

CITY OF STEINBACH
Regular Council Meeting
June 15, 2021

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, June 15, 2021 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 Jac Siemens, Damian Penner, Bill Hiebert, Jake Hiebert, Michael Zwaagstra and Susan Penner Also present: City Manager, Troy Warkentin, Manager, Corporate Services, Adam Thiessen and City Clerk, Deb Rempel.

3. Councillor Susan Penner opened the meeting.

R21-124 4. Councillor B. Hiebert, Councillor J. Siemens RESOLVED that the agenda be adopted.

-Un. Carried-

R21-125 5. Councillor D. Penner, Councillor J. Hiebert RESOLVED that the minutes of the June 1, 2021 Regular Council Meeting be approved.

-Un. Carried-

R21-126 6. Councillor S. Penner, Councillor J. Hiebert RESOLVED that the following accounts be approved for payment:

Accounts Payable (June 9, 2021)	\$955,476.36
Bi-weekly Pay period No. 12 (June 9, 2021)	\$244,971.72
Monthly Pay period No. 6 (June 4, 2021)	\$43,217.70

-Un. Carried-

R21-127 7. Councillor D. Penner, Councillor B. Hiebert RESOLVED that the Financial Statements for the period ending May 31, 2021 be accepted.

-Un. Carried-

8. Council meeting recessed and Public Hearing was called to order at 7:36 p.m., by Mayor Funk. Public Hearing was to consider rezoning By-Law 2174.

By-Law 2174

Owners: BDFM Ventures Inc. and Focal Point Properties Ltd.

Applicant: Kingdom Home Building Inc.

Lot 25 Plan 4068 Ex Lane 5507 and Lot 26 Plan 4068 NW 20 feet Ex Lane 5507
107 First Street

Purpose: To rezone the property from “RLD” Residential Low Density to “RMD” Residential Medium Density.

8.1 Troy Warkentin, City Manager introduced By-Law 2174 and reported that notices pursuant to The Planning Act had been completed.

8.2 Greg and Candace Braun, 79 First Street provided written correspondence objecting to the proposed rezoning.

8.3 Written correspondence has been received from Manitoba Municipal Relations - Community Planning Branch regarding By-Law 2174 voicing no concerns.

8.4 Luke Wiebe, applicant of the rezoning and owner of Kingdom Home Building Inc. was present at the hearing and provided a presentation. He provided that he is in a Mother /Son partnership and together they have 40 combined years of experience in real estate, development and rental properties. Approximately 20-25% of the rental units being occupied are by new residents of the City of Steinbach. They have gained a reputation as a premium builder. They have developed a major portion of the back lane on Frist Street on previous development. They are proposing to build two storey buildings consisting of 18 units total. All units have a private entry. There is ample parking and all engineering requirements will be met. The units are pet friendly and the site plans include a dog park.

Mr. Wiebe was prepared to answer questions of Council.

8.5 There being no further discussion Council meeting re opened at 7:45 p.m.

R21-128 9. Councillor M. Zwaagstra, Councillor S. Penner RESOLVED that the City of Steinbach give second reading to By-Law 2174, subject to the execution of a development agreement.

-Un. Carried-

R21-129 10. Councillor S. Penner, Councillor J. Hiebert RESOLVED that the City of Steinbach give third reading to By-Law 2174, subject to the execution of a development agreement.

-Un. Carried-

11. Council meeting recessed and Public Hearing was called to order at 7:47 p.m., by Mayor Funk. Public Hearing was to consider By-Law 2175, Zoning By-Law 2100 amendment.

By-Law 2175

Purpose: To amend Table 3-1 in the City of Steinbach Zoning By-Law 2100 to permit Advertising Signs as a conditional use within the "M1" Light Industrial Zone.

11.1 Troy Warkentin, City Manager introduced By-Law 2175 and reported that notices pursuant to The Planning Act had been completed.

11.2 Written correspondence has been received from Manitoba Municipal Relations - Community Planning Branch regarding By-Law 2175 voicing no concerns.

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

11.4 There being no further discussion Council meeting re opened at 7:49 p.m.

R21-130 12. Councillor M. Zwaagstra, Councillor J. Siemens RESOLVED that the City of Steinbach give second reading to By-Law 2175.

-Un. Carried-

13. Council meeting recessed and Public Hearing was called to order at 7:51 p.m., by Mayor Funk. Public Hearing was to consider Conditional Use CU-2021-02.

Conditional Use CU-2021-02

Owner: 10044979 Manitoba Ltd.

Applicant: David Broesky

Lot 9 Plan 54128

132 Industrial Road

Purpose: 1. To allow an electronic messaging sign to be situated on the subject property; and

2. To allow third party advertising to be projected on the electronic messaging sign.

13.1 Troy Warkentin, City Manager introduced Conditional Use CU-2021-02 and reported that notices pursuant to The Planning Act had been completed.

13.2 There is no written correspondence on the file.

13.3 Phil Rempel, Signex Mfg. Inc. was present at the hearing and provided that there are several tenants in the building and the sign will give the tenants an opportunity to advertise. The sign is two sided and is 9'5" x 4'8".

Mr. Rempel was prepared to answer questions of Council.

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

13.5 There being no further discussion Council meeting re opened at 7:55 p.m.

R21-131 14. Councillor M. Zwaagstra, Councillor B. Hiebert RESOLVED that the City of Steinbach give third reading to By-Law 2175.

-Un. Carried-

R21-132 15. Councillor S. Penner, Councillor D. Penner RESOLVED that the City of Steinbach approved Conditional Use CU-2021-02.

-Un. Carried-

16. Delegation - Landmark Planning and Design - Donovan Toews appeared before Council regarding R.M. of Ritchot Water Supply.

Mr. Toews provided a power point presentation with the following information.

Landmark Planning and Design is working with Friesen Drillers, the R.M. of Ritchot and the Manitoba Water Services Board. He provided background existing water supplies for the R.M. of Ritchot and the needs it has served. They are in the early planning stages for the future need for additional water supply.

- Background information on the RM growth in population and business was provided. A water study was provided, including information on existing well fields, area hydrogeology, regional drainage and groundwater levels.

Mr. Toews provided that as a courtesy they are reaching out to neighboring communities, stakeholders that may be of interest or potentially affected by a change to the water supply.

The delegate was prepared to answer questions of Council.

16.1 The delegate left the meeting at 8:15 p.m.

R21-133 17. Councillor M. Zwaagstra, Councillor S. Penner RESOLVED that the City of Steinbach receive and approve the 2021 PSAB based budget. (list attached)

-Un. Carried-

R21-134 18. Councillor S. Penner, Councillor J. Hiebert RESOLVED that the building permits as issued during the month of May 2021 be accepted. (list attached)

-Un. Carried-

R21-135 19. Councillor J. Siemens, Councillor B. Hiebert RESOLVED that the City of Steinbach accept the following approved Business Licences.

Resident:

Lic. No. 92	Marivic Lacuesta	Phil-Canadian Immigration Services	Consulting
Lic. No. 93	Danny Berg	Berg Plumbing Installations	Plumbing & Heating
Lic. No. 94	Brent Giesbrecht	Brent D. Giesbrecht Consulting	Consulting

Non Resident:

Lic. No. 353	Tim Auch	Dig-Rite Backhoe	Sewer and Water
Lic. No. 354	Daniel Wiebe	D. Wiebe Construction	Construction
Lic. No. 355	Gaby Collette	East-Man Seal Coating	Paving Contractor
Lic. No. 356	Jason Wilson	Rohl Enterprises	Utility Contracting

-Un. Carried-

R21-136 20. Councillor D. Penner, Councillor B. Hiebert RESOLVED that the City of Steinbach give first reading to By-Law 2177 being an amendment to the Official Community Plan.

-Un. Carried-

R21-137 21. Councillor M. Zwaagstra, Councillor J. Hiebert RESOLVED that the City of Steinbach give first reading to By-Law 2178, being a rezoning by-law.

-Un. Carried-

R21-138 22. Correspondence and a grant payment (\$893,471.37) were acknowledged from the Minister of Municipal Relations, 2021 Municipal Operating Grants.
Received as information.

-Un. Carried-

23. Councillor J. Siemens, Councillor J. Hiebert RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment: 8:22 p.m.

*dr

Mayor

City Manager