

CITY OF STEINBACH

Tuesday April 1, 2025

Supplemental Information

By-Law 2244 Official Community Plan Presentation	pg. 1
Community Planning Report	pg. 15
MTI Comments	pg. 33
Letters of Objection	pg. 35
By-law 2245 Official Community Plan Presentation	pg. 41
Community Planning Report	pg. 53
MTI Comments	pg. 65
Zoning By-Law Comparison	pg. 67
Letters of Objection	pg. 70

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

OFFICIAL COMMUNITY PLAN BY-LAW NO. 2244

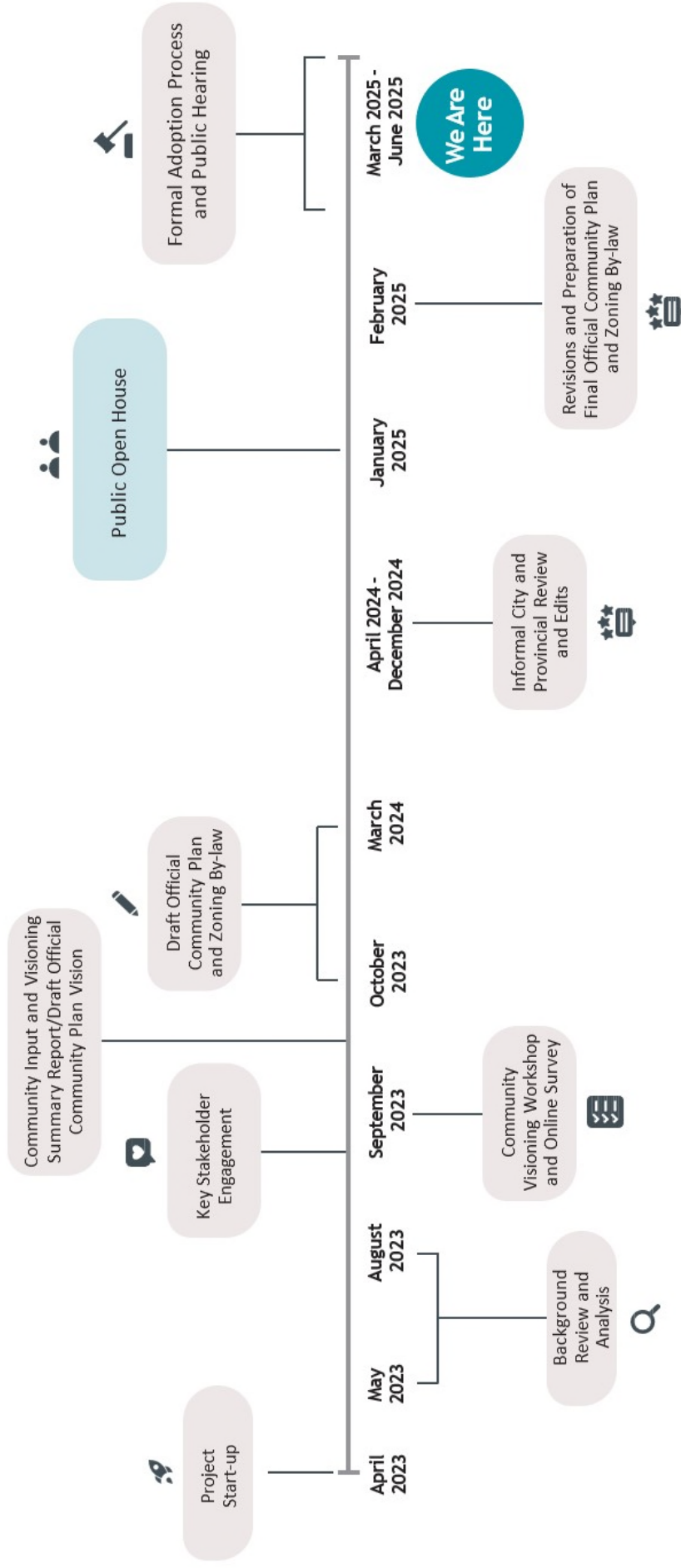


Public Hearing

April 1, 2025



Project Timeline



Public Engagement Process



Visioning
Workshop and
Stakeholder
Engagement



Open House to present
the draft Official
Community Plan



Online surveys (after
the visioning workshop
and after the open
house)



Public Hearing

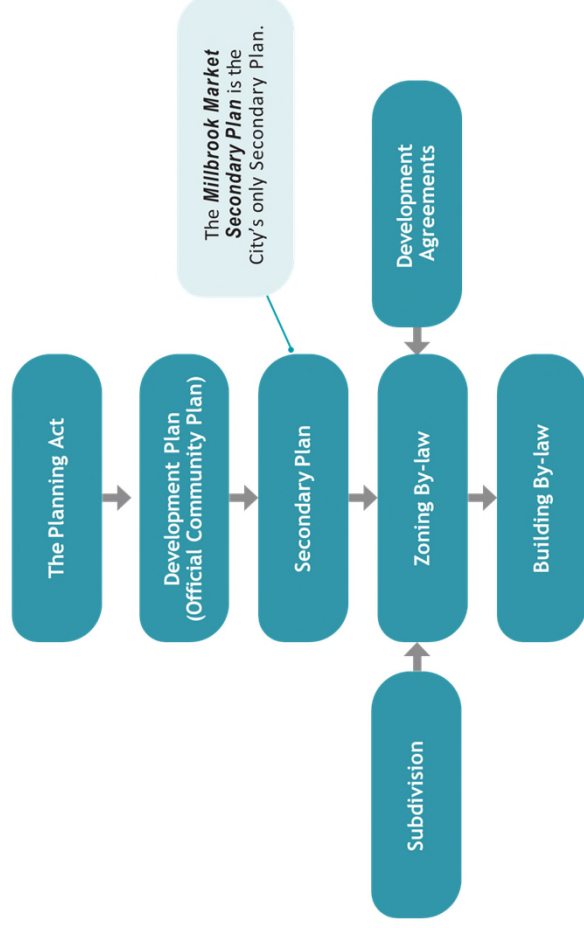
Provincial Planning Framework



An official community plan (development plan):

- Sets out a community's vision for the future;
- Contains plans and policy statements that address physical, social, environmental, and economic objectives;
- Describes how and where the community wants land to be developed;
- Contains measures for implementation.

4



Why update?



The City's current Official Community Plan was adopted in October 2018 and The Planning Act states that a detailed review of the plan must be completed within five years of adoption.

Reviewing and updating the Official Community Plan provides an opportunity to:

- Update policies to align with changes to provincial legislation, including The Planning Act and Provincial Land Use Policies.
- Introduce new policies and update existing policies where necessary.
- Develop a vision statement to direct growth and land use.
- Improve clarity and formatting.
- Ensure that policy changes to the OCP can be implemented through the ZBL.

Vision



Steinbach is a vibrant community where residents can live, work, and play, characterized by inviting streetscapes and thriving local businesses. The economic landscape fosters innovation, ensuring residents have access to diverse employment opportunities, amenities, and services. Residents benefit from a diverse housing landscape that caters to various needs, promoting affordability, a strong sense of community, and sustainability.

Planning Principles



**Planning for Economic
Development**



**Planning for
Housing**



**Planning for
Downtown**



**Planning for
Growth**



**Planning for Active
Transportation and
Recreation**

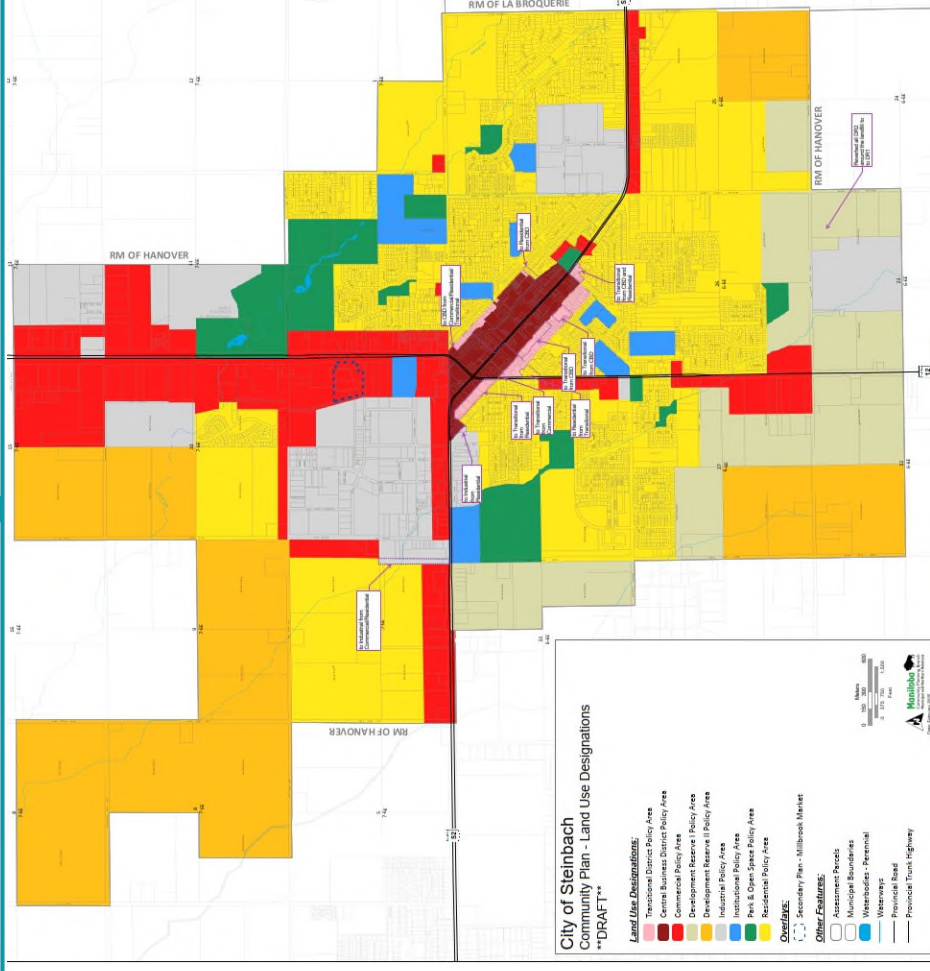


**Planning for the
Environment**



**Planning for
Community**

Land Use Designations



Major Mapping Changes

- Designated lands north of PTH 52 and south of Park Road West, between Twin Creek Road and Keating Road, as Residential and Commercial Policy Areas.
- Adjusted boundaries of the Central Business District and Transitional District Policy Areas.
- Redesignated lands adjacent to the landfill to Development Reserve II Policy Area.
- Designated lands east of Hespeler Street South, adjacent to the City boundary, as a Residential Policy Area.

Official Community Plan



Major Text changes

- Added a policy statement outlining ways the City could consider the future development of a public transportation system.
- Strengthened policies related to active transportation.
- Added policies aimed at promoting energy efficiency, protecting the environment, and addressing environmental impacts.
- Prohibited the use of private wells for buildings that are connected to (or have the potential to connect to) the municipal water system.
- Indicated that new or infill development in the Transitional District Policy Area should consider the physical character of existing development.



Planning Report Summary



Official Community Plan:

- *“Overall the draft Official Community Plan is generally consistent with the Provincial Land Use Policies (PLUPS). Community Planning is encouraged to see the inclusion of new policies regarding active transportation, energy efficiency, and mention of public transportation.”*

10

Next Steps



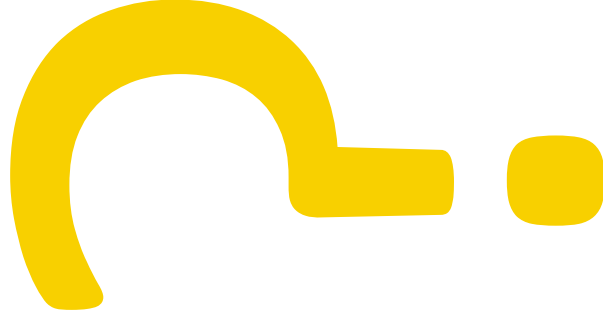
- If less than 25 objection are received, Council may proceed with First and Second Reading of By-law No. 2244.
- If 25 or more objections are received, Council may proceed with First and Second Reading of By-law No. 2244, however a notice of Second Reading must be sent to
= all objectors.
- If Council receives 25 or more second objections, Council must refer the objections to the Municipal Board.

Concluding Remarks



- Since April 2023, the process for the review and adoption of the new Official Community Plan By-law No. 2244 has included:
 - Stakeholder and public engagement;
 - Consideration of individual landowner requests;
 - Discussions with the Steering Committee and administration on issues and decision items; and
 - Consultation with the Province of Manitoba.
- After the public hearing, the City of Steinbach may proceed with First and Second Reading of the Official Community Plan By-law No. 2244, indicating their intent to proceed with the adoption of the by-law.

Questions?



Contact Information



Kari Schulz
Senior Planner, WSP
204-259-1477
kari.schulz@wsp.com

Municipal and Northern Relations
 Community & Regional Planning Branch
 240 – 323 Main Street
 Steinbach, Manitoba, Canada R5G 1Z2
 T 204-346-6240 F 204-346-7305

REPORT TO COUNCIL

Date:	March 28, 2025	File:	Official Community Plan By-Law No. 2244
Municipality:	Steinbach	Legal Description:	<i>Applies to all lands in the Municipality</i>
City of Steinbach Official Community Plan By-law 2244			

INTENT:

The intent is to adopt a new Official Community Plan (OCP) for the City of Steinbach in accordance with section 40(1) of *The Planning Act*.

BACKGROUND:

The City of Steinbach initiated a review and update of the current OCP in 2024. When adopted, the existing By-law No. 2099, and amendments thereto, will be repealed.

An informal review of the by-law was completed by provincial departments in May of 2024 and feedback was provided. After revisions were made, the document was subsequently circulated to provincial departments and agencies for formal comment on March 10, 2025.

PROVINCIAL CIRCULATION AND REVIEW/COMMENTS:

The provincial review of the by-laws are complete. The following is a summary of comments provided by commenting agencies. **Please review attached comments for the full comments provided by agencies.**

Manitoba Agriculture	See attached detailed comments.
Historic Resources Branch	See attached detailed comments.
No concerns	Petroleum Branch, Mines Branch, Lands and Planning Branch
Not yet commented	MTI Hydrologic Forecasting & Water Management, MECC Environmental Compliance and Enforcement, MECC Drainage and Water Rights Licensing, MTI Highways, Hydro, Bell MTS

COMMUNITY PLANNING COMMENTS:

Mapping

1.) Part 7: Maps | Land Use Designation | Section 4-7-6E

- Approximately 430 acre area is proposed for re-designation from Development Reserve II to Residential Policy Area.
- The Background Study estimates that a total of 248 acres will required for residential development by 2031 and 405 acres will required by 2036 based on the population projections for a medium growth scenario. The medium growth scenario estimates the population to reach 34,085 residents and 6,484 new dwelling units by 2041.
- The existing supply of land for residential development is approximately 3,659 acres. The Background Study indicates that the existing amount of land needs to be reviewed against constraints of development, such as physical features of the land, willingness of the land owner to develop and the land required for public use. It should be noted that these large tracts of existing lands designated as Residential Policy Area are zoned “DR1” or “DR2” in the proposed Zoning By-law No. 2245.
- While development constraints should be considered when evaluating existing development potential, Community Planning questions if the significant amount of new land to be designated for residential is warranted at this time. Council could consider designating the area as Development Reserve I if the intent is to develop the area within the timeframe of this OCP, or, to designate existing Residential Policy Areas where there is no immediate interest of the landowner to develop, to Development Reserve 1.
- Comments from the City indicated that the landowners of these properties requested the designation change as they have interest in developing in the near future. Considering this, as well as the medium growth scenario of 34,085 residents and 6,484 new dwelling units by 2041, and the 11.1% population increase from 2016 to 2021 (Statistics Canada), increased demand for housing and growth in the City has been demonstrated. The proposed designation generally complies with Provincial Land Use Policies (PLUPs) 5(2) and 1.2.3.

PROCEDURE:

Council may proceed in accordance with the following under *The Planning Act*:

- 46(2) After the hearing, the board or council may:
 - (a) If it determines that the proposed by-law does not require alteration or requires only a minor alteration that does not change the intent of the plan, make any required alteration and give the by-law second reading.;
 - (b) If it determines that the proposed by-law requires major alterations that change the intent,
 - I. make the required alterations;
 - II. hold another public hearing in accordance with *The Planning Act*; and
 - III. give the altered by-law second reading or pass a resolution not to proceed with the by-law; or
 - (c) Pass a resolution not to proceed with the by-law.

- 47(1) As soon as reasonably practicable after the development plan by-law is given second reading, the board or council must submit the following to the minister, in the form and manner directed by the minister:
 - (a) a certified copy of the by-law;
 - (b) a copy of the minutes of the hearing held under subsection 46(1) and each written submission filed at the hearing.
- 47(3) The board or council must not give third reading to the by-law until the minister has approved it under section 51.
- 48 As soon as practicable after submitting the development plan by-law to the minister for approval, the board or council must send a notice to every person who objected to the by-law at the hearing held under subsection 46(1) stating that
 - (a) second reading was given to the by-law;
 - (b) the by-law has been submitted to the minister for approval; and
 - (c) any person who made an objection at the hearing may file an objection with the minister that sets out the reasons for his or her objection, within 14 days after the notice is given.

RECOMMENDATION:

In accordance with Section 41 of *The Planning Act*, the City of Steinbach Official Community Plan By-law No. 2244 is generally consistent with the land use policies in Provincial Planning Regulation M.R. 81/2011.

Community Planning recommends that Council give consideration to the amendments suggested by various government departments as well as to the objections received prior to or at the public hearing. **Objections were received from the Rural Municipality (RM) of Hanover, Rural Municipality (RM) of La Broquerie and Rural Municipality (RM) of Ste. Anne.** If the by-law is given second reading, please send a certified copy of By-law No. 2244 in a form reflecting second reading, along with a copy of the minutes of the public hearing and any written submissions received at the public hearing to the Minister (c/o Steinbach Community Planning) for their consideration of the by-law.

Council must not proceed to give the by-law third reading unless, and until, the Minister has first approved and returned it for third reading.

Sincerely,



Ellen Enns
Regional Manager

From: Cook, Sheila
Sent: March 26, 2025 4:17 PM
To: +STE1000 - Steinbach CRP
Cc: +WPG139 - Provincial Planning Services; +WPG112 - AGRLandUse
Subject: RE: City of Steinbach By-Law 2244 (New OCP) Circulation

Good afternoon,

I have reviewed this draft City of Steinbach Official Community Plan (OCP) and related maps. This plan will replace the current City of Steinbach Development Plan By-law No. 2099. We have the following comments to offer.

5.7 Development Reserve I and 5.8 Development Reserve II

- The Development Reserve I designation is used to identify those lands that could be developed during the life of this plan while the Development Reserve II designation is used to identify lands that are in agricultural use and are intended to remain in use until such time as “they are required for development in the future”. The objectives and policies for the Development Reserve designations are excellent in reflecting this intent and providing clear direction for agricultural uses that will be considered and/or allowed to continue operating.

Land Use Designations Map

- Section 4-7-6E - Approximately 430 acre area proposed for re-designation directly from Development Reserve II to Residential Policy Area. This represents a significant change in the types of uses that will be supported as permitted and conditional uses. Given the projections for required residential land in this Community Plan and the significant Residential Policy Areas currently designated, it is unclear if this significant tract of land will be required for residential development in the near future. Council could consider designating the area as Development Reserve I if the intent is to develop the area within the timeframe of this Community Plan, and re-designating smaller parcels to Residential Policy Area as required, while also giving residents notice of the intent to change the land use in the area.

Thank you for the opportunity to comment on this Community Plan for the City of Steinbach.

Regards,
Sheila

Sheila Cook, P.Ag.

Agricultural Planning Specialist

Sheila.Cook@gov.mb.ca

T: 204-365-0923

From: +STE1000 - Steinbach CRP <SteinbachCRP@gov.mb.ca>

Sent: March 10, 2025 3:01 PM

To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG1166 - MIT Water Review

<MITWaterReview@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG569 -

Drainage and Water Rights Licencing <drainage@gov.mb.ca>; +WPG569 - Conservation_Circulars

<ConCirculars@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG1195 - Petroleum

<petroleum@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>;

propertycirculars@hydro.mb.ca; +WPG139 - Provincial Planning Services <provincialplanning@gov.mb.ca>; Kaletzke, Greg <Greg.Kaletzke@gov.mb.ca>; +WPG139 - MapCRP <MapCRP@gov.mb.ca>; Coleman, Roberta <Roberta.Coleman@gov.mb.ca>; Hong, Nhu <Nhu.Hong@gov.mb.ca>
Cc: Bosiak, Brant <Brant.Bosiak@gov.mb.ca>; Enns, Ellen <Ellen.Enns@gov.mb.ca>
Subject: City of Steinbach By-Law 2244 (New OCP) Circulation

Good afternoon,

Attached for your review and comment is the City of Steinbach new Official Community Plan, public hearing notice, and by-law document. The new Official Community Plan will replace the existing Official Community Plan By-Law 2099. The public hearing to give the new OCP 1st and 2nd reading is scheduled for April 1st, 2025. Please send your comments to steinbachcrp@gov.mb.ca by Friday, March 28th.

Please contact me if you have any questions,

Regards,

Brant Bosiak

Community Planner

Manitoba Municipal and Northern Relations

Brant.Bosiak@gov.mb.ca | Tel: 204-619-9661

240-323 Main Street, Steinbach, MB.

CONFIDENTIALITY NOTE: This e-mail message (including any attachments) is confidential and may also be privileged, and all rights to privilege are expressly claimed and are not waived. Any use, dissemination, copying or disclosure of this message and any attachments, in whole or in part, by anyone other than the intended recipients is strictly prohibited. If you have received this message in error, please delete this message and any attachments in a secure manner.

Enns, Ellen

From: +WPG574 - HRB Archaeology
Sent: March 28, 2025 8:50 AM
To: +STE1000 - Steinbach CRP
Cc: +WPG574 - HRB Archaeology
Subject: RE: City of Steinbach By-Law 2244 (New OCP) Circulation
Attachments: AAS-24-23228_Steinbach_2244 Community plan_DRAFT_V2.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

Historic Resources Branch have reviewed the provided draft of the City of Steinbach OCP and have only a few brief comments and suggestions for minor alterations to the draft (see attached memo). Overall, the plan is well thought-out and clearly written – thank you for including us in your circulation.

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
Sent: March 10, 2025 3:01 PM
To: +WPG112 - AGRLandUse ; +WPG1166 - MIT Water Review ; +WPG969 - Roadside Development ; +WPG569 - Drainage and Water Rights Licencing ; +WPG569 - Conservation_Circulars ; +WPG1195 - Mines BR ; +WPG1195 - Petroleum ; +WPG574 - HRB Archaeology ; propertycirculars@hydro.mb.ca ; +WPG139 - Provincial Planning Services ; Kaletzke, Greg ; +WPG139 - MapCRP ; Coleman, Roberta ; Hong, Nhu
Cc: Bosiak, Brant ; Enns, Ellen
Subject: City of Steinbach By-Law 2244 (New OCP) Circulation

Good afternoon,

Attached for your review and comment is the City of Steinbach new Official Community Plan, public hearing notice, and by-law document. The new Official Community Plan will replace the existing Official Community Plan By-Law 2099. The public hearing to give the new OCP 1st and 2nd reading is scheduled for April 1st, 2025. Please send you comments to steinbachcrp@gov.mb.ca by Friday, March 28th.

Please contact me if you have any questions,

Regards,

Brant Bosiak
Community Planner
Manitoba Municipal and Northern Relations

CONFIDENTIALITY NOTE: This e-mail message (including any attachments) is confidential and may also be privileged, and all rights to privilege are expressly claimed and are not waived. Any use, dissemination, copying or disclosure of this message and any attachments, in whole or in part, by anyone other than the intended recipients is strictly prohibited. If you have received this message in error, please delete this message and any attachments in a secure manner.

DATE: 2025-03-28

TO: Community Planning Branch
Manitoba Municipal & Northern Relations
240-323 Main Street,
Steinbach MB R5G 1Z2

FROM: Archaeological Assessment Services Unit
Historic Resources Branch
Manitoba Sport, Culture, Heritage and Tourism
Main Floor – 213 Notre Dame Avenue
Winnipeg, MB R3B 1N3

FOR City of Steinbach
225 Reimer Ave., Steinbach MB R5G 2J1

T: (204) 945-2118 F: (204) 948-2384
e: HRB.archaeology@gov.mb.ca

SUBJECT: City of Steinbach Official Community Plan 2024 – By-law No. 2244
AAS File AAS-23-23228
City of Steinbach

Minor alternations required to better align with legislation.

Further to your e-mail regarding the above-noted community plan, the Manitoba Historic Resources Branch (HRB) has reviewed the document and advises that it needs further clarity and alignment with the Heritage Resources Act and Manitoba Burials Policy.

HRB is pleased that the topic of heritage resources was addressed within the plan; however, some of the wording requires better alignment with the legislation. Manitoba's *Heritage Resources Act* clearly defines heritage resources and human remains and sets requirements for developers, governments, and all persons (including municipalities, planning districts or planning regions) that must be accurately referenced.

Below is a table that addresses HRB's review and comments, identifying minor alterations which could be incorporated into the document to align with relevant legislation and policy. The sections and pdf pages listed in this table use the current numeration of sections within the City of Steinbach Official Community Plan 2024.

HRB offers its direct support to help clarify either the nuances between the draft language and its recommended alterations below, or in developing appropriate language regarding heritage resources. In this way, we can collaborate to ensure that the plan includes effective references to heritage resources.

*Historic Resources Branch
Archaeological Assessment Services Unit*

Section	Document Page	Current Language	Proposed Alteration	HRB Explanation
TOC, 2.2, and 4.5	ii, 6, 20	Historic Resource	Modify section name: 'Heritage Resources'	Minor alterations required to align with language and requirements of the Heritage Resources Act.
4.5 Historic Resources	20	The protection of historic and significant resources adds to a community's sense of history and culture.	Modify: 'The protection of heritage resources and human remains adds to a community's sense of history and culture.'	Minor alterations required to align with language and requirements of the Heritage Resources Act as all heritage resources are protected under the act.
4.5 Historic Resources	20	These resources may include buildings with unique architectural features, archaeological remains, or simply physical locations that played a significant historical role in the community's development.	Modify: 'These resources may include heritage objects, burials outside of recognized cemeteries, buildings with unique architectural features, or archaeological, historical and paleontological sites, as well as physical locations that played a significant historical role in the community's development'.	Minor alterations required to align with language and requirements of the Heritage Resources Act as all heritage resources are protected under the act. It is important to recognize that both heritage resources and human remains are protected under specific legislation in Manitoba.
4.5.1.a	20	To identify sites and structures having historic, architectural and archaeological significance.	Modify: 'To identify heritage resources and human remains, and determine those having historical, architectural and archaeological significance'.	Minor alterations required to align with language and requirements of the Heritage Resources Act and Manitoba's Burials Policy as all heritage resources and human remains are protected under the act.

Memorandum

4.5.1.b	20	To protect historic, archaeological and architectural resources from uses or activities that would endanger or destroy them.	Modify: "to protect heritage resources and human remains from uses or activities that would endanger or destroy them."	Minor alterations required to align with language and requirements of the Heritage Resources Act and Manitoba's Burials Policy as all heritage resources and human remains are protected under the act.
4.5.1.c	20	To recognize the importance of historical resources as a sustainable source of economic growth, particularly through strategies that increase employment and tourism.	Modify: "To recognize the importance of heritage resources as a sustainable source of economic growth, particularly through strategies that increase employment and tourism."	Minor alterations required to align with language and requirements of the Heritage Resources Act as all heritage resources are protected under the act.
4.5.2.1	21	No development of land shall be permitted that will endanger any site, building or other structure of historic, architectural or archaeological significance as designated by the applicable provincial authority.	Modify: "No development of land that will endanger heritage resources or human remains, as determined by the applicable provincial authority, will be permitted unless appropriate mitigation measures are met."	Minor alterations required to align with language and requirements of the Heritage Resources Act as all heritage resources are protected under the act.
4.5.2 Policies	21	2. As a condition for the approval of a subdivision or the issuance of a development permit, Council may require the applicant to show that a historically, architecturally or archaeologically significant site or structure is not endangered.	Modify: "As a condition for the approval of a subdivision or the issuance of a development permit, Council may require the applicant to demonstrate that any requirements such as Heritage Resource Impact Assessments (HRIA), mitigation, or agreements have been enacted to mitigate potential adverse effects on	Minor alterations required to align with language and requirements of the Heritage Resources Act as all heritage resources are protected under the act.

Memorandum

Currently not included	Glossary	heritage resources and human remains. Addition: Modify the document and include the following (see definitions provided on following page): <ul style="list-style-type: none"> • Heritage resource • Heritage site • Human remains 	Consider adding a glossary to your Development Plan, and that referenced heritage definitions are included to ensure consistency/clarity.
------------------------	----------	--	---

Glossary

***"Heritage resource"** includes (a) a heritage site, (b) a heritage object, and (c) any work or assembly of works of nature or of human endeavour that is of value for its archaeological, palaeontological, pre-historic, historic, cultural, natural, scientific or aesthetic features, and may be in the form of sites or objects or a combination thereof.*

***"Heritage site"** means a site designated as a heritage site under Part I of The Heritage Resources Act (1986), which may be so designated by the minister due to important features of (a) the historic or pre-historic development of the province or a specific locality within the province, or of the peoples of the province or locality and their respective cultures; or (b) the natural history of the province or a specific locality within the province.*

'Human remains' for the purpose of this document means remains of human bodies that in the opinion of the minister have heritage significance and that are situated or discovered outside a recognized cemetery or burial ground in respect of which there is some manner of identifying the persons buried therein.

Enns, Ellen

From: +WPG1195 - Mines BR
Sent: March 27, 2025 3:24 PM
To: +STE1000 - Steinbach CRP
Cc: Gallagher, Shaun
Subject: RE: City of Steinbach By-Law 2244 (New OCP) Circulation

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

No concerns from Mines Branch.

Thanks,
-Sahejpal S.
Office of the Mining Recorder Manitoba
Mines_Br@gov.mb.ca

Confidentiality Notice

The contents of this communication, including any attachment(s), are confidential and may be privileged. If you are not the intended recipient (or are not receiving this communication on behalf of the intended recipient), please notify the sender immediately and delete or destroy this communication without reading it, and without making, forwarding, or retaining any copy or record of it or its contents. Thank you. Note: We have taken precautions against viruses, but take no responsibility for loss or damage caused by any virus present.

Le contenu de la présente communication, y compris tout fichier joint, est confidentiel et peut être privilégié. Si vous n'êtes pas le destinataire visé (ou si vous ne recevez pas la présente communication au nom du destinataire visé), veuillez en aviser immédiatement l'expéditeur et supprimer ou détruire le présent message sans le lire, en tirer des copies, le retransmettre ou en enregistrer le contenu. Merci. À noter : Nous avons pris des mesures de protection contre les virus, mais nous n'assumons aucune responsabilité pour ce qui est de la perte ou des dommages causés par la présence d'un virus.

From: +STE1000 - Steinbach CRP <SteinbachCRP@gov.mb.ca>
Sent: March 10, 2025 3:01 PM
To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG1195 - Petroleum <petroleum@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; propertycirculars@hydro.mb.ca; +WPG139 - Provincial Planning Services <provincialplanning@gov.mb.ca>; Kaletzke, Greg <Greg.Kaletzke@gov.mb.ca>; +WPG139 - MapCRP <MapCRP@gov.mb.ca>; Coleman, Roberta <Roberta.Coleman@gov.mb.ca>; Hong, Nhu <Nhu.Hong@gov.mb.ca>
Cc: Bosiak, Brant <Brant.Bosiak@gov.mb.ca>; Enns, Ellen <Ellen.Enns@gov.mb.ca>
Subject: City of Steinbach By-Law 2244 (New OCP) Circulation

Good afternoon,

Attached for your review and comment is the City of Steinbach new Official Community Plan, public hearing notice, and by-law document. The new Official Community Plan will replace the existing Official Community Plan By-Law 2099. The public hearing to give the new OCP 1st and 2nd reading is scheduled for April 1st, 2025. Please send your comments to steinbachcrp@gov.mb.ca by Friday, March 28th.

Please contact me if you have any questions,

Regards,

Brant Bosiak

Community Planner

Manitoba Municipal and Northern Relations

Brant.Bosiak@gov.mb.ca | Tel: 204-619-9661

240-323 Main Street, Steinbach, MB.

CONFIDENTIALITY NOTE: This e-mail message (including any attachments) is confidential and may also be privileged, and all rights to privilege are expressly claimed and are not waived. Any use, dissemination, copying or disclosure of this message and any attachments, in whole or in part, by anyone other than the intended recipients is strictly prohibited. If you have received this message in error, please delete this message and any attachments in a secure manner.

From: [Leonen, Leonardo](#)
To: [+STE1000 - Steinbach CRP](#)
Cc: [Curtis, Jasmine](#)
Subject: RE: City of Steinbach By-Law 2244 (New OCP) Circulation
Date: March 25, 2025 3:35:43 PM

Petroleum Branch has no concerns

Leo

From: +STE1000 - Steinbach CRP <SteinbachCRP@gov.mb.ca>
Sent: March 10, 2025 3:01 PM
To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG1195 - Petroleum <petroleum@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; propertycirculars@hydro.mb.ca; +WPG139 - Provincial Planning Services <provincialplanning@gov.mb.ca>; Kaletzke, Greg <Greg.Kaletzke@gov.mb.ca>; +WPG139 - MapCRP <MapCRP@gov.mb.ca>; Coleman, Roberta <Roberta.Coleman@gov.mb.ca>; Hong, Nhu <Nhu.Hong@gov.mb.ca>
Cc: Bosiak, Brant <Brant.Bosiak@gov.mb.ca>; Enns, Ellen <Ellen.Enns@gov.mb.ca>
Subject: City of Steinbach By-Law 2244 (New OCP) Circulation

Good afternoon,

Attached for your review and comment is the City of Steinbach new Official Community Plan, public hearing notice, and by-law document. The new Official Community Plan will replace the existing Official Community Plan By-Law 2099. The public hearing to give the new OCP 1st and 2nd reading is scheduled for April 1st, 2025. Please send you comments to steinbachcrp@gov.mb.ca by Friday, March 28th.

Please contact me if you have any questions,

Regards,

Brant Bosiak
Community Planner
Manitoba Municipal and Northern Relations

Brant.Bosiak@gov.mb.ca | Tel: 204-619-9661
240-323 Main Street, Steinbach, MB.

CONFIDENTIALITY NOTE: This e-mail message (including any attachments) is confidential and may also be privileged, and all rights to privilege are expressly claimed and are not waived. Any use, dissemination, copying or disclosure of this message and any attachments, in whole or in part, by anyone other than the intended recipients is strictly prohibited. If you have received this message in error, please delete this message and any attachments in a secure manner.

From: [+WPG569 - Conservation Circulars](#)
To: [+STE1000 - Steinbach CRP](#)
Subject: RE: City of Steinbach Zoning By-Law 2245 (New Zoning By-Law) Circulation
Date: March 17, 2025 11:36:50 AM

Hi Patrick,

No comments required for the City of Steinbach Zoning By-Law 2245 By-law from Crown Land perspective.

Thank you

Oladipo Akinpelumi
Resource Planning Specialist
Lands and Planning Branch
Natural Resource Stewardship Division
Department of Natural Resources and Indigenous Futures
Box 25 – 14 Fultz Boulevard | Winnipeg MB R3Y 0L6
Cell: 204-583-0355



From: +STE1000 - Steinbach CRP <SteinbachCRP@gov.mb.ca>
Sent: March 10, 2025 3:08 PM
To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG1195 - Petroleum <petroleum@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; propertycirculares@hydro.mb.ca; +WPG139 - Provincial Planning Services <provincialplanning@gov.mb.ca>; Kaletzke, Greg <Greg.Kaletzke@gov.mb.ca>; +WPG139 - MapCRP <MapCRP@gov.mb.ca>; Coleman, Roberta <Roberta.Coleman@gov.mb.ca>; Hong, Nhu <Nhu.Hong@gov.mb.ca>
Cc: Enns, Ellen <Ellen.Enns@gov.mb.ca>; Bosiak, Brant <Brant.Bosiak@gov.mb.ca>
Subject: City of Steinbach Zoning By-Law 2245 (New Zoning By-Law) Circulation

Good afternoon,

Attached for your review and comment is the City of Steinbach new Zoning By-Law 2245, public hearing notice, and by-law document. The new Zoning By-Law will replace the existing Zoning By-Law 2100. The public hearing to give the new Zoning By-Law 1st and 2nd reading is scheduled for April 1st, 2025. Please send you comments to steinbachcrp@gov.mb.ca by Friday, March 28th.

Please contact me if you have any questions,

Regards,

Brant Bosiak

Community Planner

Manitoba Municipal and Northern Relations

Brant.Bosiak@gov.mb.ca | Tel: 204-619-9661

240-323 Main Street, Steinbach, MB.

CONFIDENTIALITY NOTE: This e-mail message (including any attachments) is confidential and may also be privileged, and all rights to privilege are expressly claimed and are not waived. Any use, dissemination, copying or disclosure of this message and any attachments, in whole or in part, by anyone other than the intended recipients is strictly prohibited. If you have received this message in error, please delete this message and any attachments in a secure manner.



DATE: March 31, 2025

TO: Brant Bosiak
Community Planner
Community Planning Branch
Municipal & Northern Relations
240 – 323 Main Street.
Steinbach, MB R5G 1Z2

FROM: Roberta Coleman, P.Eng.
Director, Highway Design
Transportation & Infrastructure
1420-215 Garry Street
Winnipeg, MB R3C 3P3
roberta.coleman@gov.mb.ca

PHONE NO: 204-227-6237 (FAX: 204-945-5539)

SUBJECT: **City of Steinbach Official Community Plan By-law No. 2244**

We have reviewed the proposed Official Community Plan as requested by your March 10, 2025 email and submit the following comments.

1) Re: 4.1 Land Development Policy 4.1.2.18(h), page 13

Permits are required from Manitoba Transportation and Infrastructure for any development proposed within the controlled area adjacent to the declared portions of PTH 12 and PTH 52 within the City of Steinbach.

2) Re: 4.2 Transportation, page 13

The second paragraph is not quite correct. For clarification, as described in the third paragraph (which also requires some revision) the City of Steinbach is the jurisdiction responsible for access and structure setbacks for the designated sections of PTH 12 (Loewen Blvd. to McKenzie Ave.) and PTH 52 (quarter section line of 34-6-6E to Hespler St.). The Department does carryout construction and maintenance on these designated sections to support provincial route continuity as accurately described in first part of Policy 4.2.2.4 on page 15.

Permits are required from Manitoba Transportation and Infrastructure for any access proposed to PTH 12 or structures proposed within the controlled areas adjacent to PTH 12 north of the quarter section line of 3-7-6E and south of the quarter section line of 27-6-6E. Permits are required for access only to PTH 12 south of the quarter section line of 3-7-6E to Loewen Blvd. and from McKenzie Ave. south to the quarter section line of 27-6-6E (the City of Steinbach is responsible for structure setbacks in these sections).

3) Re: 4.2 Transportation Policy 4.2.2.4, page 15

The last sentence of this policy is not quite correct. As described above, the City of Steinbach is also responsible for structure setbacks for the portions of PTH 12 south of the quarter section line of 3-7-6E to Loewen Blvd. and from McKenzie Ave. south to the quarter section line of 27-6-6E (permits are required from our department for access to these sections of PTH 12).

4) Re: 4.2 Transportation Policy 4.2.2.6, page 15

Any development proposed near a provincial highway that may ultimately impact the provincial highway system should be circulated to our department for review. Therefore, we recommend "in the opinion of the City" be removed from this policy.

5) Re: 4.2 Transportation Policy 4.2.2.7, page 15

According to Provincial Land Use Policy 7.3.3 “strip development, or a development that contributes to the evolution of a row of lots, that fronts on...must not be permitted...” New development that may be permitted adjacent to provincial highways should incorporate an internal road system or may require access rationalization or on-highway improvements to safely accommodate development.

6) Re: 4.2 Transportation Policy 4.2.2.8, page 15

For information, when reviewing proposed development, our department may require a traffic impact study be prepared by a qualified engineer.

7) Re: 4.2 Transportation Policy 4.2.2.10(b), page 16

Is this in reference to the Access Management Functional Plan for PTH 52 West?

8) Re: Reference Map 1: Road Classification

As described in comment (2), there are two portions of PTH 12 where permits are required from our department for access to PTH 12 but the City of Steinbach is responsible for structure setbacks.

Please call me if you have any questions.

Roberta Coleman, P. Eng.



Municipalité unie de
Rural Municipality of Le Broquerie



STE. ANNE
MUNICIPALITY

Sent via Email Only

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

ATTENTION: City Council

Dear Sir/Madam:

CITY OF STEINBACH
RECEIVED

MAR 28 2025

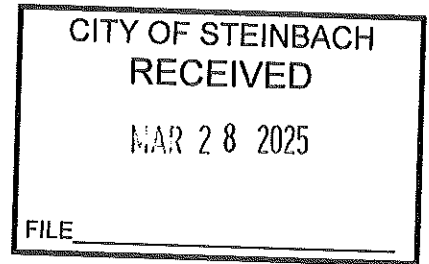
FILE _____

Re: City of Steinbach Official Community Plan By-Law 2244 and Zoning By-Law 2245

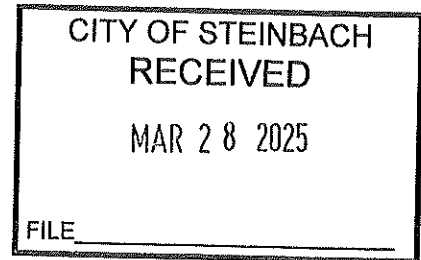
The Municipalities of La Broquerie, Hanover, and Ste-Anne, do hereby object to the City of Steinbach Community Plan By-Law 2244 and Zoning By-Law 2245. There are several specific objections stated below however these begin with a lack of demonstrated commitment to inter-municipal cooperation.

- 1) Within the Planning Principles section 3.2 there is a statement regarding *Planning for Collaboration* citing: "Establishing clear policies for collaboration with neighbouring municipalities ensures that shared concerns are addressed, fostering regional strength and resilience." However, there is no elaboration of such policies within the body of the Community Plan. Provincial Land Use Policy 1.3.3 cites "Development should be examined on a regional scale to identify possible opportunities for regional cooperation, economic and energy efficiencies and service-sharing." The adjacent municipalities have policies within their own development plans regarding inter-municipal cooperation. This includes transitional areas adjacent to the City of Steinbach where development is explicitly subject to consultation with and in the case of La Broquerie, approval by the City of Steinbach. It is not unreasonable that adjacent municipalities ask for reciprocal policies to be elaborated within the Steinbach Community Plan with the recognition that all municipalities should maintain their own autonomy in decision-making.

The City of Steinbach has in the past stated that it has not seen the consultation process with adjacent municipalities as constructive. As a result, opportunities continue to be missed for greater cooperation and planning that could result in a more prosperous region where services are developed in the most efficient and sustainable way possible. Boundary issues are of interest to all municipalities and a mechanism should be developed for coordinated planning in accordance with Provincial policy 1.3.3 above, as well as including a dispute mechanism that does not result in one municipality losing decision making authority to the other. It would send a positive message to adjacent municipalities if the Steinbach Community Plan contained additional policies that lay the groundwork for such cooperation.




- 2) There are concerns regarding residential expansion along rural agricultural boundaries, particularly the designation of Residential Policy areas also zoned RR-S, RSU, RLD and RMD along the eastern boundary North of PTH52 to Park Road East. These should be Looked at in relation to Provincial Land Use Policy 2.2.6 "The expansion of an urban centre must be directed away from prime agricultural land, agricultural operations and other valuable resources or resource-related uses so that land is not prematurely taken out of production or its use prematurely inhibited." It is our contention that the designation and zoning of future low and medium density residential neighbourhoods adjacent to existing and established agricultural areas may negatively affect the operation of adjacent existing agricultural uses. Active agricultural operations carried out in accordance with the Farm Practices Guidelines for Manitoba may from time to time create inconveniences such as dust, noise, odour, and other such similar inconveniences. A condensed population resulting from the proposed low and medium density residential areas raises the possibility of complaints towards the existing agricultural operations and may negatively affect their capacity to operate even if they are operating within the purview of the Farm Practices Guidelines for Manitoba. Policies and mechanisms that encourage regional cooperation could provide an opportunity to mitigate such incompatibility, perhaps through the negotiation of transition zones or buffers within the Steinbach border near agricultural operations in adjacent municipalities.
- 3) The above referenced future developments are also Located along the Manning Canal, a major regional drain that has been known to overflow from time to time. Development and drainage plans for these lands should incorporate consultation with adjacent municipalities to ensure that there are no adverse surface water impacts from the proposed development. Policies within the Community Plan speak to the requirement of concept plans for major developments but are silent on consulting or evaluating their impact on adjacent municipalities.
- 4) The Community Plan also designates land for future development including lands zoned DR-1 intended for "more immediate urban development" the same concerns stated in section 2 would apply to these lands as well, reinforcing the need to cooperate on development that does not impede agricultural uses in the adjacent municipalities. As the Community Plan has sufficient lands set aside for future residential development, particularly given the stated planning principle of promoting intensification, limiting encroachment of residential uses along boundaries where agricultural uses are present should be achievable and explicitly supported by policy.
- 5) There are some discrepancies with respect to Land Use Designation and the Zoning along in the area south of PTH52 west of the La Broquerie border. There is a strip of land designated as Commercial Policy Area, but currently zoned as Rural

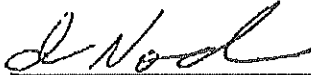



Residential with only a small portion zoned C3 at the La Broquerie border. The Rural Residential district is intended only for existing large-lot rural residential development. Is the intention that this entire area transition to a Commercial Corridor district "intended primarily for uses that provide commercial goods and services to residents of the broad community and beyond"? Given the regional implications along the boundary with La Broquerie, this is an area that could benefit from inter-municipal planning and coordination.

The above noted objections all speak to a need for inter-municipal cooperation given the substantial impact the City of Steinbach has on the region. Adjacent municipalities have policies with respect to transitional areas bordering Steinbach that either speak to a need for consultation with the City or the need for their outright approval, in the latter case giving up municipal autonomy. The lack of reciprocal policies within the Steinbach Community Plan referencing the need to consult and consider their impact on adjacent municipalities are an impediment to regional cooperation and neighbours working as true partners. We will consider withdrawing our objections if reciprocal policies are introduced and there is a commitment to regional cooperation.

Sincerely,



Jim Funk
Reeve, RM of Hanover

Ivan Normandeau
Reeve, RM of La Broquerie

Randy Eros
Deputy Reeve, RM of Ste Anne

RM of Hanover

28 Westland Drive, Mitchell Manitoba, R5G 2N9
Tel: (204) 326-4488
www.hanovermb.ca

20 March, 2025

RESOLUTION

Resolution # P 25-20

Moved by: Ed Penner

WHEREAS the City of Steinbach has provided the Rural Municipality of Hanover with their Draft Community Plan, and Draft Zoning By-law under By-law 2244 and By-law 2245 and;

WHEREAS the Rural Municipality of Hanover has objections to the City of Steinbach Community Plan and Zoning By-law under By-law 2244 and By-law 2245;

BE IT RESOLVED that the Planning and Land Use Committee recommends that the Council of the Rural Municipality of Hanover object to the City of Steinbach By-law 2244 and By-law 2245;

FURTHER BE IT RESOLVED that the Reeve be authorized to sign and execute a joint objection with the RM of La Broquerie and the RM of Ste. Anne.

Carried Unanimously

The Rural Municipality of Hanover, do hereby certify that the above is true and correct copy of a resolution duly passed by the Council of the Rural Municipality of Hanover in a regular session assembled at the Council Chamber on the above date.


Chief Administrative Officer



**CITY OF STEINBACH
RECEIVED**

MAR 28 2025

FILE _____

Jeremy Neufeld

From: Hadiseh Bajelan <development@rmofsteanne.com>
Sent: Thursday, March 27, 2025 10:43 AM
To: Jeremy Neufeld
Cc: RM of La Broquerie D.O.; Shelley Jensen
Subject: RE: Joint Objection – City of Steinbach By-Laws

Below is the draft resolution that was passed by Council last night. We'll send you the signed copy by tomorrow.

Agenda Item # 19.1.2 Council Meeting

Moved By : Robert Sarrasin

Seconded By : Brad Ingles

WHEREAS the City of Steinbach has been working on and has made public its Draft Community Plan (By-Law 2244) and Draft Zoning By-law (By-Law 2245) and;
WHEREAS the Rural Municipality of Ste. Anne has objections to the City of Steinbach Community Plan and Zoning By-Law under By-Law 2244 and By-Law 2245;
BE IT RESOLVED THAT the Rural Municipality of Ste. Anne object to the City of Steinbach By-Law 2244 and By-Law 2245;
FURTHER BE IT RESOLVED THAT the Reeve be authorized to sign and execute a joint objection with the RM of Hanover and the RM of La Broquerie.

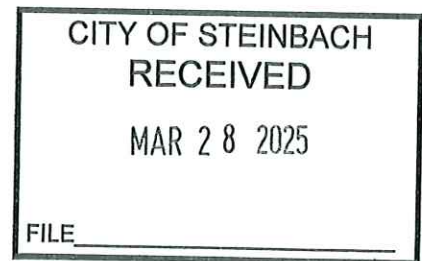
Carried

Stay safe and well

Hadiseh Bajelan, MCP, M.Arch (she, her)
Development officer



395 Traverse Road, Box 6 Grp 50 RR 1, Ste. Anne, MB R5H 1R1
P. 204-422-5929 | F. 204-422-9723
Development@rmofsteanne.com
rmofsteanne.com



CONFIDENTIALITY NOTICE: This e-mail message (including any attachments) is confidential and may also be privileged, and all rights to privilege are expressly claimed and not waived. Any use, dissemination, distribution, copying or disclosure of the message and any attachments, in whole or in part, by anyone other than the intended recipient is strictly prohibited. If you have received this communication in error, please notify the sender immediately, delete this communication from all data storage devices and destroy all hard copies.

From: Jeremy Neufeld <Jeremy.Neufeld@hanovermb.ca>
Sent: March 27, 2025 10:33 AM
To: Hadiseh Bajelan <development@rmofsteanne.com>; RM of La Broquerie D.O.
<developmentofficer@rmlabroquerie.ca>

Jeremy Neufeld

From: Ryan Curwin <developmentofficer@rmlabroquerie.ca>
Sent: Friday, March 28, 2025 1:48 PM
To: Jeremy Neufeld
Subject: Resolution

WHEREAS the City of Steinbach has provided the Rural Municipality of La Broquerie with their Draft Community Plan, and Draft Zoning By-law under By-Law 2244 and By-Law 2245 and;

WHEREAS the Rural Municipality of La Broquerie has objections to the City of Steinbach Community Plan and Zoning By-Law under By-Law 2244 and By-Law 2245;

BE IT RESOLVED THAT the Rural Municipality of La Broquerie object to the City of Steinbach By-Law 2244 and By-Law 2245;

FURTHER BE IT RESOLVED THAT the Reeve be authorized to sign and execute a joint objection letter with the RM of Hanover and the RM of Ste. Anne.

Carried

[Ryan Curwin](#)

Development Officer/agent de développement

RM of La Broquerie/ MR de La Broquerie

Cell. 204-905-1537

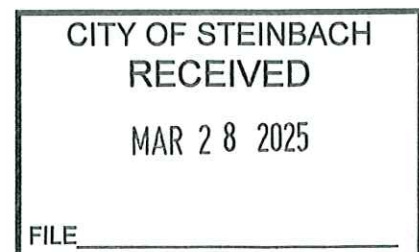
Office. 204.424.5251

Fax. 204.424.5193

developmentofficer@rmlabroquerie.ca

www.labroquerie.com

This email may contain confidential or privileged information. If you are not the intended recipient, please notify the municipal office immediately./Ce courriel peut contenir des informations confidentielles ou privilégiées. Si vous n'êtes pas le destinataire prévu, s'il-vous-plaît aviser le bureau municipal immédiatement.



CITY OF STEINBACH

ZONING BY-LAW NO. 2245

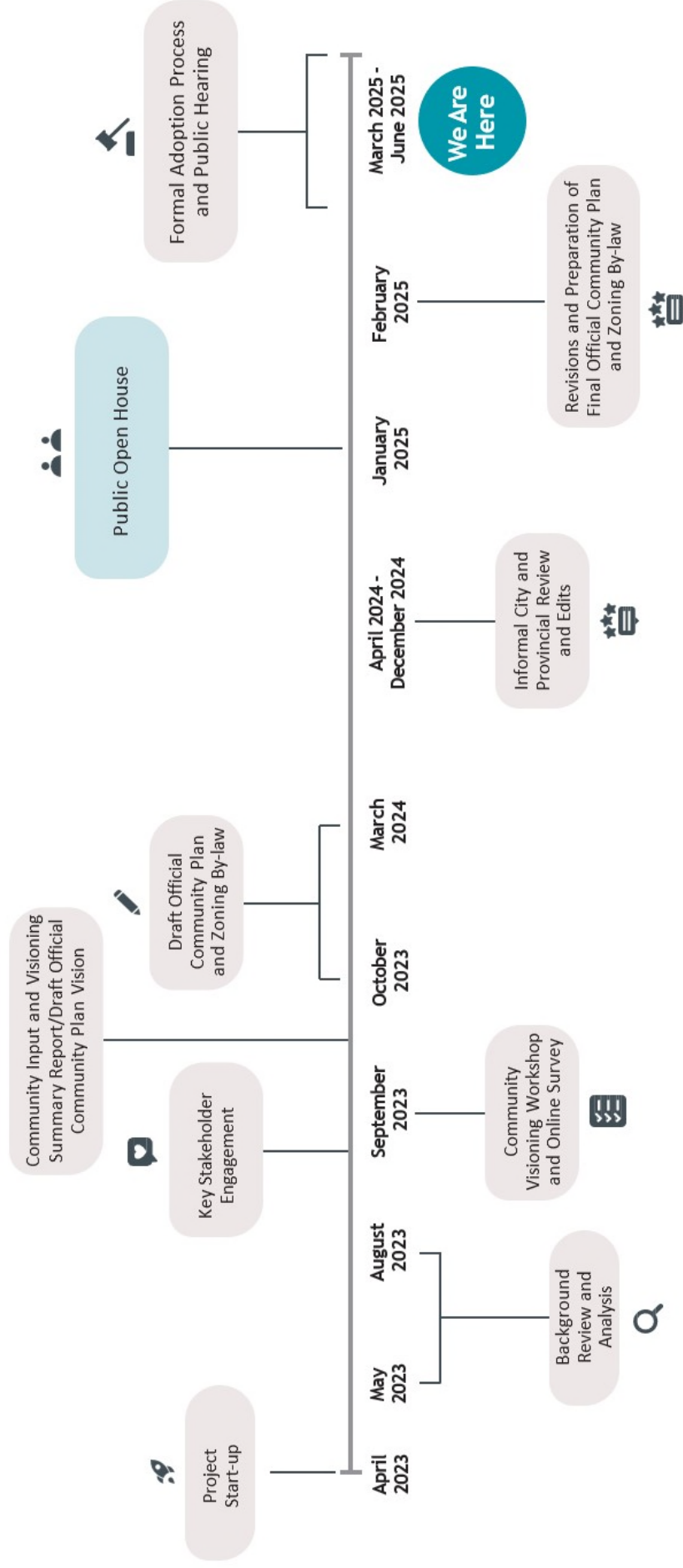


Public Hearing

April 1, 2025



Project Timeline



Public Engagement Process



Visioning
Workshop and
Stakeholder
Engagement



Open House to present
the draft Development
Plan and Zoning By-law



Online surveys (after
the visioning workshop
and after the open
house)



Public Hearing

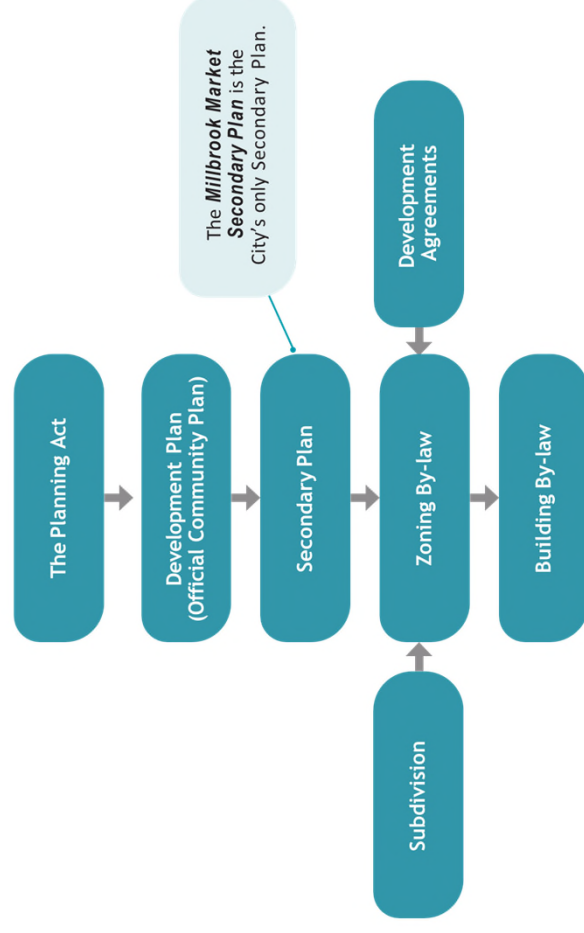
Provincial Planning Framework



A zoning by-law:

- Is a tool to help implement the OCP;
- Sets out specific rules for the use of land and buildings, and the location and form of buildings;
- Divides the City into zones and lists permitted and conditional uses for land and buildings in each zone;
- Establishes a system of permits and procedures for development.

44



Why update?



The City's current Zoning By-law was adopted in October 2018. The Planning Act requires every municipality to adopt a zoning by-law.

Reviewing and updating the Zoning By-law provides an opportunity to:

- Implement the vision, objectives, and policies of the Official Community Plan.
- Prevent the mixing of incompatible land uses.
- Conserve existing neighbourhoods.
- Protect recreational areas and open space.
- Improve clarity and formatting.

45

City of Steinbach
Zoning By-Law
DRAFT

Land Use Designations:

- O - Open Space
- C1 - Commercial Community
- C2 - Commercial Corridor
- C3 - Commercial Single-Unit
- C4 - Commercial Regional
- C-MX - Commercial Mixed Use
- ND - Development Reserve 1
- ND-MD - Residential Medium Density
- ND-RD - Residential Medium Density
- RD - Rural Residential
- RD-2 - Development Reserve 2
- RD-3 - Rural Residential
- RD-5 - Rural Residential Service
- M1 - Industrial Light
- M2 - Industrial Heavy
- B - Educational and Institutional

Districts:

- CBD POD - Centre Business District
- TZ POD - Transitional

Other Features:

- Assessment Levels
- Municipal Boundaries
- Watersheds - Preliminary
- Provincial Road
- Provincial Trunk Highway

Scale: 0 to 1000 Meters

North Arrow

46

- 46

Zoning By-law: Text Changes



Major Text changes

- Completely re-organized the by-law, improving wayfinding and reducing overlap.
- Added setback requirements for development from the lagoon and landfill.
- Added new use classifications including Data Processing Centre (e.g. bitcoin mining), Industrial Multi-use, Solar Energy Generating Systems, and Emergency Residential Shelter.
- Added detached Secondary Suites as an option in some zones with associated use-specific standards.
- In the CBD POD, reduced required parking by 1/3 for all uses and exempted new uses in existing buildings from minimum parking requirements.
- Permitted multi-unit dwellings with commercial uses on the ground floor as-of-right in the CBD POD.
- Removed the requirement for multi-unit residential uses in the Transitional POD to have commercial uses on the ground floor.
- Updated and simplified required yards in the C4 zone.
- Added a maximum floor area for accessory buildings in the DR-1 and DR-2 zones.

Planning Report Summary



Zoning By-law:

- Generally, no concerns:
- Proposed Zoning By-law aligns with the proposed Official Community Plan.
- Recommended some formatting changes to more easily identify the zoning districts on the map.
- Ensure consistency between zoning district names and labels on the zoning map.

Next Steps



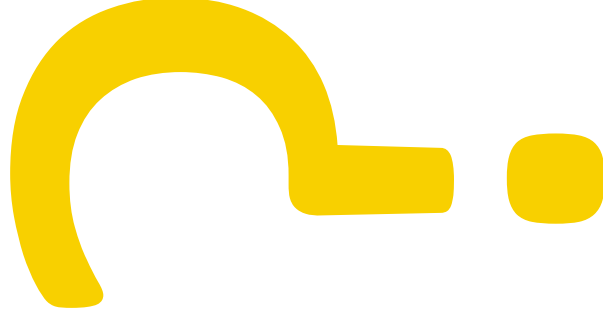
- If less than 25 objection are received, Council may proceed with First and Second Reading of By-law No. 2245.
- If 25 or more objections are received, Council may proceed with First and Second Reading of By-law No. 2245, however a notice of Second Reading must be sent to ⁴⁹ all objectors.
- If Council receives 25 or more second objections, Council must refer the objections to the Municipal Board.

Concluding Remarks



- Since April 2023, the process for the adoption of new Zoning By-law No. 2245 has included:
 - Stakeholder and public engagement;
 - Consideration of individual landowner requests;
 - Discussions with the Steering Committee and administration on issues and decision items; and
 - Consultation with the Province of Manitoba.
- After the public hearing, the City of Steinbach may proceed with First and Second Reading of Zoning By-law No. 2245, indicating their intent to proceed with the adoption of the by-law.

Questions?



Contact Information



Kari Schulz
Senior Planner, WSP
204-259-1477
kari.schulz@wsp.com

Municipal and Northern Relations
 Community & Regional Planning Branch
 240 – 323 Main Street
 Steinbach, Manitoba, Canada R5G 1Z2
 T 204-346-6240 F 204-346-7305

REPORT TO COUNCIL

Date:	March 28, 2025	File:	Zoning By-law No. 2245
Municipality:	Steinbach	Legal Description:	<i>Applies to all lands in the Municipality</i>
City of Steinbach Zoning By-law No. 2245			

INTENT:

The intent is to adopt a new Zoning By-law for the Municipality of Emerson-Franklin in accordance with section 68 of *The Planning Act*.

BACKGROUND:

The City of Steinbach initiated a review and update of the current zoning by-law in 2024. When adopted, the existing By-law No. 2100, and amendments thereto, will be repealed.

An informal review of the by-law was completed by provincial departments in September of 2024 and feedback was provided. After revisions were made, the document was subsequently circulated to provincial departments and agencies for formal comment on March 10, 2025.

The Municipality is simultaneously in the process of adopting Official Community Plan By-law No. 2244.

PROVINCIAL CIRCULATION AND REVIEW/COMMENTS:

The provincial review of the by-laws are complete. The following is a summary of comments provided by commenting agencies. **Please review attached comments for the full comments provided by agencies.**

Manitoba Agriculture	The agricultural uses set out in Development Reserve Zones of Table 10-1: Use Table are substantially similar to the current City of Steinbach Zoning By-law, and are consistent with the proposed Development Reserve 1 and 2 policies of the City of Steinbach Official Community Plan By-law No. 2244, should it be adopted as presented. No concerns from an agricultural perspective.
No concerns	Petroleum Branch, Mines Branch, Lands and Planning Branch

Not yet commented	MTI Hydrologic Forecasting & Water Management, MECC Environmental Compliance and Enforcement, MECC Drainage and Water Rights Licensing, MTI Highways, Heritage Resources Branch, Hydro, Bell MTS
-------------------	--

COMMUNITY PLANNING COMMENTS:

By-law Content

1.) Part E: Definitions | Chapter 10: Definitions | Table 10-1: Use Table

- **Recreation Centre, Indoor and Recreation Centre, Outdoor** – Defined as a “Community/Recreation Centre” in the current by-law (by-law 2100). Recreation centres, both indoor and outdoor, are not permitted in the “RSU”, “RLD”, “RMD” and “RHD” zones. Objective 5.1.1(d) for the Residential Policy Area in the draft OCP (by-law 2244) states, “to ensure the provision and maintenance of services that are supportive of residential development such as schools, recreation facilities, and neighbourhood commercial uses.” Policies in the draft OCP appear supportive to allow recreational facilities in residential zones. Consider revising the use to Conditional in all, or some, of the residential zones listed.

Mapping

2.) Part D: Zoning Maps | Chapter 9: Zoning Maps

- **Part of SW 34-6-6E (Roll 425000), Lot 59 Plan 69059 (Roll 425187), Lot 58 Plan 69059 (Roll 425186), Lot 60 Plan 69059 (Roll 425188), Lot 61 Plan 69059 (Roll 425189), Parcel A-F Plan 69059 (Roll 425190)** – Labelled as “RSF” but should be labelled as “RSU” as per the new zoning name in bylaw 2245.

PROCEDURE:

Council may proceed in accordance with the following under *The Planning Act*:

- 74(1) Before or after a board or council gives first reading of a zoning by-law, a board or council or a planning commission must hold a public hearing to receive representations from any person on the by-law, and give notice of the hearing in accordance with section 168.
- 74(2) If, after the public hearing, the board or council proposes to alter the by-law, a second public hearing must be held in accordance with subsection (1) to receive representations on the alterations to the by-law.
- 74(3) A second public hearing is not required if the alteration is a minor one that does not change the intent of the by-law.
- 75 Unless there are sufficient objections to the zoning by-law at the hearing held under subsection 74(1), the board or council may
 - (a) proceed to give the by-law second and third reading; or

- (b) pass a resolution not to proceed with the by-law.
- 77(1) When sufficient objections to a zoning by-law are received at a hearing held by a board or council under subsection 74(1), the objections must be dealt with in accordance with this section.
- 77(2) The board or council may
 - (a) give the by-law second reading; or
 - (b) pass a resolution not to proceed with the by-law.
- 73.1(2) To be sufficient for the purposes of sections 74 to 79 (adoption of a zoning by-law), objections must be received from at least 25 eligible persons.
- 77(3) If the board or council gives the by-law second reading, it must, as soon as practicable after second reading, send the notice described in section 76(3) to every person who objected to the by-law.
- 77(4) If the board or council does not receive sufficient second objections by the deadline set out in the notice under subsection (3), it may
 - (a) give the by-law third reading; or
 - (b) pass a resolution not to proceed with the by-law.
- 77(5) If a board or council receives sufficient second objections by the deadline set out in the notice under subsection (3), it must, as soon as reasonably practicable, refer the objections to the Municipal Board.
- 77.1(1) If the board or council refers an objection under subsection 76(5) or 77(5), it must not give the by-law third reading unless
 - (a) the Municipal Board makes an order under clause (4)(a) confirming the parts of the by-law that were the subject of the objection; or
 - (b) the board or council, as the case may be, complies with an order of the Municipal Board under clause (4)(b) (alteration of by-law).
- 78(1) Despite sections 76 and 77, an objection to a zoning by-law received from any of the following must be referred to the Municipal Board and dealt with in accordance with the procedure set out in section 77.1:
 - (a) the minister;
 - (a.1) the regional planning board, if any land within its region is subject to the zoning by-law;
 - (b) the board of a planning district;
 - (c) the council of a municipality;
 - (d) the Government of Canada.

RECOMMENDATION:

In accordance with Section 68 of *The Planning Act*, the City of Steinbach Zoning By-law No. 2245 is generally consistent with the intents and policies of the draft City of Steinbach Official Community Plan By-law No. 2244.

Community Planning recommends that Council give consideration to the amendments suggested by various government departments as well as to the objections received prior to or at the public hearing. **Objections were received from the Rural Municipality (RM) of Hanover, Rural Municipality (RM) of La Broquerie and Rural Municipality (RM) of Ste. Anne.** Under Section 78(1) of The Planning Act, an objection to a zoning by-law received from the council of a municipality must be referred to the Municipal Board and dealt with in accordance with procedure set out in Section 77.1 of The Planning Act. Council may give second reading to the by-law, however, it must not give the by-law third reading unless: (a) the Municipal Board makes an order under clause (4)(a) confirming the parts of the by-law that were the subject of the objection; or (b) the board or council, as the case may be, complies with an order of the Municipal Board under clause (4)(b) (alteration of by-law).

If the by-law is given third reading, please send a certified copy of By-law No. 2245 in a form reflecting third reading, along with a copy of the minutes of the public hearing and any written submissions received at the Public Hearing to the Steinbach Community Planning Office.

Sincerely,



Ellen Enns
Regional Manager

Enns, Ellen

From: Cook, Sheila
Sent: March 28, 2025 10:06 AM
To: +STE1000 - Steinbach CRP
Cc: +WPG139 - Provincial Planning Services; +WPG112 - AGRLandUse
Subject: RE: City of Steinbach Zoning By-Law 2245 (New Zoning By-Law) Circulation

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

I have reviewed this City of Steinbach Zoning By-law and related maps on behalf of Manitoba Agriculture. This plan will replace the current City of Steinbach Zoning By-law No. 2100.

The agricultural uses set out in Development Reserve Zones of Table 10-1: Use Table are substantially similar to the current City of Steinbach Zoning By-law, and are consistent with the proposed Development Reserve 1 and 2 policies of the City of Steinbach Official Community Plan By-law No. 2244, should it be adopted as presented. No concerns from an agricultural perspective.

Regards,
Sheila

Sheila Cook, P.Ag.
Agricultural Planning Specialist
Sheila.Cook@gov.mb.ca
T: 204-365-0923

From: +STE1000 - Steinbach CRP <SteinbachCRP@gov.mb.ca>
Sent: March 10, 2025 3:08 PM
To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG1195 - Petroleum <petroleum@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; propertycirculars@hydro.mb.ca; +WPG139 - Provincial Planning Services <provincialplanning@gov.mb.ca>; Kaletzke, Greg <Greg.Kaletzke@gov.mb.ca>; +WPG139 - MapCRP <MapCRP@gov.mb.ca>; Coleman, Roberta <Roberta.Coleman@gov.mb.ca>; Hong, Nhu <Nhu.Hong@gov.mb.ca>
Cc: Enns, Ellen <Ellen.Enns@gov.mb.ca>; Bosiak, Brant <Brant.Bosiak@gov.mb.ca>
Subject: City of Steinbach Zoning By-Law 2245 (New Zoning By-Law) Circulation

Good afternoon,

Attached for your review and comment is the City of Steinbach new Zoning By-Law 2245, public hearing notice, and by-law document. The new Zoning By-Law will replace the existing Zoning By-Law 2100. The public hearing to give the new Zoning By-Law 1st and 2nd reading is scheduled for April 1st, 2025. Please send you comments to steinbachcrp@gov.mb.ca by Friday, March 28th.

Please contact me if you have any questions,

Regards,

Brant Bosiak

Community Planner

Manitoba Municipal and Northern Relations

Brant.Bosiak@gov.mb.ca | Tel: 204-619-9661

240-323 Main Street, Steinbach, MB.

CONFIDENTIALITY NOTE: This e-mail message (including any attachments) is confidential and may also be privileged, and all rights to privilege are expressly claimed and are not waived. Any use, dissemination, copying or disclosure of this message and any attachments, in whole or in part, by anyone other than the intended recipients is strictly prohibited. If you have received this message in error, please delete this message and any attachments in a secure manner.

Enns, Ellen

From: +WPG569 - Conservation_Circulars
Sent: March 17, 2025 11:37 AM
To: +STE1000 - Steinbach CRP
Subject: RE: City of Steinbach Zoning By-Law 2245 (New Zoning By-Law) Circulation

Follow Up Flag: Follow up
Flag Status: Completed

Hi Patrick,

No comments required for the City of Steinbach Zoning By-Law 2245 By-law from Crown Land perspective.

Thank you

Oladipo Akinpelumi
Resource Planning Specialist
Lands and Planning Branch
Natural Resource Stewardship Division
Department of Natural Resources and Indigenous Futures
Box 25 – 14 Fultz Boulevard | Winnipeg MB R3Y 0L6
Cell: 204-583-0355



Natural Resources and Indigenous Futures

From: +STE1000 - Steinbach CRP <SteinbachCRP@gov.mb.ca>
Sent: March 10, 2025 3:08 PM
To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG1195 - Petroleum <petroleum@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; propertycirculars@hydro.mb.ca; +WPG139 - Provincial Planning Services <provincialplanning@gov.mb.ca>; Kaletzke, Greg <Greg.Kaletzke@gov.mb.ca>; +WPG139 - MapCRP <MapCRP@gov.mb.ca>; Coleman, Roberta <Roberta.Coleman@gov.mb.ca>; Hong, Nhu <Nhu.Hong@gov.mb.ca>
Cc: Enns, Ellen <Ellen.Enns@gov.mb.ca>; Bosiak, Brant <Brant.Bosiak@gov.mb.ca>
Subject: City of Steinbach Zoning By-Law 2245 (New Zoning By-Law) Circulation

Good afternoon,

Attached for your review and comment is the City of Steinbach new Zoning By-Law 2245, public hearing notice, and by-law document. The new Zoning By-Law will replace the existing Zoning By-Law 2100. The public hearing to give the new Zoning By-Law 1st and 2nd reading is scheduled for April 1st, 2025. Please send you comments to steinbachcrp@gov.mb.ca by Friday, March 28th.

Please contact me if you have any questions,

Regards,

Brant Bosiak

Community Planner

Manitoba Municipal and Northern Relations

Brant.Bosiak@gov.mb.ca | Tel: 204-619-9661

240-323 Main Street, Steinbach, MB.

CONFIDENTIALITY NOTE: This e-mail message (including any attachments) is confidential and may also be privileged, and all rights to privilege are expressly claimed and are not waived. Any use, dissemination, copying or disclosure of this message and any attachments, in whole or in part, by anyone other than the intended recipients is strictly prohibited. If you have received this message in error, please delete this message and any attachments in a secure manner.

Enns, Ellen

From: +WPG1195 - Mines BR
Sent: March 27, 2025 3:27 PM
To: +STE1000 - Steinbach CRP
Cc: Gallagher, Shaun
Subject: RE: City of Steinbach Zoning By-Law 2245 (New Zoning By-Law) Circulation

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

No concerns from Mines Branch.

Thanks,
-Sahejpal S.
Office of the Mining Recorder Manitoba
Mines_Br@gov.mb.ca

Confidentiality Notice

The contents of this communication, including any attachment(s), are confidential and may be privileged. If you are not the intended recipient (or are not receiving this communication on behalf of the intended recipient), please notify the sender immediately and delete or destroy this communication without reading it, and without making, forwarding, or retaining any copy or record of it or its contents. Thank you. Note: We have taken precautions against viruses, but take no responsibility for loss or damage caused by any virus present.

Le contenu de la présente communication, y compris tout fichier joint, est confidentiel et peut être privilégié. Si vous n'êtes pas le destinataire visé (ou si vous ne recevez pas la présente communication au nom du destinataire visé), veuillez en aviser immédiatement l'expéditeur et supprimer ou détruire le présent message sans le lire, en tirer des copies, le retransmettre ou en enregistrer le contenu. Merci. À noter : Nous avons pris des mesures de protection contre les virus, mais nous n'assumons aucune responsabilité pour ce qui est de la perte ou des dommages causés par la présence d'un virus.

From: +STE1000 - Steinbach CRP <SteinbachCRP@gov.mb.ca>
Sent: March 10, 2025 3:08 PM
To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG1195 - Petroleum <petroleum@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; propertycirculars@hydro.mb.ca; +WPG139 - Provincial Planning Services <provincialplanning@gov.mb.ca>; Kaletzke, Greg <Greg.Kaletzke@gov.mb.ca>; +WPG139 - MapCRP <MapCRP@gov.mb.ca>; Coleman, Roberta <Roberta.Coleman@gov.mb.ca>; Hong, Nhu <Nhu.Hong@gov.mb.ca>
Cc: Enns, Ellen <Ellen.Enns@gov.mb.ca>; Bosiak, Brant <Brant.Bosiak@gov.mb.ca>
Subject: City of Steinbach Zoning By-Law 2245 (New Zoning By-Law) Circulation

Good afternoon,

Attached for your review and comment is the City of Steinbach new Zoning By-Law 2245, public hearing notice, and by-law document. The new Zoning By-Law will replace the existing Zoning By-Law 2100. The public hearing to give the new Zoning By-Law 1st and 2nd reading is scheduled for April 1st, 2025. Please send you comments to steinbachcrp@gov.mb.ca by Friday, March 28th.

Please contact me if you have any questions,

Regards,

Brant Bosiak

Community Planner

Manitoba Municipal and Northern Relations

Brant.Bosiak@gov.mb.ca | Tel: 204-619-9661

240-323 Main Street, Steinbach, MB.

CONFIDENTIALITY NOTE: This e-mail message (including any attachments) is confidential and may also be privileged, and all rights to privilege are expressly claimed and are not waived. Any use, dissemination, copying or disclosure of this message and any attachments, in whole or in part, by anyone other than the intended recipients is strictly prohibited. If you have received this message in error, please delete this message and any attachments in a secure manner.

From: [Leonen, Leonardo](#)
To: [+STE1000 - Steinbach CRP](#)
Cc: [Curtis, Jasmine](#)
Subject: RE: City of Steinbach Zoning By-Law 2245 (New Zoning By-Law) Circulation
Date: March 25, 2025 3:28:12 PM

Petroleum Branch has no concerns

Leo

From: +STE1000 - Steinbach CRP <SteinbachCRP@gov.mb.ca>
Sent: March 10, 2025 3:08 PM
To: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG569 - Drainage and Water Rights Licencing <drainage@gov.mb.ca>; +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG1195 - Petroleum <petroleum@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; propertycirculars@hydro.mb.ca; +WPG139 - Provincial Planning Services <provincialplanning@gov.mb.ca>; Kaletzke, Greg <Greg.Kaletzke@gov.mb.ca>; +WPG139 - MapCRP <MapCRP@gov.mb.ca>; Coleman, Roberta <Roberta.Coleman@gov.mb.ca>; Hong, Nhu <Nhu.Hong@gov.mb.ca>
Cc: Enns, Ellen <Ellen.Enns@gov.mb.ca>; Bosiak, Brant <Brant.Bosiak@gov.mb.ca>
Subject: City of Steinbach Zoning By-Law 2245 (New Zoning By-Law) Circulation

Good afternoon,

Attached for your review and comment is the City of Steinbach new Zoning By-Law 2245, public hearing notice, and by-law document. The new Zoning By-Law will replace the existing Zoning By-Law 2100. The public hearing to give the new Zoning By-Law 1st and 2nd reading is scheduled for April 1st, 2025. Please send you comments to steinbachcrp@gov.mb.ca by Friday, March 28th.

Please contact me if you have any questions,

Regards,

Brant Bosiak
Community Planner
Manitoba Municipal and Northern Relations

Brant.Bosiak@gov.mb.ca | Tel: 204-619-9661
240-323 Main Street, Steinbach, MB.

CONFIDENTIALITY NOTE: This e-mail message (including any attachments) is confidential and may also be privileged, and all rights to privilege are expressly claimed and are not waived. Any use, dissemination, copying or disclosure of this message and any attachments, in whole or in part, by anyone other than the intended recipients is strictly prohibited. If you have received this message in error, please delete this message and any attachments in a secure manner.



DATE: April 1, 2025

TO: Brant Bosiak, Community Planner
Community Planning
Municipal & Northern Relations
240-323 Main Street
Steinbach, MB R3G 1Z2

FROM: Roberta Coleman, P.Eng.
Director
Transportation & Infrastructure
1420-215 Garry Street
Winnipeg, MB R3C 3P3
roberta.coleman@gov.mb.ca

PH.: 204-227-6237

SUBJECT: **City of Steinbach Zoning By-law No. 2245**

We have reviewed the City of Steinbach Zoning By-law as requested by your March 10, 2025 email and submit the following comments.

1) Re: 7.3 Fences and Screening, page 31

For information, a permit is required from our department for any fence (excluding agricultural fences) proposed within the controlled area adjacent to a declared provincial highway under the jurisdiction of the department.

2) Re: 7.12 Pedestrian and Bicycle Access, page 45

For information, any structure/construction (including active transportation trails) proposed within a controlled area adjacent to declared provincial highway under the jurisdiction of the department, requires a permit from our department. Permission is also required from our department for any path, trail or sidewalk proposed within the right-of-way of a provincial highway under provincial jurisdiction.

3) Re: 7.13 Permitted Projections into Required Yards, page 45; 7.18 Signs, page 48

For information, a permit is required from our department for any structure, including signs proposed within the controlled area adjacent to a declared provincial highways under the jurisdiction of the department.

4) Re: 7.20 Temporary Buildings and Uses, page 55

Although temporary, a permit would still be required from our department if proposed to be located within the controlled area adjacent to declared provincial highways under the jurisdiction of our department.

5) Re: 8.1 Airports and Associated Facilities, page 57

We suggest consideration be given to Transport Canada's Guidelines for "Land Use in the Vicinity of Aerodromes" when reviewing development proposed near the airport.

6) Re: 8.14 Home-based Business, page 60

For information, a permit may be required from our department to intensify the use of an existing access to a provincial highway (excluding the "designated" portions of PTH 12 and PTH 52 within the City of Steinbach) and to change or intensify the use of an existing structure within the controlled area adjacent to declared provincial highways under the jurisdiction of the department.

7) Re: Zoning By-law “Draft” Map

We suggest revising the legend title so that the proposed zones listed are not confused with the “land use designations” in the proposed Official Community Plan.

Any new development should comply with and complement the access management and functional plans (including updates and revisions) that have been prepared. T

Please call or email me if you have any questions.

Roberta Coleman, P. Eng.

City of Steinbach
Proposed Changes Re: By-Law 2245 - Emergency Residential Shelter and Social Service Facility Uses
March 31, 2025

The following table shows a comparison between policies related to social service facility and emergency residential shelter uses under both Steinbach Zoning By-Law 2100 and proposed Steinbach Zoning By-Law 2245. New or revised language under proposed Steinbach Zoning By-Law 2245 is highlighted in yellow.

Current ZBL 2100												Proposed ZBL 2245											
Definition Section 6.2												Definition Section 10.2.3											
<p>“social service facility” means the use of a premises to provide social or welfare services to those in need, for no fee or compensation, or at a fee recognized as being significantly less than charged by profit-making organizations. Services may include but are not limited to information and referral services, counselling, skill development, aid through the provision of food or clothing, life skill and personal development programs, alcohol, drug, or substance abuse counselling centre, and drop-in or activity space.</p>												<p>“Social service facility” – means the use of a premises to provide social or welfare services to those in need, for no fee or compensation, or at a fee recognized as being significantly less than charged by profit-making organizations. Services may include but are not limited to information and referral services, counselling, skill development, aid through the provision of food or clothing, life skill and personal development programs, alcohol, drug, or substance abuse counselling center and drop-in activity space. This excludes a supervised consumption site.</p>											
Use Table 3-1												Use Table 10-1											
Zoning District Use Category/ Type		O	PR	DR-1	DR-2	RSF	RLD	RMD	RHD	R-MX	RR	RR-S	R-MH	C1	C2	C3	C4	C-MX	EI	M1	M2	M-MX	Use Specific Standards
Public and Institutional																							
Community Facilities																							
Community / recreation centre			C	C			C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	C	9
Jail / detention centre			C																C		C		22
Library			C				C	C	C	P				C	P	P	P	P	P			P	9
Protection and emergency services			C	C	C	C	C	C	P	P				C	P	P	P	P	P	P	P	P	16
Social services facility										C				C	P	P	P	P	P	P	P	P	19

Zoning District Use Category/ Type		O	PR	DR-1	DR-2	RSU	RLD	RMD	RHD	R-MX	RR	RR-S	R-MH	C1	C2	C3	C4	C-MX	EI	M1	M2	M-MX	Use Specific Standards
College or university																						P	
Commercial school										C												P	
Community gardens		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Correctional facility				C																	C		
Day care centre (nine or more children)						C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	8.7
Day care, home (fewer than nine children)				P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*									8.8
Elementary or middle school						C*	C*	C*	P*	P*								C*	P*				8.12
Emergency residential shelter										C				C	C	C	C	C	C				
Hospital																	C	C	C	P	C		
Library			C				C	C	C	P				C	P	P	P	P	P			P	
Park		P	P	C	P*	P*	P*	P	P*	P	P	P	P	P*	P	P	P	P	P	P	P	P	8.23
Place of worship						C*	C*	C*	C*	C*				C*	P*	P	P	P	P	C*		C*	8.25
Protection and emergency services			C	C	C	C	C	C	P	P				C	P	P	P	P	P	P	P	P	
Social service facility										C				C	P	P	P	P	P	C	C		
Senior high school								C*	C*	C*									C*	P*		C*	8.33

Social service facility uses in the M1, M2, and M-MX zones are proposed to require a Conditional Use

Definition Section 6.2

“emergency residential shelter” means a facility where emergency temporary lodging is provided to persons who are homeless, due to indigence or disaster, operated by a public or non-profit agency, and where on-site supervision is provided whenever such shelter is occupied.

Definition Section 10.2.3

Emergency residential shelter – means a building or a portion of a building used to provide for the emergency temporary lodging to persons who are homeless, due to indigence or disaster, operated by a public or non-profit agency, and where on-site supervision is provided whenever such shelter is occupied. This may also include health, cultural, or recreational programming, individual health or addictions counselling or similar support services, meal service, and administrative offices, where such services support the primary purposes of the emergency residential shelter.

n/a

Under By-Law 2100, “emergency residential shelter” does not appear on Use Table 3-1

Use Table 10-1

Zoning District Use Category/ Type	O	PR	DR-1	DR-2	RSU	RLD	RMD	RHD	R-MX	RR	RR-S	R-MH	C1	C2	C3	C4	C-MX	EI	M1	M2	M-MX	Use Specific Standards
College or university									C					P	P		P	P			P	
Commercial school									C					P	P	P	P	P	P	P	P	
Community gardens	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Correctional facility		C																C				
Day care centre (nine or more children)					C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*		C*	C*	C*		C*	8.7
Day care, home (fewer than nine children)			P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*									8.8
Elementary or middle school					C*	C*	C*	P*	P*								C*	C*				8.12
Emergency residential shelter								C					C	C	C	C	C	C				

Emergency residential shelter uses have been added to Use Table 10-1 as Conditional Uses

n/a

Under By-Law 2100, “emergency residential shelter” does not appear on Requirements by Parking Class Table 4-5

Table 7-3: Required On-Site Parking Spaces

Use Type	Required Number of Parking Spaces	Required Number of Queuing Spaces	Loading Space Category (Table 7-6)
Neighbourhood rehabilitation home			
Dwelling, multi-unit	1.5 / dwelling unit plus 10% unassigned for guest parking	N/A	A
Dormitory	1 / 3 bedrooms	N/A	A
Emergency residential shelter	1 / 1,000 ft² (92.9 m²)	N/A	A

Emergency residential shelter parking requirements have been added to Required On-Site Parking Spaces Table 7-3

n/a	Definition Section 10.2.3
Under By-Law 2100, “supervised consumption site” does not appear in General Definitions Section 6.2	Supervised consumption site – means a site that provides a space for individuals to bring self-supplied drugs for use in the presence of staff trained for that purpose. Services may include but are not limited to the provision of evidence-based harm reduction, health, social, or substance use treatment services.



Sent via Email Only

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

ATTENTION: City Council

Dear Sir/Madam:

CITY OF STEINBACH
RECEIVED

MAR 28 2025

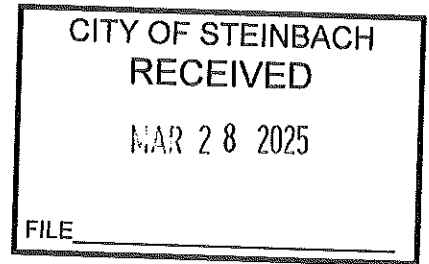
FILE _____

Re: City of Steinbach Official Community Plan By-Law 2244 and Zoning By-Law 2245

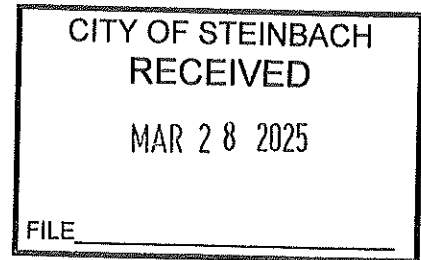
The Municipalities of La Broquerie, Hanover, and Ste-Anne, do hereby object to the City of Steinbach Community Plan By-Law 2244 and Zoning By-Law 2245. There are several specific objections stated below however these begin with a lack of demonstrated commitment to inter-municipal cooperation.

- 1) Within the Planning Principles section 3.2 there is a statement regarding *Planning for Collaboration* citing: "Establishing clear policies for collaboration with neighbouring municipalities ensures that shared concerns are addressed, fostering regional strength and resilience." However, there is no elaboration of such policies within the body of the Community Plan. Provincial Land Use Policy 1.3.3 cites "Development should be examined on a regional scale to identify possible opportunities for regional cooperation, economic and energy efficiencies and service-sharing." The adjacent municipalities have policies within their own development plans regarding inter-municipal cooperation. This includes transitional areas adjacent to the City of Steinbach where development is explicitly subject to consultation with and in the case of La Broquerie, approval by the City of Steinbach. It is not unreasonable that adjacent municipalities ask for reciprocal policies to be elaborated within the Steinbach Community Plan with the recognition that all municipalities should maintain their own autonomy in decision-making.

The City of Steinbach has in the past stated that it has not seen the consultation process with adjacent municipalities as constructive. As a result, opportunities continue to be missed for greater cooperation and planning that could result in a more prosperous region where services are developed in the most efficient and sustainable way possible. Boundary issues are of interest to all municipalities and a mechanism should be developed for coordinated planning in accordance with Provincial policy 1.3.3 above, as well as including a dispute mechanism that does not result in one municipality losing decision making authority to the other. It would send a positive message to adjacent municipalities if the Steinbach Community Plan contained additional policies that lay the groundwork for such cooperation.




- 2) There are concerns regarding residential expansion along rural agricultural boundaries, particularly the designation of Residential Policy areas also zoned RR-S, RSU, RLD and RMD along the eastern boundary North of PTH52 to Park Road East. These should be looked at in relation to Provincial Land Use Policy 2.2.6 "The expansion of an urban centre must be directed away from prime agricultural land, agricultural operations and other valuable resources or resource-related uses so that land is not prematurely taken out of production or its use prematurely inhibited." It is our contention that the designation and zoning of future low and medium density residential neighbourhoods adjacent to existing and established agricultural areas may negatively affect the operation of adjacent existing agricultural uses. Active agricultural operations carried out in accordance with the Farm Practices Guidelines for Manitoba may from time to time create inconveniences such as dust, noise, odour, and other such similar inconveniences. A condensed population resulting from the proposed low and medium density residential areas raises the possibility of complaints towards the existing agricultural operations and may negatively affect their capacity to operate even if they are operating within the purview of the Farm Practices Guidelines for Manitoba. Policies and mechanisms that encourage regional cooperation could provide an opportunity to mitigate such incompatibility, perhaps through the negotiation of transition zones or buffers within the Steinbach border near agricultural operations in adjacent municipalities.
- 3) The above referenced future developments are also located along the Manning Canal, a major regional drain that has been known to overflow from time to time. Development and drainage plans for these lands should incorporate consultation with adjacent municipalities to ensure that there are no adverse surface water impacts from the proposed development. Policies within the Community Plan speak to the requirement of concept plans for major developments but are silent on consulting or evaluating their impact on adjacent municipalities.
- 4) The Community Plan also designates land for future development including lands zoned DR-1 intended for "more immediate urban development" the same concerns stated in section 2 would apply to these lands as well, reinforcing the need to cooperate on development that does not impede agricultural uses in the adjacent municipalities. As the Community Plan has sufficient lands set aside for future residential development, particularly given the stated planning principle of promoting intensification, limiting encroachment of residential uses along boundaries where agricultural uses are present should be achievable and explicitly supported by policy.
- 5) There are some discrepancies with respect to Land Use Designation and the Zoning along in the area south of PTH52 west of the La Broquerie border. There is a strip of land designated as Commercial Policy Area, but currently zoned as Rural

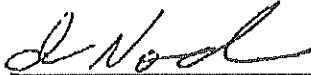



Residential with only a small portion zoned C3 at the La Broquerie border. The Rural Residential district is intended only for existing large-lot rural residential development. Is the intention that this entire area transition to a Commercial Corridor district "intended primarily for uses that provide commercial goods and services to residents of the broad community and beyond"? Given the regional implications along the boundary with La Broquerie, this is an area that could benefit from inter-municipal planning and coordination.

The above noted objections all speak to a need for inter-municipal cooperation given the substantial impact the City of Steinbach has on the region. Adjacent municipalities have policies with respect to transitional areas bordering Steinbach that either speak to a need for consultation with the City or the need for their outright approval, in the latter case giving up municipal autonomy. The lack of reciprocal policies within the Steinbach Community Plan referencing the need to consult and consider their impact on adjacent municipalities are an impediment to regional cooperation and neighbours working as true partners. We will consider withdrawing our objections if reciprocal policies are introduced and there is a commitment to regional cooperation.

Sincerely,



Jim Funk
Reeve, RM of Hanover

Ivan Normandeau
Reeve, RM of La Broquerie

Randy Eros
Deputy Reeve, RM of Ste Anne

RM of Hanover

28 Westland Drive, Mitchell Manitoba, R5G 2N9
Tel: (204) 326-4488
www.hanovermb.ca

20 March, 2025

RESOLUTION

Resolution # P 25-20

Moved by: Ed Penner

WHEREAS the City of Steinbach has provided the Rural Municipality of Hanover with their Draft Community Plan, and Draft Zoning By-law under By-law 2244 and By-law 2245 and;

WHEREAS the Rural Municipality of Hanover has objections to the City of Steinbach Community Plan and Zoning By-law under By-law 2244 and By-law 2245;

BE IT RESOLVED that the Planning and Land Use Committee recommends that the Council of the Rural Municipality of Hanover object to the City of Steinbach By-law 2244 and By-law 2245;

FURTHER BE IT RESOLVED that the Reeve be authorized to sign and execute a joint objection with the RM of La Broquerie and the RM of Ste. Anne.

Carried Unanimously

The Rural Municipality of Hanover, do hereby certify that the above is true and correct copy of a resolution duly passed by the Council of the Rural Municipality of Hanover in a regular session assembled at the Council Chamber on the above date.


Chief Administrative Officer



**CITY OF STEINBACH
RECEIVED**

MAR 28 2025

FILE _____

Jeremy Neufeld

From: Hadiseh Bajelan <development@rmofsteanne.com>
Sent: Thursday, March 27, 2025 10:43 AM
To: Jeremy Neufeld
Cc: RM of La Broquerie D.O.; Shelley Jensen
Subject: RE: Joint Objection – City of Steinbach By-Laws

Below is the draft resolution that was passed by Council last night. We'll send you the signed copy by tomorrow.

Agenda Item # 19.1.2 Council Meeting

Moved By : Robert Sarrasin

Seconded By : Brad Ingles

WHEREAS the City of Steinbach has been working on and has made public its Draft Community Plan (By-Law 2244) and Draft Zoning By-law (By-Law 2245) and;
WHEREAS the Rural Municipality of Ste. Anne has objections to the City of Steinbach Community Plan and Zoning By-Law under By-Law 2244 and By-Law 2245;
BE IT RESOLVED THAT the Rural Municipality of Ste. Anne object to the City of Steinbach By-Law 2244 and By-Law 2245;
FURTHER BE IT RESOLVED THAT the Reeve be authorized to sign and execute a joint objection with the RM of Hanover and the RM of La Broquerie.

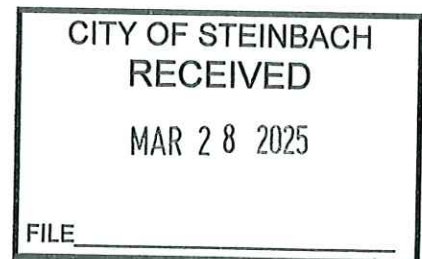
Carried

Stay safe and well

Hadiseh Bajelan, MCP, M.Arch (she, her)
Development officer



395 Traverse Road, Box 6 Grp 50 RR 1, Ste. Anne, MB R5H 1R1
P. 204-422-5929 | F. 204-422-9723
Development@rmofsteanne.com
rmofsteanne.com



CONFIDENTIALITY NOTICE: This e-mail message (including any attachments) is confidential and may also be privileged, and all rights to privilege are expressly claimed and not waived. Any use, dissemination, distribution, copying or disclosure of the message and any attachments, in whole or in part, by anyone other than the intended recipient is strictly prohibited. If you have received this communication in error, please notify the sender immediately, delete this communication from all data storage devices and destroy all hard copies.

From: Jeremy Neufeld <Jeremy.Neufeld@hanovermb.ca>
Sent: March 27, 2025 10:33 AM
To: Hadiseh Bajelan <development@rmofsteanne.com>; RM of La Broquerie D.O.
<developmentofficer@rmlabroquerie.ca>

Jeremy Neufeld

From: Ryan Curwin <developmentofficer@rmlabroquerie.ca>
Sent: Friday, March 28, 2025 1:48 PM
To: Jeremy Neufeld
Subject: Resolution

WHEREAS the City of Steinbach has provided the Rural Municipality of La Broquerie with their Draft Community Plan, and Draft Zoning By-law under By-Law 2244 and By-Law 2245 and;

WHEREAS the Rural Municipality of La Broquerie has objections to the City of Steinbach Community Plan and Zoning By-Law under By-Law 2244 and By-Law 2245;

BE IT RESOLVED THAT the Rural Municipality of La Broquerie object to the City of Steinbach By-Law 2244 and By-Law 2245;

FURTHER BE IT RESOLVED THAT the Reeve be authorized to sign and execute a joint objection letter with the RM of Hanover and the RM of Ste. Anne.

Carried

[Ryan Curwin](#)

Development Officer/agent de développement

RM of La Broquerie/ MR de La Broquerie

Cell. 204-905-1537

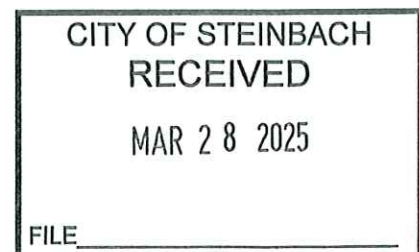
Office. 204.424.5251

Fax. 204.424.5193

developmentofficer@rmlabroquerie.ca

www.labroquerie.com

This email may contain confidential or privileged information. If you are not the intended recipient, please notify the municipal office immediately./Ce courriel peut contenir des informations confidentielles ou privilégiées. Si vous n'êtes pas le destinataire prévu, s'il-vous-plaît aviser le bureau municipal immédiatement.



Lacey Gaudet

From: Notifications <no.reply@metricmarketing.ca>
Sent: Tuesday, April 1, 2025 3:35 PM
To: Lacey Gaudet
Subject: Public Notices Feedback – Form Submission

Full Name Krystal Wylie

Email Address kwylie@hotmail.ca

Phone Number 2049720474

Your Address 201 Hanover Street

City STEINBACH

Province MB

Postal Code R5G 0E4

**Public Hearing Item -
Address of Affected
Property & File Number*** Zoning by-law 2245

**Please indicate whether you
are in support of, in
opposition to, or registering
for information on the
proposed development.** Opposition

Your Comments I am opposed to the zoning by-law 2245, and am in support of the INN being built at 447 Main without a conditional use permit

Municipal Board Objections I acknowledge that I am 18 years or older.

Sent by ProcessWire Form Builder • 2025/04/01 3:34pm

Lacey Gaudet

From: Notifications <no.reply@metricmarketing.ca>
Sent: Tuesday, April 1, 2025 3:44 PM
To: Lacey Gaudet
Subject: Public Notices Feedback – Form Submission

Full Name Pearl Barz

Email Address pearlbarz@gmail.com

Phone Number 2042281526

Your Address 41 Berkeley Bend

City Steinbach

Province MB

Postal Code R5G 2K4

**Public Hearing Item -
Address of Affected
Property & File Number*** By-law 2245

**Please indicate whether you
are in support of, in
opposition to, or registering
for information on the
proposed development.** Opposition

Your Comments I object to the proposed change in zoning for The Inn, and support the Inn being built at 447 Main St. Without a conditional use permit.

Municipal Board Objections I acknowledge that I am 18 years or older.

Sent by ProcessWire Form Builder • 2025/04/01 3:44pm

Lacey Gaudet

From: Notifications <no.reply@metricmarketing.ca>
Sent: Tuesday, April 1, 2025 3:37 PM
To: Lacey Gaudet
Subject: Public Notices Feedback – Form Submission

Full Name angela isaac

Email Address assippi@hotmail.com

Phone Number 2043465277

Your Address 3-20 Brandt Street

City Sreinbach

Province Manitoba

Postal Code R5G 1Y2

Public Hearing Item -
Address of Affected zoning
Property & File Number⁺

Please indicate whether you
are in support of, in
opposition to, or registering Support
for information on the
proposed development.

Your Comments i have
some questions. 1. why rezoning? everything is fine how it is in Steinbach.
2. zoning would be required if Steinbach is expanding, which would mean
rezoning on the outskirts of the city. 3. rezoning is how the WEF, WHO
and UN first start with enforcing 15 minute/smart cities and ask anyone
living in China how that went. People constantly were tearing down
barracades and street cameras because of the over reach by
governments, who said it was for public safety. Ask the people in the UK,
they did the same thing with removing baracades and tearing down street
lights because they over reach, it has nothing to do about public safety as
government told the people. 3. the zoning for the new arena should have
been a vote of all Steinbach residents. residents will be inconvenienced
due to party at events. currently people who visit loved ones in the
hospital do not have a parking lot because of construction and that

parking lot will be reduced from the too small of size it was before. people visiting loved ones park on side streets all over the place near hospital and many park closure to the arena, which will then be used by people going to events. 5. why would you put an arena where you did when some counsellors and people voiced their opinions not to and to build it at the outskirts of the city and have plenty of parking available.

Municipal Board Objections I acknowledge that I am 18 years or older.

Sent by ProcessWire Form Builder • 2025/04/01 3:37pm

Lacey Gaudet

From: Notifications <no.reply@metricmarketing.ca>
Sent: Tuesday, April 1, 2025 3:02 PM
To: Lacey Gaudet
Subject: Public Notices Feedback – Form Submission

Full Name angela isaac

Email Address assippi@hotmail.com

Phone Number 2043465277

Your Address 3-20 Brandt Street

City Steinbach

Province Manitoba

Postal Code R5G 1Y2

**Public Hearing Item -
Address of Affected
Property & File Number⁺** main street

**Please indicate whether you
are in support of, in
opposition to, or registering
for information on the
proposed development.** Support

Your Comments i have some questions.
Mayor Funk said publicly that main street parking will be zoned for cyclists and shoppers can park behind businesses on main street. 1. no businesses on main street have parking in the back for shoppers because the business owners and some employees park in the back. most do not have enough room for all their staff to park in the back. 2. how do you expect people to get to businesses and shopping on main street during the winter months and some years we have had snow in September and snow around until end of April and May? 3. how do you expect the elderly to get around? 4. this is the WEF, WHO and UN 2030 agenda to turn cities into 15 minute cities, which Mayor Funk has told other people who have asked him about 15 minute cities that he knew nothing about it. this plan was given to all Mayors and Reeves in 2016, which Mayor Funk denies anything about it. 15 minutes recreated so that people cannot leave their

zone which means: if your doctor, hospital, family, job, grocery store, pharmacy are more than 15 minutes you are not able to go to them UNLESS we follow a strict rule, to have access outside that zone. this plan seriously has failed in China and the UK. there are many live feeds and videos showing people tearing down the baracades thst baracade all the people in. 4. how much money was given the Mayor Funk to comply and aqeesce to this slavery system by the WEF, WHO, UN? if you go on each of these 3 letter groups, WEF, WHO and UN, their plan is to "depopulate the world" and starving people is a "good thing". 5. Man, woman and child are not animals like cattle or chattle as specifically that mankind is labeled as stated in The Protocols of Zion, where One World Order, One World Religion and confusing the children of their gender and to promote sex operations, pedophilia is not it a crime and the pope replaces God. We the people do not consent to foreign influences or cabal elite khazarian mafia, who make up only 1% of the world population and own most of thr world as their corrupt plan has been for many centuries. We the people are not slaves. We are created man and woman by the King of Kings, Mighty Creator, our Father, no other is above. What makes us We the people special and unique is we have souls, all other animals and mammals do not. We the people do not condone nor accept and we do not consent this rezoning Steinbach because nothing is broken here and everything works the way it is. we know the sewer system needs upgrading and supposedly that is being worked on. We also know that some city counsellors have told mayor funk that rezoning is not a good idea and we the people stand beside each of those counsellors, who see the big picture and understand the needs of the people especially the elderly, when clearly mayor funk and some others do not. thank you for your time.

Municipal Board Objections I acknowledge that I am 18 years or older.

Sent by ProcessWire Form Builder • 2025/04/01 3:02pm

Lacey Gaudet

From: Notifications <no.reply@metricmarketing.ca>
Sent: Tuesday, April 1, 2025 2:16 PM
To: Lacey Gaudet
Subject: Public Notices Feedback – Form Submission

Full Name Kari Feilberg

Email Address friesen.kari@gmail.com

Phone Number 204-371-1021

Your Address 106 Sander's Lane

City Mitchell

Province MB

Postal Code R5G 2M2

Public Hearing Item -
Address of Affected By-law change 2245
Property & File Number*

Please indicate whether you
are in support of, in
opposition to, or registering Opposition
for information on the
proposed development.

Your Comments I want to send in my objections to by-law change 2245. I fully support The Inn (transitional housing- which Steinbach is LONG overdue for) being built/opened at 447 Main Street without a conditional use permit. Please allow this to happen and be part of an incredible movement to end homelessness. Housing is a human right.

Municipal Board Objections

Sent by ProcessWire Form Builder • 2025/04/01 2:16pm

Lacey Gaudet

From: Adrienne Penner <adrienne.penner@gmail.com>
Sent: Tuesday, April 1, 2025 2:09 PM
To: Lacey Gaudet
Cc: info@steinachinn.ca
Subject: Vote for Tonight

REGARDING ZONING BY-LAW 2245 - Emergency Shelter **City of Steinbach**

I, the undersigned, as a resident of the City of Steinbach, do oppose the proposed by-law change 2245. I support The Inn being built at 447 Main Street without a conditional use permit.

Name: Adrienne Penner
Address: 579 Henry St.
Phone Number: (204) 408-3856
Email Address: adrienne.penner@gmail.com

Lacey Gaudet

From: Jessica Gonzalez <jguenther@live.ca>
Sent: Tuesday, April 1, 2025 10:14 AM
To: Lacey Gaudet
Cc: info@steinachinn.ca
Subject: Regarding zoning By-law 2245 - Emergency Shelter City of Steinbach

Follow Up Flag: Follow up
Flag Status: Flagged

I, Jessica Gonzalez, as a resident of the City of Steinbach, do oppose the proposed by-law change 2245. I support The Inn being built at 447 Main Street without a conditional use permit.

Jessica Gonzalez
27 Springwood Bay
2043716084
jguenther@live.ca

Lacey Gaudet

From: Prometheus <hellojonapologiesforthede@gmail.com>
Sent: Tuesday, April 1, 2025 9:54 AM
To: Lacey Gaudet
Cc: info@steinachinn.ca
Subject: REGARDING ZONING BY-LAW 2245 - Emergency Shelter

Follow Up Flag: Follow up
Flag Status: Flagged

City of Steinbach;

I, the undersigned, as a resident of the City of Steinbach, do oppose the proposed by-law change 2245. I support The Inn being built at 447 Main Street without a conditional use permit.

Name: Emily Kehler

Address: 112 Ellice Avenue

Phone Number: 204 905 0690

Email Address: hellojonapologiesforthede@gmail.com

Lacey Gaudet

From: Home <patanddarlene@gmail.com>
Sent: Tuesday, April 1, 2025 9:12 AM
To: Lacey Gaudet; info@steinbachinn.ca
Subject: Objection to bylaw 2245

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

REGARDING ZONING BY-LAW 2245 - Emergency Shelter City of Steinbach

I, the undersigned, as a resident of the RM of La Broquerie, and call Steinbach my home, my education taxes go to the City of Steinbach, do oppose the proposed by-law change 2245. I strongly support The Inn being built at 447 Main Street without a conditional use permit.

Name: Darlene Siemens
Address: Box 2623 Steinbach, MB
Phone Number: 204-392-5951
Email Address: dominican_darlene@hotmail.com

Sincerely, Darlene