

CITY OF STEINBACH  
Regular Council Meeting  
September 7, 2021

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, September 7, 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 Susan Penner, Jac Siemens, Damian Penner, Bill Hiebert, Jake Hiebert and Michael Zwaagstra. Also present: City Manager, Troy Warkentin, Manager, Corporate Services, Adam Thiessen and City Clerk, Deb Rempel.

3. Councillor Jake Hiebert opened the meeting.

R21-185 4. Councillor D. Penner, Councillor J. Siemens RESOLVED that the agenda be adopted.

-Un. Carried-

R21-186 5. Councillor B. Hiebert, Councillor M. Zwaagstra RESOLVED that the minutes of the August 17, 2021 Regular Council Meeting be approved.

-Un. Carried-

6. Council meeting recessed and Public Hearing was called to order at 7:36 p.m., by Mayor Funk. Public Hearing was to consider By-Law 2182.

By-Law 2182

Owner: Tina and Cornelius Warkentin

Applicant: Kingdom Home Building Inc.

115 First Street

SE 70 Feet of Lot 26 Plan 4068 Ex NE 15 Feet on depth thereof

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

6.1 Troy Warkentin, City Manager introduced By-Law 2182 and reported that notices pursuant to The Planning Act had been completed.

6.2 Written correspondence has been received from Manitoba Municipal Relations - Community Planning Branch regarding By-Law 2182. voicing no concerns.

6.3 No further written correspondence and no registered objections were received.

6.4 Nancy Doerksen, on behalf of the applicant Kingdom Home Building Inc. was present at the hearing and provided that the home at 115 First street is uninhabitable. The applicant proposes to consolidate the property with his neighboring property at 107 First Street. The property at 115 First Street plan is to add 2 buildings with a total of 12 additional units. All City of Steinbach set back requirements are met including parking requirements. The project also includes the development of the back lane which will provide an additional route for traffic.

Nancy Doerksen was prepared to answer questions of Council.

6.5 Waldo Neustaedter, 78 Granite Park Boulevard was present at the hearing objecting to the rezoning. He provided that he has met with the neighbors and common concerns voiced were concerns of traffic and parking. He provided that he is not against development, however the area has seen unprecedented changes; he suggested that a traffic study be done and that the developer be required to have additional parking for the tenants.

6.6 Shannon Chopyk, 1-40 PTH 52 West was present at the hearing objecting to the rezoning. She expressed concerns of traffic and the environmental impact on the community - and that more green space be added for the well being of the community.

6.7 Nancy Doerksen returned to the podium and provided that the project does provide for more than the required parking. They are trying to keep as many trees on the property as

possible during the development of the property - she noted that there are several dead trees on the property that need to be removed.

6.8 There being no further discussion Council meeting re opened at 8:03p.m.

7. Councillor J. Hiebert RESOLVED that the City of Steinbach deny second reading to By-Law 2182.

8. No seconder.

R21-187 9. Councillor M. Zwaagstra, Councillor J. Siemens RESOLVED that the City of Steinbach give second reading to By-Law 2182, subject to the execution of a development agreement.

-Carried-  
Voting in Favor: S. Penner, B. Hiebert, M. Zwaagstra. D. Penner, J. Siemens, E. Funk  
Voting Against: J. Hiebert

R21-188 10. Councillor J. Siemens, Councillor B. Hiebert RESOLVED that the City of Steinbach give third reading to By-Law 2182, subject to the execution of a development agreement.

-Carried-  
Voting in Favor: S. Penner, B. Hiebert, M. Zwaagstra. D. Penner, J. Siemens, E. Funk  
Voting Against: J. Hiebert

11. Council meeting recessed and Public Hearing was called to order at 8:13 p.m., by Mayor Funk. Public Hearing was to consider Variance V-2021-18.

Variance V-2021-18

Owner and Applicant: Mark and Jessica Reimer  
164 Hanover Street  
Lot 6 Block 3 Plan 8532

Purpose: To allow for the following:

A side yard setback of 1 foot whereas the 'C1' Commercial Neighbourhood Zone requires a minimum setback of 4 feet;

An accessory building to have a setback of 0.6 feet whereas the C1 zone requires a minimum setback of 2 feet; and

To have a total of 1003 square feet of accessory use whereas the C1 'Commercial Neighbourhood zone permits a maximum of 700 square feet of accessory use.

11.1 Troy Warkentin, City Manager introduced Variance V-2021-18 and reported that notices pursuant to The Planning Act have been completed.

11.2 Four items of correspondence to V-2021-18 have been received and provided from the following:

Peter Barkman, 160 Hanover Street  
Craig Caldwell, 167 Elmdale Street  
M. Smulders, 163 Elmdale Street  
Alwin & Rosalina Braun, 159 Hanover Street

11.3 Mark Reimer, 168 Hanover Street, applicant was present at the hearing. He provided that he had recently purchased the property and was seeking to bring the buildings into compliance with the City's zoning by-law and construct a new building (shed) on the property.

The applicant was prepared to answer questions of Council.

11.4 There was no one present with questions or concerns at the meeting.

11.5 There being no further discussion, Council meeting re-opened at 8:15 p.m.

R21-189 12. Councillor J. Siemens, Councillor M. Zwaagstra RESOLVED that the City of Steinbach approve Variance V-2021-18 to allow for a side yard up to one foot including any overhangs; that the existing building have a side yard setback of 0.6 feet; and to permit a total of 1003 square feet of accessory use.

-Un. Carried-

R21-190 13. Councillor J. Hiebert, Councillor B. Hiebert RESOLVED that the following accounts be approved for payment:

Accounts Payable (September 1, 2021) \$3,179,613.80  
Bi-weekly Pay period No. 17 (August 18, 2021) \$280,088.91  
Bi-Weekly Pay Period No. 18 (August 31, 2021) \$281,105.29

-Un. Carried-

R21-191 14. Councillor D. Penner, Councillor S. Penner RESOLVED that the building permits as issued during the month of August 2021 be accepted. (list attached)

-Un. Carried-

R21-192 15. Councillor J. Hiebert, Councillor D. Penner  
WHEREAS the City of Steinbach By-Law 2161 Local Improvement 2021-02 has been referred to The Municipal Board;  
AND WHEREAS The Municipal Board has scheduled a public hearing for September 9, 2021;  
BE IT RESOLVED THAT the City Manager, Troy Warkentin, Senior Manger, Brian Hrehirchuk and Mark Alward, Taylor McCaffrey, LLP, be delegated to represent the City of Steinbach at The Municipal Board hearing scheduled for September 9, 2021.

-Un. Carried-

R21-193 16. Councillor B. Hiebert, Councillor S. Penner RESOLVED that the City of Steinbach accept the following approved Residential Business Licences:

Lic. No. 102 Mary Barkanyi - Barkanyi Customs - Carpentry  
Lic. No. 103 Mary Anne Fehr - Fehr Sewing - Contract Sewing

-Un. Carried-

R21-194 17. Councillor M. Zwaagstra, Councillor D Penner  
BE IT RESOLVED that Council agree to join a regional group of southeastern municipalities tasked to independently review and obtain information regarding silica sand mining operations, with the intent to better understand the implications of the land use on municipal infrastructure, possible environmental impacts, including that of the aquifer, and other possible associated issues;  
BE IT FURTHER RESOLVED that Council agree to enter into a cost sharing agreement with the member municipalities to address expenses associated with this project, such as but not limited to contracted professional services such as legal and engineering consultations;  
BE IT FURTHER RESOLVED that the Mayor and the City Manager or his designate be appointed to the regional committee overseeing the independent informational review on matters surrounding silica sand mining land uses.

-Un. Carried-

18. Correspondence from Curt Bueckert in regards to traffic along Home Street North was acknowledged.

Received as information.

19. Correspondence from Brad Unger in regards to street racing concerns in Steinbach was acknowledged.

Received as information.

20. Correspondence from Shaun Martin in regards to street racing and noise concerns was acknowledged.

Received as information.

21. Correspondence from Lisa Desautels in regards to street racing was acknowledged.  
Received as information.

R21-195 22. Councillor M. Zwaagstra, Councillor J. Siemens

BE IT RESOLVED that the City of Steinbach make application to the Minister of Public Safety for one additional full-time equivalent (FTE) Royal Canadian Mounted Police (RCMP) officer to be added to the City of Steinbach Municipal Police Service Agreement (MPSA), beginning January 1, 2022;

BE IT FURTHER RESOLVED that this officer be dedicated exclusively to traffic enforcement;

BE IT FURTHER RESOLVED that the City of Steinbach seek authority from the Province of Manitoba to install red light cameras on Main Street.

-Un. Carried-

23. Correspondence from Ruth and J.D. Lees expressing obstruction concerns of a public lane that runs behind 514 and 518 Willow Crescent was acknowledged. They were asking that the lane be returned to a state that is accessible and traversable to the public.

24. Administration provided that the back lane is now accessible and that grass will be planted when time permits. The concerns have been addressed and the back lane is accessible.

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

-Un. Carried-

Time of adjournment: 8:46 p.m.

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Mayor

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City Manager