

CITY OF STEINBACH
Regular Council Meeting
October 4, 2022

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, October 4, 2022 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 Bill Hiebert, Damian Penner, Jake Hiebert, Jac Siemens, Michael Zwaagstra and Susan Penner. Also present: City Manager, Troy Warkentin, Manager, Corporate Services, Adam Thiessen and City Clerk, Deb Rempel.

3. Councillor Jac Siemens opened the meeting.

R22-221 4. Councillor M. Zwaagstra, Councillor B. Hiebert RESOLVED that the agenda be adopted.

-Un. Carried-

R22-222 5. Councillor J. Hiebert, Councillor J. Siemens RESOLVED that the minutes of the September 20, 2022 Regular Council Meeting be approved.

-Un. Carried-

6. Council meeting recessed and Public Hearing was called to order at 7:37 p.m., by Mayor Earl Funk. Public Hearing was to consider Subdivision 4451-2022-8706 and the road widening of Industrial Road West and the renaming of Industrial Road West to Campbell Drive.

Subdivision 4451-2022-8706

Owners: Steinbach Community Development Corporation
Applicant: Lacey Gaudet, City Planner - City of Steinbach
Part of Lot 3 Plan 69051

Purpose: 1. To allow for the creation of 3 industrial lots, the road widening of Industrial Road West and rename Industrial Road West to Campbell Drive.

6.1 Troy Warkentin, City Manager, introduced Subdivision 4451-2022-8706, 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 Subdivision 4451-2022-8706 voicing no concerns.

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

6.4 There being no further discussion, Council meeting re-opened at 7:40 p.m.

R22-223 7. Councillor D. Penner, Councillor J. Hiebert
RESOLVED that the City of Steinbach approve application for subdivision 4451-2022-8706 as applied for by Lacey Gaudet - City of Steinbach, on behalf of the owners Steinbach Community Development Corporation;
BE IT FURTHER RESOLVED that the City of Steinbach approve the road widening of Industrial Road West;
BE IT FURTHER RESOLVED that the City of Steinbach rename Industrial Road West to Campbell Drive.

-Un. Carried-

8. Council meeting recessed and Public Hearing was called to order at 7:43 p.m., by Mayor Funk. Public Hearing was to consider Conditional Use CU-2022-02.

Conditional Use CU-2022-02

Owners: 10134593 Manitoba Ltd.

Applicant: Stefan Hodelmann

Lot 2 Plan 64190

110 Industrial Road

Purpose: To allow the operation of a retail sales business on the subject property. Under the City of Steinbach Zoning By-Law 2100 all retail sales are a Conditional Use within the M1 Light Industrial Zone.

8.1 Troy Warkentin, City Manager, introduced Conditional Use CU-2022-02 and reported that notices pursuant to The Planning Act had been completed.

8.2 There was no further written correspondence to Conditional Use CU-2022-02 on file.

8.3 Stefan Hodelmann, applicant was present at the public hearing and provided that he applied for the entirety of the site. He provided that he currently has only one retail request for the property. He provided that ROC Eastman a charity organization is planning to use the space to sell used books. He asked why retail is not included in the zoning category? The applicant was prepared to answer questions of Council.

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

8.5 There being no further discussion Council meeting re opened at 7:47 p.m.

R22-224 9. Councillor M. Zwaagstra, Councillor J. Siemens RESOLVED that the City of Steinbach deny Conditional Use CU-2022-02.

-Un. Carried-

R22-225 10. Councillor S. Penner, Councillor B. Hiebert
WHEREAS Section 251 of The Municipal Act provides authority to a municipality to dispose of land;
BE IT RESOLVED that the City of Steinbach sell to Priority Auto Ltd. C/O Kelsey Penner, a parcel of currently designated as public reserve land, legally described as Part of Public Reserve B, Plan 46982 WLTO in NE 1/4 3-7-6 EPM, in the amount of \$19,000.00; with a possession date of no later than September 1, 2023; subject to the closing of the existing public reserve; subject to Appendix A being amended and subject to the consolidation of the parcel being sold with 60 Acres Drive;

BE IT FURTHER RESOLVED that the signing officers of the City of Steinbach be authorized to execute all required land transfer documents.

-Un. Carried-

R22-226 11. Councillor J. Hiebert, Councillor J. Siemens RESOLVED that the following accounts be approved for payment:

Accounts Payable (September 28, 2022) \$1,010,483.39

Bi-weekly Pay Period No. 20 (September 27, 2022) \$243,003.98

-Un. Carried-

R22-227 12. Councillor M. Zwaagstra Councillor D. Penner RESOLVED that the City of Steinbach rescind the approval of resolution R22-203 for second reading to By-Law 2213 which was given at the Regular Meeting of Council on September 6, 2022.

-Un. Carried-

R22-228 13. Councillor B. Hiebert, Councillor J. Hiebert RESOLVED that the City of Steinbach accept the following approved Excavator's Licences.

Licence No. 22-17 Harris Holdings Ltd.

Quinton Harris

Licence No. 22-18 Mytec Industries

Joel Kubay

-Un. Carried-

14. Councillor J. Siemens RESOLVED that the City of Steinbach deny first reading to By-Law 2216, under the City of Steinbach - Official Community Plan.

15. Motion lost due to no seconder.

R22-229 16. Councillor M. Zwaagstra, Councillor S. Penner RESOLVED that the City of Steinbach give first reading to By-Law 2216, under the City of Steinbach - Official Community Plan.

-Carried-

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

Voting Against: J. Siemens

R22-230 17. Councillor D. Penner, Councillor S. Penner RESOLVED that the City of Steinbach give first reading to rezoning By-Law 2215.

-Un. Carried-

R22-231 18. Councillor M. Zwaagstra, Councillor B. Hiebert RESOLVED that the City of Steinbach give first reading to rezoning By-Law 2217.

-Un. Carried-

R22-232 19. Councillor D. Penner, Councillor J. Hiebert
BE IT RESOLVED that the City of Steinbach Council supports the Steinbach Skimmers Competitive Swim Club Inc. under the Province of Manitoba Arts, Culture and Sport in Community Fund program, for a grant in the amount of \$25,000.00 for purposes of 6 removable starting blocks for the indoor pool at the Steinbach Aquatic Centre.

-Un. Carried-

R22-233 20. Councillor J. Hiebert, Councillor J. Siemens RESOLVED that the City of Steinbach re-appoint Reid & Miller Chartered Professional Accountants Inc. as the City Auditor for a one-year term (2022) in the estimated amount of \$51,500.00 (plus applicable taxes).

-Un. Carried-

21. Minutes of the Seine Rat Roseau Watershed District of June 28, 2022 and August 16, 2022 were acknowledged.

Received as information.

22. Councillor D. Penner, Councillor B. Hiebert RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment: 8:15 p.m.

*dr

Mayor

City Manager