-COFFEE,TEA,HOT CHOCOLATE,CHIPS | 1160 | 19-Nov-2025 | 19-Nov-2025 | 1,252.36 | 1,252.36 | 0.00 |
| I470233 | AQ-COFFEE | 1164 | 19-Nov-2025 | 19-Nov-2025 | 158.59 | 158.59 | 0.00 |
| I470417 | CH-COFFEE,CREAM | 1166 | 19-Nov-2025 | 19-Nov-2025 | 240.46 | 240.46 | 0.00 |
| I475637 | CH-COFFEE,TEA,CREAM | 1190 | 03-Dec-2025 | 03-Dec-2025 | 188.14 | 188.14 | 0.00 |
| | **Supplier Totals :** | | | | 1,839.55 | 1,839.55 | 0.00 |
| 5906 | GRIFFIN GREGORY WAYNE | | | | | | |
| COS-2024-186 | DEPOSIT RELEASE-COS-2024-186 - 13 BIRCH ST | 1191 | 01-Dec-2025 | 01-Dec-2025 | 500.00 | 500.00 | 0.00 |
| | **Supplier Totals :** | | | | 500.00 | 500.00 | 0.00 |

**Supplier :** 0001 To STMP000224
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| Supplier Code / Invoice No. | Supplier Name / Description | Batch | Invoice Date | Due Date | Invoice Amount | Paid Amount | Discount Amount |
|---|---|---|---|---|---|---|---|
| 4778 | HAMSTER NOVEXCO INC | | | | | | |
| 94238220 | BINDERS,LETTERMARK PAPER | 1167 | 25-Nov-2025 | 25-Nov-2025 | 124.36 | 124.36 | 0.00 |
| 94247872 | STAMP | 1167 | 27-Nov-2025 | 27-Nov-2025 | 54.65 | 54.65 | 0.00 |
| 94263102 | LAMINATING POUCHES,COIN TUBES,ZIP POCKETS,PENS | 1197 | 03-Dec-2025 | 03-Dec-2025 | 113.14 | 113.14 | 0.00 |
| 94263103 | GLUE STICKS,PAPER,COVER,MOUSE PAD | 1191 | 03-Dec-2025 | 03-Dec-2025 | 82.32 | 82.32 | 0.00 |
| | **Supplier Totals :** | | | | 374.47 | 374.47 | 0.00 |
| 0176 | HANOVER GRINDING | | | | | | |
| 98952 | ICE KNIVES SHARPENED,HAND SCRAPER KNIVES SHARPENED | 1182 | 01-Dec-2025 | 01-Dec-2025 | 362.88 | 362.88 | 0.00 |
| | **Supplier Totals :** | | | | 362.88 | 362.88 | 0.00 |
| 0087 | HANOVER SCHOOL DIVISION NO 15 | | | | | | |
| TAXES 10/31/25 | TAXES COLLECTED TO OCTOBER 31 2025 | 1084 | 04-Nov-2025 | 04-Nov-2025 | 1,321,684.25 | 1,321,684.25 | 0.00 |
| | **Supplier Totals :** | | | | 1,321,684.25 | 1,321,684.25 | 0.00 |
| 4147 | HERITAGE STEELWORKS | | | | | | |
| 18869 | #2012 ALUMINUM | 1182 | 14-Nov-2025 | 14-Nov-2025 | 140.00 | 140.00 | 0.00 |
| 18909 | ANGLE IRON | 1182 | 21-Nov-2025 | 21-Nov-2025 | 34.76 | 34.76 | 0.00 |
| | **Supplier Totals :** | | | | 174.76 | 174.76 | 0.00 |
| 4390 | HIEBERT JACOB HAROLD | | | | | | |
| EXP 12/01/25 | STUDY SESSION NOV 21-23/25 | 1191 | 01-Dec-2025 | 01-Dec-2025 | 152.60 | 152.60 | 0.00 |
| | **Supplier Totals :** | | | | 152.60 | 152.60 | 0.00 |
| 4392 | HIEBERT WILHELM WIEBE | | | | | | |
| EXP 12/01/25 | STUDY SESSION NOV 21-23/25,AMM NOV 25-26/25-WINNIPEG | 1191 | 01-Dec-2025 | 01-Dec-2025 | 304.80 | 304.80 | 0.00 |
| | **Supplier Totals :** | | | | 304.80 | 304.80 | 0.00 |
| 3142 | HREHIRCHUK BRIAN | | | | | | |
| EXP 12/02/25 | STUDY SESSION NOV 21-22/25-WINNIPEG | 1191 | 02-Dec-2025 | 02-Dec-2025 | 53.41 | 53.41 | 0.00 |
| | **Supplier Totals :** | | | | 53.41 | 53.41 | 0.00 |
| 4200 | HYDRO AG MANITOBA INC | | | | | | |
| 123331 | T-135 CYLINDER LEAK | 1186 | 07-Nov-2025 | 07-Nov-2025 | 510.97 | 510.97 | 0.00 |
| 123635 | T-135 HYDRAULIC LEAK | 1186 | 03-Nov-2025 | 03-Nov-2025 | 880.11 | 880.11 | 0.00 |
| 124264 | #940 HYDRAULIC HOSE,CRIMP FITTINGS,NYLON SLEEVE,PLASTIC HOSE GUARD | 1159 | 24-Nov-2025 | 24-Nov-2025 | 240.81 | 240.81 | 0.00 |
| 124351 | T-145 TEE,ELBOWS | 1183 | 25-Nov-2025 | 25-Nov-2025 | 21.03 | 21.03 | 0.00 |
| 124586 | T-110 HYDRAULIC LEAK | 1186 | 03-Nov-2025 | 03-Nov-2025 | 2,234.30 | 2,234.30 | 0.00 |
| 124987 | T-135 HYDRAULIC LEAK | 1186 | 01-Dec-2025 | 01-Dec-2025 | 316.20 | 316.20 | 0.00 |
| | **Supplier Totals :** | | | | 4,203.42 | 4,203.42 | 0.00 |

**Supplier :** 0001 To STMP000224
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**Cheque Dates :** Nov 27, 2025 **To** Dec 10, 2025
**Bank :** 4 To 4

| Supplier Code / Invoice No. | Supplier Name / Description | Batch | Invoice Date | Due Date | Invoice Amount | Paid Amount | Discount Amount |
|---|---|---|---|---|---|---|---|
| 5904 | ILAGAN CLAIRE | | | | | | |
| COS-2025-154 | DEPOSIT RELEASE-COS-2025-154 - 116 SESAME ST | 1167 | 26-Nov-2025 | 26-Nov-2025 | 500.00 | 500.00 | 0.00 |
| | **Supplier Totals :** | | | | 500.00 | 500.00 | 0.00 |
| 5909 | JACKSON DAWSON | | | | | | |
| PAY NOV 17-30/25 | PAY NOV 17-30/25 | 1191 | 05-Dec-2025 | 05-Dec-2025 | 124.26 | 124.26 | 0.00 |
| | **Supplier Totals :** | | | | 124.26 | 124.26 | 0.00 |
| 1278 | KEEWATIN TRUCK SERVICE | | | | | | |
| 42226 | F-411 HEATER | 1187 | 24-Jan-2025 | 24-Jan-2025 | 6,906.90 | 6,906.90 | 0.00 |
| 42500 | F-612 INSTALL REAR LIGHT | 1187 | 20-Mar-2025 | 20-Mar-2025 | 560.41 | 560.41 | 0.00 |
| 43631 | F-414 BALL VALVE KIT | 1187 | 05-Aug-2025 | 05-Aug-2025 | 410.67 | 410.67 | 0.00 |
| 43632 | F-511 CRIMP CONNECTION KIT,REPLACE BATTERY CONNECTIONS | 1187 | 05-Aug-2025 | 05-Aug-2025 | 794.71 | 794.71 | 0.00 |
| 44363 | F-414 HUB CAP CPVER | 1187 | 01-Dec-2025 | 01-Dec-2025 | 50.42 | 50.42 | 0.00 |
| | **Supplier Totals :** | | | | 8,723.11 | 8,723.11 | 0.00 |
| 0166 | KEYSTONE AGRI-MOTIVE (2005) INC. | | | | | | |
| 68972D | V-BELT,COUPLER,PULLEY | 1158 | 18-Nov-2025 | 18-Nov-2025 | 43.84 | 43.84 | 0.00 |
| 69026D | BEARINGS,TRIPLE FLINT REPLACMENT | 1158 | 18-Nov-2025 | 18-Nov-2025 | 34.47 | 34.47 | 0.00 |
| 69337D | GLASS CLEANER,WD40,LUBRICANT | 1162 | 20-Nov-2025 | 20-Nov-2025 | 345.34 | 345.34 | 0.00 |
| 69429D | T-136 FLOOD BEAM,BUTT CONNECTOR | 1186 | 21-Nov-2025 | 21-Nov-2025 | 70.35 | 70.35 | 0.00 |
| 69682D | DRILL PRESS,GRINDER,TOOL STATION,WALL PLATE | 1162 | 24-Nov-2025 | 24-Nov-2025 | 1,336.09 | 1,336.09 | 0.00 |
| 70056D | #1966 DAMPER | 1182 | 26-Nov-2025 | 26-Nov-2025 | 35.91 | 35.91 | 0.00 |
| 70565D | HEAT SHRINK,HEX HEAD CAPSCREWS,LOCKNUTS,FLAT WASHERS | 1183 | 01-Dec-2025 | 01-Dec-2025 | 20.57 | 20.57 | 0.00 |
| 70674D | OIL RAGS | 1181 | 02-Dec-2025 | 02-Dec-2025 | 100.80 | 100.80 | 0.00 |
| | **Supplier Totals :** | | | | 1,987.37 | 1,987.37 | 0.00 |
| 0090 | KEYSTONE SURVEYS M.L.S. INC. | | | | | | |
| 10376 | SURVEYORS PLAN SHOWING MONUMENTS ACROSS PARK RD WEST | 1165 | 18-Nov-2025 | 18-Nov-2025 | 1,837.50 | 1,837.50 | 0.00 |
| 10378 | SURVEYORS PLAN SHOWING MONUMENTS-PARKLAND DR | 1165 | 18-Nov-2025 | 18-Nov-2025 | 1,837.50 | 1,837.50 | 0.00 |
| | **Supplier Totals :** | | | | 3,675.00 | 3,675.00 | 0.00 |
| 5738 | KEYSTONE TRUCK PARTS LTD | | | | | | |
| 631100877 | T-136 MUD FLAP,MUD FLAP HANGER | 1186 | 24-Nov-2025 | 24-Nov-2025 | 352.35 | 352.35 | 0.00 |
| 631101003 | RETURNED T-136 MUD FLAP HANGER | 1186 | 04-Dec-2025 | 04-Dec-2025 | -307.57 | -307.57 | 0.00 |
| | **Supplier Totals :** | | | | 44.78 | 44.78 | 0.00 |
| 0931 | LANDMARK TRANSFER LTD. | | | | | | |
| 1080996 | FREIGHT-CANSEL | 1181 | 03-Nov-2025 | 03-Nov-2025 | 32.03 | 32.03 | 0.00 |
| 1081154 | FREIGHT-JOE JOHNSON | 1183 | 04-Nov-2025 | 04-Nov-2025 | 28.11 | 28.11 | 0.00 |
| 1081296 | FREIGHT-NORS CONSTRUCTION | 1183 | 05-Nov-2025 | 05-Nov-2025 | 28.11 | 28.11 | 0.00 |

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| Supplier Code / Invoice No. | Supplier Name / Description | Batch | Invoice Date | Due Date | Invoice Amount | Paid Amount | Discount Amount |
|---|---|---|---|---|---|---|---|
| 1081537 | FREIGHT-POLYWEST | 1182 | 06-Nov-2025 | 06-Nov-2025 | 28.11 | 28.11 | 0.00 |
| 1081846 | FREIGHT-NORS CONSTRUCTION | 1183 | 12-Nov-2025 | 12-Nov-2025 | 46.70 | 46.70 | 0.00 |
| 1082124 | FREIGHT-TOROMONT | 1183 | 13-Nov-2025 | 13-Nov-2025 | 28.11 | 28.11 | 0.00 |
| 1082125 | FREIGHT-NORS CONSTRUCTION | 1183 | 13-Nov-2025 | 13-Nov-2025 | 28.11 | 28.11 | 0.00 |
| 1082416 | FREIGHT-RELIANT ACTION | 1186 | 17-Nov-2025 | 17-Nov-2025 | 38.09 | 38.09 | 0.00 |
| 1082959 | FREIGHT-COMMERCIAL POOL | 1182 | 21-Nov-2025 | 21-Nov-2025 | 28.11 | 28.11 | 0.00 |
| 1083621 | FREIGHT-COMMERCIAL POOL | 1182 | 27-Nov-2025 | 27-Nov-2025 | 28.11 | 28.11 | 0.00 |
| | **Supplier Totals :** | | | | 313.59 | 313.59 | 0.00 |
| 0013 | LAVERGNE DRAWARD & ASSOCIATES INC | | | | | | |
| 25816.01 | OUTDOOR POOL RENOVATION DESIGN TO OCTOBER 31 2025 | 1158 | 31-Oct-2025 | 31-Oct-2025 | 4,806.12 | 4,806.12 | 0.00 |
| | **Supplier Totals :** | | | | 4,806.12 | 4,806.12 | 0.00 |
| 2359 | LEDINGHAM PONTIAC BUICK GMC | | | | | | |
| 426340 | T-159 SCHEDULED MAINTENANCE | 1186 | 05-Nov-2025 | 05-Nov-2025 | 125.39 | 125.39 | 0.00 |
| 427153 | T-154 SCHEDULED MAINTENANCE | 1183 | 21-Nov-2025 | 21-Nov-2025 | 125.39 | 125.39 | 0.00 |
| | **Supplier Totals :** | | | | 250.78 | 250.78 | 0.00 |
| 5874 | LEGACY JANZEN'S PAINT & DESIGN INC | | | | | | |
| 872 | SPRAY PAINT | 1181 | 18-Nov-2025 | 18-Nov-2025 | 86.06 | 86.06 | 0.00 |
| 925 | SANSIN BASE,TOP COAT,PAINTERS MATE | 1182 | 18-Nov-2025 | 18-Nov-2025 | 791.04 | 791.04 | 0.00 |
| | **Supplier Totals :** | | | | 877.10 | 877.10 | 0.00 |
| 4807 | LINDE CANADA INC | | | | | | |
| 53437251 | PW CYLINDER LEASE 1 YEAR | 1159 | 25-Nov-2025 | 25-Nov-2025 | 184.61 | 184.61 | 0.00 |
| 53460172 | PW-STARGOLD C17 ARG-CO2 | 1159 | 26-Nov-2025 | 26-Nov-2025 | 280.36 | 280.36 | 0.00 |
| 53543482 | PW-CYLINDER RENTAL-NOVEMBER 2025 | 1183 | 30-Nov-2025 | 30-Nov-2025 | 184.75 | 184.75 | 0.00 |
| 53543488 | SW CYLINDER RENTAL-NOVEMBER 2025 | 1186 | 30-Nov-2025 | 30-Nov-2025 | 42.16 | 42.16 | 0.00 |
| | **Supplier Totals :** | | | | 691.88 | 691.88 | 0.00 |
| 0266 | MACMOR INDUSTRIES LTD. | | | | | | |
| 1725433 | SNOW PUSHER,PLIERS,VISE GRIPS,COLD RESISTANT LATEX GLOVES | 1182 | 12-Nov-2025 | 12-Nov-2025 | 409.12 | 409.12 | 0.00 |
| 1727231 | CAP MOUNT EAR MUFFS-3 | 1182 | 24-Nov-2025 | 24-Nov-2025 | 163.97 | 163.97 | 0.00 |
| 1727683 | DISPOSABLE GLOVES,NITRILE GLOVES | 1186 | 26-Nov-2025 | 26-Nov-2025 | 114.24 | 114.24 | 0.00 |
| 1727756 | VISE GRIP,SNOW PUSHER,MASKING TAPE,NITRILE GLOVES | 1185 | 26-Nov-2025 | 26-Nov-2025 | 245.92 | 245.92 | 0.00 |
| 1727802 | HEAVY DUTY STEP LADDER | 1182 | 27-Nov-2025 | 27-Nov-2025 | 465.88 | 465.88 | 0.00 |
| | **Supplier Totals :** | | | | 1,399.13 | 1,399.13 | 0.00 |
| 1679 | MAGNETSIGNS STEINBACH | | | | | | |
| 20875 | MAGNETSIGN-LANDFILL CHRISTMAS HOURS | 1186 | 01-Dec-2025 | 01-Dec-2025 | 189.00 | 189.00 | 0.00 |

**Supplier :** 0001 To STMP000224
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| Supplier Code / Invoice No. | Supplier Name / Description | Batch | Invoice Date | Due Date | Invoice Amount | Paid Amount | Discount Amount |
|---|---|---|---|---|---|---|---|
| | **Supplier Totals :** | | | | 189.00 | 189.00 | 0.00 |
| 0022 | MANITOBA HYDRO NATURAL GAS | | | | | | |
| 11/25 6019756 | 320 FIRST ST-PARKING LOT-HYDRO | 1191 | 24-Nov-2025 | 24-Nov-2025 | 40.12 | 40.12 | 0.00 |
| | **Supplier Totals :** | | | | 40.12 | 40.12 | 0.00 |
| 0021 | MANITOBA HYDRO NATURAL GAS | | | | | | |
| 11/25 6047269 | ARTS CENTRE-GAS | 1198 | 24-Nov-2025 | 24-Nov-2025 | 235.76 | 235.76 | 0.00 |
| 11/25 6052817 | RESERVOIR-GAS | 1199 | 21-Nov-2025 | 21-Nov-2025 | 101.90 | 101.90 | 0.00 |
| 11/25 6139473 | ARENA-GAS | 1198 | 20-Nov-2025 | 20-Nov-2025 | 9,318.00 | 9,318.00 | 0.00 |
| 11/25 6141659 | TREATMENT PLANT-GAS | 1199 | 28-Nov-2025 | 28-Nov-2025 | 251.39 | 251.39 | 0.00 |
| 11/25 6143509 | CITY HALL-GAS | 1191 | 24-Nov-2025 | 24-Nov-2025 | 365.21 | 365.21 | 0.00 |
| 11/25 6150898 | FIRE HALL-GAS | 1192 | 28-Nov-2025 | 28-Nov-2025 | 843.28 | 843.28 | 0.00 |
| 11/25 6179725 | WELL#3-GAS | 1199 | 28-Nov-2025 | 28-Nov-2025 | 28.93 | 28.93 | 0.00 |
| 11/25 6205707 | JAKE EPP LIBRARY-GAS | 1198 | 21-Nov-2025 | 21-Nov-2025 | 83.12 | 83.12 | 0.00 |
| 11/25 6236821 | LIFT#2-GAS | 1199 | 14-Nov-2025 | 14-Nov-2025 | 272.90 | 272.90 | 0.00 |
| 11/25 6247190 | PUMPHOUSE/WELL#1-GAS | 1199 | 28-Nov-2025 | 28-Nov-2025 | 39.83 | 39.83 | 0.00 |
| 11/25 6302920 | AQUATIC CENTRE-GAS | 1198 | 17-Nov-2025 | 17-Nov-2025 | 2,414.23 | 2,414.23 | 0.00 |
| | **Supplier Totals :** | | | | 13,954.55 | 13,954.55 | 0.00 |
| 0022 | MANITOBA HYDRO NATURAL GAS | | | | | | |
| 11/25 6467812 | CITY HALL-HYDRO | 1191 | 24-Nov-2025 | 24-Nov-2025 | 2,394.37 | 2,394.37 | 0.00 |
| 11/25 6471187 | ARTS CENTRE-HYDRO | 1198 | 24-Nov-2025 | 24-Nov-2025 | 743.48 | 743.48 | 0.00 |
| 11/25 6473236 | SUNRISE BAY-HYDRO | 1195 | 28-Nov-2025 | 28-Nov-2025 | 27.48 | 27.48 | 0.00 |
| 11/25 6474972 | STREET LIGHTING-HYDRO | 1195 | 30-Nov-2025 | 30-Nov-2025 | 32,231.95 | 32,231.95 | 0.00 |
| 11/25 6481577 | AD PENNER PARK-CANTEEN BLDG-HYDRO | 1198 | 17-Nov-2025 | 17-Nov-2025 | 42.34 | 42.34 | 0.00 |
| 11/25 6483304 | AIRPORT-HYDRO | 1195 | 17-Nov-2025 | 17-Nov-2025 | 108.96 | 108.96 | 0.00 |
| 11/25 6485293 | LIFT#2-HYDRO | 1199 | 14-Nov-2025 | 14-Nov-2025 | 284.82 | 284.82 | 0.00 |
| 11/25 6487996 | LANDFILL-HYDRO | 1196 | 25-Nov-2025 | 25-Nov-2025 | 2,152.18 | 2,152.18 | 0.00 |
| 11/25 6490275 | LAGOON BLOWER BLDG-HYDRO | 1199 | 06-Nov-2025 | 06-Nov-2025 | 5,715.51 | 5,715.51 | 0.00 |
| 11/25 6490348 | LIFT#4-HYDRO | 1199 | 06-Nov-2025 | 06-Nov-2025 | 82.73 | 82.73 | 0.00 |
| 11/25 6495231 | AIRPORT LOUNGE-HYDRO | 1195 | 17-Nov-2025 | 17-Nov-2025 | 141.14 | 141.14 | 0.00 |
| 11/25 6495767 | COMPACTOR BLDG-HYDRO | 1196 | 25-Nov-2025 | 25-Nov-2025 | -135.17 | -135.17 | 0.00 |
| 11/25 6495804 | WELCOME TO STEINBACH SIGN-HYDRO | 1195 | 27-Nov-2025 | 27-Nov-2025 | 91.22 | 91.22 | 0.00 |
| 11/25 6500682 | FIRE HALL-HYDRO | 1192 | 28-Nov-2025 | 28-Nov-2025 | 1,134.04 | 1,134.04 | 0.00 |
| 11/25 6500731 | PUMPHOUSE/WELL#1-HYDRO | 1199 | 28-Nov-2025 | 28-Nov-2025 | 2,252.73 | 2,252.73 | 0.00 |
| 11/25 6501868 | TREATMENT PLANT-HYDRO | 1199 | 28-Nov-2025 | 28-Nov-2025 | 339.43 | 339.43 | 0.00 |
| 11/25 6504107 | MAIN STREET ORNAMENTAL-HYDRO | 1195 | 24-Nov-2025 | 24-Nov-2025 | 144.34 | 144.34 | 0.00 |
| 11/25 6505655 | PARK LIGHTS-AUTUMNWOOD DR-HYDRO | 1198 | 18-Nov-2025 | 18-Nov-2025 | 13.24 | 13.24 | 0.00 |
| 11/25 6505656 | PARK LIGHTS-ELMDALE ST-HYDRO | 1198 | 19-Nov-2025 | 19-Nov-2025 | 13.24 | 13.24 | 0.00 |
| 11/25 6505663 | PARK LIGHTS-MCKENZIE AVE-HYDRO | 1198 | 25-Nov-2025 | 25-Nov-2025 | 13.24 | 13.24 | 0.00 |
| 11/25 6506323 | LIFT#1-HYDRO | 1199 | 17-Nov-2025 | 17-Nov-2025 | 5,076.13 | 5,076.13 | 0.00 |
| 11/25 6506453 | ELMDALE STREET-HYDRO | 1195 | 21-Nov-2025 | 21-Nov-2025 | 229.53 | 229.53 | 0.00 |
| 11/25 6507118 | LIFT#3-HYDRO | 1199 | 27-Nov-2025 | 27-Nov-2025 | 245.95 | 245.95 | 0.00 |
| 11/25 6507321 | MAIN STREET-HYDRO | 1195 | 21-Nov-2025 | 21-Nov-2025 | 161.22 | 161.22 | 0.00 |
| 11/25 6507392 | OPERATIONS BUILDING-HYDRO | 1193 | 14-Nov-2025 | 14-Nov-2025 | 1,121.29 | 1,121.29 | 0.00 |
| 11/25 6507645 | MAIN STREET ORNAMENTAL-HYDRO | 1195 | 28-Nov-2025 | 28-Nov-2025 | 244.72 | 244.72 | 0.00 |
| 11/25 6507698 | LIBRARY-HYDRO | 1198 | 21-Nov-2025 | 21-Nov-2025 | 1,231.96 | 1,231.96 | 0.00 |
| 11/25 6508285 | MILLWORK SHOP#2-HYDRO | 1199 | 14-Nov-2025 | 14-Nov-2025 | 2,445.79 | 2,445.79 | 0.00 |
| 11/25 6508408 | RESERVOIR-HYDRO | 1199 | 21-Nov-2025 | 21-Nov-2025 | 2,699.60 | 2,699.60 | 0.00 |

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|---|---|---|---|---|---|---|---|
| 11/25 6508785 | STREET LIGHT-500 FIRST ST-HYDRO | 1195 | 18-Nov-2025 | 18-Nov-2025 | 13.24 | 13.24 | 0.00 |
| 11/25 6509714 | LIFT#5-HYDRO | 1199 | 17-Nov-2025 | 17-Nov-2025 | 145.55 | 145.55 | 0.00 |
| 11/25 6509724 | AQUATIC CENTRE-HYDRO | 1198 | 17-Nov-2025 | 17-Nov-2025 | 7,163.56 | 7,163.56 | 0.00 |
| 11/25 6667218 | INTERSECTION-BARKMAN & PTH 52-HYDRO | 1195 | 30-Nov-2025 | 30-Nov-2025 | 52.44 | 52.44 | 0.00 |
| 11/25 6702828 | LPS BLDG-HYDRO | 1199 | 27-Nov-2025 | 27-Nov-2025 | 92.28 | 92.28 | 0.00 |
| 11/25 6703567 | SEWAGE TRANSFER STATION-HYDRO | 1199 | 14-Nov-2025 | 14-Nov-2025 | 48.72 | 48.72 | 0.00 |
| 11/25 6707884 | DEERFIELD WALKWAY-HYDRO | 1195 | 27-Nov-2025 | 27-Nov-2025 | 140.30 | 140.30 | 0.00 |
| 11/25 6728408 | OUTDOOR SKATING RINK-HYDRO | 1198 | 21-Nov-2025 | 21-Nov-2025 | 22.70 | 22.70 | 0.00 |
| | **Supplier Totals :** | | | | 68,926.25 | 68,926.25 | 0.00 |
| 0021 | MANITOBA HYDRO NATURAL GAS | | | | | | |
| 11/25 6731262 | CURLING RINK-GAS | 1198 | 20-Nov-2025 | 20-Nov-2025 | 852.55 | 852.55 | 0.00 |
| | **Supplier Totals :** | | | | 852.55 | 852.55 | 0.00 |
| 0022 | MANITOBA HYDRO NATURAL GAS | | | | | | |
| 11/25 6743957 | SOCCER PARK-HYDRO | 1198 | 14-Nov-2025 | 14-Nov-2025 | 64.29 | 64.29 | 0.00 |
| 11/25 6749112 | PHOSPHORUS STORAGE BLDG-HYDRO | 1199 | 06-Nov-2025 | 06-Nov-2025 | 31.94 | 31.94 | 0.00 |
| 11/25 6759197 | LPS BLDG#2-HYDRO | 1199 | 17-Nov-2025 | 17-Nov-2025 | 93.56 | 93.56 | 0.00 |
| 11/25 6761860 | LIFT STATION#6-HYDRO | 1199 | 26-Nov-2025 | 26-Nov-2025 | 141.04 | 141.04 | 0.00 |
| 11/25 6765957 | PUMPING STATION#3-HYDRO | 1199 | 17-Nov-2025 | 17-Nov-2025 | 2,326.21 | 2,326.21 | 0.00 |
| 11/25 6783436 | COMPACTOR SHOP-HYDRO | 1196 | 25-Nov-2025 | 25-Nov-2025 | 133.70 | 133.70 | 0.00 |
| 11/25 6785706 | BULK WATER STATION-HYDRO | 1199 | 14-Nov-2025 | 14-Nov-2025 | 97.60 | 97.60 | 0.00 |
| 11/25 6792888 | AD PENNER PARK-BALL DIAMOND-HYDRO | 1198 | 17-Nov-2025 | 17-Nov-2025 | 497.66 | 497.66 | 0.00 |
| 11/25 6809103 | OUTDOOR RINK-HYDRO | 1198 | 20-Nov-2025 | 20-Nov-2025 | 325.35 | 325.35 | 0.00 |
| 11/25 6810425 | LIFT#7-HYDRO | 1199 | 26-Nov-2025 | 26-Nov-2025 | 100.35 | 100.35 | 0.00 |
| 11/25 6826250 | ARENA-HYDRO | 1171 | 20-Nov-2025 | 20-Nov-2025 | 36,245.85 | 36,245.85 | 0.00 |
| | **Supplier Totals :** | | | | 40,057.55 | 40,057.55 | 0.00 |
| 2342 | MANTIE KARA | | | | | | |
| EXP 12/01/25 | EMPLOYEE FITNESS PURCHASE-KARA M | 1191 | 02-Dec-2025 | 02-Dec-2025 | 70.25 | 70.25 | 0.00 |
| | **Supplier Totals :** | | | | 70.25 | 70.25 | 0.00 |
| 5591 | MANVEILER CARRIE | | | | | | |
| EXP 12/01/25 | EMPLOYEE FITNESS PURCHASE-CARRIE M | 1191 | 02-Dec-2025 | 02-Dec-2025 | 200.00 | 200.00 | 0.00 |
| | **Supplier Totals :** | | | | 200.00 | 200.00 | 0.00 |
| 0024 | MAPLE LEAF CONSTRUCTION LTD. | | | | | | |
| 52134 | ASPHALT PATCHING-516 HANOVER ST | 1181 | 14-Nov-2025 | 14-Nov-2025 | 2,017.91 | 2,017.91 | 0.00 |
| PROG EST#11 10/ | PROGRESS ESTIMATE #11 WORK COMPLETED TO OCTOBER 31 2025 | 1194 | 18-Nov-2025 | 18-Nov-2025 | 1,144,777.44 | 1,144,777.44 | 0.00 |
| | **Supplier Totals :** | | | | 1,146,795.35 | 1,146,795.35 | 0.00 |
| 5907 | MARTENS JOHAN | | | | | | |
| COS-2025-150 | DEPOSIT RELEASE-COS-2025-150 - 1 IMPERIAL CRES | 1191 | 01-Dec-2025 | 01-Dec-2025 | 500.00 | 500.00 | 0.00 |

Supplier : 0001 To STMP000224
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| Supplier Code / Invoice No. | Supplier Name / Description | Batch | Invoice Date | Due Date | Invoice Amount | Paid Amount | Discount Amount |
|---|---|---|---|---|---|---|---|
| | **Supplier Totals :** | | | | 500.00 | 500.00 | 0.00 |
| 0468 | MARTENS RUDY | | | | | | |
| EXP 11/24/25 | EMPLOYEE CLOTHING PURCHASE-RUDY M | 1172 | 24-Nov-2025 | 24-Nov-2025 | 53.21 | 53.21 | 0.00 |
| | **Supplier Totals :** | | | | 53.21 | 53.21 | 0.00 |
| 0255 | MARTIN DIESEL SERVICE LTD | | | | | | |
| 214986 | #940 AIR FILTER | 1159 | 19-Nov-2025 | 19-Nov-2025 | 98.66 | 98.66 | 0.00 |
| 215031 | T-102 HYDRAULIC FILTER,FILLER PLUG,12 PORT JUNCTION BOX | 1159 | 20-Nov-2025 | 20-Nov-2025 | 182.31 | 182.31 | 0.00 |
| 215034 | #976 AIR FILTER | 1159 | 20-Nov-2025 | 20-Nov-2025 | 88.92 | 88.92 | 0.00 |
| 215223 | T-142 COMPLETE SERVICE | 1186 | 01-Dec-2025 | 01-Dec-2025 | 518.40 | 518.40 | 0.00 |
| 215285 | T-104 REPLACE WORN FUEL TANK STRAP | 1182 | 02-Dec-2025 | 02-Dec-2025 | 338.53 | 338.53 | 0.00 |
| | **Supplier Totals :** | | | | 1,226.82 | 1,226.82 | 0.00 |
| 5741 | MECCCC GENERAL SERVICES LTD | | | | | | |
| 5372 | CLEANING CONTRACT NOVEMBER 2025 | 1193 | 01-Dec-2025 | 01-Dec-2025 | 12,514.61 | 12,514.61 | 0.00 |
| | **Supplier Totals :** | | | | 12,514.61 | 12,514.61 | 0.00 |
| 0123 | MEHLING RUSSELL KENT | | | | | | |
| EXP 11/28/25 | EMPLOYEE BOOT PURCHASE-RUSS M | 1194 | 01-Dec-2025 | 01-Dec-2025 | 166.56 | 166.56 | 0.00 |
| EXP 12/01/25 | EMPLOYEE FITNESS PURCHASE-RUSS M | 1194 | 01-Dec-2025 | 01-Dec-2025 | 200.00 | 200.00 | 0.00 |
| | **Supplier Totals :** | | | | 366.56 | 366.56 | 0.00 |
| 5427 | MIJARES JOHN | | | | | | |
| EXP 11/25/25 | HEPATITIS A & B VACCINE | 1171 | 26-Nov-2025 | 26-Nov-2025 | 102.10 | 102.10 | 0.00 |
| | **Supplier Totals :** | | | | 102.10 | 102.10 | 0.00 |
| 4396 | MOTHER EARTH RECYCLING INC | | | | | | |
| 25-02690 | RECYCLING MATTRESS FEE-208 UNITS | 1186 | 30-Nov-2025 | 30-Nov-2025 | 3,931.20 | 3,931.20 | 0.00 |
| | **Supplier Totals :** | | | | 3,931.20 | 3,931.20 | 0.00 |
| 0035 | MTS INC C/O BELL CANADA BGIS O&M SOLUTIONS | | | | | | |
| X01476105725120 | OPERATIONS #90659012 | 1193 | 01-Dec-2025 | 01-Dec-2025 | 414.40 | 414.40 | 0.00 |
| X01476131825120 | CITY HALL #90659004 | 1191 | 01-Dec-2025 | 01-Dec-2025 | 414.40 | 414.40 | 0.00 |
| X01476132325120 | AQUATIC CENTRE #90659020 | 1198 | 01-Dec-2025 | 01-Dec-2025 | 414.40 | 414.40 | 0.00 |
| | **Supplier Totals :** | | | | 1,243.20 | 1,243.20 | 0.00 |
| 1111 | NETWORK MEDIA | | | | | | |
| 18231 | EMPLOYMENT AD-POOL MAINTENANCE | 1182 | 01-Dec-2025 | 01-Dec-2025 | 31.49 | 31.49 | 0.00 |
| | **Supplier Totals :** | | | | 31.49 | 31.49 | 0.00 |
| 2928 | NIAKWA PIZZA | | | | | | |
| 384199 | FD-RECRUIT TRAINING DAY | 1163 | 22-Nov-2025 | 22-Nov-2025 | 240.90 | 240.90 | 0.00 |
| | **Supplier Totals :** | | | | 240.90 | 240.90 | 0.00 |

Supplier : 0001 To STMP000224
Batch : All

Cheque Dates : Nov 27, 2025 To Dec 10, 2025
Bank : 4 To 4

| Supplier Code / Invoice No. | Supplier Name / Description | Batch | Invoice Date | Due Date | Invoice Amount | Paid Amount | Discount Amount |
|---|---|---|---|---|---|---|---|
| 4239 | NOLL EDUARD | | | | | | |
| 2025 | 2025 COPP HONORARIUM | 1191 | 02-Dec-2025 | 02-Dec-2025 | 1,200.00 | 1,200.00 | 0.00 |
| | **Supplier Totals :** | | | | 1,200.00 | 1,200.00 | 0.00 |
| 5735 | NORS CONSTRUCTION EQUIPMENT CANADA GW | | | | | | |
| SSI/56460 | #976 CHECK & REPAIR VIBRATION | 1159 | 14-Nov-2025 | 14-Nov-2025 | 13,064.11 | 13,064.11 | 0.00 |
| | **Supplier Totals :** | | | | 13,064.11 | 13,064.11 | 0.00 |
| 3042 | NOVAK MICHELLE | | | | | | |
| EXP 11/28/25 | NPI YEAR END SEMINAR NOV 26/25-WPG,EMPLOYEE FITNESS PURCHASE-MICHELLE N | 1167 | 28-Nov-2025 | 28-Nov-2025 | 638.48 | 638.48 | 0.00 |
| | **Supplier Totals :** | | | | 638.48 | 638.48 | 0.00 |
| 0492 | OFFICE INNOVATIONS INC | | | | | | |
| IN493132 | CH-IM C6010 COPIER MAINT NOVEMBER 2025 | 1190 | 28-Nov-2025 | 28-Nov-2025 | 683.57 | 683.57 | 0.00 |
| | **Supplier Totals :** | | | | 683.57 | 683.57 | 0.00 |
| 5680 | ONPOINT | | | | | | |
| 1013880 | BUSINESS CARDS-CODY B,DEREK V,BRIAN D,JOSEPH B | 1185 | 24-Nov-2025 | 24-Nov-2025 | 187.04 | 187.04 | 0.00 |
| 1013881 | COUPONS-AQUATIC CENTRE-500 | 1188 | 24-Nov-2025 | 24-Nov-2025 | 137.76 | 137.76 | 0.00 |
| | **Supplier Totals :** | | | | 324.80 | 324.80 | 0.00 |
| 3630 | PDS CANADA CORP. | | | | | | |
| PS-INV103738 | NETTIME CLOCK | 1154 | 25-Nov-2025 | 25-Nov-2025 | 3,528.00 | 3,528.00 | 0.00 |
| | **Supplier Totals :** | | | | 3,528.00 | 3,528.00 | 0.00 |
| 2799 | PENNER SUSAN | | | | | | |
| EXP 12/02/25 | STUDY SESSION NOV 21-23/25-WINNIPEG | 1191 | 02-Dec-2025 | 02-Dec-2025 | 152.60 | 152.60 | 0.00 |
| | **Supplier Totals :** | | | | 152.60 | 152.60 | 0.00 |
| 4391 | PENNER DAMIAN PHILLIP | | | | | | |
| EXP 12/02/25 | STUDY SESSION NOV 21-23/25-WINNIPEG | 1191 | 02-Dec-2025 | 02-Dec-2025 | 152.60 | 152.60 | 0.00 |
| | **Supplier Totals :** | | | | 152.60 | 152.60 | 0.00 |
| 0040 | PETE'S LANDSCAPING LTD | | | | | | |
| 108313 | SEC-SCREENED TOP SOIL-6 YARDS,BLACK GRANITE-3 YARDS | 1182 | 01-Oct-2025 | 01-Oct-2025 | 466.73 | 466.73 | 0.00 |
| 108314 | SCREENED TOP SOIL-6 YARDS | 1182 | 02-Oct-2025 | 02-Oct-2025 | 130.73 | 130.73 | 0.00 |
| 108321 | SEC-BLACK GRANITE-9 YARDS | 1182 | 02-Oct-2025 | 02-Oct-2025 | 1,008.00 | 1,008.00 | 0.00 |
| 108337 | SEC-BLACK GRANITE-24 YARDS | 1182 | 06-Oct-2025 | 06-Oct-2025 | 2,688.00 | 2,688.00 | 0.00 |
| 108354 | SEC-BLACK GRANITE-3 YARDS | 1182 | 07-Oct-2025 | 07-Oct-2025 | 336.00 | 336.00 | 0.00 |
| 108377 | SEC-BLACK MULCH -3.5 YARDS | 1182 | 09-Oct-2025 | 09-Oct-2025 | 210.00 | 210.00 | 0.00 |

Supplier : 0001 To STMP000224
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| Supplier Code / Invoice No. | Supplier Name / Description | Batch | Invoice Date | Due Date | Invoice Amount | Paid Amount | Discount Amount |
|---|---|---|---|---|---|---|---|
| 108397 | SEC-BLACK MULCH-3 YARDS | 1182 | 14-Oct-2025 | 14-Oct-2025 | 180.00 | 180.00 | 0.00 |
| 108402 | SEC-CRUSHED A-BASE-24 YARDS | 1182 | 15-Oct-2025 | 15-Oct-2025 | 837.30 | 837.30 | 0.00 |
| 108404 | SEC-CRUSHED A-BASE-18 YARDS | 1182 | 16-Oct-2025 | 16-Oct-2025 | 410.00 | 410.00 | 0.00 |
| 108414 | SEC-BLACK GRANITE-4 YARDS | 1182 | 22-Oct-2025 | 22-Oct-2025 | 448.00 | 448.00 | 0.00 |
| 108428 | SCREENED TOP SOIL-10 YARDS | 1182 | 24-Oct-2025 | 24-Oct-2025 | 217.88 | 217.88 | 0.00 |
| 108451 | SCREENED TOP SOIL-9 YARDS | 1182 | 30-Oct-2025 | 30-Oct-2025 | 196.09 | 196.09 | 0.00 |
| | **Supplier Totals :** | | | | 7,128.73 | 7,128.73 | 0.00 |
| 2038 | PFP SALES & SERVICE INC | | | | | | |
| 48794 | #1979 CRIMP ENDS SOLID & SWIVEL | 1181 | 20-Nov-2025 | 20-Nov-2025 | 26.12 | 26.12 | 0.00 |
| | **Supplier Totals :** | | | | 26.12 | 26.12 | 0.00 |
| 2402 | PISTON RING | | | | | | |
| 450454 | T-134 MINIATURE LAMP | 1159 | 24-Nov-2025 | 24-Nov-2025 | 3.93 | 3.93 | 0.00 |
| 450659 | PLUGS | 1185 | 24-Nov-2025 | 24-Nov-2025 | 17.61 | 17.61 | 0.00 |
| 450661 | T-165 JACKETED WIRE | 1186 | 24-Nov-2025 | 24-Nov-2025 | 103.08 | 103.08 | 0.00 |
| 450851 | WASHER FLUID | 1182 | 25-Nov-2025 | 25-Nov-2025 | 52.68 | 52.68 | 0.00 |
| 451290 | BRAKLEEN,PLUGS | 1185 | 26-Nov-2025 | 26-Nov-2025 | 89.64 | 89.64 | 0.00 |
| 452088 | #1966 BATTERY | 1182 | 28-Nov-2025 | 28-Nov-2025 | 168.48 | 168.48 | 0.00 |
| | **Supplier Totals :** | | | | 435.42 | 435.42 | 0.00 |
| 3250 | PLETT LOUIS MARK | | | | | | |
| EXP 12/08/25 | MILEAGE OCT & NOV 2025,EMPLOYEE CLOTHING PURCHASE-LOUIS P | 1191 | 08-Dec-2025 | 08-Dec-2025 | 153.98 | 153.98 | 0.00 |
| | **Supplier Totals :** | | | | 153.98 | 153.98 | 0.00 |
| 5903 | PRAIRIE ACCESS & COATINGS | | | | | | |
| 155 | REMOVE LADDER CAGE-WATER TOWER | 1157 | 14-Nov-2025 | 14-Nov-2025 | 8,001.00 | 8,001.00 | 0.00 |
| | **Supplier Totals :** | | | | 8,001.00 | 8,001.00 | 0.00 |
| 5776 | PRAIRIE MOBILE COMMUNICATIONS | | | | | | |
| 810000433-1 | CONNECTOR,CRIMP | 1187 | 14-Nov-2025 | 14-Nov-2025 | 44.98 | 44.98 | 0.00 |
| | **Supplier Totals :** | | | | 44.98 | 44.98 | 0.00 |
| 2569 | PRAIRIE PROPANE LTD | | | | | | |
| 80406 | #1991 33LB FILLS-9 | 1182 | 17-Nov-2025 | 17-Nov-2025 | 321.30 | 321.30 | 0.00 |
| | **Supplier Totals :** | | | | 321.30 | 321.30 | 0.00 |
| 0106 | PRAIRIE WEST | | | | | | |
| 1072463 | HIGH FOAM VEHICLE WASH | 1163 | 20-Nov-2025 | 20-Nov-2025 | 624.69 | 624.69 | 0.00 |
| | **Supplier Totals :** | | | | 624.69 | 624.69 | 0.00 |
| 2001 | PRATTS WHOLESALE | | | | | | |
| 3957485 | RETURNED HAND SINK | 1160 | 16-May-2025 | 16-May-2025 | -222.60 | -222.60 | 0.00 |
| 4013453 | FREIGHT CHARGE | 1160 | 18-Sep-2025 | 18-Sep-2025 | 39,900.00 | 39,900.00 | 0.00 |
| 4018798 | SPORT EQUIPMENT,FREIGHT CHARGES | 1160 | 29-Sep-2025 | 29-Sep-2025 | 2,901.50 | 2,901.50 | 0.00 |

**Supplier :** 0001 To STMP000224
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| Supplier Code / Invoice No. | Supplier Name / Description | Batch | Invoice Date | Due Date | Invoice Amount | Paid Amount | Discount Amount |
|---|---|---|---|---|---|---|---|
| 4043333 | PREP TABLE WITH SINK | 1160 | 17-Nov-2025 | 17-Nov-2025 | 4,253.57 | 4,253.57 | 0.00 |
| | **Supplier Totals :** | | | | 46,832.47 | 46,832.47 | 0.00 |
| 5383 | PREMIER TRUCK GROUP OF STEINBACH | | | | | | |
| 879011816 | T-102 PANEL TEST | 1183 | 28-Nov-2025 | 28-Nov-2025 | 84.87 | 84.87 | 0.00 |
| | **Supplier Totals :** | | | | 84.87 | 84.87 | 0.00 |
| 1018 | PROVENCHER APPLIANCE LTD | | | | | | |
| 4045 | REMOVAL OF APPLIANCES CONTAINING CFC'S-46 | 1186 | 29-Nov-2025 | 29-Nov-2025 | 724.50 | 724.50 | 0.00 |
| | **Supplier Totals :** | | | | 724.50 | 724.50 | 0.00 |
| 0280 | PUBLIC SCHOOLS FINANCE BOARD | | | | | | |
| TAXES 10/31/25 | TAXES COLLECTED TO OCTOBER 31 2025 | 1084 | 04-Nov-2025 | 04-Nov-2025 | 367,285.21 | 367,285.21 | 0.00 |
| | **Supplier Totals :** | | | | 367,285.21 | 367,285.21 | 0.00 |
| 0053 | PUROLATOR INC. | | | | | | |
| 565180615 | FREIGHT-AQUA SOLUTIONS | 1182 | 22-Nov-2025 | 22-Nov-2025 | 137.71 | 137.71 | 0.00 |
| 585225492 | FREIGHT-MANITOBA GOVERNMENT | 1187 | 29-Nov-2025 | 29-Nov-2025 | 31.67 | 31.67 | 0.00 |
| | **Supplier Totals :** | | | | 169.38 | 169.38 | 0.00 |
| 0002 | QUINTEX SERVICES LTD. | | | | | | |
| 2202142 | AQ MATS NOV 25/25 | 1158 | 25-Nov-2025 | 25-Nov-2025 | 64.09 | 64.09 | 0.00 |
| 2203329 | PW MATS NOV 27/25,COVERALL CLEANING-10 | 1183 | 27-Nov-2025 | 27-Nov-2025 | 115.73 | 115.73 | 0.00 |
| 2204056 | FD MATS DEC 1/25,SHIRT & CARGO PANT-3 | 1187 | 01-Dec-2025 | 01-Dec-2025 | 70.30 | 70.30 | 0.00 |
| 2204057 | LF MATS DEC 1/25,COVERALL CLEANING-1 | 1186 | 01-Dec-2025 | 01-Dec-2025 | 78.46 | 78.46 | 0.00 |
| | **Supplier Totals :** | | | | 328.58 | 328.58 | 0.00 |
| 4569 | RACKA ROOFING | | | | | | |
| 44212 | OUTDOOR POOL-PICNIC SHELTER | 1158 | 19-Nov-2025 | 19-Nov-2025 | 12,197.22 | 12,197.22 | 0.00 |
| | **Supplier Totals :** | | | | 12,197.22 | 12,197.22 | 0.00 |
| 0164 | RECEIVER GENERAL FOR CANADA | | | | | | |
| 10016005785884 | T172-GST ON HYDRAULIC KIT | 1195 | 03-Dec-2025 | 03-Dec-2025 | 1,481.91 | 1,481.91 | 0.00 |
| | **Supplier Totals :** | | | | 1,481.91 | 1,481.91 | 0.00 |
| 1213 | RELIANT ACTION LTD | | | | | | |
| 862995 | T-165 BACKRACK,INSTALL HARDWARE,DRIVER SIDE LIGHT BRACKET | 1186 | 17-Nov-2025 | 17-Nov-2025 | 1,028.16 | 1,028.16 | 0.00 |
| | **Supplier Totals :** | | | | 1,028.16 | 1,028.16 | 0.00 |
| 0231 | RENE'S SEPTIC SERVICES | | | | | | |
| 25-1565 | PUMP TANK-LANDFILL OFFICE,MAIN SHOP | 1162 | 19-Nov-2025 | 19-Nov-2025 | 283.50 | 283.50 | 0.00 |
| 25-1568 | PUMP TANK-AIRPORT | 1183 | 24-Nov-2025 | 24-Nov-2025 | 152.25 | 152.25 | 0.00 |
| 25-1607 | TOILET RENTAL-LANDFILL NOVEMBER 2025 | 1186 | 30-Nov-2025 | 30-Nov-2025 | 246.75 | 246.75 | 0.00 |

**Supplier :** 0001 To STMP000224
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| Supplier Code / Invoice No. | Supplier Name / Description | Batch | Invoice Date | Due Date | Invoice Amount | Paid Amount | Discount Amount |
|---|---|---|---|---|---|---|---|
| 25-1608 | TOILET RENTAL-ACRES DR-NOVEMBER 2025 | 1187 | 30-Nov-2025 | 30-Nov-2025 | 273.00 | 273.00 | 0.00 |
| | **Supplier Totals :** | | | | 955.50 | 955.50 | 0.00 |
| 3098 | RICHARDS WILLIAM | | | | | | |
| NOVEMBER 2025 | SCREENING OFFICER HOURS NOVEMBER 2025 | 1191 | 01-Dec-2025 | 01-Dec-2025 | 332.50 | 332.50 | 0.00 |
| | **Supplier Totals :** | | | | 332.50 | 332.50 | 0.00 |
| 0988 | ROUKEMA PAUL | | | | | | |
| EXP 12/01/25 | MILEAGE & INTERNET NOVEMBER 2025,EMPLOYEE CLOTHING PURCHASE-PAUL R | 1191 | 01-Dec-2025 | 01-Dec-2025 | 254.16 | 254.16 | 0.00 |
| | **Supplier Totals :** | | | | 254.16 | 254.16 | 0.00 |
| 0062 | ROYAL BANK-VISA | | | | | | |
| 11/17/25 0123 | MIKE - VISA | 1149 | 17-Nov-2025 | 17-Nov-2025 | 4,159.93 | 4,159.93 | 0.00 |
| 11/17/25 0729 | PAUL R - VISA | 1142 | 17-Nov-2025 | 17-Nov-2025 | 538.70 | 538.70 | 0.00 |
| 11/17/25 1905 | LISA - VISA | 1142 | 17-Nov-2025 | 17-Nov-2025 | 2,756.44 | 2,756.44 | 0.00 |
| 11/17/25 2680 | ELDON - VISA | 1147 | 17-Nov-2025 | 17-Nov-2025 | 915.67 | 915.67 | 0.00 |
| 11/17/25 2780 | RUSS - VISA | 1148 | 17-Nov-2025 | 17-Nov-2025 | 1,253.04 | 1,253.04 | 0.00 |
| 11/17/25 3663 | DWIGHT - VISA | 1146 | 17-Nov-2025 | 17-Nov-2025 | 138.52 | 138.52 | 0.00 |
| 11/17/25 3697 | BRIAN D - VISA | 1147 | 17-Nov-2025 | 17-Nov-2025 | 394.11 | 394.11 | 0.00 |
| 11/17/25 3800 | JANE - VISA | 1141 | 17-Nov-2025 | 17-Nov-2025 | 1,933.39 | 1,933.39 | 0.00 |
| 11/17/25 4451 | AARON - VISA | 1145 | 17-Nov-2025 | 17-Nov-2025 | 2,791.72 | 2,791.72 | 0.00 |
| 11/17/25 5058 | KEL - VISA | 1143 | 17-Nov-2025 | 17-Nov-2025 | 1,924.10 | 1,924.10 | 0.00 |
| 11/17/25 5717 | EDWIN - VISA | 1148 | 17-Nov-2025 | 17-Nov-2025 | 4,072.93 | 4,072.93 | 0.00 |
| 11/17/25 7548 | ADAM - VISA | 1142 | 17-Nov-2025 | 17-Nov-2025 | 966.60 | 966.60 | 0.00 |
| 11/17/25 7810 | FRED - VISA | 1144 | 17-Nov-2025 | 17-Nov-2025 | 630.90 | 630.90 | 0.00 |
| 11/17/25 9405 | ANDY - VISA | 1149 | 17-Nov-2025 | 17-Nov-2025 | 622.11 | 622.11 | 0.00 |
| 11/17/25 9762 | PAUL P - VISA | 1144 | 17-Nov-2025 | 17-Nov-2025 | 102.54 | 102.54 | 0.00 |
| 11/17/25 9794 | TROY - VISA | 1142 | 17-Nov-2025 | 17-Nov-2025 | 1,499.01 | 1,499.01 | 0.00 |
| | **Supplier Totals :** | | | | 24,699.71 | 24,699.71 | 0.00 |
| 4032 | RURAL ANIMAL MANAGEMENT SERVICES | | | | | | |
| 1957 | ANIMAL CONTROL SERVICES NOVEMBER 2025 | 1191 | 30-Nov-2025 | 30-Nov-2025 | 5,722.50 | 5,722.50 | 0.00 |
| | **Supplier Totals :** | | | | 5,722.50 | 5,722.50 | 0.00 |
| 5045 | SCHINKEL PROPERTIES INC | | | | | | |
| PTREF NOV2525 | Refund on PT Account 451 - 0461345.020 | 1150 | 25-Nov-2025 | 25-Nov-2025 | 1,772.85 | 1,772.85 | 0.00 |
| | **Supplier Totals :** | | | | 1,772.85 | 1,772.85 | 0.00 |
| 1801 | SHAW CABLESYSTEMS LIMITED | | | | | | |
| 11/25 38 0577 0367 | NOV/25 FIRE HALL INTERNET | 1168 | 24-Nov-2025 | 24-Nov-2025 | 140.00 | 140.00 | 0.00 |
| | **Supplier Totals :** | | | | 140.00 | 140.00 | 0.00 |
| 5781 | SHTAMM ALEXANDER | | | | | | |
| COS-2025-278 | DEPOSIT RELEASE-COS-2025-278 - 72 ESSEX DR | 1167 | 26-Nov-2025 | 26-Nov-2025 | 500.00 | 500.00 | 0.00 |
| | **Supplier Totals :** | | | | 500.00 | 500.00 | 0.00 |

**Supplier :** 0001 To STMP000224
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| Supplier Code / Invoice No. | Supplier Name / Description | Batch | Invoice Date | Due Date | Invoice Amount | Paid Amount | Discount Amount |
|---|---|---|---|---|---|---|---|
| 0239 | SIEMENS WALDO JACOB | | | | | | |
| EXP 11/30/25 | ERMC MTG-LA BROQUERIE,STUDY SESSION NOV 21-23/25,AMM NOV 25-26/25 | 1191 | 30-Nov-2025 | 30-Nov-2025 | 223.23 | 223.23 | 0.00 |
| | **Supplier Totals :** | | | | 223.23 | 223.23 | 0.00 |
| 5634 | SOUTHEAST ENVIRO TESTING | | | | | | |
| IN921 | WW WATER TEST S2196 | 1157 | 18-Nov-2025 | 18-Nov-2025 | 210.00 | 210.00 | 0.00 |
| IN930 | AQ WATER TEST S2223 | 1158 | 25-Nov-2025 | 25-Nov-2025 | 115.50 | 115.50 | 0.00 |
| IN932 | WW WATER TESTS: S2225,S2245,S2246 | 1181 | 25-Nov-2025 | 25-Nov-2025 | 262.50 | 262.50 | 0.00 |
| IN942 | AQ WATER TEST: S2266 | 1182 | 02-Dec-2025 | 02-Dec-2025 | 115.50 | 115.50 | 0.00 |
| IN948 | WW WATER TESTS: S2277 & S2279 | 1181 | 02-Dec-2025 | 02-Dec-2025 | 1,485.75 | 1,485.75 | 0.00 |
| | **Supplier Totals :** | | | | 2,189.25 | 2,189.25 | 0.00 |
| 5900 | SOUTHEAST EVENT CENTRE | | | | | | |
| I000674 | FD-CHRISTMAS BANQUET NOV 29/25 | 1187 | 02-Dec-2025 | 02-Dec-2025 | 9,180.60 | 9,180.60 | 0.00 |
| | **Supplier Totals :** | | | | 9,180.60 | 9,180.60 | 0.00 |
| 0661 | SOUTHERN MANITOBA BROADCASTING CO LTD | | | | | | |
| 29943-1022-13715 | MAYOR & COUNCIL CHRISTMAS GREETING-2025 | 1190 | 30-Nov-2025 | 30-Nov-2025 | 525.00 | 525.00 | 0.00 |
| 29943-1025-13575 | MAYOR & COUNCIL CHRISTMAS GREETING 2025 | 1190 | 30-Nov-2025 | 30-Nov-2025 | 525.00 | 525.00 | 0.00 |
| 29943-1029-17510 | MAYOR & COUNCIL CHRISTMAS GREETING-2025 | 1190 | 30-Nov-2025 | 30-Nov-2025 | 525.00 | 525.00 | 0.00 |
| 29943-1074-28183 | PUBLIC NOTICE ON STEINBACH ONLINE | 1190 | 30-Nov-2025 | 30-Nov-2025 | 840.00 | 840.00 | 0.00 |
| 29943-1074-28184 | MAYOR & COUNCIL CHRISTMAS GREETING 2025 | 1190 | 30-Nov-2025 | 30-Nov-2025 | 367.50 | 367.50 | 0.00 |
| | **Supplier Totals :** | | | | 2,782.50 | 2,782.50 | 0.00 |
| 2531 | STEINBACH FIRE PROTECTION INC. | | | | | | |
| 24056 | LIBRARY-ANNUAL FIRE ALARM PANEL TEST,SPRINKLER FIRE PROTECTION SYSTEM,EMERGENCY LIGHTING SYSTEM,AED | 1184 | 03-Nov-2025 | 03-Nov-2025 | 1,509.54 | 1,509.54 | 0.00 |
| 24149 | ANNUAL FIRE EXTINGUISHER INSPECTION,FIRE EXTINGUISHER WITH BRACKET | 1182 | 17-Nov-2025 | 17-Nov-2025 | 86.19 | 86.19 | 0.00 |
| 24258 | ARTS COUNCIL-ANNUAL FIRE EXTINGUISHER INSPECTION,EMERGENCY LIGHTING SYSTEM,BACK UP BATTERIES | 1184 | 27-Nov-2025 | 27-Nov-2025 | 506.13 | 506.13 | 0.00 |
| | **Supplier Totals :** | | | | 2,101.86 | 2,101.86 | 0.00 |
| 0081 | STEINBACH PRECISION ENTERPRISES (1973) LTD | | | | | | |
| 39414 | #2013 SHAFTING,TUBE,FLAT BAR | 1162 | 24-Nov-2025 | 24-Nov-2025 | 38.53 | 38.53 | 0.00 |
| | **Supplier Totals :** | | | | 38.53 | 38.53 | 0.00 |
| 1021 | STEINBACH SECURITY SERVICES INC | | | | | | |
| 4525 | CITY PATROL SECURITY- | 1190 | 01-Dec-2025 | 01-Dec-2025 | 12,499.20 | 12,499.20 | 0.00 |

Supplier : 0001 To STMP000224
Batch : All

Cheque Dates : Nov 27, 2025 To Dec 10, 2025
Bank : 4 To 4

| Supplier Code / Invoice No. | Supplier Name / Description | Batch | Invoice Date | Due Date | Invoice Amount | Paid Amount | Discount Amount |
|---|---|---|---|---|---|---|---|
| | DECEMBER 2025 | | | | | | |
| | | **Supplier Totals :** | | | 12,499.20 | 12,499.20 | 0.00 |
| 0281 | SUPER SPLASH AUTO CLEANING LTD | | | | | | |
| 54236 | WASH-T171 | 1105 | 07-Nov-2025 | 07-Nov-2025 | 13.97 | 13.97 | 0.00 |
| 54456 | WASH-T155 | 1099 | 12-Nov-2025 | 12-Nov-2025 | 19.50 | 19.50 | 0.00 |
| 54513 | WASH-T173 | 1099 | 10-Nov-2025 | 10-Nov-2025 | 11.97 | 11.97 | 0.00 |
| 55075 | WASH-T155 | 1167 | 24-Nov-2025 | 24-Nov-2025 | 19.50 | 19.50 | 0.00 |
| 55122 | WASH-#2007 | 1172 | 25-Nov-2025 | 25-Nov-2025 | 28.98 | 28.98 | 0.00 |
| 55539 | WASH-T121 | 1172 | 28-Nov-2025 | 28-Nov-2025 | 11.97 | 11.97 | 0.00 |
| | | **Supplier Totals :** | | | 105.89 | 105.89 | 0.00 |
| 5780 | SUPERIOR NORTH AMERICA INC | | | | | | |
| 49174S | T-136 SWITCH | 1186 | 01-Dec-2025 | 01-Dec-2025 | 331.91 | 331.91 | 0.00 |
| | | **Supplier Totals :** | | | 331.91 | 331.91 | 0.00 |
| 4758 | SWIFT HIGH SPEED.COM | | | | | | |
| 8463 | NETWORK MONITORING & MANAGEMENT SERVICE-DECEMBER 2025 | 1190 | 01-Dec-2025 | 01-Dec-2025 | 168.00 | 168.00 | 0.00 |
| | | **Supplier Totals :** | | | 168.00 | 168.00 | 0.00 |
| 5159 | T S BERGMAN INC | | | | | | |
| 3408 | HYDRO-VAC SERVICES-SEWER BACK UP-LOEWEN BLVD | 1165 | 20-Sep-2025 | 20-Sep-2025 | 1,097.25 | 1,097.25 | 0.00 |
| 3522 | HYDROVAC SERVICES-CURBSTOP REPAIR & CHECK FOR WATER LEAK | 1181 | 18-Nov-2025 | 18-Nov-2025 | 1,530.38 | 1,530.38 | 0.00 |
| 3523 | HYDROVAC SERVICES-22 LOEWEN BLVD | 1157 | 19-Nov-2025 | 19-Nov-2025 | 834.75 | 834.75 | 0.00 |
| 3536 | HYDROVAC SERVICES-660 MAIN ST | 1181 | 26-Nov-2025 | 26-Nov-2025 | 1,787.63 | 1,787.63 | 0.00 |
| 3537 | HYDROVAC SERVICES-SIGNPOST HOLES,LIGHT STANDARD FOUNDATION EXCAVATION | 1183 | 27-Nov-2025 | 27-Nov-2025 | 1,252.13 | 1,252.13 | 0.00 |
| | | **Supplier Totals :** | | | 6,502.14 | 6,502.14 | 0.00 |
| 5437 | TAILLEFER DANIEL | | | | | | |
| EXP 11/21/25 | ERP TRAINING NOV 20/25-NIVERVILLE | 1171 | 22-Nov-2025 | 22-Nov-2025 | 32.63 | 32.63 | 0.00 |
| EXP 11/24/25 | EMPLOYEE CLOTHING PURCHASE-DANIEL T | 1171 | 25-Nov-2025 | 25-Nov-2025 | 400.00 | 400.00 | 0.00 |
| | | **Supplier Totals :** | | | 432.63 | 432.63 | 0.00 |
| 0037 | THE CANADA LIFE ASSURANCE COMPANY PAYMENT | | | | | | |
| 12/25 150375 1 | CANADA LIFE PREMIUMS DECEMBER 2025 | 1173 | 26-Nov-2025 | 26-Nov-2025 | 494.98 | 494.98 | 0.00 |
| 12/25 42373 1 | CANADA LIFE PREMIUMS DECEMBER 2025 | 1173 | 26-Nov-2025 | 26-Nov-2025 | 55,973.14 | 55,973.14 | 0.00 |
| | | **Supplier Totals :** | | | 56,468.12 | 56,468.12 | 0.00 |
| 4266 | THE CARILLON | | | | | | |
| SCI71183 | PUBLIC NOTICE-BY-LAW 2266 | 1190 | 30-Nov-2025 | 30-Nov-2025 | 546.79 | 546.79 | 0.00 |
| SCI71184 | 2026 BUSINESS & TELEPHONE DIRECTORY | 1190 | 30-Nov-2025 | 30-Nov-2025 | 491.40 | 491.40 | 0.00 |

**Supplier :** 0001 To STMP000224
**Batch :** All

**Cheque Dates :** Nov 27, 2025 **To** Dec 10, 2025
**Bank :** 4 To 4

| Supplier Code / Invoice No. | Supplier Name / Description | Batch | Invoice Date | Due Date | Invoice Amount | Paid Amount | Discount Amount |
|---|---|---|---|---|---|---|---|
| SCI71185 | PUBLIC NOTICE BY-LAW 2268 | 1190 | 30-Nov-2025 | 30-Nov-2025 | 548.89 | 548.89 | 0.00 |
| | **Supplier Totals :** | | | | 1,587.08 | 1,587.08 | 0.00 |
| 3592 | THE RENTAL HOUSE | | | | | | |
| 1-2342231 | SPARK PLUGS-14 | 1158 | 18-Nov-2025 | 18-Nov-2025 | 114.09 | 114.09 | 0.00 |
| 1-2342249 | AIR FILTER | 1158 | 18-Nov-2025 | 18-Nov-2025 | 76.12 | 76.12 | 0.00 |
| 1-2342348 | FUEL LINE,FUEL | 1158 | 19-Nov-2025 | 19-Nov-2025 | 140.42 | 140.42 | 0.00 |
| 1-2342556 | #2019 AIR FILTER | 1159 | 24-Nov-2025 | 24-Nov-2025 | 67.18 | 67.18 | 0.00 |
| 1-2342558 | T-104 AIR FILTER | 1182 | 24-Nov-2025 | 24-Nov-2025 | 67.18 | 67.18 | 0.00 |
| 1-2342567 | CORING DRILL,CORING BIT,WATER TANK CORING DRILL RENTAL | 1181 | 24-Nov-2025 | 24-Nov-2025 | 64.67 | 64.67 | 0.00 |
| 1-2342710 | PICO DURO SAW CHAIN | 1182 | 26-Nov-2025 | 26-Nov-2025 | 53.75 | 53.75 | 0.00 |
| 1-2342715 | AIR FILTERS,SPARK PLUG | 1186 | 26-Nov-2025 | 26-Nov-2025 | 130.42 | 130.42 | 0.00 |
| 1-2342747 | ASPEN FUEL | 1186 | 26-Nov-2025 | 26-Nov-2025 | 94.06 | 94.06 | 0.00 |
| | **Supplier Totals :** | | | | 807.89 | 807.89 | 0.00 |
| 5558 | THE SHERWIN WILLIAMS CO | | | | | | |
| 97004203201125 | #2019 HYDRAULIC OIL FILTERS,HYDRAULIC FLUID | 1159 | 13-Nov-2025 | 13-Nov-2025 | 221.82 | 221.82 | 0.00 |
| | **Supplier Totals :** | | | | 221.82 | 221.82 | 0.00 |
| 3993 | THIESSEN ADAM | | | | | | |
| EXP 11/24/25 | MMA SESSION NOV 7/25,STUDY SESSION NOV 21-22/25-WINNIPEG | 1167 | 24-Nov-2025 | 24-Nov-2025 | 102.57 | 102.57 | 0.00 |
| | **Supplier Totals :** | | | | 102.57 | 102.57 | 0.00 |
| 1033 | THOMPSON DORFMAN SWEATMAN LLP | | | | | | |
| 775267 | SOUTHEAST EVENT CENTRE 15508 0180953 RJMA | 1166 | 17-Oct-2025 | 17-Oct-2025 | 2,861.60 | 2,861.60 | 0.00 |
| 776479 | GENERAL MATTERS 15508 0038357 RJMA | 1166 | 13-Nov-2025 | 13-Nov-2025 | 20,582.81 | 20,582.81 | 0.00 |
| | **Supplier Totals :** | | | | 23,444.41 | 23,444.41 | 0.00 |
| 0350 | TK ELEVATOR (CANADA) LIMITED | | | | | | |
| 2868822 | CURLING CLUB-ELEVATOR MAINTENANCE DEC 1/25 - FEB 28/26 | 1184 | 01-Dec-2025 | 01-Dec-2025 | 380.84 | 380.84 | 0.00 |
| | **Supplier Totals :** | | | | 380.84 | 380.84 | 0.00 |
| 0127 | TOROMONT CAT | | | | | | |
| PS611721697 | OIL SAMPLES | 1159 | 08-Nov-2025 | 08-Nov-2025 | 287.84 | 287.84 | 0.00 |
| PS611721698 | #1986 BLADE,ASSEMBLY | 1159 | 08-Nov-2025 | 08-Nov-2025 | 170.58 | 170.58 | 0.00 |
| PS611721699 | #930 BLADES | 1159 | 08-Nov-2025 | 08-Nov-2025 | 170.82 | 170.82 | 0.00 |
| PS611721700 | #1930 FUEL TUBE,BLADE | 1159 | 08-Nov-2025 | 08-Nov-2025 | 248.82 | 248.82 | 0.00 |
| PS611721875 | #1930 BLADE | 1183 | 11-Nov-2025 | 11-Nov-2025 | 70.52 | 70.52 | 0.00 |
| PS611723941 | #1930 SWITCH | 1183 | 26-Nov-2025 | 26-Nov-2025 | 73.49 | 73.49 | 0.00 |
| PS611724540 | #930 WASHER,PIN | 1183 | 28-Nov-2025 | 28-Nov-2025 | 180.54 | 180.54 | 0.00 |
| | **Supplier Totals :** | | | | 1,202.61 | 1,202.61 | 0.00 |
| 5910 | UALAT SHEBA | | | | | | |
| PTREF DEC0325 | Refund on PT Account 451 - 0426371.030 | 1180 | 03-Dec-2025 | 03-Dec-2025 | 123.04 | 123.04 | 0.00 |

Supplier : 0001 To STMP000224
Batch : All

Cheque Dates : Nov 27, 2025 To Dec 10, 2025
Bank : 4 To 4

| Supplier Code / Invoice No. | Supplier Name / Description | Batch | Invoice Date | Due Date | Invoice Amount | Paid Amount | Discount Amount |
|---|---|---|---|---|---|---|---|
| | **Supplier Totals :** | | | | 123.04 | 123.04 | 0.00 |
| 0352 | UNI-JET INDUSTRIAL PIPE SERVICES LTD | | | | | | |
| 57932 | CLEAN & TELEVISE VARIOUS WWS | 1124 | 03-Nov-2025 | 03-Nov-2025 | 96,709.30 | 96,709.30 | 0.00 |
| 57951 | CLEAN & TELEVISE LDS SEWERS | 1124 | 07-Nov-2025 | 07-Nov-2025 | 39,949.20 | 39,949.20 | 0.00 |
| | **Supplier Totals :** | | | | 136,658.50 | 136,658.50 | 0.00 |
| 5467 | WELLBORN DAN | | | | | | |
| EXP 11/24/25 | EMPLOYEE BOOT PURCHASE-DAN W | 1170 | 24-Nov-2025 | 24-Nov-2025 | 302.39 | 302.39 | 0.00 |
| | **Supplier Totals :** | | | | 302.39 | 302.39 | 0.00 |
| 3027 | WINNIPEG BUILDING & DECORATING LTD | | | | | | |
| N-84821 | REPAIRS FOR WATER DAMAGE-JAKE EPP LIBRARY | 1190 | 01-Dec-2025 | 01-Dec-2025 | 12,185.79 | 12,185.79 | 0.00 |
| | **Supplier Totals :** | | | | 12,185.79 | 12,185.79 | 0.00 |
| 0125 | WOLSELEY WATERWORKS GROUP | | | | | | |
| 470764 | PARTS | 1181 | 26-Nov-2025 | 26-Nov-2025 | 1,478.40 | 1,478.40 | 0.00 |
| | **Supplier Totals :** | | | | 1,478.40 | 1,478.40 | 0.00 |
| 1577 | WSP CANADA GROUP LIMITED | | | | | | |
| 20320256 | CLIMATE RISK ASSESSMENT AND CLIMATE ACTION PLAN TO OCTOBER 31 2025 | 1190 | 20-Nov-2025 | 20-Nov-2025 | 11,182.50 | 11,182.50 | 0.00 |
| | **Supplier Totals :** | | | | 11,182.50 | 11,182.50 | 0.00 |
| 0440 | ZWAAGSTRA MICHAEL CHRISTOPHER | | | | | | |
| EXP 11/29/25 | STUDY SESSION NOV 21-23/25,AMM NOV 25-26/25-WINNIPEG | 1191 | 29-Nov-2025 | 29-Nov-2025 | 337.79 | 337.79 | 0.00 |
| | **Supplier Totals :** | | | | 337.79 | 337.79 | 0.00 |
| | **Computer Paid Total :** | | | | **3,611,707.22** | **3,611,707.22** | **0.00** |

**Supplier :** 0001 To STMP000224
**Batch :** All

**EFT Date :** 27-11-2025 **To** 10-Dec-2025
**Bank :** 4 To 4

| Supplier Code / Invoice No. | Supplier Name / Description | Batch | Invoice Date | Due Date | Invoice Amount | Paid Amount | Discount Amount |
|---|---|---|---|---|---|---|---|
| 0164 | RECEIVER GENERAL FOR CANADA | | | | | | |
| PR#25/25 RP000 | PR#25 REMITTANCE 10813 0014 RP0001 | 1178 | 05-Dec-2025 | 05-Dec-2025 | 79,565.25 | 79,565.25 | 0.00 |
| PR#25/25 RP000 | PR#25 REMITTANCE 10813 0014 RP0002 | 1178 | 05-Dec-2025 | 05-Dec-2025 | 12,934.45 | 12,934.45 | 0.00 |
| | | | | **Supplier Totals :** | 92,499.70 | 92,499.70 | 0.00 |
| | | | | **EFT Paid Total :** | **92,499.70** | **92,499.70** | **0.00** |

| | |
|---|---|
| **Total Unpaid for Approval :** | **0.00** |
| **Total Discount :** | **0.00** |
| **Total Manually Paid for Approval :** | **0.00** |
| **Total Computer Paid for Approval :** | **3,611,707.22** |
| **Total EFT Paid for Approval :** | **92,499.70** |
| **Grand Total ITEMS for Approval :** | **3,704,206.92** |