

CITY OF STEINBACH

Tuesday
April 21, 2026

COUNCIL MEETING
7:30 p.m.

MISSION STATEMENT

*"Steinbach is a clean, safe and vibrant community that values tradition and prosperity.
Our mission is to continue to preserve the quality of life Steinbach is known
for while effectively managing its growth and resources."*

CITY OF STEINBACH

Tuesday, April 21, 2026
Regular Council Meeting 7:30 p.m.

AGENDA

1. Call to Order
2. Opening - Mayor E. Funk
3. Adopt Agenda
4. Minutes of April 7, 2026 Regular Council Meeting pg. 1
5. Business arising from Minutes
6. Public Hearing 7:35 p.m.
 - A. Variance V-2026-07
Re: 225 Kroeker Avenue pg. 6
 - B. Variance V-2026-08
Re: 135 Harmony Lane pg. 20
 - C. Conditional Use CU-2026-04
Re: 840 Main Street pg. 30
 - D. Conditional Use CU-2026-03
Re: 185 Friesen Avenue pg.40
 - E. Variance V-2026-05
Re: 185 Friesen Avenue pg. 62
7. Delegation 7:45 p.m.
8. Reports & Recommendations of City Manager
 - A. Manning Canal
Re: Memorandum of Understanding pg. 80
 - B. Disaster Financial Assistance Request
Re: September 11, 2025 Rain Event pg. 95

- 9. Administration
 - A. Accounts Payable back
 - B. Financial Statements (ending December 31, 2025) back
 - C. By-Law 2275
Re: Zoning By-Law Amendment (1st reading) pg. 105
 - D. By-Law 2276
Re: 2026 Realty & Education Tax Levy (2nd & 3rd reading) pg. 113
 - E. By-Law 2277
Re: 2026 Business Tax Levy (2nd & 3rd reading) pg. 117
 - F. 4451-2026-9228
Re: 41 PTH 52 West (resolution) pg. 120
 - G. Business Licences pg. 150
- 10. Council Question Period
- 11. Correspondence & Petitions
 - A. Minister for Municipal and Northern Relations
Re: 2025 Mobility Disadvantaged Transportation Program
Final payment pg. 151
 - B. FCM Green Municipal Fund
Re: Enhancing the recreational experience at
Steinbach Soccer Park through tree planting pg. 152
- 12. Other Business
- 13. Adjournment

CITY OF STEINBACH
Regular Council Meeting
April 7, 2026

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, April 7, 2026, at City of Steinbach Council Chambers.

2. Mayor Earl Funk called the meeting to order at 7:30 p.m., with the following members of Council present: Councillors Susan Penner, Michael Zwaagstra, Bill Hiebert, Jac Siemens, Jake Hiebert & Damian Penner. Also present: City Manager, Troy Warkentin, Senior Manager, Corporate Services, Adam Thiessen and City Clerk, Amanda Dubois.

3. Councillor J. Hiebert opened the meeting.

R26-066 4. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the agenda be adopted.

-Un. Carried-

R26-067 5. Councillor J. Hiebert, Councillor M. Zwaagstra RESOLVED that the minutes of March 17, 2026 Regular Council Meeting be approved.

-Un. Carried-

6. Council meeting recessed and Public Hearing was called to order at 7:35 p.m., by Mayor Earl Funk. Public Hearing was to consider Rezoning By-Law 2273.

By-Law 2273 - Rezoning

Owner/Applicant: Randy & Ruth Reimer

Civic Address: 492, 498 & 506 McKenzie Avenue

Legal: Parcel 6 & the ELY 10 FT of the WLY 20 FT of Parcel 7, Plan 7445

Parcel 7 EXC the WLY 20 FT Plan 7445 & Parcel 8 EXC the WLY 2 FT

Plan 7445 & Parcel 8 Plan 7445

Purpose: To rezone the properties from “RLD” Residential Low Density to “RMD” Residential Medium Density to allow for multi-family to be constructed.

6.1 Troy Warkentin, City Manager introduced By-Law 2273 and reported that notices pursuant to The Planning Act had been completed.

6.2 Troy Warkentin, City Manager provided that six items of correspondence had been received.

6.3 Written correspondence has been received from Manitoba Municipal Relations - Community Planning Branch regarding By-Law 2273 voicing no concerns.

6.4 The applicant Randy Reimer, 498 McKenzie Avenue, was present at the public hearing and provided the following:

- The three properties are located along a collector street within an established neighbourhood characterized by large lots and a mix of housing styles.
- The proposed development consists of three 16-unit multi-family buildings, offering a mix of one, two, and three bedroom units. This will provide a range of rental housing options for residents of Steinbach, including individuals, couples, families, and seniors.
- The buildings are positioned toward the rear of the 1.5-acre parcel, with parking located at the front. Balconies are oriented to the front and rear to avoid side-facing views toward neighbouring properties. These design decisions were made intentionally to respect privacy and reduce visual impact from the street, helping the development remain consistent with the character of the neighbourhood.
- The development will be constructed in phases. The first phase will take place at 492 McKenzie Avenue, which is currently vacant. The second phase will extend east to 498 and 506 McKenzie Avenue and complete the remaining two buildings.

- A strong effort has been made to engage neighbouring property owners throughout the process. Adjacent residents and those across the street were consulted, and written support has been received from nearby neighbours, including the church and the open green space to the rear.
- They have worked closely with the City's Planning and Zoning Department to ensure compliance with all applicable requirements. Drainage will be designed in accordance with City standards under the direction of the Engineering Department. The parking lot meets all requirements, with sufficient parking provided, along with designated space for garbage and recycling in accordance with City specifications.
- The site is within walking distance of all levels of education, from kindergarten through Grade 12, as well as several churches, manufacturing facilities, and the downtown core along Main Street, located a short distance away.

6.5 Mr. Reimer was prepared to answer questions of council.

7. Council discussion and questions followed.

8. Harold Kihn, 474 McKenzie Avenue, was present at the public hearing to formally object and provided the following:

- The proposed multi-unit development is inconsistent with the existing neighbourhood character, which is primarily composed of bungalow and two storey side-by-side homes. The subject properties are flanked by single-family dwellings, providing no appropriate transition to the proposed three-storey buildings.
- There are existing infrastructure concerns in the area, including sewer and drainage limitations. Notably, several basements experienced flooding in September 2024 and again in September 2025 due to sewage backup and water infiltration.
- Higher-density housing should be situated on corner sites and designed to transition appropriately within the surrounding neighbourhood. The current proposal introduces forty to forty-five foot, three-storey structures directly adjacent to single family and side-by-side homes, which is not compatible.
- Traffic congestion along McKenzie Avenue is already a concern, with frequent eastbound and westbound traffic, including large trucks and tractor-trailers. Many eastbound trucks turn right toward La Broquerie via Highway 52 and require full use of the curb lane. With only 80 parking spaces proposed, overflow street parking is likely, which could reduce this four-lane truck route to a single lane.
- Residents of the proposed development traveling eastbound on McKenzie Avenue would need to perform U-turns near the German Church of God, creating additional traffic hazards.
- There is an existing mailbox located along the eastbound curb that already presents challenges. The proposed development is also located on a curve in the roadway, approximately 200 feet from a busy intersection that has experienced several accidents.
- The height and scale of the three-storey buildings will result in overlooking into adjacent backyards, reducing privacy and impacting residents' ability to comfortably enjoy their outdoor spaces, including evenings, gardens, and recreational use.
- There is insufficient infrastructure to support pedestrian movement and children's play. Limited green space within the development suggests that the parking lot may be used informally as play space, raising safety concerns. It is unclear where residents, including children, will safely walk and gather.

9. Andrew Rempel, 399 McKenzie Avenue, was present at the public hearing to formally object. He explained that they purchased their property in July of 2023, attracted by the larger home, double lot, proximity to schools, and the relatively quiet nature of the neighbourhood. Since that time, he has experienced two major rainfall events.

- He noted concerns with undersized land drainage sewer (LDS) infrastructure and existing street drainage limitations. Mr. Rempel has personally maintained the six catch basins located in front of his property, as runoff from McKenzie Avenue and Main Street flows west toward these basins. He emphasized their importance when properly maintained but expressed concern that an additional 48 units would further strain an already overburdened system that has experienced backups.
- He identified vehicle congestion, increased pressure on the nearby intersection, and the likelihood of additional on-street parking as ongoing concerns.
- He raised questions regarding winter snow clearing, specifically where residents' vehicles would be relocated while on-site parking areas are being cleared. He stated that the proposed development represents an incompatible building type for the existing neighbourhood.

10. Claudette Van Berkel, 406 Hespeler Street South, was present at the public hearing to object and emphasized that the development would significantly alter the character of the neighbourhood. She noted concerns regarding changes to existing views and a loss of privacy for surrounding properties. Increased noise levels associated with the development would become a nuisance and had concerns about the decrease in property values. She stated that the neighbourhood's appeal lies in its large backyards, open green space, and mature trees. She expressed concern that additional rainwater runoff from the development could overburden the existing sewer system, exacerbating current infrastructure challenges.

11. Ron Wychnenka, 524 McKenzie Avenue, was present at the public hearing to object and explained that during the winter months, snow is routinely piled three to four feet high along the street, requiring him to walk into traffic in order to access the crosswalk.

12. Justin Deschauer, 458 McKenzie Avenue, was present at the public hearing to object and provided that when the streets are plowed the berm is often filled with snow, creating a safety hazard, particularly for children walking to school. He questioned whether a sidewalk would be installed to provide a safe pedestrian route. He noted that since a previous proposal in 2008, there have been no upgrades to the sewer system or street drainage. The existing system is already inadequate and will not be able to accommodate additional water runoff generated by the proposed development.

13. Phil Kalyta, 445 McKenzie Avenue, was present at the public hearing to object. He confirmed that eastbound traffic on McKenzie Avenue is already heavily utilized by trucks and school-related traffic, and raised concerns regarding the management of on-street parking within the curb lane. He suggested designating the area as a no-stopping zone from the west limit of the subject area to the Highway 52 intersection. Relocating the existing community mailbox may help alleviate issues. Sewer capacity and sump pump discharge should be addressed prior to any increase in residential density. He suggested a pedestrian sidewalk along the south side of McKenzie Avenue should be installed and questioned who would be responsible for the associated costs. Should the development be approved, he requested a condition be included limiting the building height to two storeys.

14. Gary Snider, 534 Wilson Street, was present at the public hearing to express his support for the proposed development. The project represents a necessary change for the City and emphasized that long-term infrastructure funding, tax stability, and improvements to streets, sidewalks, and the sewer system require increased municipal revenue. Increasing residential density is one of the most effective ways to generate the income needed to support these priorities.

15. Justin Deschauer, 458 McKenzie Avenue, returned to the podium to clarify that he is not opposed to development, but is concerned with development that does not fit the character of the neighbourhood. He expressed that large parking areas are undesirable and requested that Council consider conditions such as a reduced building size, increased green space, and fewer units. He suggested the proposal be redesigned to better match the surrounding area, including the possibility of moving the building closer to the street and having parking at the rear of the site.

16. Ben Derksen, board member of the Steinbach Sommerfeld Church, was present at the hearing and expressed concerns about limited green space and potential use of church property by tenants. He raised concerns about pets and maintenance, and requested a fence be installed if the development proceeds to provide separation between properties. He also noted potential disruptions during church functions and funerals, and cited drainage concerns due to past flooding in the area.

16.1 Councillor M. Zwaagstra requested clarification whether the Church was now formally objecting, as a representative of the Steinbach Sommerfeld Church had submitted a letter of support.

16.2 Mr. Derksen clarified that he is not formally objecting, rather bringing up some concerns.

17. Hein Harder, 486 McKenzie Avenue, was present at the hearing. He expressed concern after hearing the potential impacts of the development on the neighbourhood and questioned what financial costs he may be responsible for related to streets and fencing.

17.1 Mayor Funk requested clarification from Mr. Harder if he was formally objecting as he had submitted a letter of support or if he was asking for items to be kept in mind.

17.2 Mr. Kihn, 474 McKenzie Avneue, returned to the podium (with the consent of Mr. Harder) to state that he has spoken with Mr. Harder in German at length and he is not in favor of the development and is objecting.

18. Randy Reimer, 498 McKenzie Avenue, returned to the podium to clarify that the development would be constructed in two phases. Phase one would begin on the vacant lot at 492 McKenzie Avenue. Once completed, the remaining two lots would be developed, with all three properties ultimately consolidated under one title and governed through a development agreement.

In response to concerns regarding compatibility with the existing neighbourhood, Mr. Reimer explained that the building was intentionally designed to be positioned toward the rear of the properties, with balconies oriented to both the rear and front to help maintain privacy for adjacent neighbours. He noted that the proposal complies with all required setbacks and parking requirements.

He also stated that privacy fencing already exists on both sides of the properties and that, in discussions with church representatives, a fence was not necessarily requested but was raised as a possible option. He further noted that all new development would be subject to an approved lot grading plan, which must be reviewed and approved by the City's engineering department.

19. There being no further discussion, Council meeting re-opened at 8:47 p.m.

R26-068 20. Councillor D. Penner, Councillor M. Zwaagstra RESOLVED that the City of Steinbach give second reading to By-Law 2273, being a rezoning by-law, subject to the execution of a development agreement.

-Un. Carried-

R26-069 21. Councillor J. Hiebert, Councillor B. Hiebert RESOLVED that the following accounts be approved for payment:

Accounts Payable (March 31, 2026)	\$	1,581,935.39
By-Weekly Pay Period No. 07 (March 25, 2026)	\$	324,197.92

-Un. Carried-

R26-070 22. Councillor M. Zwaagstra, Councillor S. Penner RESOLVED that the building permits as issued during the month of March, 2026 be accepted. (list attached)

-Un. Carried-

R26-071 23. Councillor B. Hiebert, Councillor S. Penner RESOLVED that the City of Steinbach accept the following approved Excavator's Licence as issued by the Operations Department.

Lic. No. 26-20 -JR Sewer & Water - Jody Reimer - Sewer & Water

-Un. Carried-

R26-072 24. Councillor M. Zwaagstra, Councillor S. Penner RESOLVED that the City of Steinbach give first reading to By-Law 2276, being the 2026 Realty and Education Tax Levy by-law.

-Un. Carried-

R26-073 25. Councillor S. Penner, Councillor J. Hiebert RESOLVED that the City of Steinbach give first reading to By-Law 2277, being the 2026 Business Tax Levy by-law.

-Un. Carried-

26. Correspondence from the Municipal Board regarding a proposal to annex certain lands from the RM of Ste. Anne to the Town of Ste. Anne were acknowledged.
Received as information.

- 27. Correspondence and a request for support from STARS were acknowledged.
Received as information.

- 28. Minutes of the Seine Rat Roseau Watershed District of February 17, 2026 and February 18, 2026 were acknowledged.
Received as information.

- 29. Minutes of the Jake Epp Library of January 28, 2026 were acknowledged.
Received as information.

- 30. Correspondence regarding the 2026 Municipal Operating Grant and One Manitoba Growth Revenue Fund from the Minister of Municipal and Northern Relations was acknowledged.
Received as information.

- 31. Correspondence and a request for Traffic Safety Measures from Parkhill School were acknowledged.
Council reached a consensus to refer the matter to administration, with a request that a report be prepared and presented at a future meeting.

- 32. Correspondence and a Security Rebate effective March 31, 2026 (\$200,000.00) from the Minister of Justice and Attorney General was acknowledged.
Received as information.

- 33. Councillor S. Penner, Councillor D. Penner RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment 9:18 p.m.

*ad

Mayor

City Manager

Variance V-2026-07 225 Kroeker Avenue

Administration

RFD #: 2026001155 **Last Updated:** 3/18/2026 3:18:16 PM
Created: 3/10/2026 10:13:41 AM **Status:** Pending
Author: Justina Gell

	Council Meeting Date	Resolution #	Moved By	Seconded By
First Reading:				

Council Decision:

Subject: To permit a side yard setback of 2'4" from the wall and 1' 7" from the eave of an enclosed attached

Summary

Purpose

The intent of Variance V-2026-07 is to permit the following:

- 1.To allow for an overall site width of 40 feet whereas single unit dwellings in the ‘C2’ Commercial Community Zone requires a minimum site width of 50 feet;
2. To permit a front yard setback of 20.65 feet, whereas the minimum front yard setback of 25 feet is required for a single-unit dwelling;
- 3.To allow for a 2-foot south side yard setback whereas a minimum 4-foot side yard setback for single unit dwellings is required; and
- 4.To allow for the eaves to be within 1 foot 7 inches from the south side yard property line whereas the minimum distance required is 2 feet.

Recommendation

Recommendation is to approve Variance V-2026-07 subject to any new evidence being presented at the public hearing.

Background

Relevant Policy

Notices pursuant to The Planning Act have been completed, and no registered objections were received as of the writing of this report. Any objections received after the writing of this report will be submitted to City Council as part of the public hearing process.

Reports

City Manager Report

V-2026-07 – 225 Kroeker Avenue

The application for Variance under file V-2026-07 seeks Council approval to permit a south side yard setback of 2 feet, a front yard setback of 20.65 feet, an eave overhang setback of 1 foot 7 inches, and an overall site width of 40 feet where Steinbach Zoning By-Law 2245 requires a minimum side yard setback of 4 feet, a minimum front yard setback of 25 feet, a minimum eave overhang setback of 2 feet, and a minimum site width of 50 feet for single unit residential uses in the C2 – Commercial Community zone. The subject property is also within the Central Business District Planned Overlay District under City Zoning By-Law 2245.

The subject property is designated Central Business District pursuant to the City’s Official Community Plan

The property contains a single unit residential structure. The applicant intends to rebuild and enlarge an

attached porch onto the existing structure and also bring the property into compliance for the site width and front yard setback. The provision of a lot grading plan as noted in the Engineers report will help ensure that any potential drainage impacts will be mitigated.

The abutting property on the south side of the subject currently contains a single unit residence.

It is recommended that Council approve the application under file V-2026-07 subject to any new information provided at the public hearing.

City Planner Report

Variance V-2026-07 Planning Comments

Location

225 Kroeker Avenue

Current Designation and Zoning

The property is currently designated Commercial in the Official Community Plan.

The property is currently zoned 'C2' Commercial Community

The Commercial Community District is intended to accommodate a broader range of commercial uses that may not be limited to a local or neighbourhood orientation. The district is intended to include retail commercial, institutional, recreational, and services facilities needed to support the surrounding neighbourhoods and the broader community. C2 districts are generally located along collector streets, at arterial/collector intersections, or along portions of arterial streets with relatively shallow lots.

Zoning Requirements

C2 Commercial Community

Site area 6600 square feet

Site width 60 feet

Front Yard 25 feet

Rear Yard 25 feet

Side Yard-Corner 25 feet

Side Yard-Regular 15 feet

Height 50 feet

*Single and two-unit dwellings located in a commercial zoning district are subject to the requirements of the RLD zoning district.

Comments/Recommendations

The application seeks the following:

1. To allow for an overall site width of 40 feet whereas single unit dwellings in the 'C2' Commercial Community Zone requires a minimum site width of 50 feet;
2. To allow for a front yard setback of 20.65 feet whereas a minimum 25-foot front yard setback is required;
3. To allow for a 2-foot south side yard setback whereas a minimum 4-foot side yard setback for single unit dwellings is required; and
4. To allow for the eaves to be within 1 foot 7 inches from the south side yard property line whereas the minimum distance required is 2 feet.

The applicant proposes to construct a new porch on the south side of the existing house. There is currently a porch on the south side, the owners are proposing to remove it and add a bigger porch on.

The variance request from the owner is to encroach into the side yard setback by 2 feet. At time of application it was realized that the existing property and house are considered legal non-conforming. As such all other setback requirements that are not currently met must be addressed via the same variance application. The variance request for the site width and front yard setbacks is existing and have been existing since the house was constructed. There is no adverse effect to any surrounding properties.

As for the proposed porch, council needs to determine if the encroachment will have any negative impacts to the subject property or surrounding properties.

MEMO

March 26, 2026

To: Variation File No. V-2026-07

From: Aaron Rach – City Engineer

Re: Variance Comments – 225 Kroeker Avenue

This application is asking for the side yard setback requirement to be reduced from 4 feet to 2 feet. The 4 foot side yard is required for drainage to allow any structures near the property line to be properly perched and to allow water to drain away from the building. It is recommended that this variance be denied.

Should Council choose to approve the variance, *approval should be subject to the applicant providing a lot grading plan* to ensure that the neighbouring property will not be negatively affected.

I have no other comments or concerns at this time.

Appendix

Implications of Recommendation

- Notice of Public Hearing
- Building Location Certificate
- Sketch/drawings
- Posting Requirements

CITY OF STEINBACH PUBLIC NOTICE



Variance V-2026-07

225 Kroeker Avenue

Lot 7 Block 3 Plan 19773

Owner/Applicant

The owners of the properties and applicants of the variance are Nigel Hornan, Darrell Hornan and Barbara Toews Hornan.

What is Variance V-2026-07 about?

1. To permit a minimum site width of 40 feet, whereas a minimum site width of 50 feet is required for a single-unit dwelling in the 'C2' Commercial Community Zone;
2. To permit a front yard setback of 20.65 feet, whereas a minimum front yard setback of 25 feet is required for a single-unit dwelling;
3. To permit a south side yard setback of 2 feet, whereas a minimum side yard setback of 4 feet is required; and
4. To permit eaves to project to within 1.5 feet of the south side property line, whereas a minimum setback of 2 feet is required.



Any person who believes they will be affected by **Variance V-2026-07** are welcome to attend the public hearing on **Tuesday, April 21, 2026** to ask questions and state any objections to City Council.

Where can I find more information?

Copies of the amendments and supporting material related to this public hearing are available between the hours of 9:00 am and 4:00 pm, Monday to Friday, at Steinbach City Hall, 225 Reimer Avenue, Steinbach, Manitoba.

QUESTIONS?

Contact Lacey Gaudet, City Planner
204.346.6566 | lgaudet@steinbach.ca | Steinbach.ca
225 Reimer Avenue, Steinbach, MB R5G 2J1



PUBLIC HEARING

April 21, 2026
7:35 pm
Council Chambers
225 Reimer Avenue
Steinbach, MB

ADDITIONAL INFORMATION

What happens at the hearing?

- The applicant will speak about their application.
- City Council will ask questions.
- Members of the public will be invited to speak for or against the application.

Do I have to attend the hearing?

- Attendance is encouraged if you have concerns or support to express.
- If you cannot attend, you may submit a letter or email with your concerns or objections.
- The applicant is encouraged to attend to present their application.

How do I object or show support?

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



Why did I receive this notice?

- You received this notice because your property is within 100 metres of the proposed development site, as per the Provincial Planning Act.
- The notice is intended to ensure the public is involved in the decision-making process.

QUESTIONS?

Contact Lacey Gaudet, City Planner
204.346.6566 | lgaudet@steinbach.ca | Steinbach.ca
225 Reimer Avenue, Steinbach, MB R5G 2J1



KEYSTONE Surveys

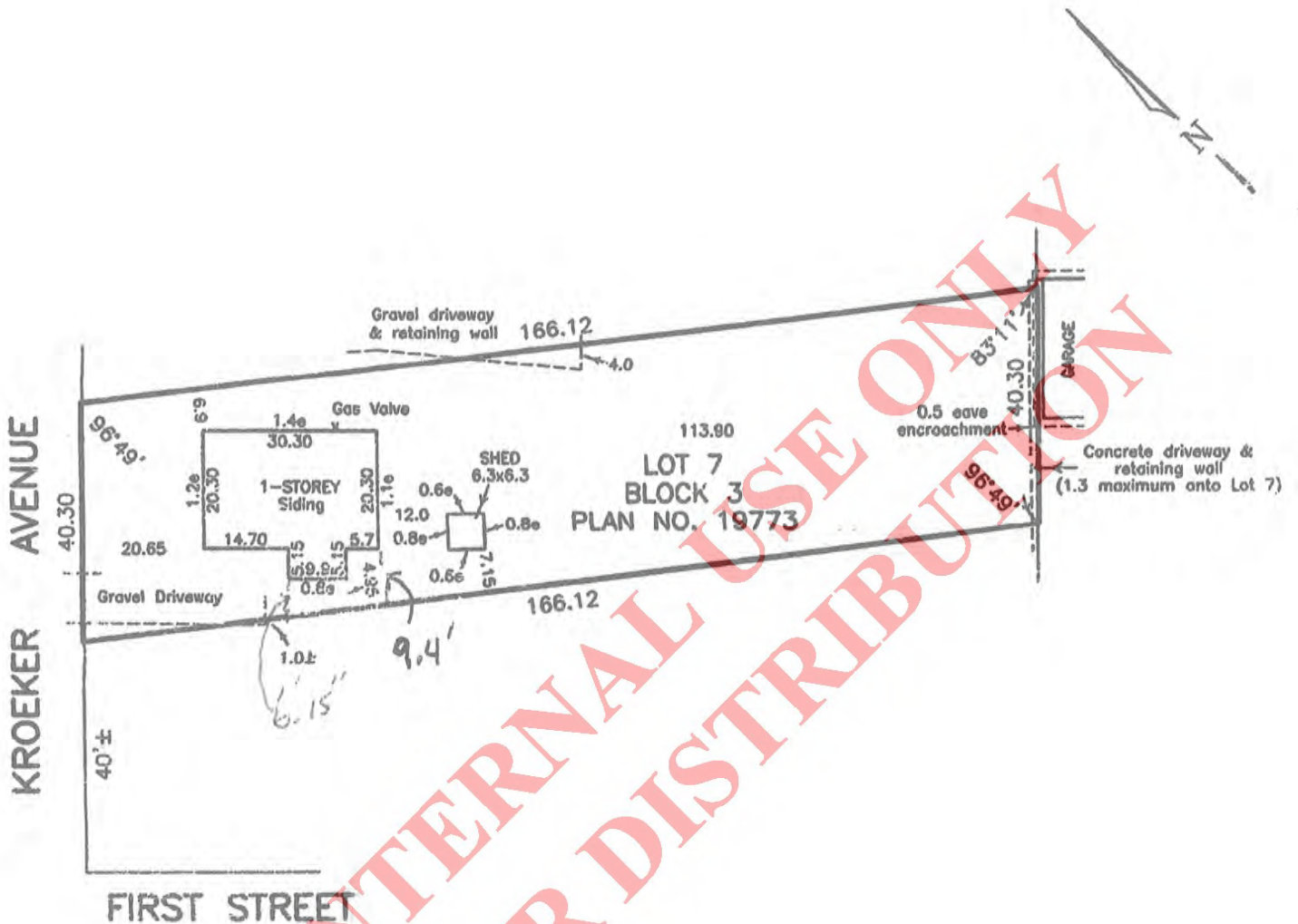
406 Main Street
Box 1570
Steinbach, Manitoba R0A 2A0

Gilbert J. Landreville - Manitoba Land Surveyor

Telephone: 204-326-2117
Fax: 204-326-5939
Email: keystonesurveys@mb.sympatico.ca

September 17, 2002

Our File No. 2002.308



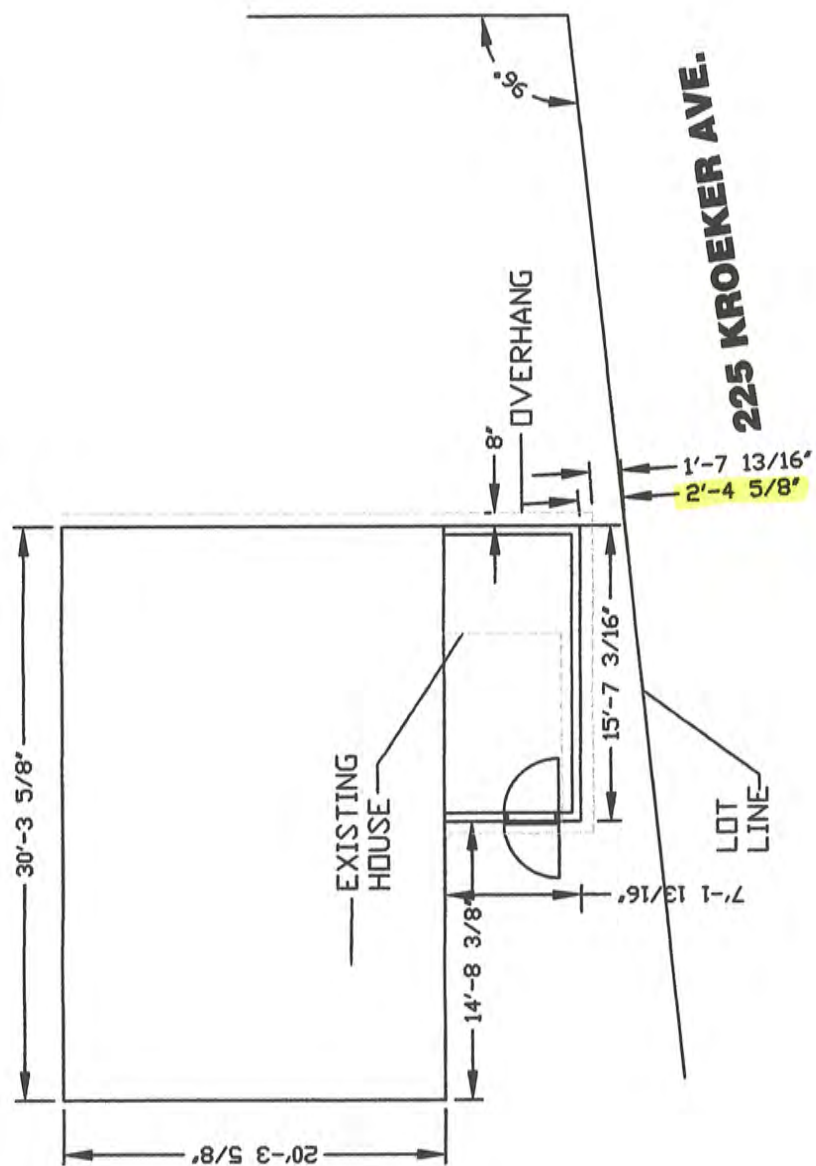
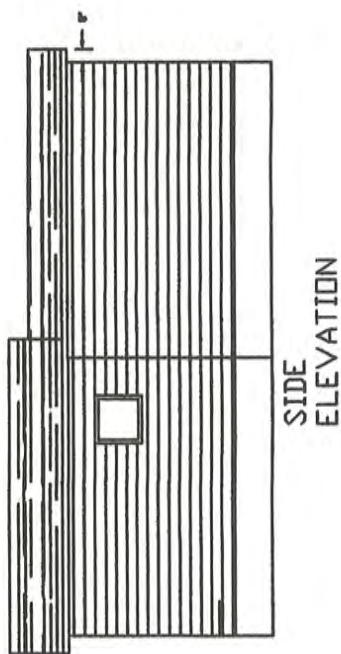
Distances are in feet and decimals of a foot.
All plans referred to are on record in the Winnipeg Land Titles Office.
No survey monuments were requested to be installed at property corners.
Ties shown are perpendicular from property line to the closest building corner.

Field Book: 166/93

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Manitoba Land Surveyor

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225

No Junk Mail



Notice re variance and conditional use applications and road openings in subdivisions

169(1) Notice of any of the following hearings must be given in accordance with this section:

- (a) a hearing on an application for a variance under section 96;
- (b) a hearing on an application to approve a conditional use under section 105.
- (c) a hearing on an application for subdivision under subsection 125(2);

Required notice

169(2) At least 14 days before the hearing, a copy of the notice of hearing must

- (a) be sent to the applicant, if there is one;
- (b) be posted in the office of the applicable planning district or municipality;
- (c) be sent to the minister, in the case of a hearing to consider a by-law to close public reserve land or the declaration of an obsolete plan; and

Notice to affected property owners

169(3) A copy of the notice of hearing

- (a) must be sent at least 14 days before the hearing to every owner of property located within 100 metres of the affected property; or
- (b) where the affected property is not remote or inaccessible, must be posted on that property in accordance with section 170.

Posting requirements

170(1) If notice of a hearing is required to be posted on an affected property under this Act, the notice must be

- (a) at least 28 x 43 centimetres in size with the words "NOTICE OF PUBLIC HEARING" printed in large bold letters;
- (b) posted outdoors for 14 days immediately before the date of the hearing
 - (i) in conspicuous locations on the site of the property,
 - (ii) facing each public road adjacent to the property, and
 - (iii) not more than 1 metre inside the boundary lines of the property; and
- (c) kept in legible form.

Proof of posting

170(2) Evidence that a notice was posted on two occasions at least six days apart during the 14 day period referred to in clause (1)(b) is proof that the notice was posted for the entire 14 day period.

Variance V-2026-08 135 Harmony Lane

Administration

RFD #: 2026001159 **Last Updated:** 4/15/2026 12:13:19 PM
Created: 4/1/2026 9:57:21 AM **Status:** Pending
Author: Justina Gell

	Council Meeting Date	Resolution #	Moved By	Seconded By
First Reading:				

Council Decision:

Subject: To permit a 20' rear yard setback whereas 25' minimum is required in the RLD zone.

Summary

Purpose

The purpose of Variance V-2026-08 is to allow a rear yard setback of 20 feet whereas the 'RLD' Residential Low Density Zone requires a minimum setback of 25 feet.

Recommendation

Recommendation is to approve Variance V-2026-08 subject to any new evidence being presented at the public hearing.

Background

Relevant Policy

Notices pursuant to The Planning Act have been completed, and no registered objections were received as of the writing of this report. Any objections received after the writing of this report will be submitted to City Council as part of the public hearing process.

Reports

City Manager Report

V-2026-08 – 135 Harmony Lane

The application for Variance under file V-2026-08 seeks Council approval to permit a rear yard setback of 20 feet where Steinbach Zoning By-Law 2245 requires a minimum rear yard setback of 25 feet in the RLD – Residential Low Density zone.

The subject property is designated as Residential policy area under the City's Official Community Plan.

The property contains one side of a residential duplex structure. The applicant intends to attach a sunroom to the rear of the existing building.

It is recommended that Council approve the application under file V-2026-08 subject to any new information provided at the public hearing.

City Planner Report

Variance V-2026-08

Location

135 Harmony Lane

Current Designation and Zoning

The lots are currently designated Residential Policy Area in the Official Community Plan.

The lots are currently zoned is 'RLD' Residential Low Density Zone

Dimensional Standards for Accessory Buildings

'RLD' Residential Low Density

The 'RLD' district is intended to accommodate primarily single and two-family residential development and associated or compatible uses

Site Area-6600 sq feet

Site Width-60 feet

Front Yard-25 feet

Rear Yard-25 feet

Side Yard (regular)-4 feet

Side Yard (corner) - 8 feet

Rear yard setback for pool-5 feet

Comments/Recommendations

The applicant is requesting a variance to allow a rear yard setback of .20 feet whereas Zoning By-Law 2245 requires a minimum setback of 25 feet.

The applicant is proposing to construct an attached sunroom to the rear of the property. The variance request is minor in nature and does not appear that it will have any impacts on surrounding properties. It is recommended that council approve Variance V-2025-08 subject to any new evidence being presented at the public hearing.

MEMO

April 9, 2026

TO: Variance File No. V-2026-08

FROM: Aaron Rach, P.Eng.

RE: #135 Harmony Lane - Variance Comments

There are no Engineering related concerns with the proposed reduced rear yard setback.

Appendix

Implications of Recommendation

- Notice of Public Hearing
- Building Location Certificate
- Sketch/drawing
- Correspondence
- Posting Requirements

CITY OF STEINBACH PUBLIC NOTICE



Variance V-2026-08

135 Harmony Lane

Lot 6 Plan 45783

Owner/Applicant

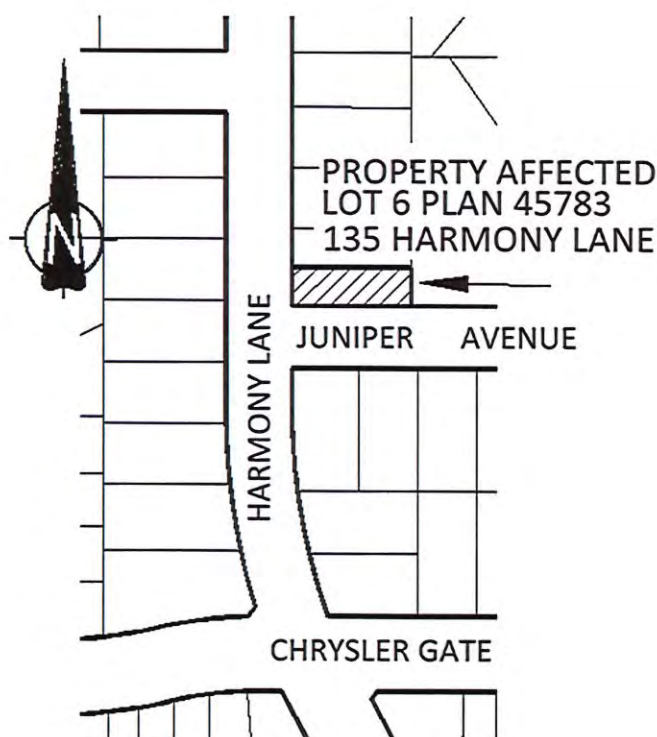
The owners of the property and applicants for the variance are John and Lois Wieler.

What is Variance V-2026-08 about?

The purpose of the variance application is to allow a rear yard setback of 20 feet whereas a minimum of 25 feet is required in the 'RLD' Residential Low-Density Zone.

PUBLIC HEARING

April 21, 2026
7:35 pm
Council Chambers
225 Reimer Avenue
Steinbach, MB



Any person who believes they will be affected by **Variance V-2026-08** are welcome to attend the public hearing on **Tuesday, April 21, 2026** to ask questions and state any objections to City Council.

Where can I find more information?

Copies of the amendments and supporting material related to this public hearing are available between the hours of 9:00 am and 4:00 pm, Monday to Friday, at Steinbach City Hall, 225 Reimer Avenue, Steinbach, Manitoba.

QUESTIONS?

Contact Lacey Gaudet, City Planner
204.346.6566 | lgaudet@steinbach.ca | Steinbach.ca
225 Reimer Avenue, Steinbach, MB R5G 2J1



ADDITIONAL INFORMATION

What happens at the hearing?

- The applicant will speak about their application.
- City Council will ask questions.
- Members of the public will be invited to speak for or against the application.

Do I have to attend the hearing?

- Attendance is encouraged if you have concerns or support to express.
- If you cannot attend, you may submit a letter or email with your concerns or objections.
- The applicant is encouraged to attend to present their application.

How do I object or show support?

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

Why did I receive this notice?

- You received this notice because your property is within 100 meters of the proposed development site, as per the Provincial Planning Act.
- The notice is intended to ensure the public is involved in the decision-making process.



QUESTIONS?

Contact Lacey Gaudet, City Planner
204.346.6566 | lgaudet@steinbach.ca | Steinbach.ca
225 Reimer Avenue, Steinbach, MB R5G 2J1



KEYSTONE *Surveys*

406 Main Street
Steinbach, Manitoba
R5G 1Z5

October 20, 2006

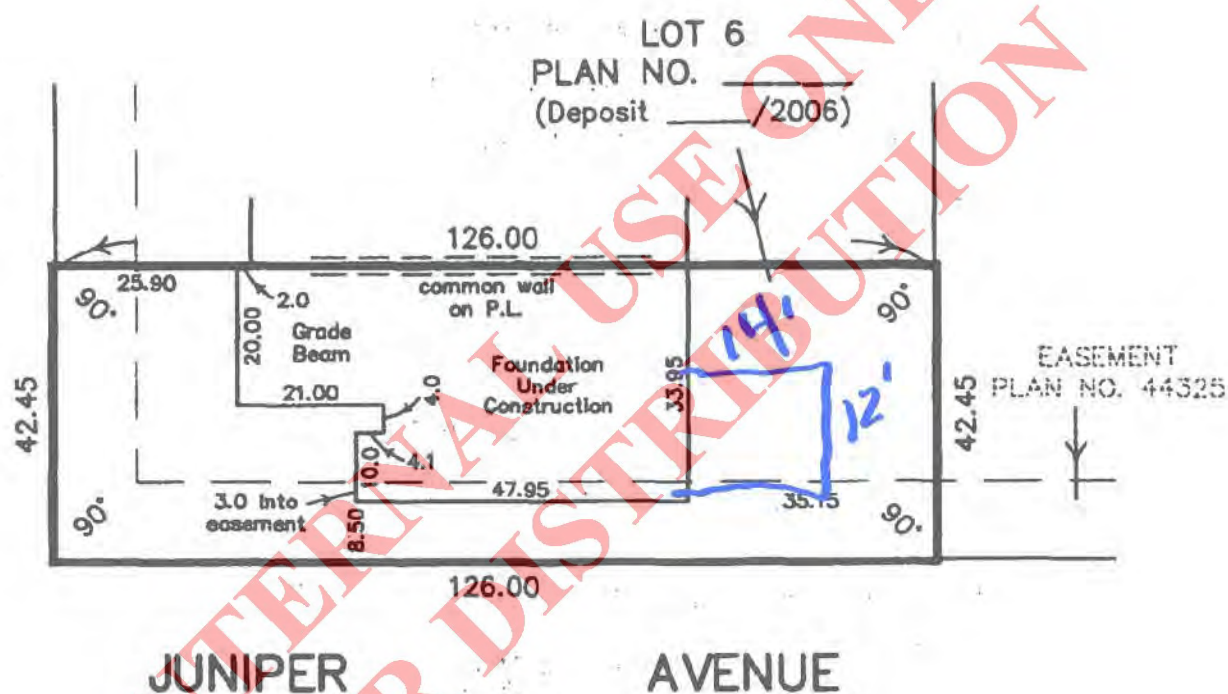
Established in Steinbach since 1975

GILBERT J. LANDREVILLE - MANITOBA LAND SURVEYOR

Phone: (204) 326-2117
Fax: (204) 326-5939
keystonesurveys@mts.net

Our File No. 2006.410

HARMONY LANE



CERTIFIED A TRUE COPY

DATED OCT 24/06
G. J. Landreville M.L.S.

Distances are in feet and decimals of a foot.
All plans referred to are on record in the Winnipeg Land Titles Office.
Ties shown are perpendicular from property line to the closest building corner.

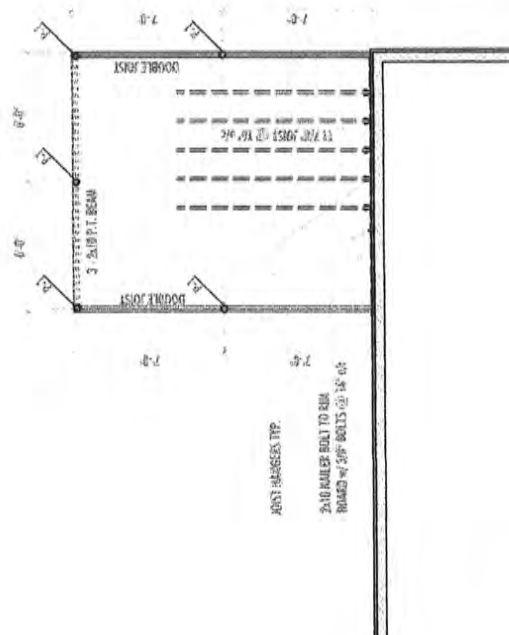
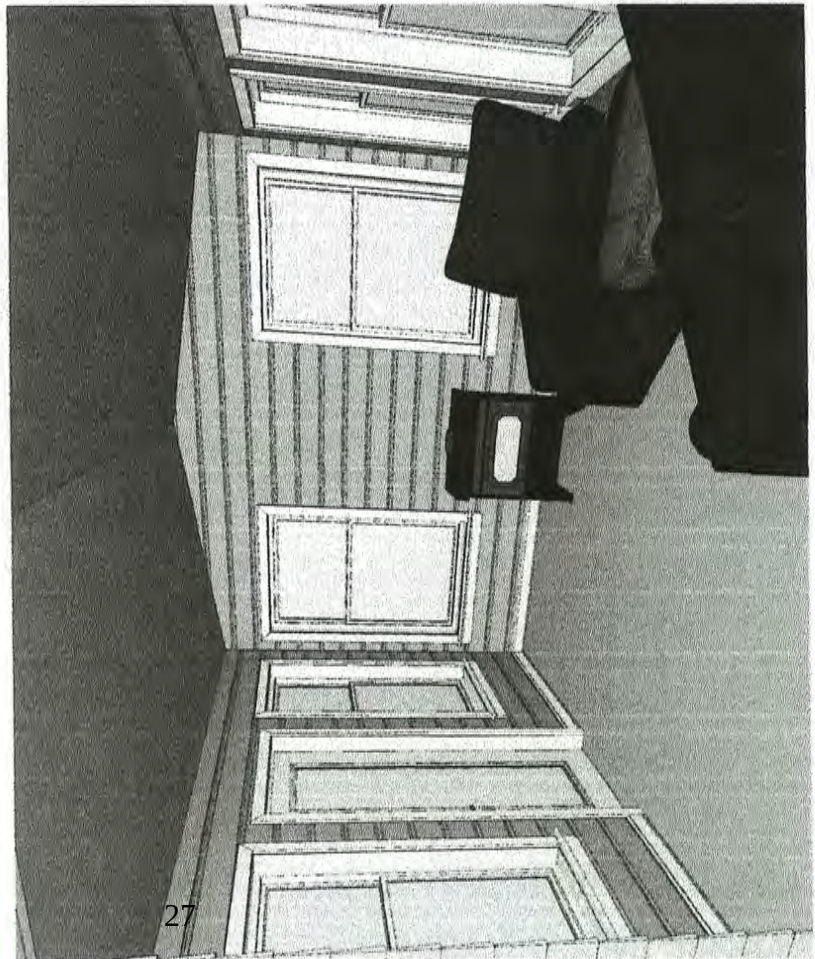
Field Book: 193/155-157

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G. J. Landreville
Manitoba Land Surveyor

Page 2 of 2

STRUCTURAL REVIEW
ONLY

GRUNTHAL
LUMBER
1 204 434 6360

Sheet Title
SUNROOM

Drawn By
Crystal D. Slatz

Scale
1/4" = 1'-0"

Sheet Size
Arch C 24"x

ONLY
Date
3/19/2026

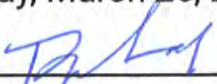
Page 1 of 3

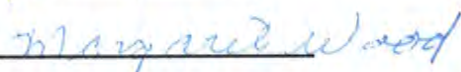
To whom it may concern:

We, Doug & Margaret Wood, of 133 Harmony Lane, have absolutely no objections to our neighbour's, John and Lois Wieler [of 135 Harmony Lane], application for a variance for their Sunroom.

We would in fact appreciate it, due to the strong winds that tunnel through our back yards.

Signed this day, March 26, 2026

Doug Wood 

Margaret Wood 

Notice re variance and conditional use applications and road openings in subdivisions

169(1) Notice of any of the following hearings must be given in accordance with this section:

- (a) a hearing on an application for a variance under section 96;
- (b) a hearing on an application to approve a conditional use under section 105.
- (c) a hearing on an application for subdivision under subsection 125(2);

Required notice

169(2) At least 14 days before the hearing, a copy of the notice of hearing must

- (a) be sent to the applicant, if there is one;
- (b) be posted in the office of the applicable planning district or municipality;
- (c) be sent to the minister, in the case of a hearing to consider a by-law to close public reserve land or the declaration of an obsolete plan; and

Notice to affected property owners

169(3) A copy of the notice of hearing

- (a) must be sent at least 14 days before the hearing to every owner of property located within 100 metres of the affected property; or
- (b) where the affected property is not remote or inaccessible, must be posted on that property in accordance with section 170.

Posting requirements

170(1) If notice of a hearing is required to be posted on an affected property under this Act, the notice must be

- (a) at least 28 x 43 centimetres in size with the words "NOTICE OF PUBLIC HEARING" printed in large bold letters;
- (b) posted outdoors for 14 days immediately before the date of the hearing
 - (i) in conspicuous locations on the site of the property,
 - (ii) facing each public road adjacent to the property, and
 - (iii) not more than 1 metre inside the boundary lines of the property; and
- (c) kept in legible form.

Proof of posting

170(2) Evidence that a notice was posted on two occasions at least six days apart during the 14 day period referred to in clause (1)(b) is proof that the notice was posted for the entire 14 day period.

Conditional Use CU-2026-04 840 Main Street

Administration

RFD #: 2026001156 **Last Updated:** 4/13/2026 2:52:22 PM
Created: 3/25/2026 9:52:52 AM **Status:** Pending
Author: Justina Gell

	Council Meeting Date	Resolution #	Moved By	Seconded By
First Reading:				

Council Decision:

Subject: To permit a detached secondary suite in an existing detached garage which is a conditional use in Ru

Summary

Purpose

The purpose of CU-2026-04 is to allow for a detached secondary suite on the subject property.

Recommendation

Recommendation is for council to approve the conditional use subject to any new evidence being presented at the public hearing and subject to the owner entering into a development agreement.

Background

Relevant Policy

Notices pursuant to The Planning Act have been completed, and no registered objections were received as of the writing of this report. Any objections received after the writing of this report will be submitted to City Council as part of the public hearing process.

Reports

City Manager Report

CU-2026-04 – 840 Main Street

The application for Conditional Use under file CU-2026-04 seeks Council approval to permit a detached secondary suite on the subject property which is located in the RR – Rural Residential zone. Zoning By-law 2245 requires a conditional use process for this application.

Zoning By-law 2245 was enacted by Council in January 2026. Detached secondary suites were added as conditional uses in certain zones, subject to Council approval, as a way to offer a broader variety of housing options for larger residential parcels.

The subject property is approx. 2 acres in size with the proposal being to convert an existing structure on the site into a detached secondary suite. This is the first such application respecting this particular type of use.

This application may be subject to a permit or further approval from Manitoba Transportation and Infrastructure as the property fronts on PTH 52E.

Administration is not aware of any potential negative impacts as a result of this proposal being approved. It is recommended that Council approve the application under file CU-2026-04 subject to evidence that may be presented at the public hearing and to a development agreement.

**Conditional Use CU-2026-04
Planning Report**

Location

840 Main Street

Current Designation & Zoning

The land is currently designated Residential Policy Area' in the Official Community Plan.

The land is currently zoned 'RR-S' Rural Residential Service and 'DR-1' Development Reserve 1 in the City of Steinbach Zoning By-Law.

Zoning Requirements

'RR-S' Rural Residential Service

The Rural Residential district is intended to provide for smaller, rural residential dwelling lots and associated or compatible uses, which include piped sewer systems, private wells and hard-surfaced streets. Applications to re-zone land to RR-S Zone will be limited to the following properties: Lot 4, Plan 16586 and Lot 5, Plan 16586.

Site Area-10, 500 sq feet

Site Width-70 feet

Front Yard-30 feet

Rear Yard-25 feet

Side Yard (regular)-4 feet

Side Yard (corner) -8 feet

*As the proposed structure is entirely located within the 'RR-S' Rural Residential Serviced Zone the requirements for the 'DR-1' Development Reserve 1 Zone do not apply.

Comments/Recommendation

The purpose of this Conditional Use application is to permit a detached secondary suite on the subject property.

Zoning By-Law No. 2245 was recently amended to include detached secondary suites within select zoning districts, subject to Conditional Use approval. This application represents the first request following the adoption of these provisions. The intent of this amendment is to accommodate larger lot zoning districts, such as the 'RR-S' Rural Residential Service Zone.

Zoning By-Law No. 2245 establishes the following regulations for detached secondary suites:
Section 8.32.7

a) The principal dwelling on the lot shall be owner-occupied.

b) Notwithstanding Table 10-3, detached secondary suites shall comply with the following dimensional standards:

i) Maximum floor area shall not exceed 800 square feet. This floor area is exempt from and not included in the maximum floor area calculations for accessory buildings. Any non-habitable portion of the structure shall be included in the maximum floor area calculation for accessory buildings.

ii) Minimum rear yard: 10 feet, clear of projections

iii) Minimum side yard: 5 feet, clear of projections

iv) Minimum corner side yard: 10 feet, clear of projections

v) Minimum front yard: as per Table 10-3

c) The minimum separation from the principal single-unit dwelling shall be 10 feet, clear of projections.

d) A detached secondary suite shall not include a basement.

The inclusion of detached secondary suites within the Zoning By-Law is intended to provide homeowners with the opportunity to develop additional, independent living spaces on their property. This supports housing affordability and enables accommodation for family members while maintaining the character of low-density residential areas.

The applicant has indicated that the proposed detached secondary suite will be used to accommodate

family members, consistent with the intent of the by-law. The proposal involves converting an existing detached garage into a secondary suite, rather than constructing a new principal dwelling.

Recommendation

That Council approve Conditional Use Application No. CU-2026-04, subject to any new information presented at the public hearing and conditional upon the owner entering into a Development Agreement.

MEMO

April 9, 2026

TO: Conditional Use File No. CU-2026-04

FROM: Aaron Rach, P.Eng.

RE: #840 Main Street Conditional Use Comments

Property Access

The existing lot has an access approach from Main Street that meets our current specifications. The Developer would be responsible for all costs associated with any alterations to the existing approach.

Water Servicing

The existing lot is presently serviced with a private well. The Developer would be responsible for all costs involved in any water service alterations.

Sewer Servicing

The existing lot is presently serviced with a 38mm low pressure sewer service from Main Street, which meets the minimum size required. The Developer would be responsible for all costs involved in any sewer service alterations.

Land Drainage

The Conditional Use application would have no effect on the drainage of the lot.

Garbage Pickup

This lot receives regular residential garbage collection.

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

Appendix

Implications of Recommendation

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

CITY OF STEINBACH PUBLIC NOTICE



Conditional Use CU-2026-04

840 Main Street

Lot 1 Plan 51979

Owner/Applicant

The owners of the property are Glenn Funk and Naomi Adams.

The applicant of the conditional use is Glenn Funk.

What is Conditional Use CU-2026-04 about?

To permit a detached secondary suite on the subject property.

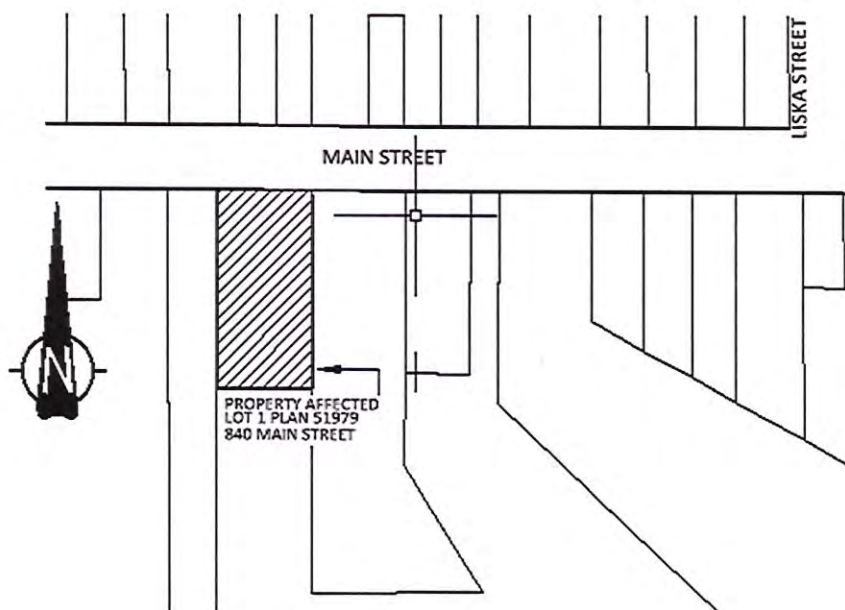
Pursuant to the City of Steinbach Zoning By-Law No. 2245, detached secondary suites may be allowed in the “RR” Rural Residential Zone, subject to Conditional Use approval.

PUBLIC HEARING

April 21, 2026

7:35 pm

Council Chambers
225 Reimer Avenue
Steinbach, MB



Any person who believes they will be affected by **Conditional Use CU-2026-04** are welcome to attend the public hearing on **Tuesday, April 21, 2026** to ask questions and state any objections to City Council.

Where can I find more information?

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QUESTIONS?

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204.346.6566 | lgaudet@steinbach.ca | Steinbach.ca
225 Reimer Avenue, Steinbach, MB R5G 2J1



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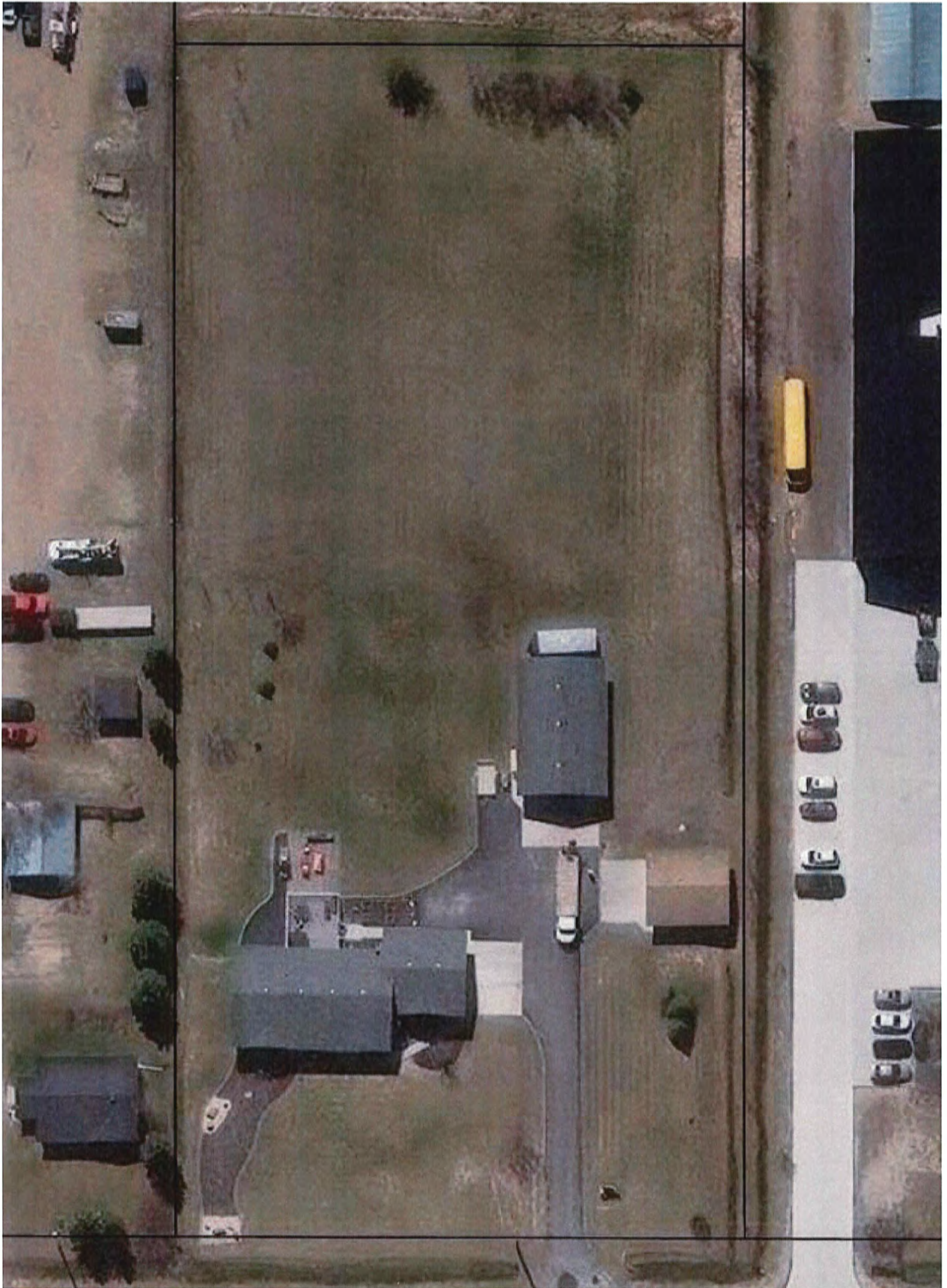
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225 Reimer Avenue, Steinbach, MB R5G 2J1





Notice re variance and conditional use applications and road openings in subdivisions

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- (c) kept in legible form.

Proof of posting

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Conditional Use CU-2026-03 185 Friesen Avenue

Administration

RFD #:	2026001152	Last Updated:	2/27/2026 9:26:22 AM
Created:	2/24/2026 8:38:17 AM	Status:	Pending
Author:	Justina Gell		

	Council Meeting Date	Resolution #	Moved By	Seconded By
First Reading:				

Council Decision:

Subject: To permit a 91 unit multi family building which is a conditional use in the C1 zone as per zoning by

Summary

Purpose

The purpose of CU-2026-03 is to allow the development of multi-family in the 'C1' Commercial Neighbourhood Zone.

Recommendation

Administration's review of the application finds that generally, and subject to any new information provided at the public hearing, the application is recommended for Council approval subject to a development agreement.

However, the application under file V-2025-06 is being considered concurrently and there are significant exceptions being requested within the variance application that potentially impact Councils decision under this conditional use application. The recommendation of administration is that Council conclude the public hearing for conditional use file CU-2026-03 but that a decision for this file be postponed until Council is prepared to consider and render its decision for variance file V-2026-06.

Background

Relevant Policy

Notices pursuant to The Planning Act have been completed, and no registered objections were received as of the writing of this report. Any objections received after the writing of this report will be submitted to City Council as part of the public hearing process.

Reports

City Manager Report

CU-2026-03 - 185 Friesen Avenue

The application under file CU-2026-03 seeks Council approval to permit a residential use on the subject property. Steinbach Zoning By-law 2245 requires a conditional use approval to permit a new residential use in the C1 – Commercial Neighborhood Zone.

The subject property is designated Transitional District Policy Area under the City's Official Community Plan with higher density residential uses permitted within these policy areas subject to compliance with the City's Zoning By-Law. New or infill development in these policy areas should consider the physical character of existing development.

There are several precedents on file of City Council approvals to permit residential uses within commercial zoning and within the City's Transitional Planned Overlay District. One recent example is under file CU-2025-05 for 190-206 First Street which was approved by Council on December 16, 2025.

A six storey multi-unit residential structure exists on the adjacent property at 260 First Street. Most of the surrounding properties consists of single unit residential structures.

A caveat is registered on the land and includes a development restriction condition as required by the Manitoba Municipal Board pursuant to a 1989 Rezoning under By-Law 1171. The applicant is requesting the removal of the caveat and development restriction condition, and Council should carefully consider whether the condition and reasoning under which the restriction was imposed remains relevant. If it does, this application should be denied.

If Council feels the caveat and condition are no longer required, the caveat and condition removal and the conditional use application approval may be considered by Council.

Administration is not aware of any negative impacts that may result from the approval of this application or the removal of the condition.

It is recommended that should Council approve CU-2026-03 that it be subject to a development agreement.

City Planner Report

Conditional Use CU-2026-03 & Variance-2026-05

Location

185 Friesen Avenue

Current Designation and Zoning

The lot is currently designated CBDTZ (Central Business District Transitional Zone) in the Official Community Plan.

The lot is currently zoned is 'C1' Commercial Neighbourhood and is part of the Central Business District Transitional Zone POD.

Transitional District

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

Commercial Neighbourhood (C1)

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

Transitional Zone POD

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

Zoning Requirements

C1 Commercial Neighbourhood Multi-Family Requirements

Site Area-6600 square feet

Site Width-25 feet

Front Yard-25 feet

Rear Yard-25 feet

Side Yard (regular)-4 feet (10' when abutting an RSF or RLD zone)

Side Yard (corner) - 8 feet

Coverage- N/A

Height-35 feet

Comments

Proposed Development

Number of buildings-1

Height of buildings-building: 7 stories (70 feet)

Number of residential units-91

Number of parking stalls-150 stalls required, 10 proposed.

The applicant is proposing to use the subject property to develop 91 units of multi-family housing for Steinbach Housing Inc.

A Variance application has also been submitted to:

1. Allow an overall height of 7 stories (70 feet) whereas the 'C1' Commercial Neighbourhood Zone permits a maximum height of 3 stories (35 feet) for multi-family development in this zone; and
2. Allow a front yard setback of 20 feet whereas a minimum 25 feet is required.

This property was subject to a re-zoning in 1989 which resulted in a Municipal Board Hearing. The board issued an order that placed a development restriction on this property that it must remain as greenspace. This development restriction was registered as part of the development agreement. The applicant is requesting council to remove the condition and that a multi-family building be constructed on the site.

The property in question meets the size for multi-family and has a total of approximately 25 000 square feet. The proposed development meets the minimum site width requirement of 75 feet for the Medium Density Zone. The site plan includes 91 residential units and meets most setback requirements; the height and front yard setback are part of the variance application.

Recommendation is for council to approve Conditional Use CU-2026-03 subject to a development agreement and any new information being presented at the public hearing.

The variance request for maximum height seeks approval for a seven-storey building, exceeding the typical three-storey height permitted in the Medium Density Zone. If approved, the seven-storey structure would be located adjacent to existing single-family dwellings. It should be noted that there is an existing six storey multi-family building on the corner of First and Friesen (Linden Place) and behind the subject property is an existing church. The neighbourhood consists of a mix of commercial and residential uses. Other properties along the block are primarily single-family residential; however, all are zoned C1 – Commercial Neighbourhood and fall within the Transitional Zone POD. Although single-family dwellings exist in the area, it is important to note that the broader area is designated C1 and is located within the CBD POD / Transitional POD, where mixed-use development is intended. The purpose of these PODs is to support a transition between residential and commercial uses and to create an area where residential and low-impact commercial uses can coexist.

The variance request to reduce the front yard setback from 25 feet to 20 feet is minor in nature and should not have any impact on the neighbouring properties.

The request for the reduced number of parking stalls is an extreme request. It is a request to have a 94% reduction on the required parking. The applicant has indicated that they will enter into a parking agreement with Linden Place to accommodate more stalls. The applicants currently own and manage other seniors' housing (Fernwood Place, Linden Place). It is the responsibility of the applicants to justify why they are requesting to have so few parking stalls. Council needs to determine whether the request is justifiable. There is a lack of affordable seniors housing in the city, however the excitement for this project should not result in an abundance of street parking and negatively impact the neighborhood.

The long-term planning for the area envisions a mix of commercial and multi-family residential uses. Permitting multi-family development in alignment with this intent supports the gradual transition of the neighbourhood and better utilizes existing infrastructure. As Steinbach continues to grow, the demand for multi-family housing remains strong. Integrating higher-density residential development into existing neighbourhoods promotes housing choice and provides residents with access to established services within mature areas of the community. Council, however, needs to determine if the variance requests are kept in line with the needs of the community as well as the impact of the existing residents of the area.

It is recommended that Council approve the Variance for the front yard and the height subject to any new evidence being presented at the public hearing and that the applicant enter into a development agreement and determine whether the variance for parking is justified and will not have any negative impacts on the existing neighbourhood. Council needs to determine if they have all the information needed to make an informed decision with this application. If they do not feel that they have all information available, it is recommended that council adjourn the public hearing until the April 7 council meeting.

MEMO

DATE: March 12, 2026

TO: Conditional Use File No. CU-2026-03

FROM: Aaron Rach, P.Eng.

RE: 185 Friesen Avenue Conditional Use Comments

The applicant is requesting a variance to increase the overall height of the proposed structure, allow a reduced front yard setback, and allow a reduction in the number of parking stalls provided.

A Site Plan has been included with this application, but it has not been submitted previously for review. This plan will need revisions to meet the City's requirements.

Property Access

The Developer would be responsible for constructing new concrete approaches from Friesen Ave with a minimum width of 7.62m at the property line for two-way traffic or two approaches a minimum of 4.6m for one-way traffic. If the variance to reduce the front yard setback to 20' is granted, the development would only support a one-way drive aisle. The Developer will be responsible for costs associated with constructing the new approach(es).

Water Servicing

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

Sewer Servicing

The existing lot is currently serviced with 4" sewer services. The proposed development must be serviced with a minimum 6" sewer service. The Developer will be responsible for all costs associated with any sewer service improvements, and the abandoning of the existing sewer service.

Land Drainage

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

Garbage Pickup

This lot would receive regular commercial garbage collection. However, the garbage and recycling bin shown on the plan would not be accessible for commercial pickup. The number of bins would also need to be increased to four each for the amount of units proposed.

Part of this variance request includes a significant reduction in the number of required on-site parking stalls, from 150 to 10. The existing parking lot for 260 First Street currently extends onto 185 Friesen Avenue. As a result, the proposed development would eliminate a portion of 260 First Street's existing parking area while also proposing to share the remaining parking. Details of the proposed shared parking arrangement have not been provided.

This represents a substantial reduction in available on-site parking while the proposed new building would also generate additional parking demand. As a result, the development is expected to significantly increase reliance on street parking in the surrounding area.

While both First Street and Friesen Avenue permit on-street parking, these spaces are also used by nearby businesses and residents. The proposed development would therefore result in a considerable reduction in available street parking in the surrounding area.

I would recommend Council deny the reduction in parking stalls. If Council wants to approve this request, I recommend it be conditional to an acceptable parking plan which shows how they will share parking between 185 Friesen and 260 First Street, how much street parking is needed and, an explanation be provided for why reduced parking would be acceptable.

I have no other comments or concerns with this variance application at this time.

Appendix

Implications of Recommendation

- Notice of Public Hearing
- Sketches/Drawings
- Correspondence
- Request from Applicant
- Development Agreement, October 16, 1989
- Posting Requirements

CITY OF STEINBACH PUBLIC NOTICE



Conditional Use CU-2026-03 & Variance V-2026-05
185 Friesen Avenue
Lot 30 Block 2 Plan 10121 EXC SW 10 FT NW of NW Limit
of Lot 30

Owner/Applicant

The owner of the property is Steinbach Housing Inc.

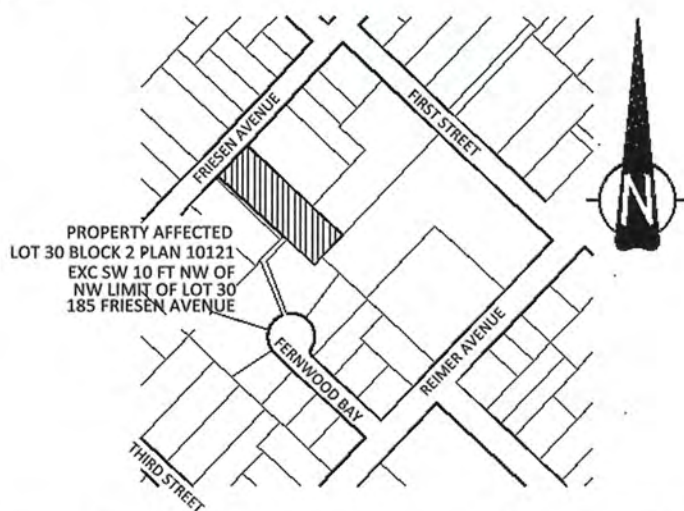
The applicant of the conditional use and variance is Tannis Nickel.

What is Conditional Use CU-2026-03 about?

To allow the development of multi-family in the 'C1' Commercial Neighbourhood Zone. Steinbach Housing Inc. is proposing to develop seniors housing on the parcel.

What is Variance V-2026-05 about?

1. To allow for a total height of 7 stories whereas multi-family in the 'C1' Commercial Neighbourhood Zone permits a maximum height of 3 stories.
2. To allow for a total of 10 parking stalls whereas a total of 150 parking stalls are required.
3. To allow for a 20-foot front yard setback whereas the minimum front yard setback is 25 feet.



Any person who believes they will be affected by **Conditional Use CU-2026-03 and/or Variance V-2026-05** are welcome to attend the public hearing on **Tuesday, March 17, 2026** to ask questions and state any objections to City Council.

Where can I find more information?

Copies of the amendments and supporting material related to this public hearing are available between the hours of 9:00 am and 4:00 pm, Monday to Friday, at Steinbach City Hall, 225 Reimer Avenue, Steinbach, Manitoba. This information is also available online at steinbach.ca.

QUESTIONS?

Contact Lacey Gaudet, City Planner
204.346.6566 | lgaudet@steinbach.ca | Steinbach.ca
225 Reimer Avenue, Steinbach, MB R5G 2J1

PUBLIC HEARING

March 17, 2026
7:35 pm
Council Chambers
225 Reimer Avenue
Steinbach, MB



ADDITIONAL INFORMATION

What happens at the hearing?

- The applicant will speak about their application.
- City Council will ask questions.
- Members of the public will be invited to speak for or against the application.

Do I have to attend the hearing?

- Attendance is encouraged if you have concerns or support to express.
- If you cannot attend, you may submit a letter or email with your concerns or objections.
- The applicant is encouraged to attend to present their application.

How do I object or show support?

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



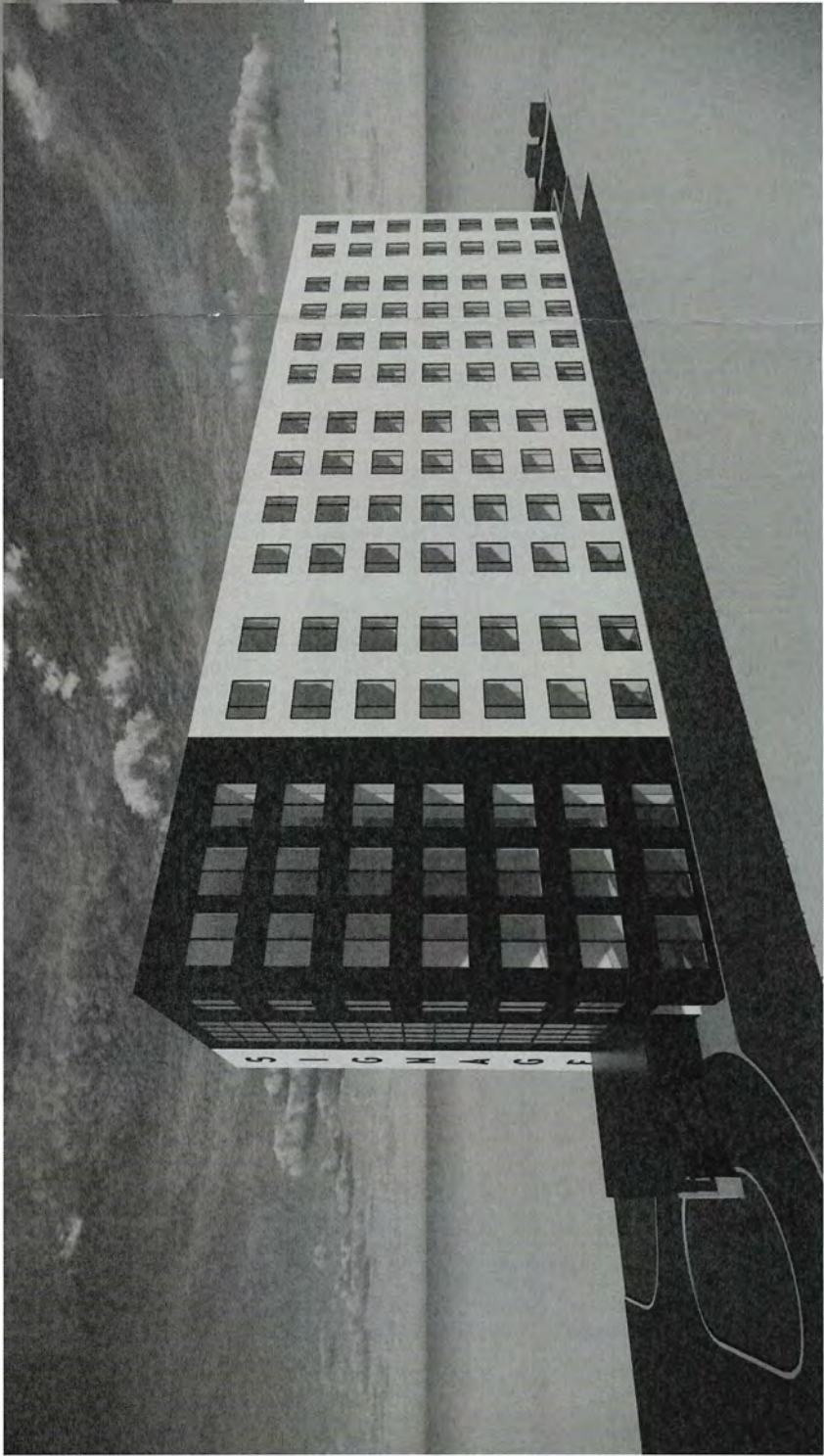
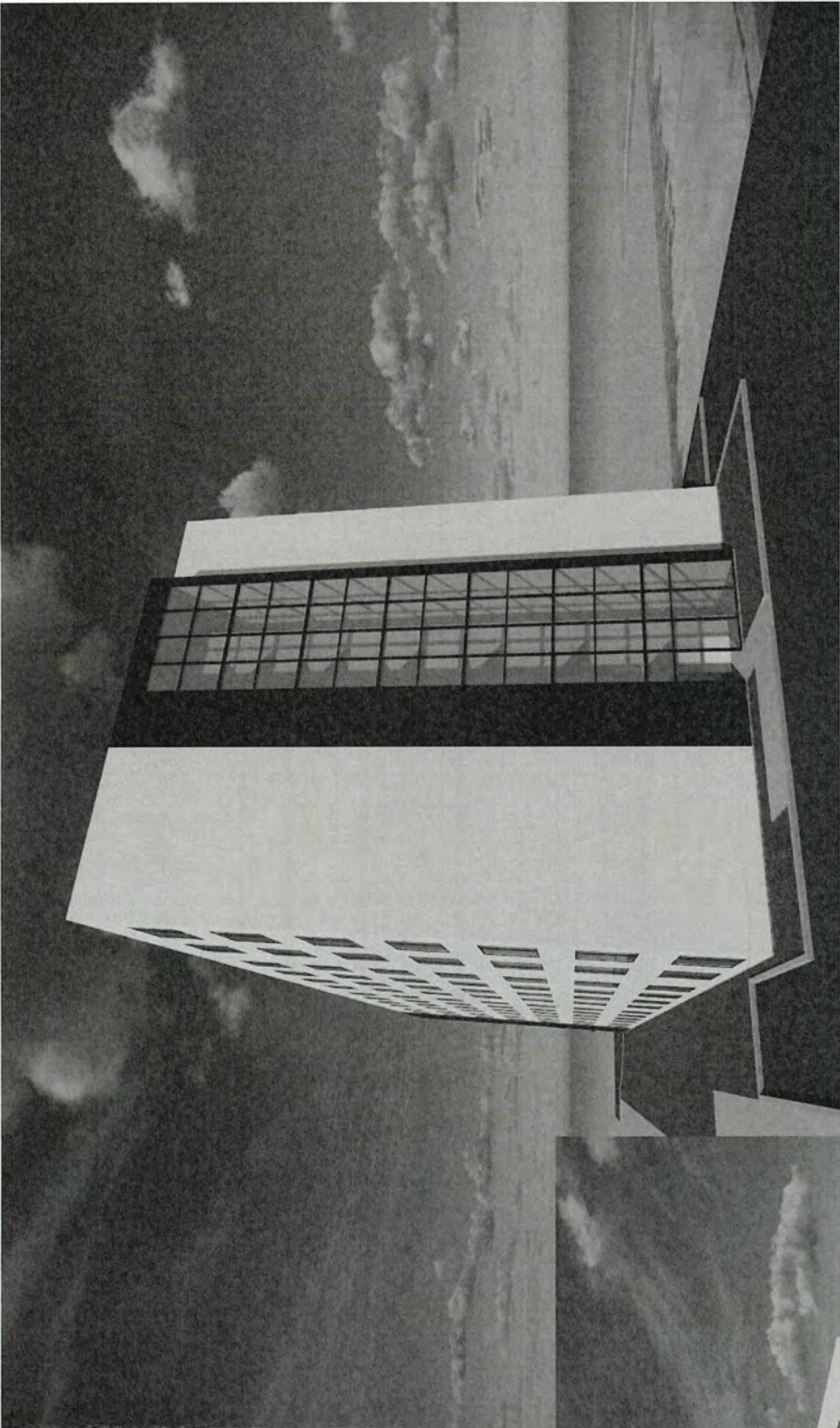
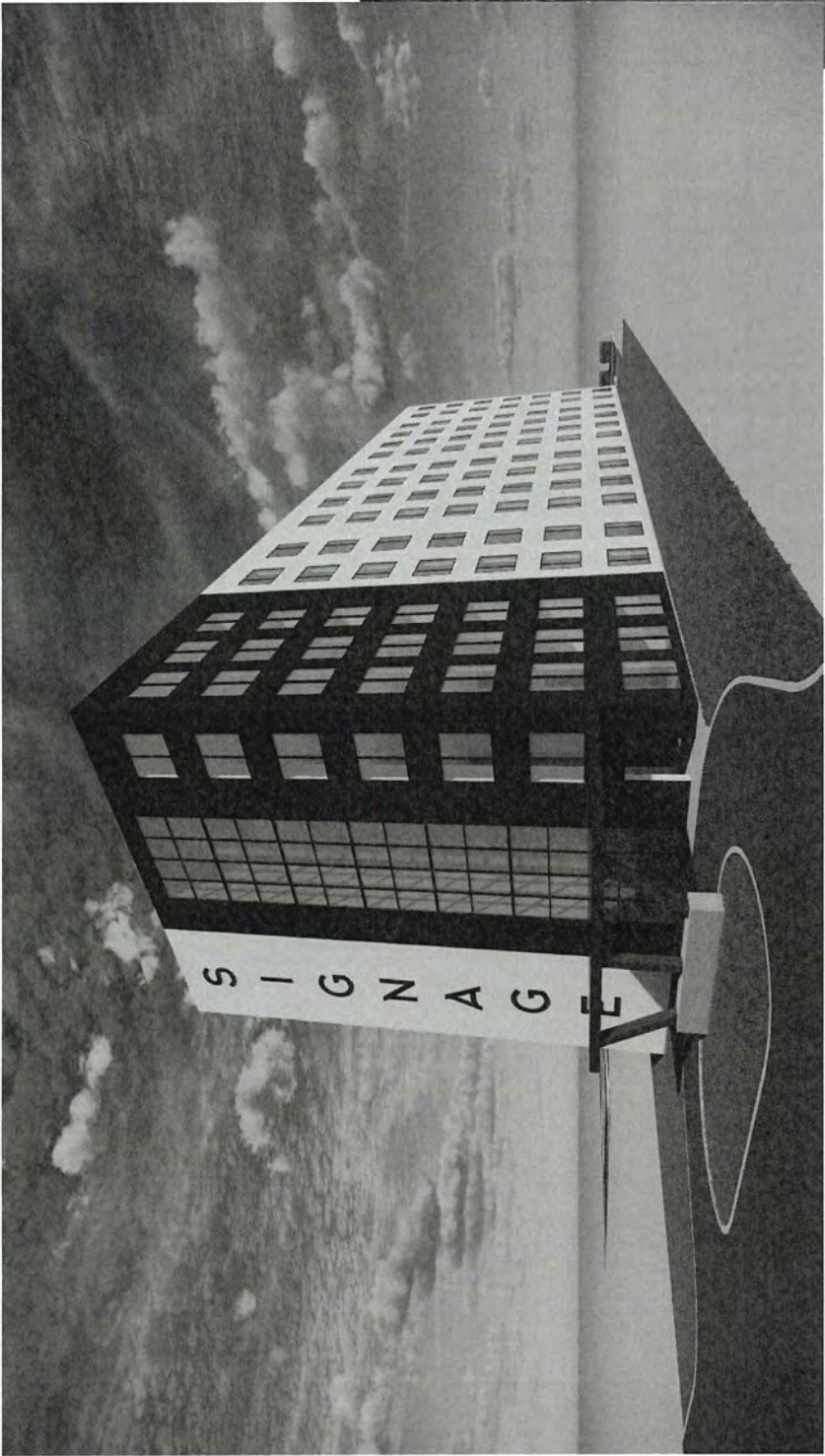
Why did I receive this notice?

- You received this notice because your property is within 100 metres of the proposed development site, as per the Provincial Planning Act.
- The notice is intended to ensure the public is involved in the decision-making process.

QUESTIONS?

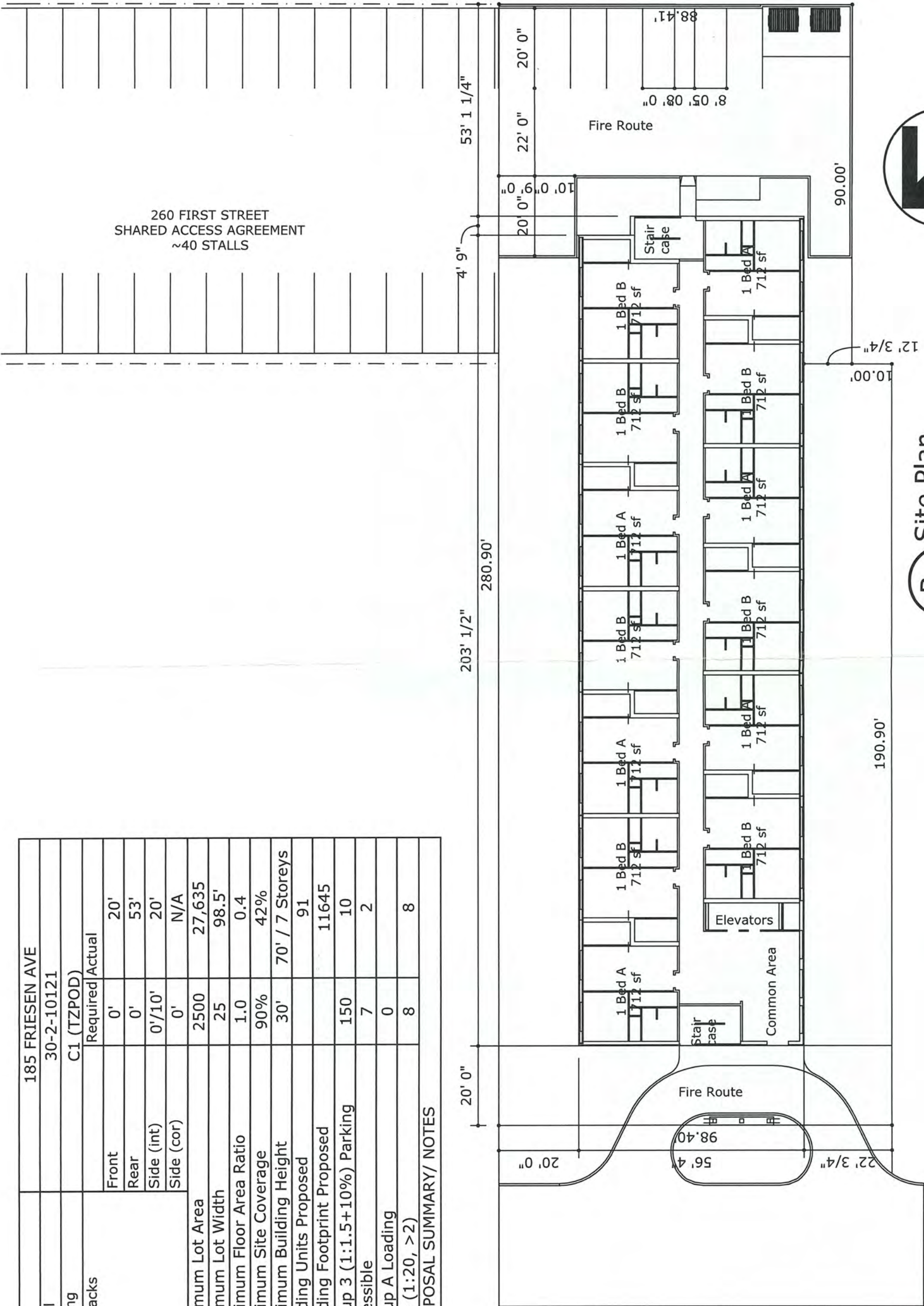
Contact Lacey Gaudet, City Planner
204.346.6566 | lgaudet@steinbach.ca | Steinbach.ca
225 Reimer Avenue, Steinbach, MB R5G 2J1





CLIENT		PROJECT	PROJECT NO.	ISSUE	DRAWN BY	DESCRIPTION	A AVEDO INC
		185 Friesen Ave. Steinbach, MB	N/A	June 24, 2025	LH	Site Plan	

	185 FRIESEN AVE		
Legal	30-2-10121		
Zoning	C1 (TZPOD)		
Setbacks	Required\Actual		
	Front	0'	20'
	Rear	0'	53'
	Side (int)	0'/10'	20'
	Side (cor)	0'	N/A
Minimum Lot Area		2500	27,635
Minimum Lot Width		25	98.5'
Maximum Floor Area Ratio		1.0	0.4
Maximum Site Coverage		90%	42%
Maximum Building Height		30'	70' / 7 Storeys
Building Units Proposed			91
Building Footprint Proposed			11645
Group 3 (1:1.5+10%) Parking		150	10
Accessible		7	2
Group A Loading		0	
Bike (1:20, >2)		8	8
PROPOSAL SUMMARY/ NOTES			



B Site Plan
A1 1" = 25'

Lacey Gaudet

From: Tannis Nickel <TNickel@havengroup.ca>
Sent: Wednesday, March 11, 2026 8:51 AM
To: Lacey Gaudet; Allison Driedger
Subject: RE: [EXTERNAL] conditional use request

Good morning,

Thank you for the email as it was one of the first things that we were working on when we wanted to develop therefore will gladly seek acceptance of removing the caveat.

On behalf of Steinbach Housing Inc. in the regards to the caveat on the property that it remain as undeveloped Greenspace on 185 Friesen Avenue, I would like to formally request that the City of Steinbach remove the existing caveat on this title. If you have any questions please let me know.

Next Planned Absence: March 12,13 and 20th.

Tannis Nickel RN
Chief Executive Officer
HavenGroup
185 Woodhaven Avenue
Steinbach Manitoba
R5G 1K7
Direct Line, 204-346-5004
Cell, 204-371-8411

tnickel@havengroup.ca



VIRUS DISCLAIMER

Any attachments to this message have been scanned for viruses by automated server-based virus scan. Due care has been taken by Southern Health/Sante Sud to ensure there are no viruses accompanying this e-mail message by the use of regular and automated virus pattern updates. However, it is not possible that every virus in existence can be detected by this virus scanning system, therefore the recipient should exercise due care before using or opening any attachment. The e-mail sender, Southern Health/Sante Sud, disclaim all liability from any damages that may arise from the undetected transmission of a computer virus via e-mail to the recipients computer system.

Lacey Gaudet

From: Notifications <no.reply@metricmarketing.ca>
Sent: Tuesday, March 17, 2026 8:49 AM
To: Lacey Gaudet
Subject: Public Notices Feedback – Form Submission

Full Name Arlene Monkman

Email Address arlenemonkman@gmail.com

Phone Number 204.381.0076

Your Address 167 Friesen Avenue

City Steinbach

Province MB

Postal Code R5G0T5

**Public Hearing Item -
Address of Affected
Property & File Number⁺** 185 Friesen Avenue, CU-2026-3 & V-2026-05

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

Your Comments Snow is not cleared up to the curbs in winter, making Friesen Avenue become dangerous as a two lane street in winter. With a senior building of the size that is proposed, there will be children, grandchildren visiting and looking for parking. Along with visitors there will likely be some home care workers coming twice a day or more. I would suggest widening Friesen Avenue by a few feet before allowing a housing building of this size.

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

Public Records Submission By submitting this form, I acknowledge the information provided is permissible to be included in public records.

From: Gwen Voth <gvoth126@gmail.com>
Sent: Tuesday, March 17, 2026 3:54 PM
To: Justina Gell <justina.gell@steinbach.ca>
Subject: Re: 185 Friesen Avenue

Hi. Since I emailed you and didn't fill out the form, I just wanted to mention that I live at 175 Friesen Ave., Steinbach Mb R5G 0T5. Thank you.

From: Gwen Voth <gvoth126@gmail.com>
Sent: Tuesday, March 17, 2026 3:35:23 PM
To: Lacey Gaudet <lgaudet@steinbach.ca>
Subject: Re: 185 Friesen Avenue

I give my permission for this to be read at the meeting. I have a few points to address. One being that Friesen Avenue is a very narrow and busy street which makes parking on it difficult. At one end is the Seine Rat Roseau water shed building. They have limited parking. When they have a meeting the street fills up fast. Then down a ways is the safe house/agape house. They also have limited parking space. I've watched people park at one end of the street and walk to the building. Both staff and clients end up parking on the street. I have in the past had to call the bylaw officer to get someone towed who park across my driveway, either blocking me in or I can't get in to my driveway. In the winter the road doesn't get cleared up to the curb because of the vehicles being parked there. Being a seniors facility I would imagine the traffic would increase due to the many people who would live there. 91 suites is a lot. That also means a lot of visitors coming and going. Plus there needs to be room for staff parking and let's not forget the ambulance and firefighters who have to respond to any 911 calls. It would take very little to plug up the street. A street that is used by emergency vehicles to get from Main Street to Brandt or Resthaven. 7 stories means no privacy for my backyard, and a structure that tall would ensure no morning sunlight either, there goes my gardening. If these points aren't enough, let's discuss property value. What happens to the value of my home? Would you or anyone want to move next to a 7 story building? When I moved here 27 years ago, the real estate agent, Paul Warkentin told me that this green space would never be developed. That was comforting. Over the years I've seen people use this space for picnics, gatherings, playing games/sports, as a short cut to Main Street or a place to walk their dog. It would be a shame to loose a green space and devastating for the residents who live on Friesen Avenue. Please consider moving this project to another area that doesn't have this negative impact and that will serve the needs of the seniors better. Thank you for your time.

Sent from Gwen Voth 🍁

From: Allison Driedger <bluestemdevelopment@gmail.com>
Sent: Tuesday, April 14, 2026 12:07 PM
To: Lacey Gaudet <lgaudet@steinbach.ca>; Tannis Nickel <TNickel@havengroup.ca>
Subject: Deferring the Public Hearing

Hi Lacey

On behalf of Steinbach Housing Inc., we are requesting that the public hearing be deferred until June 2, 2026. This deferral will allow additional time to further refine the parking plan and building design, ensuring that adequate parking is provided and that meaningful consultation has occurred.

Thank you
Allison

This Agreement made in triplicate this 16 day of OCTOBER,
1989.
BETWEEN:

THE TOWN OF STEINBACH
(hereinafter called "the Town")
of the First Part

- and -

STEINBACH HOUSING INC.
(hereinafter called "the Owner")
of the Second Part

W H E R E A S:

- a) The Owner is or is entitled to be the registered owner of the land hereinafter described; and
- b) The Owner made application to have the said land rezoned to "R4" Multiple Family Dwelling; and
- c) The Town has agreed insofar as it lawfully can and may, and subject to the provisions of the Planning Act of Manitoba to rezone that land as requested subject to the execution of this agreement as a condition of enactment of Rezoning By-Law Number 1171.

NOW THEREFORE IT IS AGREED that in consideration of and condition upon the Town enacting a by-law to so rezone the land hereinafter described, the Owner hereby covenants and agrees that:

- 1) The Owner's land affected by this agreement and hereinafter referred to as "the land" is described as follows:

Firstly: Lots 4 and 5, and the most south westerly 31.0 feet in depth of Lot 6, and all of Lot 7, excepting thereout the most north easterly 149 feet in depth thereof, in Block 2, which lots are shown on a plan of survey of part of the West half of Section 35, in the 6th Township and 6th Range, East of the Principle Meridian in Manitoba, and filed in the Winnipeg Land Titles Office as Number 10121, and

Secondly: all of Lot 30, excepting thereout the most south westerly 10.0 feet in width thereof, which lies to the north west of the north-western limit of Lot 20, and all of Lot 31, excepting thereout the most north westerly 190.0 feet in depth thereof, in Block 2, which lots are shown on a plan of survey of part of the West half of Section 35, in the 6th Township and 6th Range, East of the Principle Meridian in Manitoba, and filed in the Winnipeg Land Titles Office as Number 10121 (known as the proposed site for Fernwood III).

2) Nothing in this agreement shall restrict or affect the powers of the Town to amend or vary the Town Planning Scheme applicable to the land or to enact a zoning by-law rezoning the land and it is understood by the Owner that the execution of this agreement by the Town cannot operate to effect any variance to the zoning by-law or Town Planning Scheme, or approve any conditional use or operate to relieve against compliance with any other by-law or regulation of the Town.

3) If a provision of this agreement conflicts with a provision of any variance or conditional use order now existing, or made in the future, the most restrictive provision shall apply.

4) Pursuant to The Planning Act of Manitoba, in particular Section 49 of the said Act, the Owner agrees to pay to the Town a sum of money in an amount of \$500.00 per residential dwelling unit developed which amount is payable upon application for building permit.

5) The Owner hereby covenants and agrees to contribute to the Town a contribution of \$12,000.00 per acre for overall storm water improvements required in the Town.

6) The Town and the Owner agree that sewer and water mains, paved streets, sidewalks and street lighting are in place and that the Owner will be responsible for any further costs relating to the development or improvement of these services.

7) The Owner hereby covenants and agrees:

1. That the building to be constructed will not exceed six (6) storeys.

 ~~2. That a concrete sidewalk be constructed between Fernwood Bay and the proposed site at the Owner's expense.~~

3. That all of the costs and expenses of itself and the Town relating to the preparation of zoning by-laws, plan or plans of subdivision, costs and expense of obtaining approval for registration of the above including all Municipal Board, Land Titles Office, and other fees and expenses, all survey costs, all engineering costs incurred by the Developer or the Town, appraisal costs, advertising costs, and expenses incidental to the preparation of this agreement and the physical development of the site and all legal costs incidental to the preparation of any amendments of this agreement, which said legal costs shall be payable at the time of the execution of this Agreement.

8) The Owner hereby covenants and agrees not to petition against or sign or support any petition against any local improvements, work or service to be installed fronting or flanking the land along First Street or Friesen Avenue.

9) The Owner hereby covenants and agrees that the most north-westerly 190.9 feet in depth of Lot 3a Block 2, Plan 10121 in the Town of Steinbach shall not be used for access to the site or for parking or for any other use ancillary to development on the site, other than as green space.

10) The Owner hereby covenants and agrees for himself and his successors and assigns, that he will not, in any way, attempt to impeach the validity of this Agreement, or any part hereof, or in any way challenge or attempt to impeach the capacity of the Town to enter into this Agreement, and all the provisions herein contained, provided that nothing herein shall prevent either party hereto from litigating their respective rights under this Agreement subject to the provision in this paragraph. In the event that notwithstanding the provision of this paragraph, any provision of this Agreement shall ever be found by a court of competent jurisdiction to be void, invalid or unenforceable it shall be severable from the rest of the Agreement, and the rest and remaining portion of it shall be valid and shall remain in full force and effect.

11) Notwithstanding anything hereinbefore provided, in the event that it shall ever be found by a court of competent jurisdiction that any obligation, commitment, covenant, or provision of this Agreement, on the part of the Owner to be carried out or performed or observed for the benefit of the Town, is invalid or unenforceable or void, then notwithstanding such ruling, the Owner shall and does hereby dedicate and donate the benefit of such invalid or void or unenforceable provision against it to the Town, and the enforcement of this paragraph against the Owner by the Town may be made by a claim for specific performance, or damages by the Town, at its option and any breach, or anticipated breach of any provision of this Agreement by the Owner may be restrained by the Town by way of injunction, or claim for damages, or both.

12) If the Owner should default under any provisions of this Agreement, the Town shall give the Owner notice of the particulars of such default, so alleged, by registered mail with an Acknowledgement of Receipt card attached, addressed to the last known address of the Owner, and such notice shall be deemed to have been given and received by the Owner on the date shown on the Acknowledgement of Receipt card so returned.

If within thirty days after the giving of such notice, the Owner fails to rectify such default as contained in the notice, to the satisfaction of the Town, then the Town shall be entitled to specific performance to rectify such breach or default, or alternatively shall be entitled to seek an injunction to restrain such breach, or to enforce any term or condition of this Agreement or shall be entitled to seek a declaration terminating this Agreement for non-performance, or any and all of such remedies (which remedies are hereby acknowledged as being cumulative and not alternative) provided further that if the Agreement is so terminated, by virtue of the Owner's default, the parties hereto agree that the Town shall not be liable for any loss or damage that may be suffered by the Owner as a result of such termination, and the parties hereto further covenant and agree that the Town in any such event, shall not be liable for any loss or damage suffered by any other person, firm or corporation by virtue of such termination, and the Owner does hereby for himself and his successors and assigns indemnify and save harmless the Town, and its successors and assigns, from any claim or demand for any person, firm or corporation which may suffer loss or damage by reason of the termination of this Agreement because of the Owner's failure or default as aforesaid.

It is understood that the covenants herein contained shall run with the land and this Agreement will be registered by way of caveat against the Owner owned lands so that all future owners of the land will have knowledge thereof, and will be bound by the terms hereof.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals on the day and year first above written.

THE TOWN OF STEINBACH:

E. H. Freeman
Mayor

[Signature]
Secretary-Treasurer

STEINBACH HOUSING INC.

Per: [Signature]

Per: [Signature]

Notice re variance and conditional use applications and road openings in subdivisions

169(1) Notice of any of the following hearings must be given in accordance with this section:

- (a) a hearing on an application for a variance under section 96;
- (b) a hearing on an application to approve a conditional use under section 105.
- (c) a hearing on an application for subdivision under subsection 125(2);

Required notice

169(2) At least 14 days before the hearing, a copy of the notice of hearing must

- (a) be sent to the applicant, if there is one;
- (b) be posted in the office of the applicable planning district or municipality;
- (c) be sent to the minister, in the case of a hearing to consider a by-law to close public reserve land or the declaration of an obsolete plan; and

Notice to affected property owners

169(3) A copy of the notice of hearing

- (a) must be sent at least 14 days before the hearing to every owner of property located within 100 metres of the affected property; or
- (b) where the affected property is not remote or inaccessible, must be posted on that property in accordance with section 170.

Posting requirements

170(1) If notice of a hearing is required to be posted on an affected property under this Act, the notice must be

- (a) at least 28 x 43 centimetres in size with the words "NOTICE OF PUBLIC HEARING" printed in large bold letters;
- (b) posted outdoors for 14 days immediately before the date of the hearing
 - (i) in conspicuous locations on the site of the property,
 - (ii) facing each public road adjacent to the property, and
 - (iii) not more than 1 metre inside the boundary lines of the property; and
- (c) kept in legible form.

Proof of posting

170(2) Evidence that a notice was posted on two occasions at least six days apart during the 14 day period referred to in clause (1)(b) is proof that the notice was posted for the entire 14 day period.

Variance V-2026-05 185 Friesen Avenue

Administration

RFD #: 2026001153 **Last Updated:** 2/27/2026 9:27:03 AM
Created: 2/24/2026 9:24:49 AM **Status:** Pending
Author: Justina Gell

	Council Meeting Date	Resolution #	Moved By	Seconded By
First Reading:				

Council Decision:

Subject: To permit a building height of 70' for a 91 unit multi family building whereas the maximum permitted

Summary

Purpose

The purpose of the variance is to permit the following:

1. To allow for a total height of 7 stories whereas multi-family permits a maximum height of 3 stories;
2. To allow for a total of 10 parking stalls whereas a total of 150 parking stalls are required; and
3. To allow for a 20 foot front yard setback whereas the minimum frontyard setback is 25 feet.

Recommendation

Administration's review of the application finds that generally, two components of the proposed variance respecting the front yard setback and the height, appear reasonable, and subject to any new information provided at the public hearing are recommended for Council approval subject to a development agreement.

For the component of the application related to the reduction in required parking, the request is significant, and the applicant has not submitted sufficient information for administration to provide a recommendation to Council regarding a decision for this part.

Administration recommends that Council request the applicant to provide further details for the proposed parking agreement with any neighboring property(s), the potential impact on the neighboring property, and that the applicant also provide the City with a consultants report to justify and support a reduced number of parking stalls as requested under its proposal. It is also recommended Council adjourn the public hearing to a later date to allow sufficient time for the information to be submitted by the applicant, and reviewed by administration prior to reconvening and rendering a decision.

Background

Relevant Policy

Notices pursuant to The Planning Act have been completed, and no registered objections were received as of the writing of this report. Any objections received after the writing of this report will be submitted to City Council as part of the public hearing process.

Reports

City Manager Report

V-2026-05 – 185 Friesen Avenue

The application for Variance under file V-2026-05 seeks Council approval to permit, for a property in the C1 – Commercial Neighborhood Zone and pursuant to Steinbach Zoning By-Law 2245:

1. A proposed height of 7 storeys where a maximum of 3 storeys is permitted for a multi-unit residential structure, and;
2. a reduction of the total number of parking stalls to 10 where a minimum of 150 parking stalls are

required for the proposed development of 91 residential units, and;

3. A front yard setback of 20 feet whereas the minimum front yard setback of 25 feet is required for a multi-unit residential structure.

The neighboring properties in the vicinity of the subject are zoned a mix of RLD – Residential Low Density, RMD – Residential Medium Density, C1 – Commercial Neighborhood, C2 – Commercial Community zones. The subject property is also located within the Transitional Planned Overlay District (POD) pursuant to Steinbach Zoning Bylaw 2245.

The subject property is designated Transitional District Policy Area under the City's Official Community Plan with higher density residential uses permitted within these policy areas subject to compliance with the City's Zoning By-Law. New or infill development in these policy areas should consider the physical character of existing development.

The subject property is vacant, and the applicant intends to develop a multi-unit, multi-storey residential structure on the site.

Respecting the application to vary the height, a six storey multi-unit residential structure exists on the adjacent property at 260 First St. with single unit residential structures now present adjacent to that property. The proposed structure would be similar in height and administration is not aware of any negative impacts that would result from this proposal in this respect.

Regarding the proposed reduction in the front yard setback, administration does not note any concerns.

The required parking stalls for the development pursuant to Steinbach Zoning By-law 2245 are considered the minimum requirements for the proposed development to properly accommodate the anticipated off-street parking requirements. The application requests this basic standard to be reduced by 94%, a significant amount. Further, the proposed development will require a minimum of 5 accessible parking spaces. Should the requested variance for parking stalls be considered for approval, this would leave only 5 parking stalls remaining for site tenants, visitors, staff or maintenance, which appears to be inadequate.

The applicant indicates that it intends to enter into a shared parking agreement with the neighboring property at 260 First St however details of this arrangement or the number of parking spaces to be provided have not been submitted. If such an agreement is contemplated, it may prompt the requirement for a variance application to permit a reduction in the parking for the neighboring property.

Zoning By-Law 2245 contains provisions where an applicant may submit a professionally prepared parking management plan documenting a reduction in the required parking stalls to the City for consideration. Unless compelling evidence or information is presented by the applicant to support the proposed parking stall reduction, Council's decision should be to deny this request.

It was noted in the report from the City Engineer that limitations have been identified in the site plan submitted with respect to the proposed drop off lane fronting Friesen Ave and for site services for parking and for garbage and recycling collections. These will require the applicant to amend the proposed site plan in order to meet servicing standards.

Depending on the outcome of the public hearing, options available to Council under file V-2026-05 are:

- 1) approve the application as applied for
- 2) approve the application, in part
- 3) deny the application, or

4) request the applicant to provide further information, adjourn the public hearing, and reconvene/render a decision for the entire file at a later date to be determined.

Any decision of approval by Council should be subject to a development agreement.

City Planner Report

Conditional Use CU-2026-03 & Variance-2026-05

Location

185 Friesen Avenue

Current Designation and Zoning

The lot is currently designated CBDTZ (Central Business District Transitional Zone) in the Official Community Plan.

The lot is currently zoned is 'C1' Commercial Neighbourhood and is part of the Central Business District Transitional Zone POD.

Transitional District

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

Commercial Neighbourhood (C1)

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

Transitional Zone POD

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

Zoning Requirements

C1 Commercial Neighbourhood Multi-Family Requirements

Site Area-6600 square feet

Site Width-25 feet

Front Yard-25 feet

Rear Yard-25 feet

Side Yard (regular)-4 feet (10' when abutting an RSF or RLD zone)

Side Yard (corner) - 8 feet

Coverage- N/A

Height-35 feet

Comments

Proposed Development

Number of buildings-1

Height of buildings-building: 7 stories (70 feet)

Number of residential units-91

Number of parking stalls-150 stalls required, 10 proposed.

The applicant is proposing to use the subject property to develop 91 units of multi-family housing for Steinbach Housing Inc.

A Variance application has also been submitted to:

1. Allow an overall height of 7 stories (70 feet) whereas the 'C1' Commercial Neighbourhood Zone

- permits a maximum height of 3 stories (35 feet) for multi-family development in this zone; and
2. Allow a front yard setback of 20 feet whereas a minimum 25 feet is required.

This property was subject to a re-zoning in 1989 which resulted in a Municipal Board Hearing. The board issued an order that placed a development restriction on this property that it must remain as greenspace. This development restriction was registered as part of the development agreement. The applicant is requesting council to remove the condition and that a multi-family building be constructed on the site.

The property in question meets the size for multi-family and has a total of approximately 25 000 square feet. The proposed development meets the minimum site width requirement of 75 feet for the Medium Density Zone. The site plan includes 91 residential units and meets most setback requirements; the height and front yard setback are part of the variance application.

The variance request for maximum height seeks approval for a seven-storey building, exceeding the typical three-storey height permitted in the Medium Density Zone. If approved, the seven-storey structure would be located adjacent to existing single-family dwellings. It should be noted that there is an existing six storey multi-family building on the corner of First and Friesen (Linden Place) and behind the subject property is an existing church. The neighbourhood consists of a mix of commercial and residential uses. Other properties along the block are primarily single-family residential; however, all are zoned C1 – Commercial Neighbourhood and fall within the Transitional Zone POD. Although single-family dwellings exist in the area, it is important to note that the broader area is designated C1 and is located within the CBD POD / Transitional POD, where mixed-use development is intended. The purpose of these PODs is to support a transition between residential and commercial uses and to create an area where residential and low-impact commercial uses can coexist.

The variance request to reduce the front yard setback from 25 feet to 20 feet is minor in nature and should not have any impact on the neighbouring properties.

The request for the reduced number of parking stalls is an extreme request. It is a request to have a 94% reduction on the required parking. The applicant has indicated that they will enter into a parking agreement with Linden Place to accommodate more stalls. The applicants currently own and manage other seniors' housing (Fernwood Place, Linden Place). It is the responsibility of the applicants to justify why they are requesting to have so few parking stalls. Council needs to determine whether the request is justifiable. There is a lack of affordable seniors housing in the city, however the excitement for this project should not result in an abundance of street parking and negatively impact the neighborhood.

The long-term planning for the area envisions a mix of commercial and multi-family residential uses. Permitting multi-family development in alignment with this intent supports the gradual transition of the neighbourhood and better utilizes existing infrastructure. As Steinbach continues to grow, the demand for multi-family housing remains strong. Integrating higher-density residential development into existing neighbourhoods promotes housing choice and provides residents with access to established services within mature areas of the community. Council, however, needs to determine if the variance requests are kept in line with the needs of the community as well as the impact of the existing residents of the area.

It is recommended that Council approve the Variance for the front yard and the height subject to any new evidence being presented at the public hearing and that the applicant enter into a development agreement and determine whether the variance for parking is justified and will not have any negative impacts on the existing neighbourhood. Council needs to determine if they have all the information needed to make an informed decision with this application. If they do not feel that they have all information available, it is recommended that council adjourn the public hearing until the April 7 council meeting.

MEMO

DATE: March 12, 2026

TO: Variance File No. V-2026-05

FROM: Aaron Rach, P,Eng.

RE: 185 Friesen Avenue Variance Comments

The applicant is requesting a variance to increase the overall height of the proposed structure, allow a reduced front yard setback, and allow a reduction in the number of parking stalls provided.

A Site Plan has been included with this application, but it has not been submitted previously for review. This plan will need revisions to meet the City's requirements.

Property Access

The Developer would be responsible for constructing new concrete approaches from Friesen Ave with a minimum width of 7.62m at the property line for two-way traffic or two approaches a minimum of 4.6m for one-way traffic. If the variance to reduce the front yard setback to 20' is granted, the development would only support a one-way drive aisle. A shared access and cross access agreement would also be needed between 185 Friesen and 260 First Street to access the parking at the rear of the lot. The Developer will be responsible for costs associated with constructing the new approach(es).

Water Servicing

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

Sewer Servicing

The existing lot is currently serviced with 4" sewer services. The proposed development must be serviced with a minimum 6" sewer service. The Developer will be responsible for all costs associated with any sewer service improvements, and the abandoning of the existing sewer service.

Land Drainage

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

Garbage Pickup

This lot would receive regular commercial garbage collection. However, the garbage and recycling bin shown on the plan would not be accessible for commercial pickup. The number of bins would also need to be increased to four each for the amount of units proposed.

Part of this variance request includes a significant reduction in the number of required on-site parking stalls, from 150 to 10. The existing parking lot for 260 First Street currently extends onto 185 Friesen Avenue. As a result, the proposed development would eliminate a portion of 260 First Street's existing parking area while also proposing to share the remaining parking. Details of the proposed shared parking arrangement have not been provided.

This represents a substantial reduction in available on-site parking while the proposed new building would also generate additional parking demand. As a result, the development is expected to significantly increase reliance on

street parking in the surrounding area.

While both First Street and Friesen Avenue permit on-street parking, these spaces are also used by nearby businesses and residents. The proposed development would therefore result in a considerable reduction in available street parking in the surrounding area.

I would recommend Council deny the reduction in parking stalls. If Council wants to approve this request, I recommend it be conditional to an acceptable parking plan which shows how they will share parking between 185 Friesen and 260 First Street, how much street parking is needed and, an explanation be provided for why reduced parking would be acceptable.

I have no other comments or concerns with this variance application at this time.

Appendix

Implications of Recommendation

- Notice of Public Hearing
- Building Location Certificate
- Sketch/drawing
- Correspondence
- Request from Applicant
- Posting Requirements

CITY OF STEINBACH PUBLIC NOTICE



Conditional Use CU-2026-03 & Variance V-2026-05
185 Friesen Avenue
Lot 30 Block 2 Plan 10121 EXC SW 10 FT NW of NW Limit
of Lot 30

Owner/Applicant

The owner of the property is Steinbach Housing Inc.

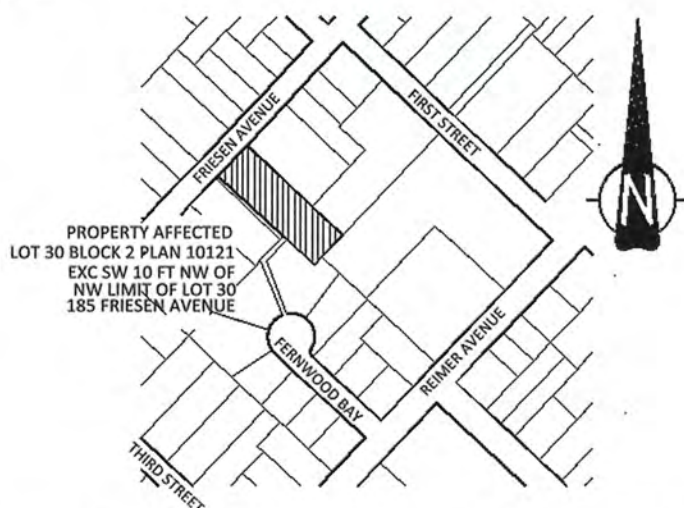
The applicant of the conditional use and variance is Tannis Nickel.

What is Conditional Use CU-2026-03 about?

To allow the development of multi-family in the 'C1' Commercial Neighbourhood Zone. Steinbach Housing Inc. is proposing to develop seniors housing on the parcel.

What is Variance V-2026-05 about?

1. To allow for a total height of 7 stories whereas multi-family in the 'C1' Commercial Neighbourhood Zone permits a maximum height of 3 stories.
2. To allow for a total of 10 parking stalls whereas a total of 150 parking stalls are required.
3. To allow for a 20-foot front yard setback whereas the minimum front yard setback is 25 feet.



Any person who believes they will be affected by **Conditional Use CU-2026-03 and/or Variance V-2026-05** are welcome to attend the public hearing on **Tuesday, March 17, 2026** to ask questions and state any objections to City Council.

Where can I find more information?

Copies of the amendments and supporting material related to this public hearing are available between the hours of 9:00 am and 4:00 pm, Monday to Friday, at Steinbach City Hall, 225 Reimer Avenue, Steinbach, Manitoba. This information is also available online at steinbach.ca.

QUESTIONS?

Contact Lacey Gaudet, City Planner
204.346.6566 | lgaudet@steinbach.ca | Steinbach.ca
225 Reimer Avenue, Steinbach, MB R5G 2J1

PUBLIC HEARING

March 17, 2026
7:35 pm
Council Chambers
225 Reimer Avenue
Steinbach, MB



ADDITIONAL INFORMATION

What happens at the hearing?

- The applicant will speak about their application.
- City Council will ask questions.
- Members of the public will be invited to speak for or against the application.

Do I have to attend the hearing?

- Attendance is encouraged if you have concerns or support to express.
- If you cannot attend, you may submit a letter or email with your concerns or objections.
- The applicant is encouraged to attend to present their application.

How do I object or show support?

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



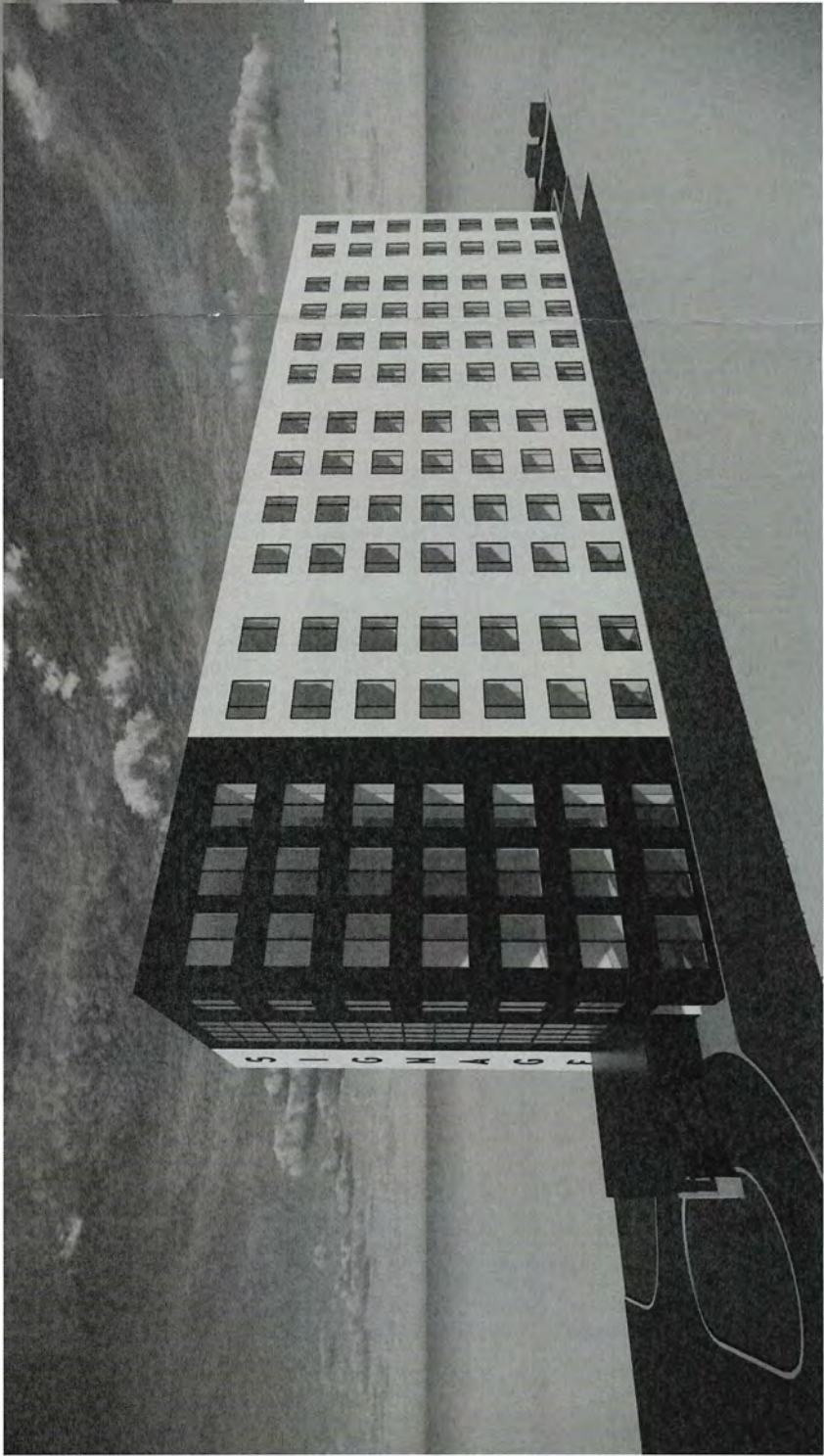
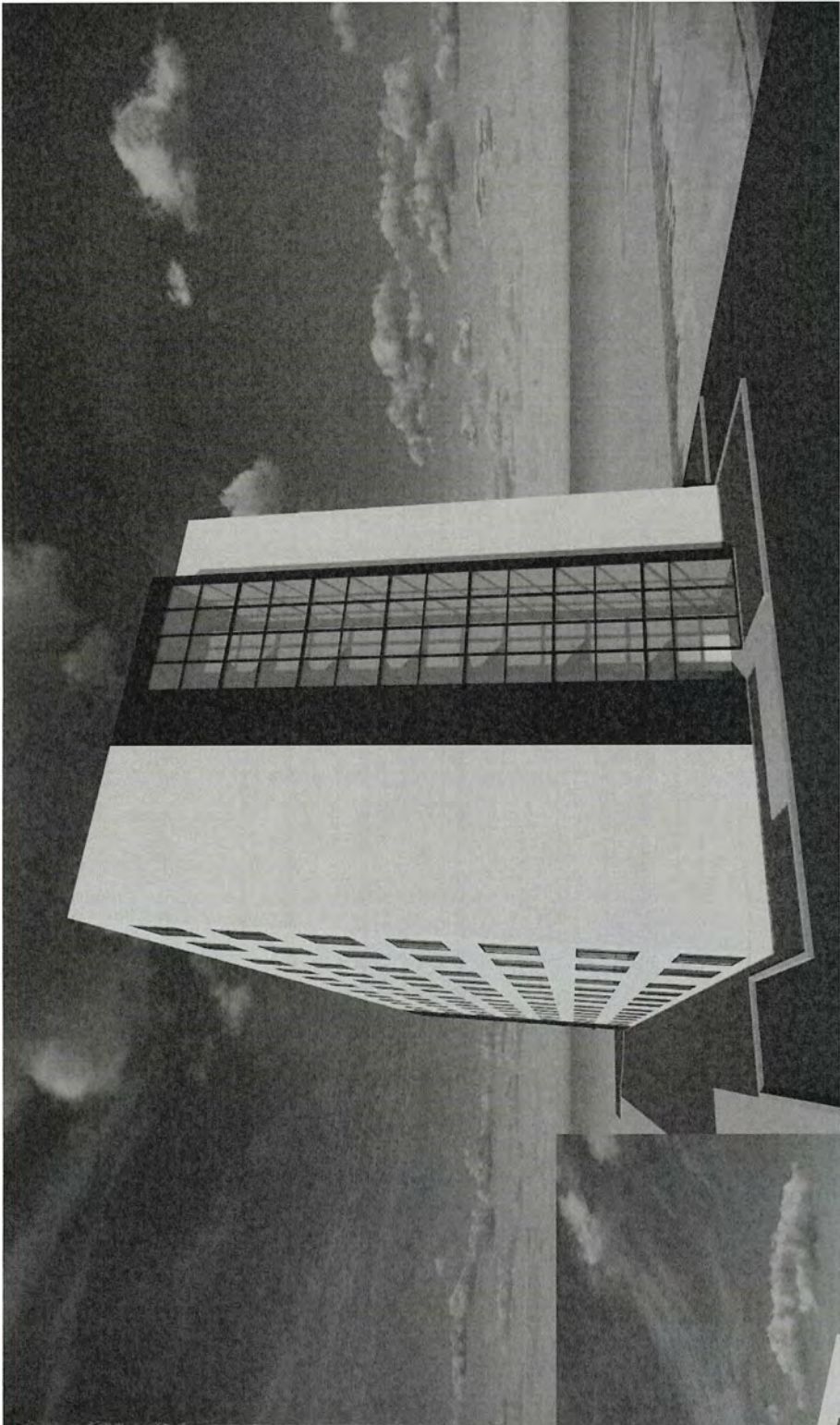
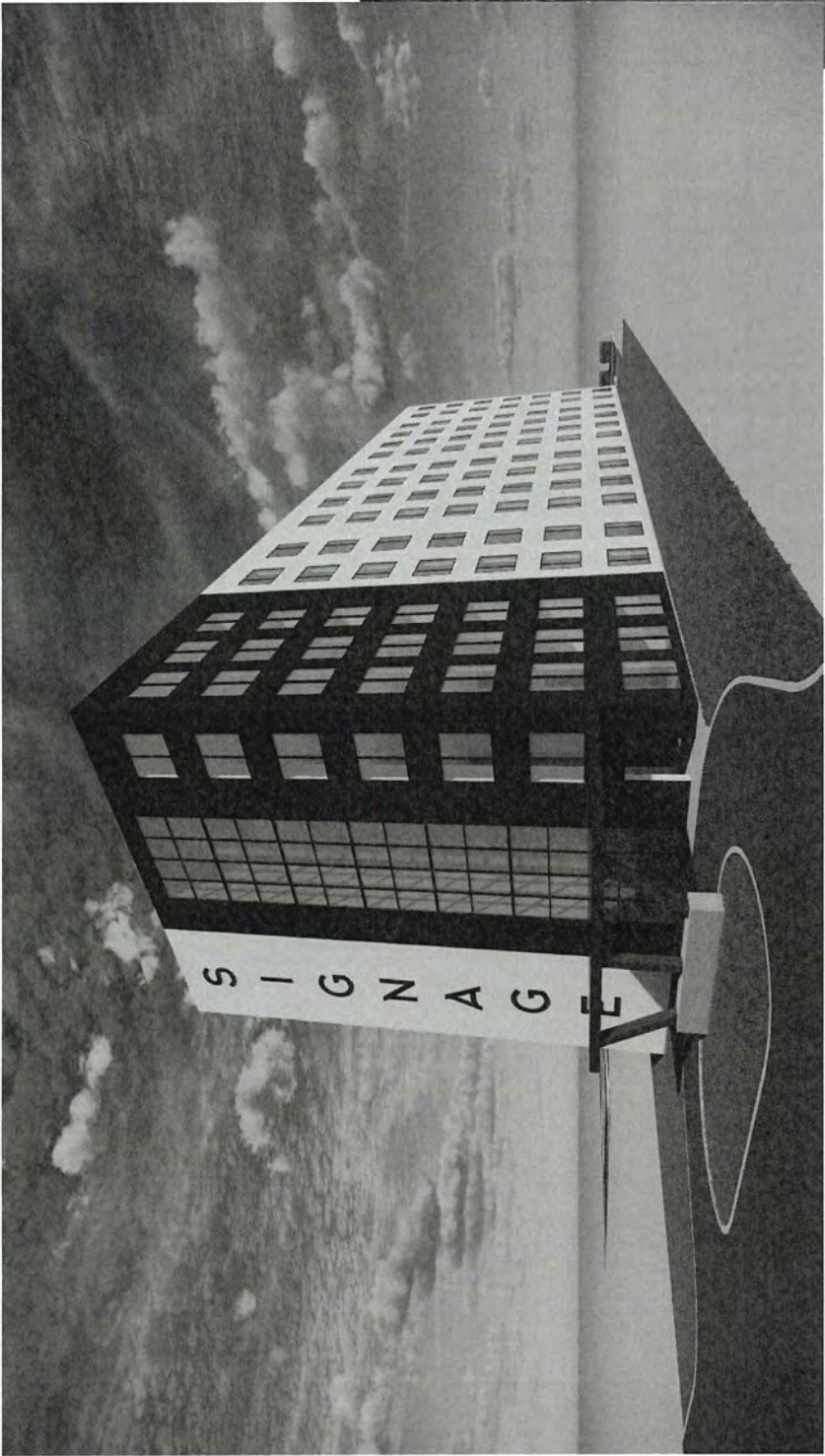
Why did I receive this notice?

- You received this notice because your property is within 100 metres of the proposed development site, as per the Provincial Planning Act.
- The notice is intended to ensure the public is involved in the decision-making process.

QUESTIONS?

Contact Lacey Gaudet, City Planner
204.346.6566 | lgaudet@steinbach.ca | Steinbach.ca
225 Reimer Avenue, Steinbach, MB R5G 2J1





CLIENT		PROJECT	PROJECT NO.	ISSUE	DRAWN BY	DESCRIPTION	AVEDO INC
		185 Friesen Ave. Steinbach, MB	N/A	June 24, 2025	LH	Site Plan	

Lacey Gaudet

From: Notifications <no.reply@metricmarketing.ca>
Sent: Thursday, March 12, 2026 1:42 PM
To: Lacey Gaudet
Subject: Public Notices Feedback – Form Submission

Full Name Tracy Whitby

Email Address tsavard_ytc@hotmail.com

Phone Number 2043266062

Your Address 192 Friesen Avenue

City Steinbach

Province MB

Postal Code R5G 0J3

**Public Hearing Item -
Address of Affected
Property & File Number*** 185 Friesen Avenue, CU-2026-03 & V-2026-05

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

Your Comments Good afternoon, and thank you for the opportunity to share thoughts on this.

I would like to begin by saying that we support the proposed development and appreciate the effort being made to invest in and improve our community. Development like this can bring positive growth, and we recognize the value it can add to the neighbourhood.

The only concern I would like to respectfully register relates to parking. This is not intended as an objection to the project, but rather as a request that parking availability for nearby residents be carefully considered as plans move forward.

Currently, street parking serves an important role for the residents on

Friesen and the surrounding area. Our hope is simply that the current level of available street parking is maintained, or ideally increased if possible, so that existing property owners are not unintentionally impacted as the area grows.

I also want to emphasize that this concern comes from a place of wanting to find solutions rather than create barriers. One possible approach, which has been used successfully in the City of Winnipeg, is limited-time parking such as five-minute or short-term spaces, paired with a residential pass system that exempts property owners on the street. A model like this can allow short-term access for visitors while still protecting parking availability for property owners on Friesen.

Again, we support the development and appreciate the work that has gone into bringing it forward. Our request is simply that, as the project proceeds, consideration be given to maintaining or improving parking access for the property owners who already call this area home.

Thank you for your time and consideration.

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

Public Records Submission By submitting this form, I acknowledge the information provided is permissible to be included in public records.

Sent by ProcessWire Form Builder • 2026/03/12 1:41pm

Lacey Gaudet

From: Notifications <no.reply@metricmarketing.ca>
Sent: Tuesday, March 17, 2026 8:49 AM
To: Lacey Gaudet
Subject: Public Notices Feedback – Form Submission

Full Name Arlene Monkman

Email Address arlenemonkman@gmail.com

Phone Number 204.381.0076

Your Address 167 Friesen Avenue

City Steinbach

Province MB

Postal Code R5G0T5

**Public Hearing Item -
Address of Affected
Property & File Number⁺** 185 Friesen Avenue, CU-2026-3 & V-2026-05

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

Your Comments Snow is not cleared up to the curbs in winter, making Friesen Avenue become dangerous as a two lane street in winter. With a senior building of the size that is proposed, there will be children, grandchildren visiting and looking for parking. Along with visitors there will likely be some home care workers coming twice a day or more. I would suggest widening Friesen Avenue by a few feet before allowing a housing building of this size.

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

Public Records Submission By submitting this form, I acknowledge the information provided is permissible to be included in public records.

From: Gwen Voth <gvoth126@gmail.com>
Sent: Tuesday, March 17, 2026 3:54 PM
To: Justina Gell <justina.gell@steinbach.ca>
Subject: Re: 185 Friesen Avenue

Hi. Since I emailed you and didn't fill out the form, I just wanted to mention that I live at 175 Friesen Ave., Steinbach Mb R5G 0T5. Thank you.

From: Gwen Voth <gvoth126@gmail.com>
Sent: Tuesday, March 17, 2026 3:35:23 PM
To: Lacey Gaudet <lgaudet@steinbach.ca>
Subject: Re: 185 Friesen Avenue

I give my permission for this to be read at the meeting. I have a few points to address. One being that Friesen Avenue is a very narrow and busy street which makes parking on it difficult. At one end is the Seine Rat Roseau water shed building. They have limited parking. When they have a meeting the street fills up fast. Then down a ways is the safe house/agape house. They also have limited parking space. I've watched people park at one end of the street and walk to the building. Both staff and clients end up parking on the street. I have in the past had to call the bylaw officer to get someone towed who park across my driveway, either blocking me in or I can't get in to my driveway. In the winter the road doesn't get cleared up to the curb because of the vehicles being parked there. Being a seniors facility I would imagine the traffic would increase due to the many people who would live there. 91 suites is a lot. That also means a lot of visitors coming and going. Plus there needs to be room for staff parking and let's not forget the ambulance and firefighters who have to respond to any 911 calls. It would take very little to plug up the street. A street that is used by emergency vehicles to get from Main Street to Brandt or Resthaven. 7 stories means no privacy for my backyard, and a structure that tall would ensure no morning sunlight either, there goes my gardening. If these points aren't enough, let's discuss property value. What happens to the value of my home? Would you or anyone want to move next to a 7 story building? When I moved here 27 years ago, the real estate agent, Paul Warkentin told me that this green space would never be developed. That was comforting. Over the years I've seen people use this space for picnics, gatherings, playing games/sports, as a short cut to Main Street or a place to walk their dog. It would be a shame to lose a green space and devastating for the residents who live on Friesen Avenue. Please consider moving this project to another area that doesn't have this negative impact and that will serve the needs of the seniors better. Thank you for your time.

Sent from Gwen Voth 🍁

From: Allison Driedger <bluestemdevelopment@gmail.com>
Sent: Tuesday, April 14, 2026 12:07 PM
To: Lacey Gaudet <lgaudet@steinbach.ca>; Tannis Nickel <TNickel@havengroup.ca>
Subject: Deferring the Public Hearing

Hi Lacey

On behalf of Steinbach Housing Inc., we are requesting that the public hearing be deferred until June 2, 2026. This deferral will allow additional time to further refine the parking plan and building design, ensuring that adequate parking is provided and that meaningful consultation has occurred.

Thank you
Allison

Notice re variance and conditional use applications and road openings in subdivisions

169(1) Notice of any of the following hearings must be given in accordance with this section:

- (a) a hearing on an application for a variance under section 96;
- (b) a hearing on an application to approve a conditional use under section 105.
- (c) a hearing on an application for subdivision under subsection 125(2);

Required notice

169(2) At least 14 days before the hearing, a copy of the notice of hearing must

- (a) be sent to the applicant, if there is one;
- (b) be posted in the office of the applicable planning district or municipality;
- (c) be sent to the minister, in the case of a hearing to consider a by-law to close public reserve land or the declaration of an obsolete plan; and

Notice to affected property owners

169(3) A copy of the notice of hearing

- (a) must be sent at least 14 days before the hearing to every owner of property located within 100 metres of the affected property; or
- (b) where the affected property is not remote or inaccessible, must be posted on that property in accordance with section 170.

Posting requirements

170(1) If notice of a hearing is required to be posted on an affected property under this Act, the notice must be

- (a) at least 28 x 43 centimetres in size with the words "NOTICE OF PUBLIC HEARING" printed in large bold letters;
- (b) posted outdoors for 14 days immediately before the date of the hearing
 - (i) in conspicuous locations on the site of the property,
 - (ii) facing each public road adjacent to the property, and
 - (iii) not more than 1 metre inside the boundary lines of the property; and
- (c) kept in legible form.

Proof of posting

170(2) Evidence that a notice was posted on two occasions at least six days apart during the 14 day period referred to in clause (1)(b) is proof that the notice was posted for the entire 14 day period.

MEMO

April 15, 2026

To: Steinbach City Council

From: Troy Warkentin, City Manager

Re: Manning Canal Transfer of Jurisdiction Agreement

The City of Steinbach has several major drains and waterways running through it with the drainage patterns generally flowing from the southeast to the northwest. One of these drains, The Manning Canal, is a designated provincial waterway and enters City limits at its southeastern boundary at the intersection of Hanover Road East and Hirschfeld Road. The Canal provides surface water drainage capacity for the City's east and north quadrants and exits the City along Keating Road just to the south of Clear Springs Road West.

In 2022, development within the City of Steinbach first began encroaching up to and beyond The Manning Canal waterway within City limits. At that time, the City and Manitoba initiated negotiations respecting the consistent administration of drainage policies and land development policies and their possible future impacts on the operations of the Canal. In 2024, the City requested that Manitoba transfer jurisdiction of the Canal over to the City, so that the City would be able to consistently administer the operation of the drain and the development around it, just as it does with all other drains now existing within City limits.

Legislation requires that a formal transfer of jurisdiction from Manitoba to the City would require a Lieutenant Governor in Council ("LGIC") decision however, for practical purposes, a prerequisite for that consideration would be for Council to approve the agreement that is attached. This agreement has been mutually prepared with representatives from Manitoba Transportation and Infrastructure and clarifies the roles and responsibilities of both the City and Manitoba in the interim until such formal approval is submitted to LGIC with the request that its formal approval be provided at its earliest opportunity.

It is recommended that Council approve of the City entering into this agreement so that the official transfer of jurisdiction from Manitoba to the City of the portions of the Manning Canal within City limits may be completed.

AN AGREEMENT for the Inspection, Maintenance, Repair, and Improvement of the portions of the Manning Canal within the City of Steinbach made this _____ day of _____, 2026.

BETWEEN:

**HIS MAJESTY THE KING IN RIGHT OF THE PROVINCE OF MANITOBA,
as represented by the Minister of Transportation and Infrastructure**

(“Manitoba”)

- and -

THE CITY OF STEINBACH

(the “City”)

PREAMBLE:

WHEREAS pursuant to *The Water Resources Administration Act* (Manitoba), C.C.S.M. c. W70 (“the Act”), Manitoba is responsible for maintaining and repairing water control works which Manitoba has designated as provincial waterways;

AND WHEREAS the Manning Canal (as hereinafter defined) is a provincial waterway which is partially situated within the boundaries of the City;

AND WHEREAS the City is responsible for the planning and development of land within the limits of the City, including subdivision, zoning and drainage of land, which it regulates pursuant to *The Municipal Act* and *The Planning Act* and through bylaws enacted by the City;

AND WHEREAS the City wishes to incorporate the Manning Canal into its drainage plan so as to permit expanded urban development;

AND WHEREAS to accommodate such development the Manning Canal would require some improvements;

AND WHEREAS the City and Manitoba both support the incorporation of the Manning Canal into the City’s urban drainage plan provided the City can undertake, facilitate, and maintain the required improvements to the Manning Canal;

AND WHEREAS the City has requested jurisdiction over, and control and possession of, the portion of Manning Canal that is within the City, which may be accomplished by Manitoba’s abandonment of that portion of Manning Canal in accordance with sections 13(2) and 14(2) of the Act;

AND WHEREAS Manitoba's abandonment of that portion of Manning Canal as a provincial waterway is at the discretion of the Lieutenant Governor in Council, and the timeline for such a decision is uncertain;

AND WHEREAS Manitoba agrees to make best efforts to, as soon as reasonably possible, submit for consideration the requested jurisdiction by the City over, and control and possession of, the portion of Manning Canal that is within the City to the Lieutenant Governor in Council;

AND WHEREAS as a component of the City's strategy to facilitate urban development and to ensure the consistent application of the City's planning and drainage policies related to urban development across the entire area within the limits of the City, the City agrees to assume responsibility for repairing and maintaining Manning Canal within the limits of the City in accordance with Schedule "B" to this Agreement;

AND WHEREAS Manitoba agrees to allow the City, at Manitoba's sole discretion if requested, to cause improvements to be made to Manning Canal, at no cost to Manitoba, and to incorporate Manning Canal into the City's drainage plan, provided the City assumes responsibility for repairing and maintaining the portion of Manning Canal within the limits of the City as set out in Schedule "B" to this Agreement;

AND WHEREAS unless terminated earlier, the parties intend for this MOU to continue for so long as the Manning Canal is operating as a drain within the limits of the City unless and until Manitoba abandons the Manning Canal and the City assumes jurisdiction and responsibility over all of Manning Canal within the boundaries of the City;

NOW THEREFORE Manitoba and the City agree as follows:

Section 1 – Definitions and Interpretation

1.1. The following definitions apply in this Agreement:

- (a) "Business Days" means Monday through Friday, excluding statutory holidays observed in the Province of Manitoba;
- (b) "Effective Date" means the date on which this Agreement is signed by the last party;
- (c) "in-stream bridge structure" means a bridge structure that enables passage over Manning Canal;
- (d) "in-stream culvert crossing" means a culvert that enables passage over Manning Canal;

- (e) “Manning Canal” means all that portion of the Manning Canal situated within the boundaries of the City and as identified at Schedule “A” hereto;
 - (f) “Minister” means the Minister of Transportation and Infrastructure;
 - (g) “provincial waterway” has the meaning given to that term in *The Water Resources Administration Act* (Manitoba), C.C.S.M. c. W70;
 - (h) “Service Standards” means the maintenance and repair of Manning Canal by the City according to the standards set out in Schedule “B” to this Agreement;
 - (i) “through-dike culverts” means the gated culverts that pass through the containment dikes, providing field drainage directly into the Manning Canal drain.
- 1.2. The preamble is incorporated into and forms an integral part of this Agreement.
- 1.3. Words in the singular include the plural and words in the plural include the singular, as required by the context. The neutral gender includes the masculine and feminine genders as may be required.
- 1.4. The headings in this Agreement are for convenience of reference only and shall not affect the scope, intent or interpretation of any provision of this Agreement.
- 1.5. Unless otherwise specified in this Agreement:
- (a) where the agreement, approval or consent of a party is required, it will be in writing and will not be unreasonably withheld;
 - (b) words and phrases denoting inclusiveness (such as “including” or “includes”) are not limited by their context or the words or phrases which precede or succeed them;
 - (c) discretions, options, elections or other similar words used with respect to a party are deemed to mean such party’s sole and absolute discretion, option, election or other such similar act;
 - (d) references to currency in this Agreement and all invoices and payments will be in Canadian dollars; and
 - (e) references to statutes include all regulations made under that statute as existing or replaced from time to time.
- 1.6. No provision of this Agreement shall be interpreted against any party merely because that party or its legal representative drafted the provision.

1.7. The following Schedules are attached and form part of this Agreement:

- (a) Schedule “A” – Map of Manning Canal
- (b) Schedule “B” – Description of Service Standards

Section 2 – Term of Agreement

2.1. This Agreement shall come into effect on the date it is signed by the last party (the “Effective Date”) and shall continue for so long as Manning Canal remains a provincial waterway in accordance with the provisions of *The Water Resources Administration Act* (Manitoba) as amended from time to time, or until terminated in accordance with the provisions of this Agreement.

Section 3 – Responsibilities of the City

- 3.1 During the currency of this Agreement, the City will, at its own cost, be responsible for maintaining Manning Canal to a standard that is appropriate for the use the City expects it to be put and in accordance with Schedule “B”.
- 3.2 The City shall use due care in the performance of its obligations under this Agreement to avoid personal injury, property damage or the loss or infringement of rights.
- 3.3 The City shall be responsible for employee safety in the completion of the obligations of the City under this Agreement, for compliance with the rules, regulations and practices required by *The Workplace Safety and Health Act* (Manitoba) and other applicable health and safety legislation, and for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of its obligations under this Agreement.
- 3.4 Notwithstanding subsections 3.1 and 3.2 of this Agreement, Manitoba shall retain jurisdiction over and control and possession of Manning Canal in accordance with the provisions of *The Water Resources Administration Act* (Manitoba) as amended from time to time, unless and until Manitoba abandons the Manning Canal and the City assumed jurisdiction.
- 3.5 The City agrees to maintain Manning Canal in accordance with and shall comply with the provisions of all legislation and statutory regulations which may apply.
- 3.6 Neither Party shall be liable or responsible to the other party, or be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement, when and to the extent such failure or delay is caused by or results from acts beyond that Party’s control, including, without limitation, Acts of God or a force majeure event.

Section 4 – Responsibilities of Manitoba

- 4.1 Manitoba shall continue to be responsible for the work and cost of inspecting, maintaining, repairing and replacing Manning Canal's existing instream bridges and crossing culverts which were in place at the signing of this MOU as listed in Appendix B.

Section 5 – Non-Liability of Manitoba

- 5.1 The City agrees that Manitoba is not responsible for repairing or maintaining Manning Canal, or for the cost of repairing and maintaining Manning Canal or any water control infrastructure, excluding existing instream bridges and crossing culverts, and that these are the responsibilities of the City.
- 5.2 Manitoba shall not be liable for any injury to the City, or to any officers, employees, subcontractors or agents of the City, or for any damage to or loss of property of the City, or of the officers, employees, subcontractors or agents of the City, caused by or in any way related to the performance of this Agreement.
- 5.3 Subsection 5.2 does not apply if the injury, damage or loss was caused by the wrongful or negligent act of an officer or employee of Manitoba while acting within the scope of his or her employment.
- 5.4 The City acknowledges and accepts all risks arising or pertaining to the repair and maintenance of Manning Canal, excluding existing instream bridges and crossing culverts, or the performance of this Agreement, whether in whole or in part, or directly or indirectly, caused by any act or omission or negligence of the City or those for whom the City is in law responsible.
- 5.5 After the Effective Date, the City shall be solely responsible for and shall indemnify and save harmless Manitoba from any and all claims, demands, actions, losses or damages arising directly from the failure of the City to maintain or repair Manning Canal, the non-performance or negligent performance of this Agreement or the breach of any term or condition of this Agreement by the City, its officers, employees, or agents.
- 5.6 The indemnities contained in this Agreement shall not be prejudiced by and shall survive the termination of this Agreement.

Section 6 – Insurance

- 6.1 During the currency of this Agreement and related to the matters addressed in this Agreement, the City shall maintain the following insurance:
- (a) General Liability Insurance:

- (i) The City shall maintain at its own expense public liability and property damage insurance against claims for personal and bodily injury, death or damage to property arising out of any of the operations, acts or omissions of the City or any of its officers, employees or agents under this Agreement. Such insurance shall provide, at minimum, \$5 million (\$5,000,000.00) per occurrence limits of liability, in a form and with insurers reasonably satisfactory to Manitoba;
 - (ii) Such insurance shall include cross-liability and name His Majesty the King in Right of the Province of Manitoba, represented by the Minister of Transportation and Infrastructure and the Government of Manitoba, its officers, employees and agents as additional insureds with respect to the Service Standards provided under this Agreement.
- (b) Automobile Liability Insurance:
 - (i) The City shall obtain and maintain throughout the term of the Agreement automobile public liability and property damage liability insurance on all licensed vehicles owned or operated by the City and used in the performance of the Service Standards with minimum limits of liability of \$2 million (\$2,000,000.00) per vehicle; and
- (c) Workers' Compensation Insurance
 - (i) The City shall obtain and maintain Workers' Compensation insurance as required by *The Workers' Compensation Act*.
- 6.2 The general liability, automobile public liability and property damage liability insurance referred to in subsection 6.1 shall contain a clause which states that the insurers will not cancel, materially alter or cause the policy to lapse without giving 30 days prior notice in writing to Manitoba.
- 6.3 The City shall, upon annual renewal of the policies, and upon request by Manitoba, submit to Manitoba certified copies of general liability, automobile public liability and property damage liability policies, or certificates in lieu thereof, evidencing said insurance.
- 6.4 The City shall not do or omit to do anything pursuant to the Agreement or in the maintenance of the Service Standards which will in any way impair or invalidate such policy or policies.
- 6.5 Manitoba shall not do or omit to do anything pursuant to the Agreement that would invalidate its coverage as a named insured under the insurance held by the City pursuant to this Agreement.

Section 7 – Assignment

- 7.1 The City shall not assign this Agreement, or any part of it, without the prior written consent of Manitoba during the currency of this Agreement.
- 7.2 If the City chooses to employ any contractors or subcontractors to maintain the Service Standards, the City shall preserve and protect the rights of the parties under this Agreement, and shall:
- (a) enter into contracts or written agreements with such contractors or subcontractors which shall require them to observe the Service Standards in accordance with the terms of this Agreement;
 - (b) incorporate the terms and conditions of this Agreement into all contracts or written agreements with such contractors or subcontractors; and
 - (c) indemnify and save harmless Manitoba from any act, omission, or negligence of said contractors or subcontractors and of any persons directly or indirectly employed by them.

Section 8 – Termination

- 8.1 Where the Service Standards are not reasonably being observed or the City has failed to comply with any provision of this Agreement, Manitoba may notify the City in writing that the City is in default of its contractual obligations and instruct the City to correct the default within fifteen (15) Business Days of receiving such notice.
- 8.2 If the Service Standards are not being observed and cannot be restored within the fifteen (15) Business Days specified, the City shall be considered to be in compliance with Manitoba's instructions if the City provides Manitoba with an acceptable schedule for performance and Manitoba confirms in writing that the City may proceed to perform in accordance with such schedule.
- 8.3 If the City fails to comply with the provisions of subsections 8.1 and 8.2, Manitoba may, without prejudice to any other right or remedy Manitoba may have:
- (a) correct such default and charge the costs thereof to the City; or
 - (b) terminate the City's right to continue with maintaining the Service Standards in whole or in part; or
 - (c) terminate this Agreement.
- 8.4 If Manitoba lawfully terminates this Agreement in accordance with the provisions provided for in subsection 8.3, Manitoba is entitled to:

- (a) complete the performance of the Service Standards by whatever method Manitoba may deem expedient but without undue delay or expense; and
 - (b) charge the City the reasonable cost of completing the Service Standards, together with the costs of any corrections required.
- 8.5 The preceding provisions in this Section are not meant to exclude any right to terminate Manitoba may have at law.
- 8.6 The costs lawfully charged to the City by Manitoba under subsection 8.4(b) shall constitute a debt due and owing by the City to Manitoba, payable on demand.

Section 9 – General Provisions

- 9.1 Nothing contained in this Agreement shall be construed as implying an agency, employment, joint venture or partnership between Manitoba and the City.
- 9.2 This document and Schedules “A” and “B” contain the entire agreement between the parties. There are no undertakings, representations or promises, express or implied, other than those contained in this Agreement.
- 9.3 This Agreement may be amended by the parties in writing. No amendment or change to, or modification of, this Agreement shall be valid unless it is in writing and signed by both parties.
- 9.4 The determination that any provision of this Agreement is invalid or unenforceable shall not invalidate this Agreement, it being understood and agreed that all of the provisions herein are being inserted conditionally on their being considered legally valid and that this Agreement shall be construed and performed in all respects as if any invalid or unenforceable provisions are omitted provided the primary purpose of this Agreement is not thereby impeded.
- 9.5 Unless expressly stated otherwise, any notice or other communication under this Agreement shall be in writing and shall be delivered personally or sent by registered mail, postage prepaid as follows:

To Manitoba:
Director of Water Infrastructure, Manitoba Transportation and Infrastructure, 200-280 Broadway Ave, Winnipeg, MB R3C 0R8.

To the City:
City of Steinbach, 225 Reimer Avenue, Steinbach, MB R5G 2J1.
- 9.6 Any notice or communication given in accordance with subsection 9.5 of this Agreement shall be deemed to have been received:

- (a) on the day delivered, if delivered personally, or
- (b) on the fifth (5th) business day after the date of mailing, if sent by prepaid registered mail.

This Agreement has been executed on behalf of the Minister of Transportation and Infrastructure as representative of His Majesty the King in Right of the Province of Manitoba and on behalf of the City, by its duly authorized officers, on the date noted below.

**THE GOVERNMENT OF MANITOBA, as
represented by the Minister of Transportation
and Infrastructure or Delegate**

By:

Witness

John Logan
Executive Director of Water Engineering and
Operations

Date

FOR THE CITY OF STEINBACH

Witness

(Authorized Signature)

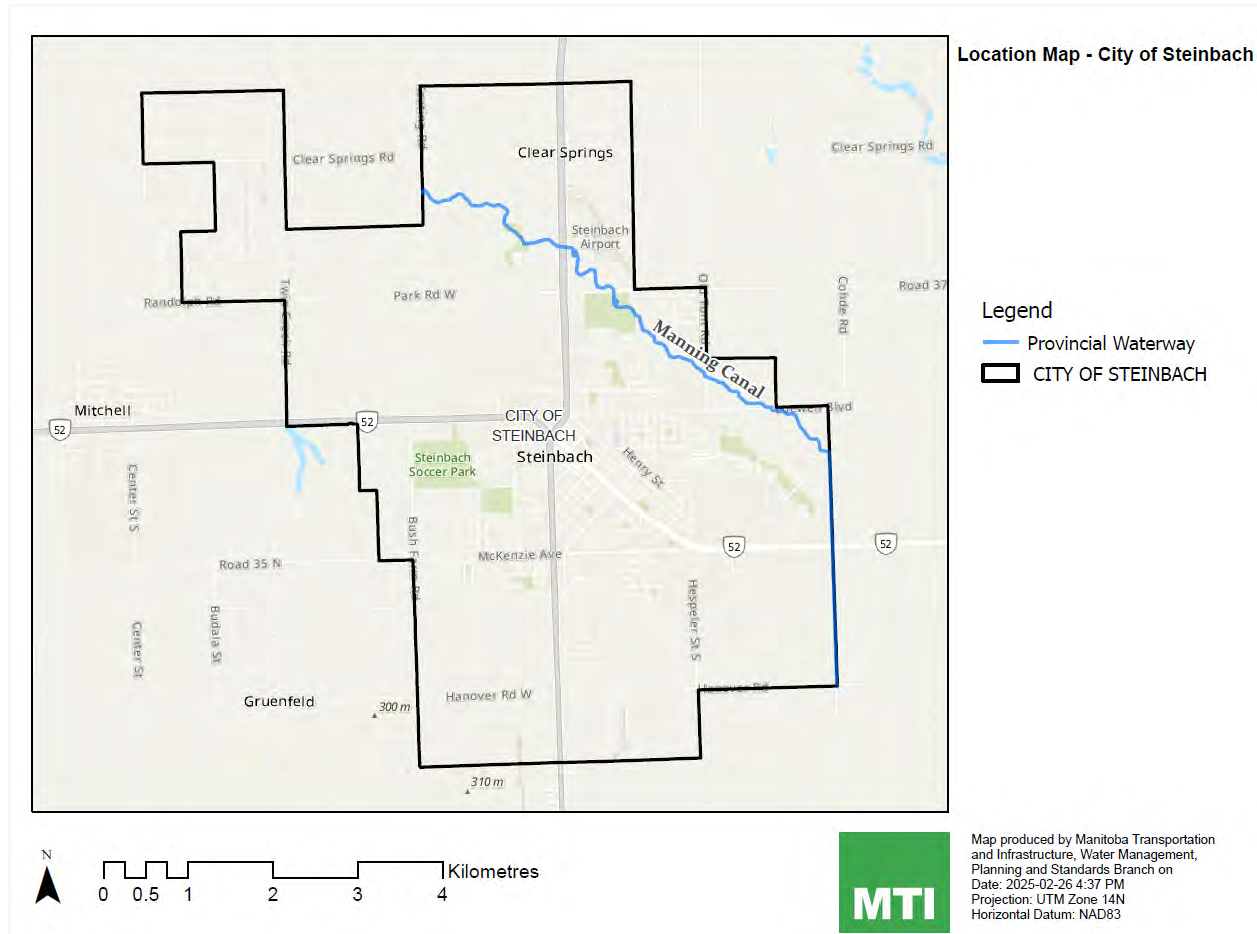
Title:
Date:

Witness

(Authorized Signature)

Title:
Date:

SCHEDULE "A" **MAP OF MANNING CANAL**



SCHEDULE “B”

DESCRIPTION OF SERVICE STANDARDS

In this Schedule,

“Manning Canal Section A” refers to those portions of Manning Canal which have been constructed or improved in the past or which may be improved in the future by or on behalf of the City through, but not limited to, bank grading, capacity expansion, or substantial alteration taken to facilitate urban development as shown in red on Figure B-1.

“Manning Canal Section B” refers to those portions of Manning Canal which run through the golf course, AD Penner Park, and the Mennonite Heritage Museum and which historically have not been mowed and maintained by MTI as shown in green on Figure B-1.

MANNING CANAL SECTION A - SERVICE STANDARDS

The following standards apply only to the Manning Canal Section A.

1.0 RIGHT-OF-WAY MAINTENANCE

Snow Retention and Mowing

- 1.1 The City shall perform mowing of the right-of-way on Manning Canal to minimize snow retention, improve drainage, and control weeds and brush. Mowing shall be performed at a frequency and schedule determined by the City and ensuring general performance of the drain.

Chemical Vegetation Control

- 1.2 The City shall perform chemical vegetation control on Manning Canal at a frequency and schedule to be determined by the City and the Weed Control District.

Right-of-Way Cleanup

- 1.3 The City shall perform right-of-way cleanup (including, but not limited to, hand mowing, debris removal, litter control and dead animal removal) on Manning Canal at a frequency and schedule to be determined by the City and ensuring general performance of the drain.

2.0 DRAINAGE MAINTENANCE

Culvert Repair

- 2.1 The City shall repair/replace through-dike culverts (including flap gates) utilized on the Manning Canal that are damaged, restricting the flow of water, or have reached the end of functional life.

Drainage Preservation

- 2.2 With the exception of maintenance and repair of in-stream bridges and culvert crossings, the City shall undertake all maintenance and repair of Manning Canal to ensure it is effective as a drainage work, including but not limited to sedimentation removal, slope repair, and maintenance of the riprap armouring.
- 2.3 The City shall maintain drainage to as close to the original design as possible, preventing grade saturation and excess erosion (including performing beaver control and debris removal) at a frequency and schedule to be determined by the City and ensuring general performance of the drain.
- 2.4 In the performance of its obligations under this Agreement, the City will apply its urban development drainage standards to any work performed in the Manning Canal watershed within the City's boundaries to ensure that the work does not increase flow volumes or peak flows along the canal within or outside City boundaries. It is acknowledged that the City's urban development drainage standards do not apply outside of its boundaries, nor does the City have jurisdiction or authority over those portions of the Manning Canal or lands draining into the Manning Canal being outside of its boundaries

3.0 WINTER MAINTENANCE

- 3.1 The City shall perform spring ice and snow clearing from Manning Canal if and as required to prevent damage to real property (buildings and structures, etc.) from flooding during spring run-off. The requirement for and location(s) of ice and snow clearing shall be determined and scheduled at the discretion of the City.

4.0 MANITOBA'S RESPONSIBILITIES

- 4.1 Manitoba shall repair/replace any existing in-stream bridges and crossing culverts, which are in place at the signing of this MOU, that are damaged, restricting the flow of water, or have reached the end of functional life. These structures are listed in the table below:

Structure Type	Location
Bridge	Keating Road
Box Culvert	PTH12
Culvert	Golfair Road

Culvert	Park Road East
Culvert	Old Tom Road
Bridge	Loewen Boulevard
Access Bridge	650 Loewen Boulevard
Bridge	Hirschfeld Road
Access Culvert	369 Hirschfeld Road
Access Culvert	341 Hirschfeld Road
Access Culvert	253 Hirschfeld Road
Box Culvert	PTH 52
Access Culvert	36016 PTH 52
Access Culvert	34081 ROAD 36E
Access Culvert	34067 ROAD 36E
Access Culvert	34047 ROAD 36E
Culvert	Hanover Road East

MANNING CANAL SECTION B - SERVICE STANDARDS

The following standards apply to Manning Canal Section B.

5.0 AD-HOC DRAINAGE MAINTENANCE

- 5.1 The City shall address channel blockages from causes such as beaver dams, on an as-needed basis, when required to prevent flooding or to ensure the drain operates effectively in accordance with its design and purpose.



Figure B-1: Service Standard Extents for Manning Canal



Transportation and Infrastructure
Emergency Management Organization
1525-405 Broadway, Winnipeg MB R3C 3L6
T 204-945-3050 Toll free 1-888-267-8298 F 204-945-4929
www.manitoba.ca

City of Steinbach
225 Reimer Avenue
Steinbach MB R5G 2J1

January 14, 2026

Claim Number: **200206652**

Re: Damage to site(s)

Dear **Adam Thiessen**,

The Manitoba government has reviewed your request for Disaster Financial Assistance (DFA) for damages related to the September 11, 2025 rain event.

When considering the establishment of a DFA program, the Manitoba Government considers a number of factors. Not all disaster events will result in a DFA program being established. DFA programs may be established when three criteria are met:

- Damages from the event are widespread and affect a large area or number of residents;
- Damages from the event are mostly uninsurable; and
- Damages from the event represent a significant financial burden.

The Manitoba Government has concluded that the impacts experienced by the City of Steinbach from the September 11, 2025 rain event do not meet the criteria for the establishment of a DFA program. While we sympathise with the affected communities, no assistance will be made available.

If you require further clarification on this matter, please contact our office at 204-945-3050 or toll free 1-888-267-8298. Our business hours are Monday to Friday, 8:30 a.m. to 4:30 p.m.

Sincerely,

Erin Robbins
Director of Recovery and Mitigation



Transportation and Infrastructure Emergency Management Division
Recovery and Mitigation
1525 - 405 Broadway, Winnipeg, Manitoba, Canada R3C 3L6
T 204-945-3050 Toll free 1-888-267-8298 F 204-945-4929
www.manitoba.ca

February 27, 2026

Adam Thiessen
Senior Manager, Corporate Services
City of Steinbach
225 Reimer Avenue
Steinbach MB R5G 2J1

Dear Adam Thiessen:

RE: Claim Number: 200206652

Thank you for your email and council resolution requesting further clarification on the criteria used to evaluate Steinbach's Disaster Financial Assistance (DFA) application for heavy rains in September 2025.

Manitoba aligns its DFA program with Canada's Disaster Financial Assistance Arrangements (DFAA). Manitoba uses the criteria laid out by the federal government to evaluate disaster events and to determine what is eligible under the DFA program.

When a disaster happens, a review of the event is conducted to determine if it meets the criteria of the DFA program. When many homes or businesses are affected, assessments are conducted to determine whether adequate insurance was available in the region and at the community level.

Manitoba Emergency Management Organization (EMO) reviewed Steinbach's DFA request by confirming regional insurability with the Insurance Bureau of Canada and local insurers. They found that overland flood and sewer backup insurance in the area is generally affordable and adequate. While some individual properties may face exceptions, Manitoba must assess insurability at the community level.

Widespread damage is assessed by both geographic reach and the severity of impacts. To qualify for DFA, an event must cause significant disruption to essential assets or services in the affected area. In Steinbach, road damage occurred but was limited and did not interrupt essential services. Manitoba also considers whether daily activities could continue, if residents could access essential services, and whether widespread evacuations were required.

Manitoba EMO understands how difficult this event has been for many residents, especially those who discovered they did not have enough insurance to cover their losses. We encourage residents to explore options with different insurance providers, as some may offer overland flood coverage even if their current provider does not.

Thank you again for your inquiry.

Sincerely,

A handwritten signature in dark ink, appearing to read "E. Robbins". The signature is fluid and cursive, with the first letter "E" being large and prominent.

Erin Robbins
Director

c: Christine Stevens, Assistant Deputy Minister, Emergency Management Division

Questions and Answers RE: Negative DFA Program Response

(Subsequent to the letter received on Feb 27, 2026)

1. What are the defined criteria for determining what constitutes “widespread damages”?

o RESPONSE VIA FEB 27, 2026 LETTER:

- The Widespread assessment is secondary to the insurability assessment.
- Widespread damage is assessed by both geographic reach and the severity of impacts. To qualify for DFA, an event must cause significant disruption to essential assets or services in the affected area. In Steinbach, road damage occurred but was limited and did not interrupt essential services. Manitoba also considers whether daily activities could continue, if residents could access essential services, and whether widespread evacuations were required.

2. How is a “large area” determined for assessment purposes? Is the term relative to a general region, or within a municipality, or a measured size in acres, for example?

o RESPONSE VIA MAR 3, 2026 PHONE CALL WITH EMO OFFICE:

- The area size assessment is secondary to the insurability assessment. There are no defined criteria.

3. What qualifies as a “large number of residents”? Is this term based on a general area, or within a municipality, or other?

o RESPONSE VIA MAR 3, 2026 PHONE CALL WITH EMO OFFICE:

- The number of residents assessment is secondary to the insurability assessment. There are no defined criteria.

4. Regarding the assessment that damages were mostly insurable - Council questioned this conclusion given that many residents, having been affected by the September 2024 rainstorm, were unable to secure insurance coverage in 2025. Was the timing of the 2025 event - occurring almost exactly one year after a similar event in 2024 - factored into the evaluation of insurability? If not, why not?

o RESPONSE VIA MAR 3, 2026 PHONE CALL WITH EMO OFFICE:

- The timing of the event – occurring almost exactly one year after a similar event in 2024 was not factored into the evaluation of insurability.
- MB EMO utilizes the Federal DFAA Program guidelines and criteria (see excerpts below) to assess insurability. The Federal DFAA Program advises Provincial EMO's to assess regional insurability as a first and primary criteria for opening a claim above all other criteria and does not factor in repeated events.
- The process of determining insurability for Steinbach included contact with regional and local insurers to determine whether homes in the City of Steinbach were adequately insurable for the types of damage that have occurred. It should be noted that this determination is made at the regional or community level and not at the individual or property level. In both 2024 and 2025, feedback from regional and local insurers was that homes in Steinbach are generally insurable for the types of damage that were incurred by property owners.

5. Council heard directly from residents who described the severe financial impacts and resulting stress as substantial, especially considering that this 2025 event occurred so soon after the 2024 rainstorm. What criteria are used to determine whether the financial burden on residents is considered significant? Does DFA policy contain a dollar amount as the basis of an objective assessment? If not, why not?

o RESPONSE VIA MAR 3, 2026 PHONE CALL WITH EMO OFFICE:

- The severity of financial impact assessment is secondary to the insurability assessment. There are no clearly defined criteria for what constitutes severe financial impacts – Manitoba assesses each community's ability to respond and recover based on the information they have available.

PUBLIC SAFETY CANADA – DFAA CRITERIA

<https://www.publicsafety.gc.ca/cnt/mrgnc-mngmnt/rcvr-dsstrs/dsstr-fnncl-ssstnc-rngmnts/2025/schdls/schdl-2-en.aspx>

Schedule 2: Insurability

Disaster Financial Assistance Arrangements Guidelines

Purpose

The purpose of this Schedule is to provide further detail on insurability for the Disaster Financial Assistance Arrangements (DFAA), including considerations for eligibility, roles, and responsibilities. This Schedule clarifies how definitions for key terms such as "insurable," "available," and "adequate," are applied under the DFAA, clarifies Public Safety Canada's position on the eligibility of insurance, and provides guidance on scenarios involving self-insurance arrangements. Lastly, this Schedule serves as a repository for Public Safety Canada's current understanding of the insurance landscape in Canada, categorized by specific hazards, and outlines the process through which this understanding will be periodically reviewed and updated to ensure its continued relevance in guiding program decisions.

Policy intent

The DFAA does not cover insurable losses and is intended for contexts where traditional insurance markets and other sources of funding are unable to meet public needs following large-scale, distinct disasters stemming from natural hazards. When insurance options for a hazard are both available and adequate, costs that could have been covered by private or public insurance for that hazard are ineligible.^{[Footnote1](#)} In such cases, individuals, organizations, communities, and governments are expected to seek and maintain insurance coverage for disaster related losses, either through the marketplace or via planned and adequately funded self-insurance arrangements, as a fundamental part of their risk management approach.

Process

Provincial/territorial governments are primarily responsible for regulating the insurance market within their jurisdictions, including but not limited to overseeing licensing, policy approval, consumer protection, market conduct, and dispute resolution to enable a stable, fair, transparent, and competitive insurance market.

Provinces/territories are expected to investigate the availability and adequacy of insurance in their regions on a regular basis and communicate their findings to Public Safety Canada,

with supporting information and evidence used to make this determination (e.g., information about market penetration and pricing, analysis of trends from insurance denial letters, disaster recovery applicant surveys, etc.). For the purposes of determining eligibility under the DFAA, Public Safety Canada will review the province/territory's determination of insurability to ensure it meets the program's policy intent and definitions, and may seek professional advice as required (e.g., through the Insurance Bureau of Canada, insurers and academia). It is highly recommended that provinces/territories assess and communicate their findings on a regular basis, before disasters occur to avoid delays in assistance following a specific disaster event.

A baseline status of the general insurability of different hazards across Canada is provided in the [Status of insurability](#) section of this Schedule; however, provinces/territories are best positioned to make determinations of (un)insurability at the regional level. Where they are unable to make these determinations, Public Safety Canada will default to its baseline assumptions around insurability. At a minimum, provinces/territories must notify Public Safety Canada, before an advance payment is requested for an eligible disaster, whether they have a different determination of insurability status within the disaster's geographic area and provide supporting documentation to ensure this determination is considered as part of the advance payment process.

Definitions

As per [Section 1 of the DFAA Guidelines](#), insurable means that "insurance coverage for the hazard causing the eligible disaster was available and adequate in the region that experienced the disaster, where:

- adequate means the insurance policy covers the required costs for the policyholder to repair or restore the asset to a functional level after a disaster, and
- available means the insurance for the specific natural hazard can be accessed on an annual basis at a generally affordable rate within the region as per Schedule 2: Insurability. This determination is made at the regional or community level, and not at the individual or property level

Insurable does not refer to whether an individual or entity chose to purchase insurance if it was generally adequate and available.

Per this definition, insurability is determined at the regional or community level, not at the individual level. Where households or entities cannot afford or choose not to purchase insurance that is otherwise generally available and adequate at the regional level, such considerations are matters of housing affordability or personal choice (respectively) and should be addressed through other mechanisms outside of the DFAA.

Application

Adequate

Further to the definition in the Guidelines, adequacy shall be viewed as a measure of whether insurance policies generally offered in the region for a particular hazard contain significant restrictions on coverage that would limit the policy holder from recovering to a functional level. If policies available for a particular hazard in a region are generally capped or limited to a coverage level that does not include the costs of reconstructing to a functional level, the policies would be considered inadequate.

Available

Further to the definition noted in the Guidelines, availability shall consider the following:

- **Market presence:** Insurance options for the hazard must be present in the market and offered by at least one provider comprehensively, or multiple providers
- **Pricing:** Premiums and deductibles must be reasonably priced relative to the value of what is being insured. Different metrics on pricing reasonability may be appropriate depending on the nature of the hazard or the type of asset (home, business, or infrastructure), and (as mentioned previously) should be determined at a regional level in terms of the pricing that is generally available in the area. Provinces/territories are free to apply a specific evidence-based threshold/metric for the reasonability of premiums and deductibles in their regions, on the basis of the value of the product, not the purchasing power/income of the community. Such methods will be subject to confirmation by Public Safety Canada to ensure alignment with the definitions and policy intent of the DFAA as well as broader federal disaster financing objectives, and to limit distortion and impacts to available insurance market(s)

Availability can be highly influenced by geography, historical events, and other factors, and therefore regional differences may exist for certain hazards. For example, general insurance (including fire) may be unavailable for some remote communities that do not have fire stations or fire suppression infrastructure. Where there are issues related to the availability or affordability of general home insurance, provinces/territories have the responsibility and the regulatory tools to resolve this, and this is not something that should be left to the DFAA (in part because the DFAA may or may not apply to hazards that impact those communities, and people should have consistent access to financial protection). However, should communities still be left without available and adequate insurance, provinces/territories can provide confirmation of the (un)availability of insurance in these

regions to Public Safety Canada to determine whether such communities can qualify for DFAA assistance for damaged properties.

It is recommended provincial/territorial officials work closely with their insurance regulators and the insurance industry to determine adequacy and availability within their regions, and work through available mechanisms to resolve gaps and issues as they are identified.

Self-insurance

Self-insurance is the setting aside of funds, either in a formal or informal manner, to pay for possible losses instead of purchasing insurance from traditional insurance markets. Choosing not to insure is also considered a form of self-insurance. The choice between self-insurance and buying traditional insurance lies with each individual or entity, and requires careful consideration of their risk tolerance, financial resources, and the specific risks involved.

Where coverage for natural hazards is available and adequate through traditional insurance markets and individuals, organizations, communities, and governments elect to self-insure, such losses are not eligible under the DFAA.

Deductibles

A deductible is the amount of an insurance claim that the insured is responsible for and the company deducts for payment. Insurance deductibles are ineligible under the DFAA. This helps ensure that policy holders continue to seek out insurance options that are appropriate to meet their post-disaster needs and avoids market distortion. This also ensures that the DFAA is not creating an incentive to seek out the lowest premium at the expense of a high deductible which may not be affordable for policy-holders when hazard events are not eligible for the DFAA.

Status of insurability

This section outlines Public Safety Canada's current baseline understanding of insurability status by hazard type. This understanding will be reviewed on an annual basis, and updated to reflect regional differences as additional information becomes available from provinces/territories and industry partners.

Date of application: April 1, 2025

Earthquakes – Insurable

Earthquake coverage is generally considered available and adequate across Canada. If there are areas in which exceptions to this apply, provinces/territories are advised to

confirm the status of insurability on a regional basis, and provide the information to Public Safety Canada for confirmation.

Flooding – sewer backup – Insurable

Flooding – overland – Variable

In low and medium risk areas, overland flooding is generally considered insurable, as policies tend to be widely available and adequate.

In high-risk areas, overland flood insurance is considered not available and/or not adequate, and thus is generally not considered an insurable peril under the DFAA.

Note that some insurance policies on sewer backup exclude coverage when the sewer backup is caused by an overland flood event or when sewer backup and overland flood losses are combined. In such cases, the DFAA treats losses like overland flood damage and would consider the cumulative losses uninsurable.

Fire – Insurable

Fire is considered widely insurable in Canada, given it is included in general insurance policies. Rare exceptions may exist for specific contexts such as when insurance is simply not available in remote communities due to a lack of fire stations or fire suppression infrastructure. Exceptions may also apply for some public sector assets.

Hail – Insurable

Wind – Insurable

Landslides – Unknown

Footnote 1

Exceptions may apply for mass evacuation costs or other safety-driven scenarios as described in Stream 1 where it may not be practical or safe to make determinations based on the insurability status of individuals, when supports are time-sensitive and critical.

Re-zoning File # By-Law 2275

Administration

RFD #: 2026001158 **Last Updated:** 3/30/2026 10:51:40 AM
Created: 3/30/2026 10:51:40 AM **Status:** Pending
Author: Justina Gell

	Council Meeting Date	Resolution #	Moved By	Seconded By
First Reading:				

Council Decision:

Subject:

Summary

Purpose

The purpose of By-Law 2275 is to amend Zoning By-Law 2245 and add the following:
The definition of Transitional Housing within the Zoning By-Law; and
The addition of Transitional Housing in the Use Table (Table 10-1)

Recommendation

The recommendation is to give By-Law 2275 first reading with amendments as noted. This would allow for the public hearing to be scheduled.

Reports

City Manager Report

By-Law 2275 – To Amend Steinbach Zoning By-law 2245

The application under By-Law 2275 to amend Steinbach Zoning By-Law 2245 seeks Council's approval for the following proposed changes:

1. To add a definition for Transitional Housing to Chapter 10: Definitions of Zoning By-Law 2245
2. To add Transitional Housing as a permitted use in the C2 – Commercial Neighborhood Zone within Table 10-1: Use Table of Zoning By-Law 2245

The report of the City Planner provides comprehensive background related to the application and its context respecting the amendment being requested to the City's Zoning By-law.

The application seeks to add the following definition to Zoning By-law 2245:

"Transitional Housing Definition

Supportive, temporary, and immediate accommodation for individuals and/or families experiencing homelessness or at risk of homelessness, combined with case-managed wraparound services, aimed at helping them transition to long-term, permanent housing."

Upon its review of the application, and the nature of it being to amend the general policies of the City's Zoning By-Law, administration is of the opinion that the proposed definition should be more broadly worded while still retaining the intent of the application. An amended definition is provided below that also attempts to avoid perceived stigmas related to how potential residents may come to use or be a resident at such a site.

"Transitional housing - means temporary, supportive housing intended to bridge the gap from being either unhoused or in unstable living conditions into a more permanent housing setting. Occupancy is typically

short to medium-term, generally ranging from three months to three years, and may include supportive services such as case management, counselling, and life skills training to assist residents in achieving independent living.”

The application also seeks to add Transitional Housing as a permitted use in the C2 – Commercial Community zone.

Here too, the proposal seeks to amend the general policies of the City’s Zoning By-law and administration is of the opinion that Transitional Housing may be added as a use in Table 10-1, but as a conditional use and that the number of zones be expanded to include those as noted in the City Planner’s report. If this use is added as a conditional use, it would be better aligned with existing land use policies. For example, most residential or residential-related uses in commercial zones under Use Table 10-1 are either conditional or not permitted under Zoning Bylaw 2245.

Finally, administration also recommends that the term "Transitional Housing" be added as a Use Type to Table 7-3: Required On-Site Parking Spaces. For this proposed use the Required Number of Parking Spaces should be “1/5 dwelling units or beds” and the Loading Space Category for the proposed use be designated “A”. For this table, these requirements would be the same as is noted for group homes, group residences, neighborhood rehabilitation homes, and assisted living facilities.

Other options Council may wish to consider would be to:

- 1) approve first reading to By-Law 2275 as applied for, with further amendments to be considered at second reading, or
- 2) deny first reading.

It is recommended that Council approve first reading to By-Law 2275 subject to amendments to the definition, use table and parking table as noted above. If first reading is approved, a public hearing could be scheduled for a future meeting.

Zoning By-Law Amendment No. 2275 City Planner Report

The purpose of By-Law 2275 is to amend Zoning By-Law 2245 by:

- Introducing a definition for *Transitional Housing*; and
- Adding *Transitional Housing* as a use within Table 10-1.

Background

The proposed amendment has been initiated at the request of a local organization, The INN, which is currently in the process of designing a transitional housing development. The proposed development does not align with the existing provisions of Zoning By-Law 2245, as the use is neither defined nor listed within the Use Table.

In order to enable consideration of this type of development, a zoning by-law amendment is required. This amendment involves two components:

1. Adding transitional housing as a use within Table 10-1 of the zoning by-law; and
2. Establishing a formal definition for transitional housing.

While the request originated from The INN, the amendment is not site-specific. Rather, it applies broadly to Zoning By-Law 2245 as a whole and does not pertain exclusively to any individual property.

Zoning Framework Context

Under Zoning By-Law 2245, a land use must be listed within Table 10-1 in order to be permitted on a property. Each listed use is assigned to applicable zoning districts and categorized as:

- **Permitted (P):** Allowed as-of-right;
- **Conditional (C):** May be permitted subject to Council approval through a conditional use application; or
- **Not listed:** Not permitted.

Additionally, each use must be supported by a clear definition to ensure consistency in interpretation and administration, as well as transparency for the public.

At present, while certain existing uses contain elements like the proposed project, none adequately capture the intent or function of transitional housing. As such, the proposed amendment is necessary to formally recognize and regulate this use within the by-law.

It is important to emphasize that this amendment is not an approval of any specific development proposal, nor is it limited to a particular property. Rather, it establishes *Transitional Housing* as a recognized land use within the zoning framework.

The addition of this use is comparable to other institutional or community-oriented uses—such as a place of worship or elementary school—which are listed in the by-law and evaluated on a site-by-site basis through the applicable approval processes.

Proposed Zoning

The specific request associated with The INN pertains to permitting transitional housing within the ‘C2’ **Commercial Community Zone**. However, based on Council direction, it is recommended that transitional housing be classified as a **Conditional Use (C)** to ensure that:

- Each proposal is subject to site-specific review; and
- A public hearing process allows for community input.

It is therefore recommended that *Transitional Housing* be added as a Conditional Use in the following zoning districts:

- C1 – Commercial Neighbourhood
- C2 – Commercial Community
- C3 – Commercial Corridor

- C-MX – Commercial Mixed-Use
- R-MX – Residential Mixed-Use
- RMD – Residential Medium Density
- RHD – Residential High Density

Proposed Definition

A definition of Transitional Housing is required as part of the amendment as the use needs to align with the definition. The group included a definition of transitional housing within their application:

‘Supportive, temporary, and immediate accommodation for individuals and/or families experiencing homelessness or at risk of homelessness, combined with case-managed wraparound services, aimed at helping them transition to long-term, permanent housing’.

The current definition is generally sound; however, it appears to be tailored to the specifics of the proposed development. Zoning by-laws are intended to establish broadly applicable land use frameworks that can be consistently applied across multiple properties and contexts. It would be beneficial to revise the definition to ensure it is broad, rather than focusing on project-specific details.

To support the inclusion of this use, the following definition is recommended:

‘Transitional Housing means temporary, supportive housing intended to bridge the gap from being either unhoused or in unstable living conditions into a more permanent housing setting. Occupancy is typically short- to medium-term, generally ranging from three months to three years, and may include supportive services such as case management, counselling, and life skills training to assist residents in achieving independent living’.

Recommendation

It is recommended that By-Law 2275 be given first reading to:

- Add Transitional Housing as a Conditional Use within the identified zoning districts; and
- Incorporate the proposed definition into Zoning By-Law 2245.

Appendix

Implications of Recommendation

- Public Notice
- By-Law 2275

CITY OF STEINBACH PUBLIC NOTICE



Zoning By-Law Amendment By-Law 2275

What is 2275 about?

The intent of By-Law 2275 is to amend the City of Steinbach Zoning By-Law No. 2245 by:

- Introducing a definition of Transitional Housing
“Transitional Housing means temporary, supportive housing intended to bridge the gap from being either unhoused or in unstable living conditions into a more permanent housing setting. Occupancy is typically short-to-medium term, generally ranging from three months to three years, and may include supportive services such as case management, counselling, and life skills training to assist residents in achieving independent living”
- Adding Transitional Housing to Table 7-3 (Required Parking Spaces; and
- Adding Transitional Housing as a Conditional Use within Table 10-1 Use Table to the following zones:
 - ‘RMD’ Residential Medium Density
 - ‘RHD’ Residential High Density
 - ‘R-MX’ Residential Mixed Use
 - ‘C1’ Commercial Neighbourhood
 - ‘C2’ Commercial Community
 - ‘C3’ Commercial Corridor
 - ‘C-MX’ Commercial Mixed Use

PUBLIC HEARING

June 2, 2026
7:35 pm
Council Chambers
225 Reimer Avenue
Steinbach, MB

Any person who believes they will be affected by **Zoning By-Law Amendment 2275** are welcome to attend the public hearing on **Tuesday, June 2, 2026** to ask questions and state any objections to City Council.

Where can I find more information?

Copies of the amendments and supporting material related to this public hearing are available between the hours of 9:00 am and 4:00 pm, Monday to Friday, at Steinbach City Hall, 225 Reimer Avenue, Steinbach, Manitoba.

QUESTIONS?

Contact Lacey Gaudet, City Planner
204.346.6566 | lgaudet@steinbach.ca | Steinbach.ca
225 Reimer Avenue, Steinbach, MB R5G 2J1



ADDITIONAL INFORMATION

What happens at the hearing?

- The applicant will speak about their application.
- City Council will ask questions.
- Members of the public will be invited to speak for or against the application.

Do I have to attend the hearing?

- Attendance is encouraged if you have concerns or support to express.
- If you cannot attend, you may submit a letter or email with your concerns or objections.
- The applicant is encouraged to attend to present their application.

How do I object or show support?

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

Why did I receive this notice?

- You received this notice because your property is within 100 meters of the proposed development site, as per the Provincial Planning Act.
- The notice is intended to ensure the public is involved in the decision-making process.



QUESTIONS?

Contact Lacey Gaudet, City Planner
204.346.6566 | lgaudet@steinbach.ca | Steinbach.ca
225 Reimer Avenue, Steinbach, MB R5G 2J1



CITY OF STEINBACH
By-Law No. 2275

BEING A BY-LAW of the City of Steinbach to amend the Steinbach Zoning By-Law No. 2055 regulating the use of land and location of buildings and structures in the City of Steinbach.

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

AND WHEREAS Council deems it desirable and necessary to amend various sections of the City of Steinbach Zoning By-Law No. 2055

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

1. Part C: Development Standards

1.1 Table 7-3 (Page 40) be amended to add 'Transitional Housing' under Neighbourhood rehabilitation home.

2. Part E: Definitions

2.1 10.2.3 (Page 83) be amended to add definition of "Transitional Housing: means temporary, supportive housing intended to bridge the gap from being either unhoused or in unstable living conditions into a more permanent housing setting. Occupancy is typically short- to medium-term, generally ranging from three months to three years, and may include supportive services such as case management, counselling, and life skills training to assist residents in achieving independent living" below the definition of "Supervised consumption site".

3. Table 10-1: Use Table

3.1 Be amended to add 'Transitional Housing' as a conditional use 'C' in the 'RMD, RHD, R-MX, C1, C2, C3, C-MX Zones to the Public and Institutional section below Senior High School.

DONE AND PASSED in Council duly assembled this __ day of _____, 2026.

Mayor

City Manager

Read a first time this 21st day of April, 2026.
Read a second time this __ day of _____, 2026.
Read a third time this __ day of _____, 2026.

Certified copy of By-Law 2275, given third
reading on the __ day of _____, 2026.

City Clerk

By-Law 2276 - 2026 Realty & Education Tax Levy

Administration

By-law Second Reading

RFD #: 20260016

Created: 04/14/2026

Author: Amanda Dubois

Last Updated: 04/15/2026

Status: Pending

Council Meeting Date: 04/21/2026

Resolution #:

Resolution 1st:

Resolution 2nd:

Summary

Subject: By-Law 2276 - 2026 Realty & Education Tax Levy

Purpose:

To approve By-Law 2276 authorizing the 2026 levy of Realty and Education Taxes on applicable property within the City of Steinbach.

Recommendation:

Recommendation is that Council proceed with second and third reading of the 2026 Realty and Education Tax Levy By-Law 2276.

City Manager Comments:

The 2026 Realty & Education Tax Levy by-law sets taxation rates for a variety of levies and purposes as is indicated in the attached document. Municipal mill rate proposed for 2026 under By-Law 2276 is 14.4 mills, unchanged from 2025.

Background

Background Reports: - See Appendix 1 for Attachments

Key Issues:

The increase in the Hanover School Division Levy over the 2025 amount is \$1,717,602 or 10.2% (mill rate increase of 0.957) while the Provincial Levy has increased by \$201,218 or 6.3% (mill rate increase of 0.294).

Response Options:

1. RESOLVED

that the City of Steinbach give first reading to By-Law 2276, being the 2026 Realty and Education Tax Levy by-law.

Implications of Recommendation

Appendix 1

Background Reports

- By-Law 2276 - 2026 Realty & Education Tax
Levy

CITY OF STEINBACH

By-law No. 2276

2026 Municipal Realty and Education Tax Levy By-law

WHEREAS "The Municipal Act" requires every Municipal Corporation on or before the 15th day of May in each year:

(a) to set a rate or rates of tax sufficient to raise

- (i) the revenue to be raised by property taxes as set out in the operating budget, and
- (ii) the revenue to be raised in the year to pay for a local improvement or special service and to pay the requisitions payable by the municipality;

(b) to impose taxes

- (i) in accordance with the tax rate or rates set under clause (a) on the portioned value of each assessable property in the municipality that is liable under The Municipal Assessment Act to that tax, and
- (ii) where the tax is in respect of a local improvement or special service, in accordance with the local improvement or special services by-law; and

(c) to set a due date for payment of the taxes;

AND WHEREAS the City of Steinbach has made estimates of all sums required by the Corporation for the year, which estimates are attached hereto as pages 1 to 14, respectively, and form part of this By-law;

AND WHEREAS it is deemed necessary by by-law or by-laws to levy a rate or rates per dollar upon the assessed value of the taxable, grant-in-lieu, or otherwise exempt property liable therefore in the City of Steinbach as the Council deems sufficient to raise the sums required for the lawful purposes of the Corporation as shown by the said estimates;

AND WHEREAS the total assessed value of property within the City of Steinbach that is subject to realty or education taxes, according to the latest revised assessment roll, is \$1,664,443,790 for municipal purposes, and \$1,387,709,530 for educational purposes;

AND WHEREAS it is necessary to fix the rates of taxation for purposes aforesaid and the time for payment of all rates and taxes so fixed and levied;

NOW THEREFORE the Council of the City of Steinbach in open Council assembled enacts as follows:

ESTIMATES:

1. THAT the estimates of the City Of Steinbach for all sums required for the lawful purposes of the Corporation for the 2026 fiscal year hereto attached and identified by the signatures of the Head of Council and of the City Manager, and more particularly identified in Pages 1 to 14 are hereby approved and adopted;
2. THAT a rate of 1.474 mills on the dollar be levied on the assessed value of all taxable, grant-in-lieu, or otherwise exempt property, within the general local improvement district area, for debenture debt charges;

3. THAT a rate of 0.448 mills on the dollar be levied on the assessed value of all taxable, grant-in-lieu, or otherwise exempt property, within the water local improvement district area, for debenture debt charges;
4. THAT a rate of 0.505 mills on the dollar be levied on the assessed value of all taxable, grant-in-lieu, or otherwise exempt property, within the waste water local improvement district area, for debenture debt charges;
5. THAT a rate of 4.00 mills on the dollar be levied on the assessed value of all taxable, grant-in-lieu, or otherwise exempt property pursuant to Section 312 of The Municipal Act and as outlined in By-law Number 1238, to be used for the purposes as stated in said By-law Number 1238;
6. THAT a rate of 7.973 mills on the dollar be levied on the assessed value of all taxable and grant-in-lieu property that comprises the At Large assessment for general municipal purposes;
7. THAT a rate of 7.411 mills on the dollar be levied on the assessed value of all taxable and grant-in-lieu property that comprises the Foundation assessment for the Provincial education support levy;
8. THAT a rate of 13.317 mills on the dollar be levied the assessed value of all taxable and grant-in-lieu property that comprises the Special assessment for the Hanover School Division education levy;
9. THAT all properties subject to frontage charges shall be assessed charges as laid out in the various by-laws and Schedules outlined hereto under Pages 11 and 12 of the 2026 Financial Plan of the City of Steinbach, and that waste collection and disposal rates be levied as per Special Services By-law No. 2257;
10. THAT all personal and realty taxes are due and payable on or before the 29th day of September 2026. Upon all taxes or rates remaining unpaid after the 29th day of September 2026 thereafter as a penalty, an additional sum amounting to one (1) per cent per month of such taxes or rates until paid or until the City has sold the property liable therefore at Tax Sale.

DONE AND PASSED this day of, A.D., 2026

Read a first time this 7th day of April, 2026.

Read a second time this th day of, 2026.

Read a third time this th day of , 2026.

Mayor

City Manager

By-Law 2277 - 2026 Business Tax Levy

Administration

By-law Second Reading	
RFD #: 20260017	Council Meeting Date: 04/21/2026
Created: 04/14/2026	Resolution #:
Author: Amanda Dubois	Resolution 1st:
Last Updated: 04/15/2026	Resolution 2nd:
Status: Pending	

Summary

Subject: By-Law 2277 - 2026 Business Tax Levy

Purpose:
To approve a by-law authorizing the 2026 levy of business taxes on applicable business property within the City of Steinbach.

Recommendation:
Recommendation is that Council proceed with second and third reading of the 2026 Business Tax Levy By-Law 2277.

City Manager Comments:
The 2026 Business Tax Levy By-Law 2277 sets a business tax rate of 0.50%. This rate remains unchanged from the previous year.

Background

Background Reports: - See Appendix 1 for Attachments

Response Options:

1. RESOLVED
that the City of Steinbach give first reading to by-law 2277, being the 2026 Business Tax Levy by-law.

Implications of Recommendation

Appendix 1

Background Reports

- By-Law 2277 - 2026 Business Tax Levy

CITY OF STEINBACH

By-Law Number 2277

2026 Business Tax Levy By-Law

WHEREAS it is necessary to fix the rates of taxation for business tax purposes, and the time for payment of rates and taxes so fixed and levied.

AND WHEREAS the total assessed value of the rateable business property for 2026 is \$40,921,700.00.

AND WHEREAS the gross revenue from the provision of a television reception services as defined in Section 32(1) of the Municipal Assessment Act within the City of Steinbach for the most recent fiscal year was \$2,627,000.00.

AND WHEREAS Section 32(1) of The Municipal Assessment Act establishes that a person, within a municipality, that provides television reception services is liable to the municipality to a payment of business tax equal to 1% of the gross revenue of the business in the year that precedes the year for which the tax is payable.

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

1. THAT a business tax at a rate of 0.50% on the dollar be levied on business rental assessment;
2. THAT a business fee at a rate of 1% on the dollar of 2025 gross revenue be levied on television reception service(s);
3. THAT the 0.50% business tax for 2026 shall be due and payable on or before the 31st day of July, 2026 and;
4. THAT the 1% business fee for television reception services for 2026 shall be due and payable on or before the 31st day of July, 2026 and;
5. THAT upon all taxes or rates remaining unpaid after the above mentioned date, thereafter as a penalty, an additional sum amounting to one percent per month of such taxes or rates until paid.

DONE AND PASSED this day of, A.D., 2026.

Read a first time this 7th day of April, 2026.

Read a second time this th day of, 2026.

Read a third time this th day of, 2026.

Mayor

City Manager

Subdivision File # 4451-2026-9228, PTH 52 WEST, 41

Administration

RFD #:	2026001151	Last Updated:	2/20/2026 10:16:17 AM
Created:	2/20/2026 10:16:17 AM	Status:	Pending
Author:	Justina Gell		

	Council Meeting Date	Resolution #	Moved By	Seconded By
First Reading:				

Council Decision:

Subject:

Summary

Purpose

The purpose of Subdivision 4451-2026-9228 is to subdivide the existing title to create one additional lot for commercial use.

Recommendation

Recommendation is to approve SD 4451-2026-9228 subject to the applicant obtaining a variance for the overall site width and the execution of a shared drainage and a shared/cross access agreement between the owners of the new lots.

Reports

City Manager Report

SD 4451-2026-9228 - 41 PTH 52W

The application under subdivision file 4451-2026-9228 seeks Council approval to subdivide the existing parcel to create 2 commercial-titled parcels. The subject property is zoned C3 – Commercial Corridor Zone pursuant to Zoning Bylaw 2245 and is designated Commercial Policy Area pursuant to the City’s Official Community Plan. The existing structure on the site would be situated within Proposed Lot 2.

There is an active bare land condo subdivision file 4451-2025-9084 on the same property which Council approved by resolution 25-130 on June 17, 2025. The applicant does not wish to take further action on this previously approved file until this current application has been considered.

This subdivision application arises in connection with a further revised plan of development for the site. Should the proposed subdivision be approved, shared drainage and shared access agreements and an updated lot grading and site servicing plan would be required as most of the site is already developed.

Recommendation from administration is to approve the application under file 4451-2026-9228 subject to minor variance approval for the site width as noted, and the execution of a shared drainage and a shared/cross access agreements between the owners of each of the new lots.

City Planner Report

Subdivision 4451-2026-9228

Location:

41 PTH 52 West

Current Designation & Zoning:

The property is a split designation, with the majority of the property being designated *Commercial* with a small portion along the northeast side designated *Parks and Green Space* due to the drain being located on the property.

The property is also a split zoning with the front third being zoned 'C3' Commercial Corridor and the north portion being zoned 'M2' Industrial Heavy.

Current Zoning Requirements

'C3' Commercial Corridor

The Commercial Corridor district is intended primarily for uses that provide commercial goods and services to residents of the broad community and beyond; in areas that are dependent on automobile access and exposed to heavy automobile traffic, but not including regional shopping malls or regional shopping areas. These commercial uses are subject to frequent view by the public and visitors to Steinbach, and should provide an attractive appearance with landscaping, sufficient parking, and controlled traffic movement. C3 districts are generally located on arterial streets and/or at arterial/arterial intersections.

Site area-10, 000 sq feet

Site width-100 feet

Front yard-25 feet

Rear yard-25feet

Side yard (regular)-15 feet

Side yard (corner)-25 feet

'M2' Industrial Heavy

The Industrial Heavy district is intended to provide for intensive industrial development, including heavy manufacturing, storage, major freight terminals, waste and salvage, resource extraction, processing, transportation, major utilities, and other related uses. This district would be required for those uses that require very large buildings, frequent heavy traffic for supplies or shipments, or that may require substantial mitigation to avoid sound, noise, and odour impacts to neighbouring properties.

Site area-10, 000 sq feet

Site width-100 feet

Front yard-25 feet

Rear yard-10 feet

Side yard (regular)-0 feet

Side yard (corner)-15 feet

Comments/Recommendation

The applicant is applying to subdivide the existing title to create one additional lot for future commercial use. The existing lot currently has one commercial building that is in the process of being converted into a commercial condominium (4451-2025-9084). The applicant is now wanting to carve off a commercial lot off the front. This subdivision application does not interfere with the existing subdivision application. The newly created lot will not have any impacts on the existing commercial lot, and any construction on the newly created lot will be required to meet all setbacks, parking, landscaping requirements at time of permit. The site width of the newly created lot will require a variance as it is only 90.15 feet in width whereas a minimum of 100 feet is required for the 'C3' Commercial Corridor Zone. As the infraction is less than 15% the applicant can do the variance via the minor variance process.

It is recommended that SD 4451-2026-9084 be approved subject to a variance being obtained for the overall site width of the proposed lot.

MEMO

April 6, 2026

To: Subdivision File No. 4451-2025-9228

From: Aaron Rach, P.Eng. – City Engineer

Re: 41 PTH 52W – Subdivision Comments

Property Access

The proposed Lot 2 will have access to PTH 52W and Loewen Boulevard. The approach from PTH 52 W is proposed to be split between Lot 1 & Lot 2. A shared access agreement will be required. The approaches from PTH 52W and Loewen Boulevard to the common element were constructed to City standards for commercial lots.

Water Servicing

The existing building on proposed Lot 2 is serviced with a 150mm water service. There is also a 50mm water service that was constructed to provide service to a future building on the west side of the lot. This 50mm service exits the existing building after the water meter. This 50mm water service will need to be abandoned. A new minimum 50mm service will need to be installed to service proposed Lot 1 directly from the PTH 52W watermain. The Developer shall be responsible for all costs associated with any new services, alterations to the existing services and abandonments.

Sewer Servicing

Proposed Lot 2 is serviced with a 150mm sewer service. A 150mm sewer service was constructed for a future building where proposed Lot 1 is, teeing off the existing sewer service for Lot 2. This sewer service for the future building will need to be abandoned. Proposed Lot 1 will require a new minimum 150mm sewer service directly from the PTH 52 W sewer main. The Developer shall be responsible for all costs associated with any new services or alterations to the existing services and abandonments.

Land Drainage

The developer will be responsible to ensure that drainage, in the immediate area of this property, functions properly. There was a lot grading plan developed for the existing lot, any development on proposed Lot 1 will be required to update the plan. A professionally prepared and engineered record “Lot Grading and Site Servicing Plan” is required.

Drainage agreements will be required between the proposed lots, since this lot was developed to function as a single property and it wouldn't be feasible to adjust at this stage in development.

Garbage Pickup

These lots would all receive regular commercial garbage collection.

I have no other comments or concerns at this time.

Appendix

Implications of Recommendation

- Subdivision Summary
- SAM
- Drawings/Sketches
- Status of Title

Correspondence

- Community Planning, Report to Council
- BellMTS
- Canada Post
- Land Titles
- Manitoba Hydro
- Manitoba Transportation and Infrastructure
- Rogers
- Water Resource Officer
- Valley Fiber

SUBDIVISION SUMMARY

For Information Purposes Only

SUBDIVISION INFORMATION			
File No.:	4451-26-9228	Municipality:	City of Steinbach
Applicant:	Schinkel Properties	Reg. Owner:	Schinkel Properties Holdings Inc.
Proposed Subdivision:	Parcel A, Plan 70939		
Roll No.: 1220	CT: 3373834/1		

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

Proposal to:

Subdivide the existing title to create one additional lot for future commercial use.

Development Plan:

The subject property is located within a designated **Commercial Policy Area** pursuant to the *City of Steinbach Official Community Plan By-Law 2244*. Relevant policies are contained within Section 5.2 of the *Official Community Plan* which reads, in part, as follows:

5.2 COMMERCIAL POLICY AREAS

5.2.1 OBJECTIVES

- a. *To allow for a variety of commercial uses to diversify the City's economy, serve the needs of local residents, and ensure the continued role of the City as a regional commercial centre.*
- b. *To ensure that there is an adequate and appropriately located supply of commercial land to meet the varied needs of the community.*
- c. *To maximize flexibility and the potential for commercial growth in the City.*
- d. *To allow for uses that are compatible and supportive of commercial development where appropriate.*

5.2.2 POLICIES

1. *Commercial uses shall be appropriately located as per the following:*
 - a. *General commercial areas that provide for the merchandizing of goods and services of a general nature should be located along major streets and key intersections. General commercial uses can also serve as a transition between the Central Business District and highway commercial areas.*
 - b. *Highway commercial sites, shall primarily be located adjacent to PTH 12 and PTH 52, providing convenience to the traveling public. Highway commercial areas should be developed in a manner that balances safe, convenient access and the maintenance of traffic flows along the arterial streets and highways.*
6. *The City shall support the creation of an appropriate range of lot sizes to accommodate a wide range of commercial uses.*

Zoning By-law:

The proposed subdivision is located within a “**C3**” **Commercial Corridor Zone** pursuant to the *City of Steinbach Zoning By-Law No. 2100*. The zoning classification has a minimum site area requirement of 10,000 square feet combined with 100 feet site width for commercial use. The proposed is a permitted use.

Lot Description	Zone	Minimum Requirements	Proposed Site Area	Proposed Site Width	Variance Required
Proposed Lot 1	C3	Site Area: 10,000 sq.ft.	101,206 sq.ft.	222.9 ft.	None
Proposed Lot 2		Site Width: 100 ft.	16,336 sq.ft.	90 ft.	Site Width

Further Information:

- The subdivision is located at 41 PTH 52 W. North of and fronting PTH 52.
- The property contains an existing commercial building, previously Peavey Mart. The front portion of the property is a paved parking lot with concrete curbs and shopping cart shelters.
- The property is accessed by two approaches. One on the west side that connects to PTH 52, and one on the east side that connects to Loewen Boulevard via a service road.
- The property is serviced by municipal sewer and water.
- Curb and gutter drainage is existing.
- Surrounding land uses are commercial and industrial.
- There is an exiting open subdivision file on the property for a bare land condo subdivision (4451-25-9084). The owners/applicants have indicated that they wish to pause that application and proceed with this one for now.



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

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

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

408 Main Street
Steinbach, Manitoba
R5G 1Z5
Phone: (204) 326-5137
Fax: (204) 326-5139
info@keystonesurveys.ca
Our File No. 2025.660

November 28, 2025

Subdivision Application Map

Being Part of Plan 70939 in the S.E. 1/4 37-6 E.P.M.

CITY OF STEINBACH

C.T. # 3373834/1

Registered Owners: Schinkel Properties Holdings Inc.

The survey was made on November 26, 2025.

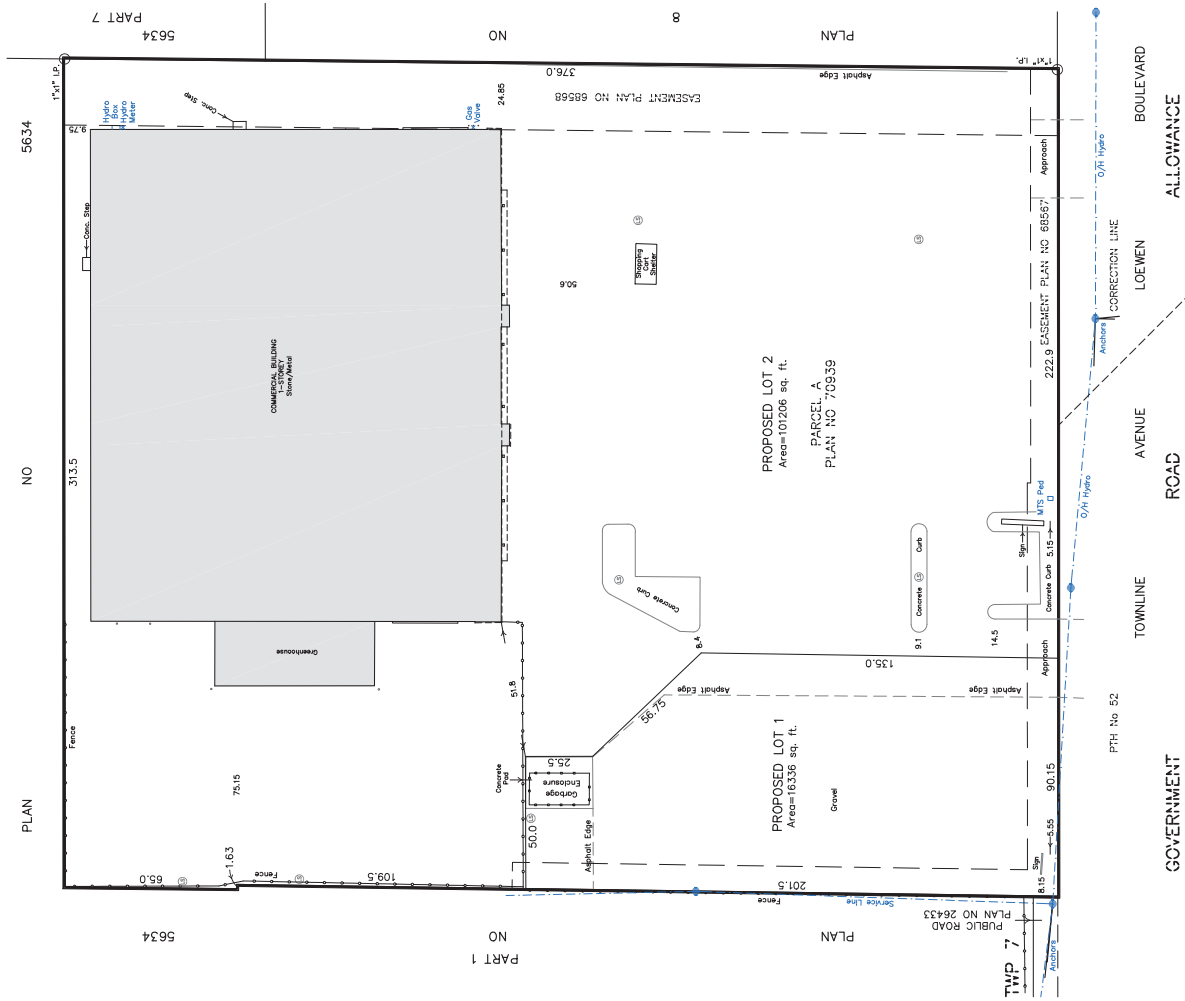
Distances are in feet and decimals of a foot.

All plans referred to are on record in the Winnipeg Land Titles Office.

Field Book: 416/63

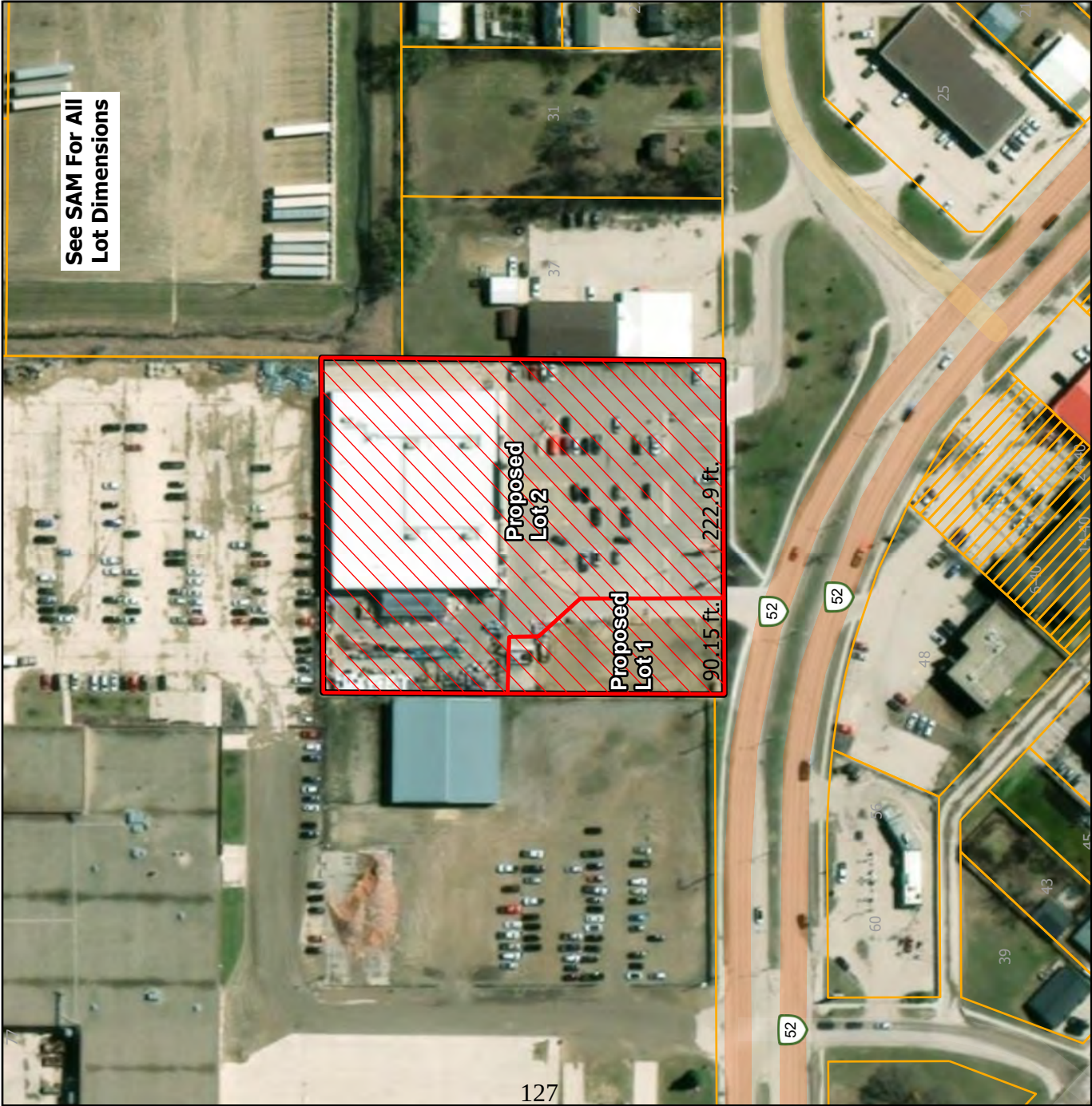
Drafter: ARKF

Prepared by Johan Dyck, P.Surv. M.L.S.



Proposed Subdivision- City of Steinbach

Part of SE 1/4 3-7-6 EPM



Legend

- Assessment Parcels
- Title Boundary
- Proposed Subdivision

File Number: 4451-26-9228
Date: January 26, 2026

Applicant: Schinkel Properties

Notes:
Current Title:
CT: 3373834:1
Parcel A, Plan 70939
Roll No. 1220
Total Area: 117,542sq. ft. (2.70 acres)

Proposed Subdivision:
-Proposed Lot 1: 16,336 sq. ft.
-Proposed Lot 2: 101,206 sq. ft.

Development Plan: Commercial Policy Area

Zoning By-Law: "C3" Commercial Corridor

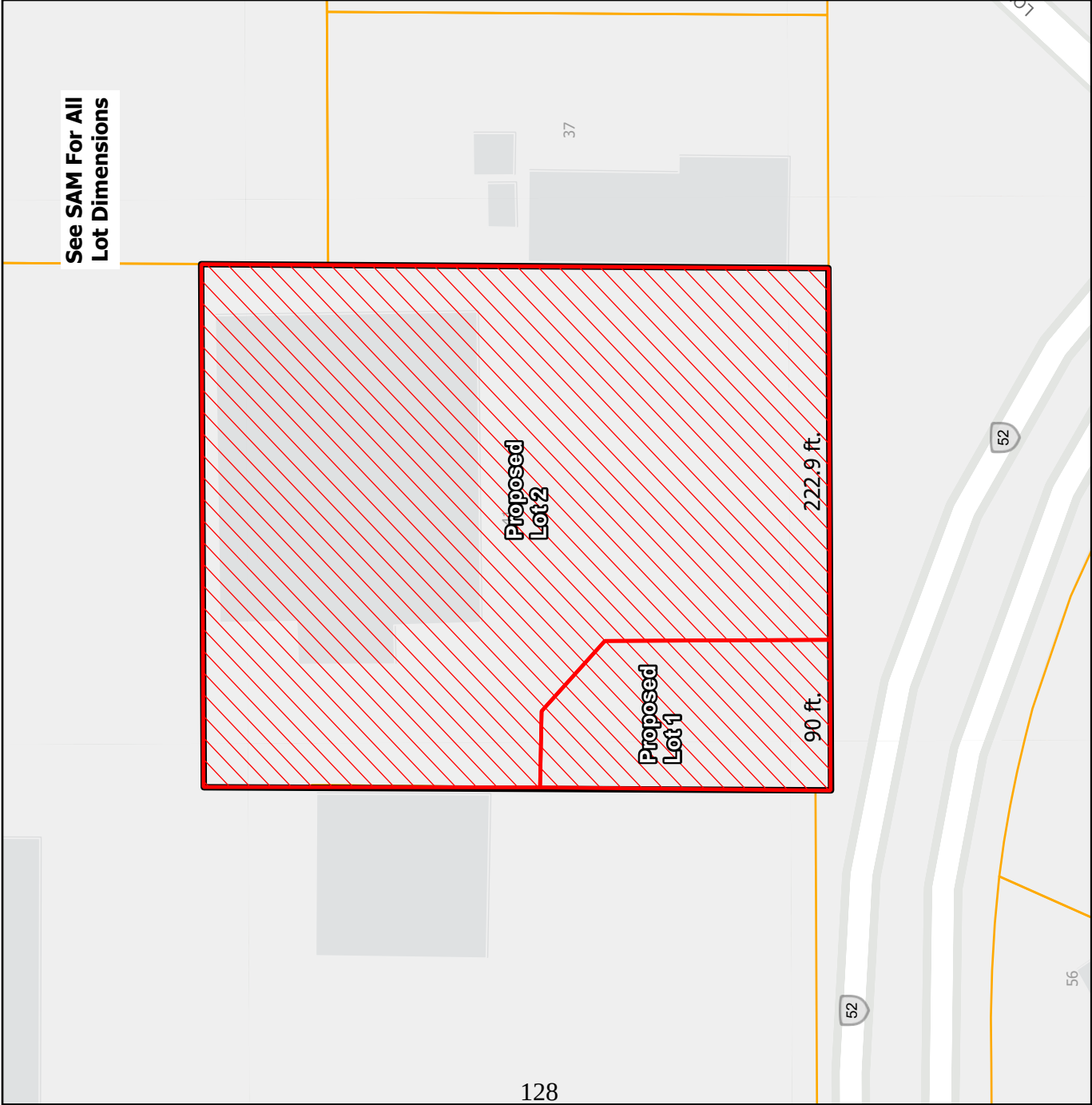
Proposal to subdivide the existing lot for a future commercial site.

Approving Authority: X
Date:



Proposed Subdivision- City of Steinbach

Part of SE 1/4 3-7-6 EPM



Legend

- Assessment Parcels
- Title Boundary
- Proposed Subdivision

File Number: 4451-26-9228

Date: January 20, 2026

Applicant:

Schinkel Properties

Notes:

Current Title:
CT: 3373834:1
Parcel A, Plan 70939
Roll No. 1220
Total Area: 117,542sq. ft. (2.70 acres)

Proposed Subdivision:
-Proposed Lot 1: 16,336 sq. ft.
-Proposed Lot 2: 101,206 sq. ft.

Development Plan: Commercial Policy Area

Zoning By-Law: "C3" Commercial Corridor

Proposal to subdivide the existing lot for a future commercial site.

X

Approving Authority

Date



For Discussion Purposes Only

STATUS OF TITLE

Title Number **3225480/1**

Title Status **Cancelled**

Client File



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

SCHINKEL PROPERTIES INC.

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

PARCEL " A" PLAN 70939 WLTO
IN SE 1/4 3-7-6 EPM

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

2. ACTIVE INSTRUMENTS

Instrument Type: **Caveat**

Registration Number: **5311842/1**

Instrument Status: **Accepted**

Registration Date: 2021-06-29

From/By: CITY OF STEINBACH

To:

Amount:

Notes: No notes

Description: DEVELOPMENT AGREEMENT. THE PLANNING ACT

Instrument Type: **Easement**

Registration Number: **5311846/1**

Instrument Status: **Accepted**

Registration Date: 2021-06-29

From/By: 7479680 Manitoba Inc.

To: The Manitoba Hydro-Electric Board, Bell Canada & Shaw

Amount:

Notes: No notes

Description: Statutory Easement

Instrument Type: **Easement**
Registration Number: **5311847/1**
Instrument Status: **Accepted**

Registration Date: 2021-06-29
From/By: 7479680 Manitoba Inc.
To: They City of Steinbach

Amount:
Notes: AFF: Part
Description: Statutory Easement

Instrument Type: **Personal Property Security Notice**
Registration Number: **5625914/1**
Instrument Status: **Accepted**

Registration Date: 2024-03-26
From/By: Steinbach Credit Union Limited
To: David R. Banman as Agent

Amount:
Notes: No notes
Description: No Expiry (Payments under a lease)

Instrument Type: **Request To Issue Title**
Registration Number: **5788845/1**
Instrument Status: **Accepted**

Registration Date: 2025-09-10
From/By: Schinkel Properties Holdings Inc.
To:

Amount:
Notes: No notes
Description: Certificate of Amendment attached

3. ADDRESSES FOR SERVICE

SCHINKEL PROPERTIES INC.
8C Brandt St.
Steinbach, MB
R5G 1Y2

4. TITLE NOTES

Planning Application No. 4451-2025-9084

5. LAND TITLES DISTRICT
Winnipeg
6. DUPLICATE TITLE INFORMATION
Duplicate not produced
7. FROM TITLE NUMBERS
3155550/1 All
3155548/1 All
8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS
No real property application or grant information
9. ORIGINATING INSTRUMENTS
Instrument Type: Request To Issue Title
Registration Number: 5502238/1
Registration Date: 2022-12-23
From/By: SCHINKEL PROPERTIES INC
To:
Amount:
10. LAND INDEX
Lot a Plan 70939

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 3225480/1

STATUS OF TITLE

Title Number **3225480/1**
Title Status **Accepted**
Client File 2025.057



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

SCHINKEL PROPERTIES INC.

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

PARCEL " A" PLAN 70939 WLTO
IN SE 1/4 3-7-6 EPM

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

2. ACTIVE INSTRUMENTS

Instrument Type: **Caveat**
Registration Number: **5311842/1**
Instrument Status: **Accepted**

Registration Date: 2021-06-29
From/By: CITY OF STEINBACH
To:

Amount:
Notes: No notes
Description: DEVELOPMENT AGREEMENT. THE PLANNING ACT

Instrument Type: **Easement**
Registration Number: **5311846/1**
Instrument Status: **Accepted**

Registration Date: 2021-06-29
From/By: 7479680 Manitoba Inc.
To: The Manitoba Hydro-Electric Board, Bell Canada & Shaw

Amount:
Notes: No notes
Description: Statutory Easement

Instrument Type:	Easement
Registration Number:	5311847/1
Instrument Status:	Accepted
Registration Date:	2021-06-29
From/By:	7479680 Manitoba Inc.
To:	They City of Steinbach
Amount:	
Notes:	AFF: Part
Description:	Statutory Easement

Instrument Type:	Mortgage
Registration Number:	5624222/1
Instrument Status:	Accepted
Registration Date:	2024-03-18
From/By:	SCHINKEL PROPERTIES INC.
To:	STEINBACH CREDIT UNION LIMITED
Amount:	\$9,000,000.00
Notes:	No notes
Description:	No description

Instrument Type:	Personal Property Security Notice
Registration Number:	5625914/1
Instrument Status:	Accepted
Registration Date:	2024-03-26
From/By:	Steinbach Credit Union Limited
To:	David R. Banman as Agent
Amount:	
Notes:	No notes
Description:	No Expiry (Payments under a lease)

3. ADDRESSES FOR SERVICE

SCHINKEL PROPERTIES INC.
8C Brandt St.
Steinbach, MB
R5G 1Y2

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT
Winnipeg
6. DUPLICATE TITLE INFORMATION
Duplicate not produced
7. FROM TITLE NUMBERS
3155550/1 All
3155548/1 All
8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS
No real property application or grant information
9. ORIGINATING INSTRUMENTS
Instrument Type: Request To Issue Title
Registration Number: 5502238/1
Registration Date: 2022-12-23
From/By: SCHINKEL PROPERTIES INC
To:
Amount:
10. LAND INDEX
Lot a Plan 70939

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 3225480/1

Report to Council

Date:	February 18, 2026	File:	4451-26-9228
Applicant:	Schinkel Properties Holdings Inc.	Registered Owner:	Schinkel Properties Holdings Inc.
Municipality:	City of Steinbach	Proposed Subdivision:	Parcel A, Plan 70939 SE ¼ 3-7-6E

INTENT OF SUBDIVISION:

The Applicant, Schinkel Properties, proposes to subdivide the existing title to create one additional lot for future commercial use. There is currently an active bare land condo subdivision (file 4451-25-9084) by the same applicant on the property. The Applicant has indicated that they intend to proceed with this application and complete it before 9084, which may be revised at a later date.

The proposed subdivision is located at 41 PTH 52, on the west side of the City of Steinbach. Please see the attached Subdivision Application Map prepared by a surveyor as well as the proposed subdivision site map.

DEVELOPMENT PLAN:

The subject property is located within a designated **Commercial Policy Area** pursuant to the *City of Steinbach Official Community Plan By-Law 2244*. Relevant policies are contained within Section 5.2 of the *Official Community Plan* which reads, in part, as follows:

5.2 COMMERCIAL POLICY AREAS

5.2.1 OBJECTIVES

- a. *To allow for a variety of commercial uses to diversify the City's economy, serve the needs of local residents, and ensure the continued role of the City as a regional commercial centre.*
- b. *To ensure that there is an adequate and appropriately located supply of commercial land to meet the varied needs of the community.*
- c. *To maximize flexibility and the potential for commercial growth in the City.*
- d. *To allow for uses that are compatible and supportive of commercial development where appropriate.*

5.2.2 POLICIES

1. *Commercial uses shall be appropriately located as per the following:*

- a. *General commercial areas that provide for the merchandizing of goods and services of a general nature should be located along major streets and key intersections. General commercial uses can also serve as a transition between the Central Business District and highway commercial areas.*
 - b. *Highway commercial sites, shall primarily be located adjacent to PTH 12 and PTH 52, providing convenience to the traveling public. Highway commercial areas should be developed in a manner that balances safe, convenient access and the maintenance of traffic flows along the arterial streets and highways.*
6. *The City shall support the creation of an appropriate range of lot sizes to accommodate a wide range of commercial uses.*

ZONING BY-LAW:

The proposed subdivision is located within a **“C3” Commercial Corridor Zone** pursuant to the *City of Steinbach Zoning By-Law No. 2100*. It should be noted that the City has adopted a new zoning by-law since this application was received. The “C3” zoning classification in the previous and current zoning by-laws both have a minimum site area requirement of 10,000 square feet combined with 100 feet site width for commercial uses. The proposed uses on the site will be commercial however specific commercial uses are unknown at this time and are subject to requirements in the newly adopted City of Steinbach Zoning By-law No. 2245.

Lot Description	Zone	Minimum Requirements	Proposed Site Area	Proposed Site Width	Variance Required
Proposed Lot 1	C3	Site Area: 10,000 sq. Ft. Site Width: 100 ft.	101,206 sq. Ft.	222.9 ft.	None
Proposed Lot 2			16,336 sq. Ft.	90 ft.	Site Width

COMMENTING DEPARTMENTS/AGENCIES:

There were no concerns raised by the various government agencies during the circulation process. The following comments, however, were provided:

Teranet Manitoba requires a Plan of Subdivision.

Manitoba Transportation and Infrastructure, Highway Planning and Design: Note that his portion of PTH 52 is a designated highway and the City of Steinbach is the authority responsible for controlling access, structures, building and planting setbacks. However, MTI is still responsible for the maintenance of this highway and for any construction that is required along it. Therefore, that the city or developer must contact MTI’s Technical Services Engineer, Ryan Thompson at (204) 391-1361 or Ryan.Thompson@gov.mb.ca to determine if any changes to this property will affect PTH 52 (access, drainage, maintenance, future upgrading, etc.).

Manitoba Hydro and Centra Gas: Will require easements. The landowner will be required to enter into a statutory easement agreement and grant of right of user agreement with Manitoba Hydro and Centra Gas regarding facilities associated with the subdivision. See the attached comment below for further details.

Bell MTS: Requires easements and requests that as a condition of approval for this proposal, the landowner enter into a Right-of-Way Agreement with Bell MTS for existing and/or future telecommunications facilities in connection with the subdivision for a blanket easement as indicated below in the attached comment.

Other Agencies:

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

ANALYSIS

This subdivision application proposes to create one additional lot from the existing title for commercial use. There is an active bare land condo subdivision file (4451-25-9084) on the same property, which was Conditionally Approved on July 24, 2025, and received a revised Conditional Approval on August 29, 2025. The Applicant, Schinkel Properties, has indicated that they wish to proceed with this file and not take further action on 9084 until 9228 has been approved and registered.

A strip of land at the back of the subject property remains zoned M2, while the rest is appropriately zoned C3. As per 3.7.3 of the new zoning By-law, *"Where the zoning of a single site or lot is split into more than one zoning district, each portion of the site or lot shall be developed and used in accordance with the provisions of the applicable zoning district."* The M2 zoned portion is not large enough to affect the existing and proposed commercial uses of the property, and the map can be corrected during the next zoning by-law review.

No concerns were raised by commenting agencies during the circulation process, and the proposal appears to conform to the intent and policies of the OCP. Therefore, Community Planning has no issues with the subdivision.

RECOMMENDATION

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

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

- 1) That a variance order is obtained for the site width of Proposed Lot 2 to ensure compliance with the Zoning By-law.

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

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

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

Brant Bosiak

Brant Bosiak
Community Planner

Cc: Schinkel Properties Holdings Inc.

Bell MTS Subdivisions

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



January 23, 2026

File No. 4451-26-9228

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

RE: Proposal to Subdivide
Parcel A, Plan 70939 WLTO in SE ¼ 3-7-6 EPM
City of Steinbach
Registered Owner: Schinkel Properties Holdings Inc.

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

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

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

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

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

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

Removal or relocation of existing Bell MTS facilities as a result of the proposed subdivision will be at the expense of the developer and/or customer. A cost quote can be initiated by contacting the Bell MTS Network Engineering Control Centre at neteng.control@bellmts.ca if required.

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

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

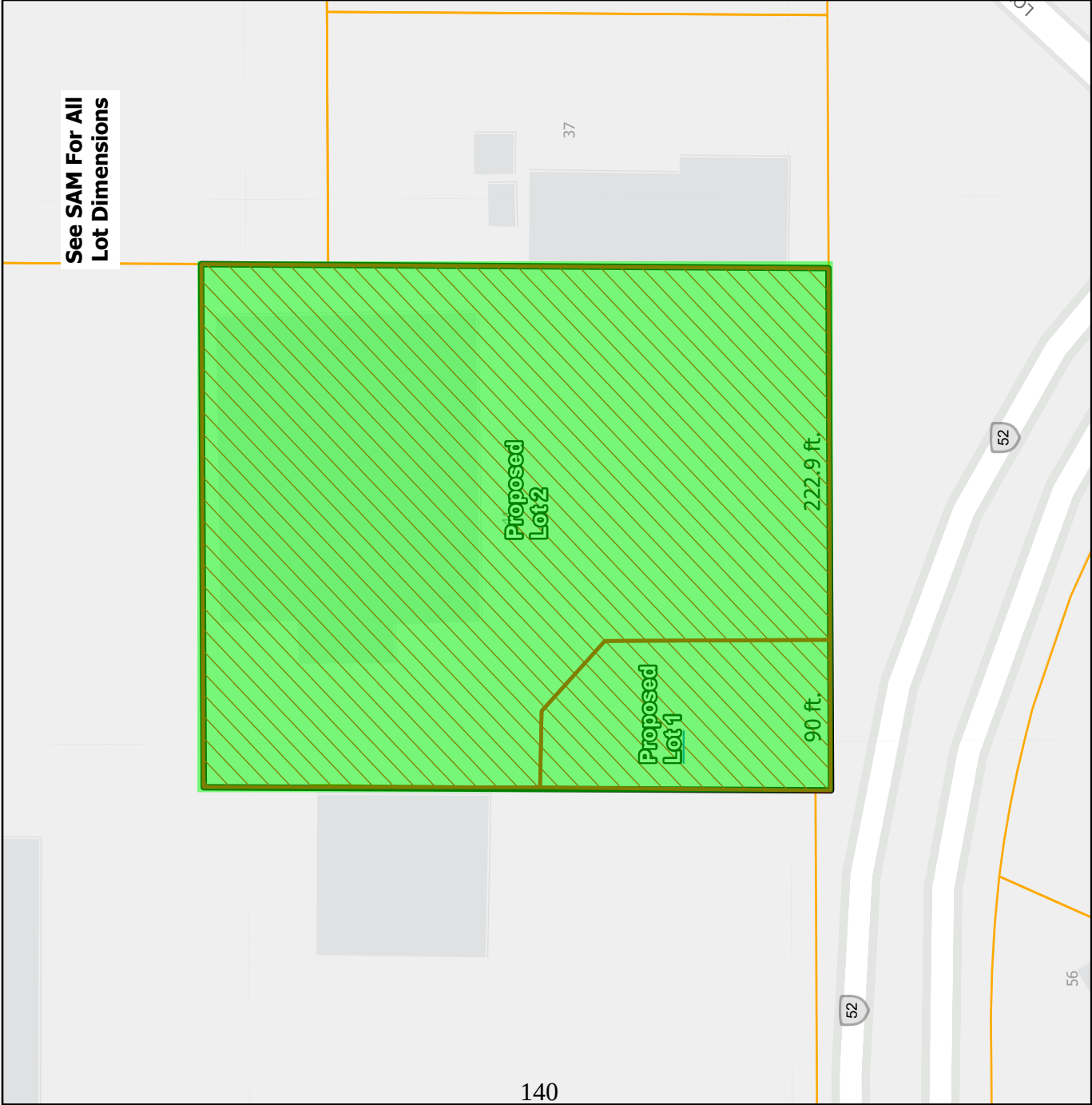
Future telecommunication services can be obtained by submitting the online form on the [Bell MTS](#) website.

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

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

Proposed Subdivision- City of Steinbach

Part of SE 1/4 3-7-6 EPM



X	Approving Authority	Date
---	---------------------	------



From: [NEILL, Sheila](#)
To: [+STE1000 - Steinbach CRP](#); [neteng.control@bellmts.ca](#); [SubdivisionCirculars@hydro.mb.ca](#); [+WPG569 - Drainage](#); [+WPG569 - EnvCEEastern](#); [+WPG969 - Roadside Development](#); [ProjectManagerManitoba@rci.rogers.com](#); [mb.surveysplanning@teranet.ca](#); [municipalplanning@valleyfiber.ca](#)
Cc: [Justina Gell](#)
Subject: RE: Proposal to Subdivide - File # 4451-26-9228 - * NEW *
Date: January 26, 2026 8:45:29 AM
Attachments: [image001.png](#)

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ATTENTION: ce courriel provient d'un expéditeur externe. Ne cliquez sur aucun lien et n'ouvrez pas de pièce jointe, excepté si vous connaissez l'expéditeur.

Good morning,

Canada Post has no comments to add to File # 4451-26-9228

Thank you,
Sheila Neill
Delivery Service Officer
204-330-2114



From: +STE1000 - Steinbach CRP <SteinbachCRP@gov.mb.ca>
Sent: January-22-26 2:53 PM
To: [neteng.control@bellmts.ca](#); [NEILL, Sheila <sheila.neill@canadapost.postescanada.ca>](#); [SubdivisionCirculars@hydro.mb.ca](#); [+WPG569 - Drainage <drainage@gov.mb.ca>](#); [+WPG569 - EnvCEEastern <EnvCEEastern@gov.mb.ca>](#); [+WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>](#); [ProjectManagerManitoba@rci.rogers.com](#); [mb.surveysplanning@teranet.ca](#); [municipalplanning@valleyfiber.ca](#)
Cc: [Justina Gell <justina.gell@steinbach.ca>](#)
Subject: Proposal to Subdivide - File # 4451-26-9228 - * NEW *

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[Report Suspicious](#) ?

File No.: 4451-26-9228

Re: Proposal to Subdivide
Pt. SE 03-07-06 EPM

From: [Teranet Manitoba - Surveys Planning](#)
To: [+STE1000 - Steinbach CRP](#)
Subject: RE: Proposal to Subdivide - File # 4451-26-9228 - * NEW *
Date: January 23, 2026 1:31:13 PM

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Good afternoon,

Land Titles requirements are as follows:

A Plan of Subdivision as proposed is required.

Thank you

Amanda Jankowski
Plan Registration 1 | Surveys

From: +STE1000 - Steinbach CRP <SteinbachCRP@gov.mb.ca>
Sent: January 22, 2026 2:53 PM
To: neteng.control@bellmts.ca; sheila.neill@canadapost.postescanada.ca;
SubdivisionCirculars@hydro.mb.ca; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 -
EnvCEEastern <EnvCEEastern@gov.mb.ca>; +WPG969 - Roadside Development
<RoadsideDevelopment@gov.mb.ca>; ProjectManagerManitoba@rci.rogers.com; Teranet Manitoba
- Surveys Planning <mb.surveysplanning@teranet.ca>; municipalplanning@valleyfiber.ca
Cc: Justina Gell <justina.gell@steinbach.ca>
Subject: Proposal to Subdivide - File # 4451-26-9228 - * NEW *

File No.: 4451-26-9228

Re: Proposal to Subdivide
Pt. SE 03-07-06 EPM
Parcel A, Plan 70939
City of Steinbach
Registered Owner: Schinkel Properties Holdings Inc.

Comments Due: February 11, 2026

Good afternoon,

From: [SM-Subdivision Circulars](#)
To: [+STE1000 - Steinbach CRP](#); alan@schinkelproperties.com
Cc: PROPERTYACQUISITION@bellmts.ca; ProjectManagerManitoba@rci.rogers.com; [Tim Peters - Valley Fiber \(municipalplanning@valleyfiber.ca\)](#)
Subject: 4451-26-9228 - Email to Planning - Hydro File #2026-1097
Date: February 11, 2026 2:13:35 PM
Attachments: [image001.png](#)
[image002.png](#)

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

RE: Application(s) **4451-26-9228**

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

1. **Easements required**— Manitoba Hydro and Centra Gas Manitoba Inc. will require easements.
 - a. Manitoba Hydro and Centra Gas will require the landowner to enter into a Statutory Easement Agreement(s) and a Grant of Right of Use Agreement(s) (“Agreements”) with Manitoba Hydro and Centra Gas regarding existing and/or future facilities associated with the subdivision as set out in the above noted application.
This registration requirement will need to be included as a condition on the final Certificate of Approval.
2. If this application is revised at any time it will be necessary for Manitoba Hydro/Centra Gas to review the file to determine if our easement requirements remain the same.
3. We have included the applicant—if the email address was not provided, please provide this letter to them.

Directions for the Applicant

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

1. Have the surveyor provide Manitoba Hydro/Centra Gas Manitoba Inc. with a pdf copy of the Subdivision Plan.
 - a. **Timelines can be reduced should the surveyor provide a CAD file (georeferenced preferred)**
 - b. Upon receiving the pdf or CAD file of the Subdivision Plan we will review and provide our easement requirements to your surveyor to prepare a Plan of Easement. (Unless otherwise informed by Manitoba Hydro)
 - c. Promptly provide any layout changes. (Including changes requested by Land titles office)
2. Provide us with the name of the lawyer which will be taking care of registration of your subdivision. If this information was included on your planning application, please disregard this item and simply review subsequent items a. and b.
 - a. Agreements will need to be signed by the landowners. The agreements and the plan of easement need to be sent in trust from our lawyer to the applicant's lawyer to ensure they are signed and registered.
 - b. Once signed at the lawyer's office you will be provided with a release of conditions letter which can be given to the planning office.
3. Any removal or relocation of Manitoba Hydro and/or Centra Gas Manitoba Inc. existing facilities as a result of the proposed subdivision will be at the expense of the developer and/or customer.
4. Should you require further electrical or gas services please fill out the online form on the [Manitoba Hydro](#) website.

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

Subdivision Application Status Dashboard and Land Management Site

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

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



Transportation and Infrastructure

Engineering and Technical Services Division

Highway Design Branch – Roadside Development Section

1420-215 Garry Street, Winnipeg, Manitoba, Canada R3C 3P3

T 204-430-7176 F 204-945-0593

e-mail: RoadsideDevelopment@gov.mb.ca

February 17, 2026

PD 190.10 New

Brant Bosiak, Community Planner
Community and Regional Planning Branch
240-323 Main Street
Steinbach, MB R5G 1Z2
e-mail: steinbachcrp@gov.mb.ca

Dear Brant:

Re: Proposed Subdivision
File No: 4451-26-9228
Pt SE ¼ 3-7-6E
City of Steinbach
Owners: Schinkle Properties Holdings Ltd

In response to your e-mail dated January 22, 2026, we have reviewed the above noted subdivision application. The intent is to create one lot for commercial purposes. The proposed lot has frontage along PTH 52 and will utilize an existing access for shared use with the residual.

Based on all available information, we do not object to this subdivision. This portion of PTH 52 is a designated highway and the City of Steinbach is the authority responsible for controlling access, structures, building and planting setbacks. However, our department is still responsible for the maintenance of this highway and for any construction that is required along it. Therefore, we require that the city or developer contact our Department's Technical Services Engineer Ryan Thompson at (204) 391-1361 or Ryan.Thompson@gov.mb.ca to determine if any changes to this property will affect PTH 52 (access, drainage, maintenance, future upgrading, etc.).

Please call or e-mail if you have any questions regarding our comments.

Thank You,

Original signed and e-mailed February 17, 2026

Jeff DiNella
Senior Development Review Technologist

Cc: Eastern Region

Proposed Subdivision- City of Steinbach

Part of SE 1/4 3-7-6 EPM



Legend

- Assessment Parcels
- Title Boundary
- Proposed Subdivision

File Number: 4451-26-9228 **Date:** January 20, 2026

Applicant:
Schinkel Properties

Notes:
Current Title:
CT: 3373834:1
Parcel A, Plan 70939
Roll No. 1220
Total Area: 117,542sq. ft. (2.70 acres)

Proposed Subdivision:
-Proposed Lot 1: 16,336 sq. ft.
-Proposed Lot 2: 101,206 sq. ft.

Development Plan: Commercial Policy Area

Zoning By-Law: "C3" Commercial Corridor

Proposal to subdivide the existing lot for a future commercial site.

X

Approving Authority

Date

Map Not to Scale

For Discussion Purposes Only



From: [Project Manager - Manitoba](#)
To: [+STE1000 - Steinbach CRP](#)
Cc: [SM-Subdivision Circulars](#)
Subject: RE: Proposal to Subdivide - File # 4451-26-9228 - * NEW *
Date: February 9, 2026 3:15:34 PM
Attachments: [image001.png](#)

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Rogers does not have any concerns or easement requirements on this file.

Thanks and regards,

Project Coordinator, NW ON, MB & SK

e ProjectManagerManitoba@rci.rogers.com



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

From: +STE1000 - Steinbach CRP <SteinbachCRP@gov.mb.ca>
Sent: Thursday, January 22, 2026 2:53 PM
To: neteng.control@bellmts.ca; sheila.neill@canadapost.postescanada.ca;
SubdivisionCirculars@hydro.mb.ca; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 -
EnvCEEastern <EnvCEEastern@gov.mb.ca>; +WPG969 - Roadside Development
<RoadsideDevelopment@gov.mb.ca>; Project Manager - Manitoba
<ProjectManagerManitoba@rci.rogers.com>; mb.surveysplanning@teranet.ca;
municipalplanning@valleyfiber.ca
Cc: Justina Gell <justina.gell@steinbach.ca>
Subject: Proposal to Subdivide - File # 4451-26-9228 - * NEW *

File No.: 4451-26-9228

Re: Proposal to Subdivide

Pt. SE 03-07-06 EPM

Parcel A, Plan 70939

City of Steinbach

Registered Owner: Schinkel Properties Holdings Inc.

Comments Due: February 11, 2026

Enns, Ellen

From: +WPG569 - Drainage
Sent: January 23, 2026 2:43 PM
To: +STE1000 - Steinbach CRP
Subject: RE: Proposal to Subdivide - File # 4451-26-9228 - * NEW *

Follow Up Flag: Follow up
Flag Status: Flagged

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

Rick Pemkowski CD

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

From: +STE1000 - Steinbach CRP <SteinbachCRP@gov.mb.ca>
Sent: January 22, 2026 2:53 PM
To: neteng.control@bellmts.ca; sheila.neill@canadapost.postescanada.ca; SubdivisionCirculars@hydro.mb.ca; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - EnvCEEastern <EnvCEEastern@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; ProjectManagerManitoba@rci.rogers.com; mb.surveysplanning@teranet.ca; municipalplanning@valleyfiber.ca
Cc: Justina Gell <justina.gell@steinbach.ca>
Subject: Proposal to Subdivide - File # 4451-26-9228 - * NEW *

File No.: 4451-26-9228

**Re: Proposal to Subdivide
Pt. SE 03-07-06 EPM
Parcel A, Plan 70939
City of Steinbach
Registered Owner: Schinkel Properties Holdings Inc.**

Comments Due: February 11, 2026

Good afternoon,

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

This office may proceed without your comments if they are not received **within twenty (20) days**. This time period **may be extended upon your written request**.

From: [Municipal Planning](#)
To: [+STE1000 - Steinbach CRP](#)
Cc: [Municipal Planning](#); [SM-Subdivision Circulars](#)
Subject: RE: [EXTERNAL]Proposal to Subdivide - File # 4451-26-9228 - * NEW *
Date: January 27, 2026 3:11:22 PM
Attachments: [image001.png](#)

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Good afternoon,

We are writing in regard to the subdivision application associated with Planning File No 4451-26-9228. Upon review of the proposed subdivision and the relevant details, we confirm that Valley Fiber Ltd. **does not require an easement** over the subject lands. We appreciate the opportunity to review the application and thank you for including us in the circulation process. Should any further clarification be required from our end, please do not hesitate to contact us.

Thank you,



Jen Wiens

Easement Developer | Corporate Affairs |
Valley Fiber Ltd.

M: 204-384-1357

E: jen.wiens@valleyfiber.ca

W: valleyfiber.ca

This message is confidential, may be privileged, and is intended for the exclusive use of the addressee. Any other person is strictly prohibited from disclosing, distributing, or reproducing this message. If you have received this communication in error, please delete it and immediately notify the sender.

From: +STE1000 - Steinbach CRP <SteinbachCRP@gov.mb.ca>
Sent: January 22, 2026 2:53 PM
To: neteng.control@bellmts.ca; sheila.neill@canadapost.postescanada.ca;
SubdivisionCirculars@hydro.mb.ca; +WPG569 - Drainage <drainage@gov.mb.ca>; +WPG569 - EnvCEEastern <EnvCEEastern@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; ProjectManagerManitoba@rci.rogers.com;
mb.surveysplanning@teranet.ca; Municipal Planning <municipalplanning@valleyfiber.ca>
Cc: Justina Gell <justina.gell@steinbach.ca>
Subject: [EXTERNAL]Proposal to Subdivide - File # 4451-26-9228 - * NEW *

CITY OF STEINBACH 2026 BUSINESS LICENCES

LACEY GAUDET
PLANNING & ZONING
DATE: MARCH 2026

RESIDENT

LIC NO.	APPLICANT	NAME OF BUSINESS	LOCATION	TRADE
64	John Anthony Morales	Morales IT Solution	68 Kootenay Way	IT Support
65	Jamieson Krentz	Jamieson Krentz Physiotherapy	2 Madison Dr	Physiotherapy
66	Emily MacDonald	Southeast Shuttle Ltd	26 Rams Gate	Shuttle Service
67	Katharina Schmidt	Tiny Tubbles Baby Spa	362 Golfview Cres	Hydrotherapy
68	James Smith	Gardens of Distinction	165 Grandview Dr	Lawn Care

NON-RESIDENT

LIC NO.	APPLICANT	NAME OF BUSINESS	LOCATION	TRADE
342	Johnnie Unrau	Pro-Action Builders (2012) Ltd	Mitchell	Construction
343	PennLite Electrical & Mechanical	PennLite Electrical & Mechanical	Ile des Chenes	Contractor
344	Jody Reimer	JR Sewer & Water	Mitchell	Septic Services
345	Sheldon Unger	Magnetsigns Steinbach	Rm of Hanover	Mobile Signs

MOVED BY: _____

SECONDED BY: _____

RESOLVED that the City of Steinbach accept the following approved business licences.



Minister for Municipal and Northern Relations

Minister responsible for Francophone Affairs

Minister responsible for the Manitoba Liquor and Lotteries Corporation

Legislative Building, Winnipeg, Manitoba R3C 0V8 CANADA

April 10, 2026

Earl Funk
Mayor
City of Steinbach
efunk@steinbch.ca

Dear Earl Funk:

I am pleased to advise that your 2025 Mobility Disadvantaged Transportation Program (MDTP) final operating grant of **\$15,000.00** will be directly deposited into your municipality's account in the coming days. The 2025 MDTP interim grant was provided to you back in October 2025.

The operating grant is determined on the basis of 37.5% of eligible gross operating costs to a maximum of \$20,000 for communities operating one paratransit (handi-van) vehicle, and \$30,000 for communities operating more than one vehicle.

The Manitoba government is proud to assist your municipality's efforts to provide transportation services that enable residents with mobility issues to live more independently. I would like to congratulate you on providing this valuable service in your community.

Sincerely,

Honourable Glen Simard
Minister of Municipal and Northern Relations

- c. Maurice Bouvier, Deputy Minister, Department of Municipal and Northern Relations
Maurice Alexander, Director, Municipal Funding Policy and Programs
Troy Warkentin, City Manager, City of Steinbach
Audrey Harder, Steinbach handi Transit

April 1st, 2026

His Worship Mayor Earl Funk and Members of Council
City of Steinbach
225 Reimer Avenue
Steinbach, Manitoba
R5G 2J1

Project Title: Enhancing the Recreational Experience at Steinbach Soccer Park through Tree Planting
Application Number: GCCC-25-0611

Dear Mayor Earl Funk and Members of Council

On behalf of the Green Municipal Fund (GMF) Council and FCM's Executive Committee, I would like to congratulate City of Steinbach on its successful funding application for the above-noted initiative.

It is my pleasure to confirm that the City of Steinbach has been approved for a grant in the amount of up to \$67,160.

In the near future, Rishaminy Jaunky will contact the City of Steinbach to finalize the agreement for this funding. FCM's obligation to fund the above-noted initiative will only become binding once the agreement is executed.

FCM, in partnership with the Government of Canada, oversees public announcements regarding GMF-supported initiatives. Until our media relations team (media@fcm.ca) contacts the lead applicant or municipality to facilitate a media announcement, discussion of the application or the funding must remain private, except if reporting to municipal council. We kindly ask you to refrain from statements or any public form of communication related to the status of the application or funding until a media announcement led by FCM and the Government of Canada is complete.

Thank you for your interest in GMF. We look forward to working with you to improve the quality of life in your community, and to sharing the results of your initiative with communities across Canada.

Sincerely,

Maha Iraqi
Maha Iraqi (Apr 1, 2026 13:00:47 EDT)

Maha Iraqi
Manager, Community Canopies, Green Municipal Fund

MI/RJ: hg

cc: Brian Hrehirchuk and Chris Freund

**President
Présidente**
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Councillor
City of Vancouver, BC
Conseillère municipale
Ville de Vancouver (C.-B.)

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Cheffe de la direction**
Carole Saab
Ottawa, ON

24, rue Clarence Street
Ottawa, Ontario, K1N 5P3
T. 613-241-5221
fcm.ca



ROYAL BANK
REPORT NO.: 0106-00000 7597770000
RUN DATE: 2026 APR 02
RUN TIME: 14:15:38

PAGE: 1
BUSINESS DATE: 2026 APR 02

PAYMENT DISTRIBUTION SERVICE
FILE INPUT PAYMENT CONFIRMATION REPORT

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

FILE CREATION NUMBER:		0399		
FILE CREATION DATE:		2026 APR 02		
DUE DATE	VALUE DATE	SELECT DATE	NUMBER OF PAYMENTS	TOTAL AMOUNT
2026 APR 15	2026 APR 15	2026 APR 14	58	42,775.01CR
VALID TRANS FOR 759777			58	42,775.01CR
REJECTED TRANS FOR 759777			0	0.00CR
T-ERROR TRANS FOR 759777			0	0.00CR
GRAND TOTAL FOR 759777			58	42,775.01CR

Total: \$64,627.99

2026 CRA REMITTANCES

Monthly Payperiod #__4__

Business # RP0002 (rate type A)	CPP EE \$2,433.01	CPP ER \$2,433.01	TOTAL \$4,866.02
	EI EE \$705.57	EI ER \$987.81	\$1,693.38
	FED TAX EE \$7,982.51	PROV TAX EE \$7,311.07	\$15,293.58
RP0002 TOTAL	\$21,852.98		

CPP TOTALS		
	EE	\$2,433.01
	ER	\$2,433.01
TOTAL CPP		\$4,866.02
EI TOTALS		
	EE	\$705.57
	ER	\$987.81
TOTAL EI		\$1,693.38
FEDERAL TAX		\$7,982.51
PROVINCIAL TAX		\$7,311.07
TOTAL TAX		\$15,293.58

TOTAL REMITTANCE: \$21,852.98

ROYAL BANK
REPORT NO.: 0106-00000 7597770000
RUN DATE: 2026 APR 07
RUN TIME: 11:53:12

PAGE: 1
BUSINESS DATE: 2026 APR 07

PAYMENT DISTRIBUTION SERVICE
FILE INPUT PAYMENT CONFIRMATION REPORT

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

FILE CREATION NUMBER: 0400

FILE CREATION DATE: 2026 APR 07

DUE DATE	VALUE DATE	SELECT DATE	NUMBER OF PAYMENTS	TOTAL AMOUNT
2026 APR 10	2026 APR 10	2026 APR 09	179	224,037.60CR
VALID TRANS FOR 759777			179	224,037.60CR
REJECTED TRANS FOR 759777			0	0.00CR
1-ERROR TRANS FOR 759777			1	213.24CR
GRAND TOTAL FOR 759777			180	224,250.84CR

Total: \$329,802.93

2026 CRA REMITTANCES

Biweekly Payperiod #_8_

Business # RP0001 (rate type B)	CPP EE	CPP ER	TOTAL
FT Employees	\$16,484.62	\$16,484.62	\$32,969.24

	EI EE	EI ER	
	\$4,679.63	\$5,461.25	\$10,140.88

	FED TAX EE	PROV TAX EE	
	\$28,854.53	\$22,372.77	\$51,227.30

RP0001 TOTAL	\$94,337.42
--------------	-------------

Business # RP0002 (rate type A)	CPP EE	CPP ER	TOTAL
PT Employees	\$2,158.83	\$2,158.83	\$4,317.66

	EI EE	EI ER	
	\$819.59	\$1,147.52	\$1,967.11

	FED TAX EE	PROV TAX EE	
	\$2,059.32	\$1,870.58	\$3,929.90

RP0002 TOTAL	\$10,214.67
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TOTAL REMITTANCES: \$104,552.09
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CPP TOTALS		
	EE	\$18,643.45
	ER	\$18,643.45
TOTAL CPP		\$37,286.90
EI TOTALS		
	EE	\$5,499.22
	ER	\$6,608.77
TOTAL EI		\$12,107.99
FEDERAL TAX		\$30,913.85
PROVINCIAL TAX		\$24,243.35
TOTAL TAX		\$55,157.20

CITY OF STEINBACH
Council/Board Report-Smry (Computer)



AP5060

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Supplier : 0001 To STMP000226

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Supplier Code Invoice No.	Supplier Name Description	Batch	Invoice Date	Due Date	Invoice Amount	Paid Amount	Discount Amount
5973	10235882 MANITOBA INC						
COS-2025-275	DEPOSIT RELEASE-COS-2025-275 - 285/287 MAPLEWOOD ST	325	09-Apr-2026	09-Apr-2026	500.00	500.00	0.00
Supplier Totals :					500.00	500.00	0.00
4325	ABOVE & BEYOND ELECTRIC INC						
1048	REPLACE FAILED EXTERIOR LIGHT-LANDFILL	296	30-Mar-2026	30-Mar-2026	207.20	207.20	0.00
Supplier Totals :					207.20	207.20	0.00
0036	ACKLANDS GRAINGER INC						
9852088153	ROUND SWITCH	292	23-Mar-2026	23-Mar-2026	191.64	191.64	0.00
9862229581	RUBBER BOOTS	334	31-Mar-2026	31-Mar-2026	208.76	208.76	0.00
9869307752	ALARM DOOR RED	334	06-Apr-2026	06-Apr-2026	206.73	206.73	0.00
Supplier Totals :					607.13	607.13	0.00
1917	AIR LIQUIDE CANADA INC						
80143687	PW CYLINDER RENTAL-MARCH 2026	314	31-Mar-2026	31-Mar-2026	112.14	112.14	0.00
Supplier Totals :					112.14	112.14	0.00
0605	ALLTEMP AUTO ELECTRIC						
2025-5090	#2015 BATTERY CABLE SERVICE	314	07-Apr-2026	07-Apr-2026	72.69	72.69	0.00
Supplier Totals :					72.69	72.69	0.00
2042	ANNEX BUSINESS MEDIA						
BK0021993	MOOD RULERS,SAFETY BROCHURES,MAGNETS,COL OURING BOOK & CRAYONS	319	25-Mar-2026	25-Mar-2026	1,618.52	1,618.52	0.00
Supplier Totals :					1,618.52	1,618.52	0.00
0703	AQUAM AQUATIC SPECIALIST INC						
453184	WATERING CAN,REGULAR SEA SERPENT,RAINBOW STARS,SINKING MATS,JUNIOR VESTS,CHILD VEST,INFANT VEST	320	24-Mar-2026	24-Mar-2026	971.18	971.18	0.00
Supplier Totals :					971.18	971.18	0.00
1445	ARBORIA						
8828	4/26 MONTHLY GREEN CARE SERVICE CHARGE	298	01-Apr-2026	01-Apr-2026	172.48	172.48	0.00
Supplier Totals :					172.48	172.48	0.00
1458	ASSOCIATION OF MANITOBA MUNICIPALITIES						
AMM281988	T-95 TIRE,BALANCE	219	10-Mar-2026	10-Mar-2026	358.49	358.49	0.00
AMM284085	#1991 TIRES CREDIT AGAINST INVOICE AMM176243	271	12-Mar-2026	12-Mar-2026	-1,181.87	-1,181.87	0.00
AMM285068	T145-TIRE REPAIR	260	13-Mar-2026	13-Mar-2026	169.43	169.43	0.00
AMM289413	PAPER-4	274	17-Mar-2026	17-Mar-2026	264.28	264.28	0.00
AMM292527	T-112 TIRE REPAIR	272	20-Mar-2026	20-Mar-2026	84.71	84.71	0.00
AMM299711	TIRE REPAIR-CINDY K	296	26-Mar-2026	26-Mar-2026	93.25	93.25	0.00
AMM299713	#2001 TIRES	334	26-Mar-2026	26-Mar-2026	1,701.22	1,701.22	0.00

CITY OF STEINBACH
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Supplier Code	Supplier Name				Invoice Amount	Paid Amount	Discount Amount
Invoice No.	Description	Batch	Invoice Date	Due Date			
AMM299714	#1993 TIRE REPAIR	293	26-Mar-2026	26-Mar-2026	195.00	195.00	0.00
AMM304609	T-151 TIRE REPAIR	334	30-Mar-2026	30-Mar-2026	101.99	101.99	0.00
Supplier Totals :					1,786.50	1,786.50	0.00
5974	ATHLETICA SPORT SYSTEMS INC						
330415	CLEAR POLISH	334	23-Feb-2026	23-Feb-2026	513.58	513.58	0.00
Supplier Totals :					513.58	513.58	0.00
5525	AUTO PARTS CENTRAL						
60UX2775	BRASS UNION	291	26-Mar-2026	26-Mar-2026	4.44	4.44	0.00
	COMPRESSION-2						
60UX6860	SPARK PLUG	313	02-Apr-2026	02-Apr-2026	25.76	25.76	0.00
Supplier Totals :					30.20	30.20	0.00
5914	BIL SECURITY SERVICES CANADA LTD						
123923	LAGOON COLD STORAGE	291	01-Apr-2026	01-Apr-2026	28.00	28.00	0.00
	MONTHLY MONITORING FEE						
123924	LS #1 MONTHLY	291	01-Apr-2026	01-Apr-2026	28.00	28.00	0.00
	MONITORING FEE						
123925	LS #2 MONTHLY	291	01-Apr-2026	01-Apr-2026	28.00	28.00	0.00
	MONITORING FEE						
123926	LS #3 MONTHLY	291	01-Apr-2026	01-Apr-2026	28.00	28.00	0.00
	MONITORING FEE						
123927	LS #6 MONTHLY	291	01-Apr-2026	01-Apr-2026	28.00	28.00	0.00
	MONITORING FEE						
123928	LS #7 MONTHLY	291	01-Apr-2026	01-Apr-2026	28.00	28.00	0.00
	MONITORING FEE						
123930	PS#1,WELL 2,WELL 3,GEN	291	01-Apr-2026	01-Apr-2026	28.00	28.00	0.00
	BLDG MONTHLY						
	MONITORING FEE						
123931	PS#2 MONTHLY	291	01-Apr-2026	01-Apr-2026	28.00	28.00	0.00
	MONITORING FEE						
123932	WATER TREATMENT PLANT	291	01-Apr-2026	01-Apr-2026	28.00	28.00	0.00
	MONTHLY MONITORING FEE						
Supplier Totals :					252.00	252.00	0.00
2710	BLUE WATER WASH LTD						
BLU-00130465	WASH-RENTAL TRUCK	296	20-Mar-2026	20-Mar-2026	224.00	224.00	0.00
Supplier Totals :					224.00	224.00	0.00
0316	BRISTAL HAULING						
54185	RECYCLING	318	31-Mar-2026	31-Mar-2026	56,052.99	56,052.99	0.00
	SERVICE-MARCH 2026						
Supplier Totals :					56,052.99	56,052.99	0.00
3846	BUSY-BEE SANITARY SUPPLIES INC.						
WO53835	TOILET TISSUE,HAND	317	06-Apr-2026	06-Apr-2026	1,940.85	1,940.85	0.00
	TOWELS,TOILET BOWL						
	CLEANER,GARBAGE						
	BAGS,FACIAL TISSUE,ICE						
	MELT						
Supplier Totals :					1,940.85	1,940.85	0.00
0076	CANADIAN TIRE REAL ESTATE LIMITED						
401262813	DUSTPAN & BRUSH,AIR	314	01-Apr-2026	01-Apr-2026	36.98	36.98	0.00
	FRESHENER,STORAGE BOX						
406263656	HITCH PINS,TOOL TRAY	334	06-Apr-2026	06-Apr-2026	42.51	42.51	0.00
406265802	T-83 UTILITY LIGHT	314	06-Apr-2026	06-Apr-2026	26.87	26.87	0.00

CITY OF STEINBACH
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Supplier Code	Supplier Name	Batch	Invoice Date	Due Date	Invoice Amount	Paid Amount	Discount Amount
Invoice No.	Description						
Supplier Totals :					106.36	106.36	0.00
5970	CANOE PROCUREMENT GROUP OF CANADA						
72860425	AQ-PAPER-1	320	02-Apr-2026	02-Apr-2026	66.07	66.07	0.00
Supplier Totals :					66.07	66.07	0.00
5221	CASTLE PEST CONTROL						
32950	PEST CONTROL-MARCH 26 2026	296	26-Mar-2026	26-Mar-2026	43.58	43.58	0.00
32999	WILDLIFE TRAP RENTAL,FOLLOW UP & REMOVAL-MARCH 31 2026	296	31-Mar-2026	31-Mar-2026	315.00	315.00	0.00
Supplier Totals :					358.58	358.58	0.00
1404	CDW CANADA INC						
A16PA9F	VEEAM VDP FOUNDATION-3	321	26-Mar-2026	26-Mar-2026	5,924.99	5,924.99	0.00
Supplier Totals :					5,924.99	5,924.99	0.00
1415	CLEARVIEW CONSUMERS CO-OP LTD						
1055502	FD FUEL MARCH 2026	326	07-Mar-2026	07-Mar-2026	383.93	383.93	0.00
1056392	F414 FUEL 51.08L	326	14-Mar-2026	14-Mar-2026	85.28	85.28	0.00
1058127	F414 FUEL 49.25L	326	28-Mar-2026	28-Mar-2026	78.60	78.60	0.00
1384689	PW MAR/26 REGULAR GAS 1190L	329	03-Mar-2026	03-Mar-2026	1,598.11	1,598.11	0.00
1384691	PW MAR/26 MARKED DIESEL 2055.9L	329	03-Mar-2026	03-Mar-2026	2,633.61	2,633.61	0.00
1384692	PW MAR/26 CLEAR DIESEL 816.4L	329	03-Mar-2026	03-Mar-2026	1,152.96	1,152.96	0.00
1384713	#1979-KEROSENE DRUM 208L	333	04-Mar-2026	04-Mar-2026	782.88	782.88	0.00
1385011	SW MAR/26 MARKED DIESEL 2799.5L	330	06-Mar-2026	06-Mar-2026	3,891.87	3,891.87	0.00
1386304	PW MAR/26 REGULAR GAS 1070.2L	329	11-Mar-2026	11-Mar-2026	1,583.31	1,583.31	0.00
1386305	PW MAR/26 CLEAR DIESEL 2770L	329	11-Mar-2026	11-Mar-2026	4,854.29	4,854.29	0.00
1386465	DIESEL EXHAUST FLUID	330	13-Mar-2026	13-Mar-2026	313.59	313.59	0.00
1387440	PW MAR/26 MARKED DIESEL 2960L	329	16-Mar-2026	16-Mar-2026	4,910.64	4,910.64	0.00
1387746	PW MAR/26 CLEAR DIESEL 2370.2L	329	18-Mar-2026	18-Mar-2026	3,979.45	3,979.45	0.00
1387830	PW MAR/26 REGULAR GAS 1850.8L	329	19-Mar-2026	19-Mar-2026	3,029.67	3,029.67	0.00
1387831	SW MAR/26 MARKED DIESEL 2694.7L	330	19-Mar-2026	19-Mar-2026	4,170.59	4,170.59	0.00
1389063	KEROSENE DRUM 208L	333	25-Mar-2026	25-Mar-2026	782.88	782.88	0.00
1389072	PW MAR/26 REGULAR GAS 703.6L	329	24-Mar-2026	24-Mar-2026	1,151.76	1,151.76	0.00
1389073	PW MAR/26 CLEAR DIESEL 1667.9L	329	24-Mar-2026	24-Mar-2026	3,038.50	3,038.50	0.00
1389074	PW MAR/26 MARKED DIESEL 1648.1L	329	24-Mar-2026	24-Mar-2026	2,786.11	2,786.11	0.00
1389301	PW MAR/26 REGULAR GAS 958.2L	329	27-Mar-2026	27-Mar-2026	1,598.71	1,598.71	0.00
1389302	PW MAR/26 CLEAR DIESEL 1006.9L	329	27-Mar-2026	27-Mar-2026	1,739.17	1,739.17	0.00
1389303	PW MAR/26 MARKED DIESEL 742.4L	329	27-Mar-2026	27-Mar-2026	1,184.87	1,184.87	0.00
1389304	SW MAR/26 MARKED DIESEL 1577.8L	330	27-Mar-2026	27-Mar-2026	2,518.17	2,518.17	0.00
Supplier Totals :					48,248.95	48,248.95	0.00

5320 COMMISSIONAIRES MANITOBA

CITY OF STEINBACH
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Supplier Code Invoice No.	Supplier Name Description	Batch	Invoice Date	Due Date	Invoice Amount	Paid Amount	Discount Amount
12369	BY-LAW OFFICER,PARKING & MILEAGE MARCH 2026	299	31-Mar-2026	31-Mar-2026	3,380.00	3,380.00	0.00
Supplier Totals :					3,380.00	3,380.00	0.00
3678	CORPELL'S WATER						
6402319	LF WATER-7	318	02-Apr-2026	02-Apr-2026	57.40	57.40	0.00
Supplier Totals :					57.40	57.40	0.00
2460	CRIKSID E ENTERPRISES LTD						
287869	JOHN DEERE BLADES	292	26-Mar-2026	26-Mar-2026	235.61	235.61	0.00
287870	DIESEL	292	26-Mar-2026	26-Mar-2026	110.79	110.79	0.00
Supplier Totals :					346.40	346.40	0.00
3788	CRO SOFTWARE SOLUTIONS						
21638	TRUCK MONTHLY CHARGE-APRIL 2026	296	01-Apr-2026	01-Apr-2026	500.60	500.60	0.00
Supplier Totals :					500.60	500.60	0.00
1891	DE LAGE LANDEN FINANCIAL SERVICES CANADA						
10715594	AQ-IM C3510 COPIER LEASE MAY 01-JUL 31/26	332	01-Apr-2026	01-Apr-2026	1,114.40	1,114.40	0.00
10715595	SW-IM C2510 COPIER LEASE MAY 01-JUL 31/26	330	01-Apr-2026	01-Apr-2026	778.40	778.40	0.00
10715596	OPS-IM C3510 COPIER LEASE MAY 01-JUL 31/26	327	01-Apr-2026	01-Apr-2026	1,366.40	1,366.40	0.00
Supplier Totals :					3,259.20	3,259.20	0.00
3818	DESROSIERS-ALLEN ELIANNE						
03/27/26	MILEAGE MAR 2-27/26,EMPLOYEE CLOTHING PURCHASE-ELIANNE D	300	27-Mar-2026	27-Mar-2026	169.34	169.34	0.00
Supplier Totals :					169.34	169.34	0.00
5938	DIA PROJECTS INC						
2026-134	CITY HALL-ELECTRICAL SERVICES	298	27-Mar-2026	27-Mar-2026	949.21	949.21	0.00
2026-135	OPERATIONS-ELECTRICAL SERVICES	294	27-Mar-2026	27-Mar-2026	696.64	696.64	0.00
Supplier Totals :					1,645.85	1,645.85	0.00
5971	DRIEDGER JACQUELINE						
CREDIT 04/08/26	AQ PAYOUT CREDIT	331	08-Apr-2026	08-Apr-2026	137.59	137.59	0.00
Supplier Totals :					137.59	137.59	0.00
5009	DUNCALFE MECHANICAL LTD						
I26007	PREVENTATIVE MAINTENANCE-SEC	316	06-Apr-2026	06-Apr-2026	19,930.40	19,930.40	0.00
Supplier Totals :					19,930.40	19,930.40	0.00
4344	DURON EQUIPMENT INC						
04/06/26	#2025-BOBCAT T66 COMPACT TRACK LOADER WITH 72" BRUSHCAT SN#B4SB60638	307	06-Apr-2026	06-Apr-2026	125,023.65	125,023.65	0.00

CITY OF STEINBACH
Council/Board Report-Smry (Computer)



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Supplier Code	Supplier Name	Batch	Invoice Date	Due Date	Invoice Amount	Paid Amount	Discount Amount
Invoice No.	Description						
Supplier Totals :					125,023.65	125,023.65	0.00
0058	E G PENNER BUILDING CENTRES LTD						
2346389	FOAM ROLLER,FOAM BRUSH SET,PLYWOOD	294	26-Mar-2026	26-Mar-2026	70.56	70.56	0.00
2348228	WAFER SCREWS	316	30-Mar-2026	30-Mar-2026	24.73	24.73	0.00
2350505	HEAVY DUTY GREY STAIR TREAD	316	02-Apr-2026	02-Apr-2026	782.71	782.71	0.00
2350950	CONNECTOR,EXTENSION CORD	314	02-Apr-2026	02-Apr-2026	113.34	113.34	0.00
2352152	PVC SNAP IN DRAIN	334	06-Apr-2026	06-Apr-2026	102.61	102.61	0.00
2352943	WAFER SCREWS	316	07-Apr-2026	07-Apr-2026	18.79	18.79	0.00
2353100	KEY-SINGLE SIDED	314	07-Apr-2026	07-Apr-2026	1.12	1.12	0.00
Supplier Totals :					1,113.86	1,113.86	0.00
2704	ENNS BROTHERS						
X58611	#1992 GLOW PLUGS	292	26-Mar-2026	26-Mar-2026	289.19	289.19	0.00
X58883	#2003 GLOW PLUG	292	31-Mar-2026	31-Mar-2026	289.19	289.19	0.00
X58885	BUSHING,PIN	334	31-Mar-2026	31-Mar-2026	300.09	300.09	0.00
X59010	#2009 PIN	334	02-Apr-2026	02-Apr-2026	233.70	233.70	0.00
X59012	#2001 PUSH PULL CABLE	334	02-Apr-2026	02-Apr-2026	329.59	329.59	0.00
Supplier Totals :					1,441.76	1,441.76	0.00
0003	FAIRWAY FORD SALES LTD						
119250	T-163 ENGINE OIL AND FILTER CHANGE	321	05-Mar-2026	05-Mar-2026	100.14	100.14	0.00
Supplier Totals :					100.14	100.14	0.00
1535	FAST BROTHERS (1978) LTD						
43395	LIMESTONE-88.44 TONNES	318	27-Mar-2026	27-Mar-2026	5,223.49	5,223.49	0.00
Supplier Totals :					5,223.49	5,223.49	0.00
0822	FEDERATED CO-OPERATIVES LTD.						
447841	F611 FUEL 95.6L	326	31-Mar-2026	31-Mar-2026	150.49	150.49	0.00
447842	F713 FUEL 99.3L	326	31-Mar-2026	31-Mar-2026	167.72	167.72	0.00
447843	WASH-T173	325	31-Mar-2026	31-Mar-2026	14.55	14.55	0.00
Supplier Totals :					332.76	332.76	0.00
1593	FLOCOR INC						
7177028	METER VALVES,BUSHINGS,INSERT	291	27-Mar-2026	27-Mar-2026	21,918.42	21,918.42	0.00
Supplier Totals :					21,918.42	21,918.42	0.00
0152	FORT GARRY INDUSTRIES LTD.						
F3301975	T-172 SUPPLY & INSTALL DUMP BODY	314	24-Mar-2026	24-Mar-2026	42,458.08	42,458.08	0.00
F3309156	T-172 INSTALL SCRAPER HYDRAULIC PACKAGE	314	26-Mar-2026	26-Mar-2026	25,395.59	25,395.59	0.00
Supplier Totals :					67,853.67	67,853.67	0.00
1189	GORD'S AUTO & PROPANE SERVICE INC						
921	#1991 COOLANT OVERFLOW TANK	334	23-Mar-2026	23-Mar-2026	93.74	93.74	0.00
Supplier Totals :					93.74	93.74	0.00

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4154 1519613	GOURMET COFFEE SPECIALISTS LTD OPS-COFFEE,TEA,HOT CHOCOLATE,COFFEE POWDER,FORKS,SPOONS,K NIVES,TO GO CUPS,SUGAR	316	01-Apr-2026	01-Apr-2026	978.84	978.84	0.00
Supplier Totals :					978.84	978.84	0.00
0581 13454	GREEN THUMB TLC INC FD-CLEAR SIDEWALKS-MARCH 2026	297	31-Mar-2026	31-Mar-2026	472.50	472.50	0.00
Supplier Totals :					472.50	472.50	0.00
0167 221072 221120	GUY'S AUTO BODY SUPPLY INC GLASS CLEANING PADS BLACK 1/2" 2 WAY TAPE	292 291	24-Mar-2026 26-Mar-2026	24-Mar-2026 26-Mar-2026	148.47 71.30	148.47 71.30	0.00 0.00
Supplier Totals :					219.77	219.77	0.00
4778 94597397 94597398 94597401 94597403	HAMSTER NOVEXCO INC NOTEBOOKS POST ITS,PENS,STAPLE REMOVER PAPER,MARKERS,FOLDER,P ENS,PENCIL HIGHLIGHTERS,STAPLES,NO TEPADS,NOTEBOOKS,PENS, POST ITS,SHARPIES	325 325 327 325	01-Apr-2026 01-Apr-2026 01-Apr-2026 01-Apr-2026	01-Apr-2026 01-Apr-2026 01-Apr-2026 01-Apr-2026	13.26 60.45 197.38 153.87	13.26 60.45 197.38 153.87	0.00 0.00 0.00 0.00
Supplier Totals :					424.96	424.96	0.00
0870 3-24 3-25	HANK'S UPHOLSTERY T-121 REPLACE TOP AND SIDE PANEL ON SEAT T-107 REPLACE TOP AND SIDE PANEL ON SEAT	291 291	30-Mar-2026 31-Mar-2026	30-Mar-2026 31-Mar-2026	207.20 207.20	207.20 207.20	0.00 0.00
Supplier Totals :					414.40	414.40	0.00
0176 100179	HANOVER GRINDING SHARPENED CARBIDE BLADES,BITS	316	02-Apr-2026	02-Apr-2026	96.04	96.04	0.00
Supplier Totals :					96.04	96.04	0.00
4147 19517 19525 19562	HERITAGE STEELWORKS SEMI CIRCULAR BASE PLATES SQUARE TUBING,FLAT BAR ANGLE IRON	334 316 334	16-Mar-2026 25-Mar-2026 31-Mar-2026	16-Mar-2026 25-Mar-2026 31-Mar-2026	255.39 27.89 22.40	255.39 27.89 22.40	0.00 0.00 0.00
Supplier Totals :					305.68	305.68	0.00
2318 INV0060160	HETEK SOLUTIONS INC HYDROGEN SULPHIDE DATA LOGGER	313	18-Feb-2026	18-Feb-2026	2,855.47	2,855.47	0.00
Supplier Totals :					2,855.47	2,855.47	0.00
3798 COS-2024-226	HIDJAK LTD DEPOSIT RELEASE-COS-2024-226 - 600 MAIN ST	328	02-Apr-2026	02-Apr-2026	8,000.00	8,000.00	0.00

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Supplier Totals :					8,000.00	8,000.00	0.00
4390	HIEBERT JACOB HAROLD						
EXP 04/01/26	FCM FLIGHT JUN 3-8/26-EDMONTON	325	10-Apr-2026	10-Apr-2026	478.72	478.72	0.00
Supplier Totals :					478.72	478.72	0.00
0697	I.C.E. MARKETING & CONSULTING LTD.						
169709	HOCKEY NET,CENTRE FENDER UPRIGHT PROTECTOR PAD-4	334	18-Mar-2026	18-Mar-2026	1,722.38	1,722.38	0.00
Supplier Totals :					1,722.38	1,722.38	0.00
2286	IRON MOUNTAIN CANADA CORPORATION						
LDPJ526	SHREDDING-MARCH 2026	298	31-Mar-2026	31-Mar-2026	862.52	862.52	0.00
Supplier Totals :					862.52	862.52	0.00
0481	JOE JOHNSON EQUIPMENT INC						
P43252	#2015 FILTER CARTRIDGE,OIL FILTER	293	26-Mar-2026	26-Mar-2026	160.50	160.50	0.00
Supplier Totals :					160.50	160.50	0.00
1278	KEEWATIN TRUCK SERVICE						
45025	F-411 REPLACE MIRROR SWITCHES	319	01-Apr-2026	01-Apr-2026	1,022.78	1,022.78	0.00
45026	F-414 REMOUNT SIDE TRACKS	319	01-Apr-2026	01-Apr-2026	1,210.61	1,210.61	0.00
45027	F-212 REPLACE CAB LIFT CYLINDER	319	01-Apr-2026	01-Apr-2026	3,218.41	3,218.41	0.00
45028	F-412 REPLACE MIRROR SWITCHES	319	01-Apr-2026	01-Apr-2026	160.38	160.38	0.00
Supplier Totals :					5,612.18	5,612.18	0.00
4783	KEHLER CINDY						
EXP 3/31/26	EMPLOYEE FITNESS PURCHASE-CINDY K	302	31-Mar-2026	31-Mar-2026	46.48	46.48	0.00
Supplier Totals :					46.48	46.48	0.00
1220	KEHLER SHEET METAL FABRICATION LTD						
46235	ADJUSTABLE ELBOW,SPEED POINT SCREW	334	02-Apr-2026	02-Apr-2026	38.70	38.70	0.00
Supplier Totals :					38.70	38.70	0.00
0166	KEYSTONE AGRI-MOTIVE (2005) INC.						
82980D	T-180 SPILL KIT,GREASE,GLASS CLEANER	296	27-Mar-2026	27-Mar-2026	237.15	237.15	0.00
83265D	#1941 EXTENSION SPRING	292	30-Mar-2026	30-Mar-2026	10.94	10.94	0.00
83358D	DRILL BITS	291	31-Mar-2026	31-Mar-2026	51.47	51.47	0.00
83453D	BATTERY	291	31-Mar-2026	31-Mar-2026	207.20	207.20	0.00
83719D	TRUCK AXLE JACK	314	02-Apr-2026	02-Apr-2026	895.95	895.95	0.00
83721D	MIXER DRILL,RATCHET	314	02-Apr-2026	02-Apr-2026	633.92	633.92	0.00
83747D	INFLATOR	334	02-Apr-2026	02-Apr-2026	288.96	288.96	0.00
83765D	HARDWARE	316	02-Apr-2026	02-Apr-2026	2.71	2.71	0.00
84191D	#1917 HYDRAULIC CRIMP FITTING	313	07-Apr-2026	07-Apr-2026	10.77	10.77	0.00
84211D	WIPER KIT	334	07-Apr-2026	07-Apr-2026	114.69	114.69	0.00

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Supplier Totals :					2,453.76	2,453.76	0.00
0931	LANDMARK TRANSFER LTD.						
1092593	FREIGHT-THE BOLT SUPPLY HOUSE	334	02-Mar-2026	02-Mar-2026	28.76	28.76	0.00
1092749	FREIGHT-ALS	313	03-Mar-2026	03-Mar-2026	28.76	28.76	0.00
1093226	FREIGHT-NORCAN FLUIDS	318	06-Mar-2026	06-Mar-2026	149.77	149.77	0.00
1093479	FREIGHT-NORS CONSTRUCTION	314	10-Mar-2026	10-Mar-2026	40.56	40.56	0.00
1093585	FREIGHT-BARRICADE SIGNS	314	10-Mar-2026	10-Mar-2026	34.11	34.11	0.00
1094108	FREIGHT-COMMERCIAL POOL	334	16-Mar-2026	16-Mar-2026	29.96	29.96	0.00
1094396	FREIGHT-BPL SALES	334	18-Mar-2026	18-Mar-2026	29.96	29.96	0.00
1094820	FREIGHT-BRANDT	318	23-Mar-2026	23-Mar-2026	34.11	34.11	0.00
1094968	FREIGHT-NORS CONSTRUCTION	314	24-Mar-2026	24-Mar-2026	29.96	29.96	0.00
Supplier Totals :					405.95	405.95	0.00
5874	LEGACY JANZEN'S PAINT & DESIGN INC						
7711	WOOD PATCH FILLER	316	20-Mar-2026	20-Mar-2026	18.08	18.08	0.00
7935	SANSIN BASE,TOP COAT	294	27-Mar-2026	27-Mar-2026	244.14	244.14	0.00
8220	WOOD STAIN,FROG TAPE,ROLLER	316	31-Mar-2026	31-Mar-2026	61.41	61.41	0.00
Supplier Totals :					323.63	323.63	0.00
3314	LERIAL ENTERPRISE INC.						
1161	CUSTOM WOOD GRINDING	318	26-Mar-2026	26-Mar-2026	8,249.96	8,249.96	0.00
Supplier Totals :					8,249.96	8,249.96	0.00
5972	LIFE CULTURE CANADA						
4082026	2026 SPRING GALA	321	08-Apr-2026	08-Apr-2026	1,375.00	1,375.00	0.00
Supplier Totals :					1,375.00	1,375.00	0.00
4807	LINDE CANADA INC						
55705855	SW-CYLINDER RENTAL/LEASE 2026	296	25-Mar-2026	25-Mar-2026	177.40	177.40	0.00
55787663	PW-CYLINDER RENTAL-MARCH 2026	293	29-Mar-2026	29-Mar-2026	191.05	191.05	0.00
55787668	SW-CYLINDER RENTAL-MARCH 2026	296	29-Mar-2026	29-Mar-2026	44.09	44.09	0.00
Supplier Totals :					412.54	412.54	0.00
4393	LOEWEN DAVID MARK						
EXP 03/30/26	CAPABILITIES FORM-DAVID L	304	30-Mar-2026	30-Mar-2026	63.00	63.00	0.00
Supplier Totals :					63.00	63.00	0.00
5031	LOWRY MFG & SALES LTD						
W333081ARI	NITRILE GLOVES,PAPER TOWELS,HAND SOAP	295	30-Mar-2026	30-Mar-2026	1,309.95	1,309.95	0.00
Supplier Totals :					1,309.95	1,309.95	0.00
4298	M & L SUPPLY FIRE & SAFETY						
ML-IN-000246	SEAL MASK KIT	319	24-Mar-2026	24-Mar-2026	342.94	342.94	0.00
Supplier Totals :					342.94	342.94	0.00

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0266	MACMOR INDUSTRIES LTD.						
1744630	REPLACEMENT HANDLES FOR SHOVELS,SHOVELS,FLAGGI NG TAPE,ICE CLEATS	295	25-Mar-2026	25-Mar-2026	594.87	594.87	0.00
1744878	SINGLE USE EYEWASH BOTTLE WITH EYE CUP	317	27-Mar-2026	27-Mar-2026	936.94	936.94	0.00
Supplier Totals :					1,531.81	1,531.81	0.00
1679	MAGNETSIGNS STEINBACH						
213372	MAGNETSIGN-LANDFILL SUMMER HOURS-FD-OPEN HOUSE	295	19-Mar-2026	19-Mar-2026	378.00	378.00	0.00
213424	PICK UP N WALK SIGNS-4	334	06-Apr-2026	06-Apr-2026	756.00	756.00	0.00
Supplier Totals :					1,134.00	1,134.00	0.00
1915	MAIN BREAD & BUTTER CO						
376	SCDC MEETING-APRIL 8/26	321	08-Apr-2026	08-Apr-2026	137.25	137.25	0.00
Supplier Totals :					137.25	137.25	0.00
0023	MANCO CONTROL SYSTEMS INC						
13335	WTP UPDATE SERVERS	313	31-Mar-2026	31-Mar-2026	2,428.55	2,428.55	0.00
13336	PS #1 FIX CHLORINE WEIGHT SCALES,PLANNING WORK TO BE COMPLETED	313	31-Mar-2026	31-Mar-2026	1,310.40	1,310.40	0.00
13337	PS #3 PUMP PRESSURE ISSUES	313	31-Mar-2026	31-Mar-2026	403.20	403.20	0.00
Supplier Totals :					4,142.15	4,142.15	0.00
0491	MANITOBA ASSOCIATION OF FIRE CHIEFS						
2026 CONFERENCE	2026 CONFERENCE MEMBER REGISTRATION-KELVIN TOEWS	319	06-Apr-2026	06-Apr-2026	435.75	435.75	0.00
2026 CONFERENCE	2026 CONFERENCE PARTNER REGISTRATION-KELVIN TOEWS	319	06-Apr-2026	06-Apr-2026	210.00	210.00	0.00
2026 CONFERENCE	2026 CONFERENCE MEMBER REGISTRATION-RON CHAUSSE	319	06-Apr-2026	06-Apr-2026	435.75	435.75	0.00
2026 CONFERENCE	2026 CONFERENCE MEMBER REGISTRATION-RUSS REIMER	319	06-Apr-2026	06-Apr-2026	435.75	435.75	0.00
2026 CONFERENCE	2026 CONFERENCE PARTNER REGISTRATION-RUSS REIMER	319	06-Apr-2026	06-Apr-2026	210.00	210.00	0.00
2026 CONFERENCE	2026 CONFERENCE MEMBER REGISTRATION-TREVOR SCHELLENBERG	319	06-Apr-2026	06-Apr-2026	435.75	435.75	0.00
2026 CONFERENCE	2026 CONFERENCE PARTNER REGISTRATION-TREVOR SCHELLENBERG	319	06-Apr-2026	06-Apr-2026	210.00	210.00	0.00
Supplier Totals :					2,373.00	2,373.00	0.00
2869	MANITOBA ASSOCIATION OF REGIONAL RECYCLERS						
2460	MARR FORUM BUS TOUR,MARR FORUM OCT	318	30-Sep-2025	30-Sep-2025	478.00	478.00	0.00

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	16-ELDON W,BRIAN D						
Supplier Totals :					478.00	478.00	0.00
0425	MANITOBA BUILDING OFFICIALS ASSOCIATION INC						
1724	2026 SPRING SEMINAR-ERIC MCLEAN,RYAN DUECK	321	31-Mar-2026	31-Mar-2026	650.00	650.00	0.00
Supplier Totals :					650.00	650.00	0.00
0022	MANITOBA HYDRO NATURAL GAS						
03/26 6019756	320 FIRST ST-PARKING LOT-HYDRO	325	24-Mar-2026	24-Mar-2026	47.91	47.91	0.00
Supplier Totals :					47.91	47.91	0.00
0021	MANITOBA HYDRO NATURAL GAS						
03/26 6047269	ARTS CENTRE-GAS	332	24-Mar-2026	24-Mar-2026	378.58	378.58	0.00
03/26 6052817	RESERVOIR-GAS	333	23-Mar-2026	23-Mar-2026	173.72	173.72	0.00
03/26 6139473	ARENA-GAS	332	20-Mar-2026	20-Mar-2026	12,403.28	12,403.28	0.00
03/26 6141659	TREATMENT PLANT-GAS	333	30-Mar-2026	30-Mar-2026	398.84	398.84	0.00
03/26 6143509	CITY HALL-GAS	325	24-Mar-2026	24-Mar-2026	626.98	626.98	0.00
03/26 6150898	FIRE HALL-GAS	326	30-Mar-2026	30-Mar-2026	892.50	892.50	0.00
03/26 6179725	WELL#3-GAS	333	30-Mar-2026	30-Mar-2026	44.82	44.82	0.00
03/26 6205707	JAKE EPP LIBRARY-GAS	332	23-Mar-2026	23-Mar-2026	1,449.82	1,449.82	0.00
03/26 6236821	LIFT#2-GAS	333	16-Mar-2026	16-Mar-2026	458.13	458.13	0.00
03/26 6247190	PUMPHOUSE/WELL#1-GAS	333	30-Mar-2026	30-Mar-2026	58.99	58.99	0.00
03/26 6302920	AQUATIC CENTRE-GAS	332	17-Mar-2026	17-Mar-2026	4,178.94	4,178.94	0.00
Supplier Totals :					21,064.60	21,064.60	0.00
0022	MANITOBA HYDRO NATURAL GAS						
03/26 6467812	CITY HALL-HYDRO	325	24-Mar-2026	24-Mar-2026	2,641.53	2,641.53	0.00
03/26 6471187	ARTS CENTRE-HYDRO	332	24-Mar-2026	24-Mar-2026	832.84	832.84	0.00
03/26 6473236	SUNRISE BAY-HYDRO	329	30-Mar-2026	30-Mar-2026	29.69	29.69	0.00
03/26 6474972	STREET LIGHTING-HYDRO	329	31-Mar-2026	31-Mar-2026	33,534.09	33,534.09	0.00
03/26 6475461	ARENA-HYDRO	327	09-Mar-2026	09-Mar-2026	-522.84	-522.84	0.00
03/26 6481577	AD PENNER PARK-CANTEEN BLDG-HYDRO	332	17-Mar-2026	17-Mar-2026	17.53	17.53	0.00
03/26 6483304	AIRPORT-HYDRO	329	17-Mar-2026	17-Mar-2026	184.13	184.13	0.00
03/26 6485293	LIFT#2-HYDRO	333	16-Mar-2026	16-Mar-2026	398.62	398.62	0.00
03/26 6487996	LANDFILL-HYDRO	330	25-Mar-2026	25-Mar-2026	3,770.40	3,770.40	0.00
03/26 6490275	LAGOON BLOWER BLDG-HYDRO	333	05-Mar-2026	05-Mar-2026	5,807.89	5,807.89	0.00
03/26 6490348	LIFT#4-HYDRO	333	05-Mar-2026	05-Mar-2026	97.08	97.08	0.00
03/26 6495231	AIRPORT LOUNGE-HYDRO	329	17-Mar-2026	17-Mar-2026	250.63	250.63	0.00
03/26 6495767	COMPACTOR BLDG-HYDRO	330	25-Mar-2026	25-Mar-2026	557.22	557.22	0.00
03/26 6495804	WELCOME TO STEINBACH SIGN-HYDRO	329	27-Mar-2026	27-Mar-2026	79.40	79.40	0.00
03/26 6500682	FIRE HALL-HYDRO	326	30-Mar-2026	30-Mar-2026	1,232.39	1,232.39	0.00
03/26 6500731	PUMPHOUSE/WELL#1-HYDR O	333	30-Mar-2026	30-Mar-2026	2,439.29	2,439.29	0.00
03/26 6501868	TREATMENT PLANT-HYDRO	333	30-Mar-2026	30-Mar-2026	469.44	469.44	0.00
03/26 6504107	MAIN STREET ORNAMENTAL-HYDRO	329	24-Mar-2026	24-Mar-2026	171.09	171.09	0.00
03/26 6505655	PARK LIGHTS-AUTUMNWOOD DR-HYDRO	332	18-Mar-2026	18-Mar-2026	13.76	13.76	0.00
03/26 6505656	PARK LIGHTS-ELMDALE ST-HYDRO	332	19-Mar-2026	19-Mar-2026	13.76	13.76	0.00
03/26 6505663	PARK LIGHTS-MCKENZIE AVE-HYDRO	332	25-Mar-2026	25-Mar-2026	13.76	13.76	0.00
03/26 6506323	LIFT#1-HYDRO	333	17-Mar-2026	17-Mar-2026	4,884.00	4,884.00	0.00
03/26 6506453	ELMDALE STREET-HYDRO	329	23-Mar-2026	23-Mar-2026	154.97	154.97	0.00

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Invoice No.	Description	Batch	Invoice Date	Due Date			
03/26 6507118	LIFT#3-HYDRO	333	27-Mar-2026	27-Mar-2026	305.37	305.37	0.00
03/26 6507321	MAIN STREET-HYDRO	329	23-Mar-2026	23-Mar-2026	48.03	48.03	0.00
03/26 6507392	OPERATIONS BUILDING-HYDRO	327	16-Mar-2026	16-Mar-2026	2,661.74	2,661.74	0.00
03/26 6507645	MAIN STREET ORNAMENTAL-HYDRO	329	30-Mar-2026	30-Mar-2026	174.95	174.95	0.00
03/26 6507698	LIBRARY-HYDRO	332	23-Mar-2026	23-Mar-2026	1,662.61	1,662.61	0.00
03/26 6508285	MILLWORK SHOP#2-HYDRO	333	16-Mar-2026	16-Mar-2026	5,381.46	5,381.46	0.00
03/26 6508408	RESERVOIR-HYDRO	333	23-Mar-2026	23-Mar-2026	2,188.54	2,188.54	0.00
03/26 6508785	STREET LIGHT-500 FIRST ST-HYDRO	329	18-Mar-2026	18-Mar-2026	13.76	13.76	0.00
03/26 6509714	LIFT#5-HYDRO	333	17-Mar-2026	17-Mar-2026	262.29	262.29	0.00
03/26 6509724	AQUATIC CENTRE-HYDRO	332	17-Mar-2026	17-Mar-2026	7,098.70	7,098.70	0.00
03/26 6667218	INTERSECTION-BARKMAN & PTH 52-HYDRO	329	31-Mar-2026	31-Mar-2026	54.55	54.55	0.00
03/26 6702828	LPS BLDG-HYDRO	333	27-Mar-2026	27-Mar-2026	122.49	122.49	0.00
03/26 6703567	SEWAGE TRANSFER STATION-HYDRO	333	16-Mar-2026	16-Mar-2026	148.99	148.99	0.00
03/26 6707884	DEERFIELD WALKWAY-HYDRO	329	27-Mar-2026	27-Mar-2026	148.55	148.55	0.00
03/26 6728408	OUTDOOR SKATING RINK-HYDRO	332	23-Mar-2026	23-Mar-2026	33.22	33.22	0.00
Supplier Totals :					77,375.92	77,375.92	0.00
0021	MANITOBA HYDRO NATURAL GAS						
03/26 6731262	CURLING RINK-GAS	332	20-Mar-2026	20-Mar-2026	1,095.82	1,095.82	0.00
Supplier Totals :					1,095.82	1,095.82	0.00
0022	MANITOBA HYDRO NATURAL GAS						
03/26 6743957	SOCCER PARK-HYDRO	332	17-Mar-2026	17-Mar-2026	-724.71	-724.71	0.00
03/26 6749112	PHOSPHORUS STORAGE BLDG-HYDRO	333	05-Mar-2026	05-Mar-2026	32.12	32.12	0.00
03/26 6759197	LPS BLDG#2-HYDRO	333	17-Mar-2026	17-Mar-2026	178.72	178.72	0.00
03/26 6761860	LIFT STATION#6-HYDRO	333	26-Mar-2026	26-Mar-2026	255.61	255.61	0.00
03/26 6765957	PUMPING STATION#3-HYDRO	333	17-Mar-2026	17-Mar-2026	3,671.45	3,671.45	0.00
03/26 6783436	COMPACTOR SHOP-HYDRO	330	25-Mar-2026	25-Mar-2026	154.08	154.08	0.00
03/26 6785706	BULK WATER STATION-HYDRO	333	16-Mar-2026	16-Mar-2026	165.69	165.69	0.00
03/26 6792888	AD PENNER PARK-BALL DIAMOND-HYDRO	332	17-Mar-2026	17-Mar-2026	61.73	61.73	0.00
03/26 6809103	OUTDOOR RINK-HYDRO	332	20-Mar-2026	20-Mar-2026	394.47	394.47	0.00
03/26 6810425	LIFT#7-HYDRO	333	26-Mar-2026	26-Mar-2026	653.99	653.99	0.00
Supplier Totals :					4,843.15	4,843.15	0.00
0034	MANITOBA MUNICIPAL EMPLOYEES CLEARING						
451 03/30/26	RPP & LTD P/R #6 & 7	299	30-Mar-2026	30-Mar-2026	105,144.66	105,144.66	0.00
Supplier Totals :					105,144.66	105,144.66	0.00
2342	MANTIE KARA						
EXP 03/27/26	EMPLOYEE FITNESS PURCHASE-KARA M	299	27-Mar-2026	27-Mar-2026	76.13	76.13	0.00
Supplier Totals :					76.13	76.13	0.00
1817	MARTENS ELIZABETH						
JAN-MAR/26	AIRPORT LOUNGE CLEANING JAN-MAR/26	301	31-Mar-2026	31-Mar-2026	650.00	650.00	0.00
Supplier Totals :					650.00	650.00	0.00

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0255	MARTIN DIESEL SERVICE LTD						
217239	T-145 REPAIRS REQUIRED TO COMPLETE SAFETY	314	12-Mar-2026	12-Mar-2026	446.88	446.88	0.00
217354	F-414 COMPLETE SERVICE,GENERAL OVERLOOK	319	17-Mar-2026	17-Mar-2026	597.04	597.04	0.00
217498	T-145 CLEAR LED MARKER LIGHT	293	24-Mar-2026	24-Mar-2026	22.36	22.36	0.00
217541	T-145 RED ROUND MARKER LIGHT	293	27-Mar-2026	27-Mar-2026	24.53	24.53	0.00
217553	T-180 MICKEEPER	296	27-Mar-2026	27-Mar-2026	73.66	73.66	0.00
217623	FILTERS	314	31-Mar-2026	31-Mar-2026	13,402.20	13,402.20	0.00
217684	F-411 DASH VALVE	319	02-Apr-2026	02-Apr-2026	67.88	67.88	0.00
217711	T-114 DIAGNOSE AND REPAIR REASON FOR EXTREME OIL CONSUMPTION	313	02-Apr-2026	02-Apr-2026	1,345.53	1,345.53	0.00
217716	F-411 FITTINGS	319	06-Apr-2026	06-Apr-2026	1.91	1.91	0.00
217732	T-142 REPAIR TO HEADLIGHTS NOT WORKING	318	06-Apr-2026	06-Apr-2026	240.78	240.78	0.00
Supplier Totals :					16,222.77	16,222.77	0.00
5741	MECCCC GENERAL SERVICES LTD						
5776	CLEANING CONTRACT-MARCH 2026	305	01-Apr-2026	01-Apr-2026	12,514.61	12,514.61	0.00
5822	SCRUBBING PADS	334	07-Apr-2026	07-Apr-2026	111.89	111.89	0.00
Supplier Totals :					12,626.50	12,626.50	0.00
5928	MERIT LAW CORPORATION						
25233	GENERAL LEGAL FEES	298	30-Mar-2026	30-Mar-2026	5,916.30	5,916.30	0.00
Supplier Totals :					5,916.30	5,916.30	0.00
2264	MIKKELSEN COWARD CO LTD						
W92328	SERVICE CALL TO FAN COILS	334	31-Mar-2026	31-Mar-2026	161.28	161.28	0.00
W92341	SERVICE CALL TO UNIT NOT RUNNING	334	31-Mar-2026	31-Mar-2026	241.92	241.92	0.00
Supplier Totals :					403.20	403.20	0.00
0044	MINISTER OF FINANCE						
1853	WATER/WASTEWATER UTILITY ANNUAL FILING FEE-2026	291	01-Apr-2026	01-Apr-2026	100.00	100.00	0.00
Supplier Totals :					100.00	100.00	0.00
4396	MOTHER EARTH RECYCLING INC						
26-0462	RECYCLING MATTRESS FEE-154 UNITS	318	31-Mar-2026	31-Mar-2026	2,910.60	2,910.60	0.00
Supplier Totals :					2,910.60	2,910.60	0.00
0035	MTS INC C/O BELL CANADA BGIS O&M SOLUTIONS						
X01476105726040	OPERATIONS #90659012	327	01-Apr-2026	01-Apr-2026	414.40	414.40	0.00
X01476131826040	CITY HALL #90659004	325	01-Apr-2026	01-Apr-2026	414.40	414.40	0.00
X01476132326040	AQUATIC CENTRE #90659020	332	01-Apr-2026	01-Apr-2026	414.40	414.40	0.00
X01476660726040	CITY HALL	325	04-Apr-2026	04-Apr-2026	1,742.98	1,742.98	0.00
X01476818526040	ADMIN FAX/ALARM	325	04-Apr-2026	04-Apr-2026	49.13	49.13	0.00
X01476822926040	OPERATIONS BLDG-RECEPTION	327	04-Apr-2026	04-Apr-2026	553.51	553.51	0.00
X01476826826040	FIRE HALL	326	04-Apr-2026	04-Apr-2026	433.37	433.37	0.00

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X01476827426040	MILLWORK DR SHOP-FAX	327	04-Apr-2026	04-Apr-2026	46.73	46.73	0.00
X01476829226040	AQUATIC	332	04-Apr-2026	04-Apr-2026	46.73	46.73	0.00
	ALARM/MAINTENANCE						
X01476853326040	AQUATIC	332	04-Apr-2026	04-Apr-2026	623.07	623.07	0.00
	CENTRE-RECEPTION						
X01476861926040	FIRE 911 PAGING SYSTEM	326	04-Apr-2026	04-Apr-2026	66.89	66.89	0.00
X01476901426040	LANDFILL	330	04-Apr-2026	04-Apr-2026	450.55	450.55	0.00
Supplier Totals :					5,256.16	5,256.16	0.00
3042	NOVAK MICHELLE						
EXP 04/01/26	2026 NATIONAL PAYROLL INSTITUTE CONFERENCE JUN 2-5/26-MONTREAL	306	01-Apr-2026	01-Apr-2026	655.45	655.45	0.00
Supplier Totals :					655.45	655.45	0.00
0492	OFFICE INNOVATIONS INC						
IN504727	CH-IM C6010 COPIER MAINT MARCH 2026	321	31-Mar-2026	31-Mar-2026	603.74	603.74	0.00
Supplier Totals :					603.74	603.74	0.00
1911	PENNER DOORS & HARDWARE LTD						
381703	BOLT-3	316	31-Mar-2026	31-Mar-2026	222.97	222.97	0.00
Supplier Totals :					222.97	222.97	0.00
2038	PFP SALES & SERVICE INC						
52352	ENGINE OIL-1L	291	26-Mar-2026	26-Mar-2026	30.49	30.49	0.00
Supplier Totals :					30.49	30.49	0.00
2402	PISTON RING						
484700	T-157 WIPER BLADES	292	27-Mar-2026	27-Mar-2026	36.87	36.87	0.00
484705	CATCH ALL DRIP PAN	334	27-Mar-2026	27-Mar-2026	94.40	94.40	0.00
486085	GREASE	334	01-Apr-2026	01-Apr-2026	12.49	12.49	0.00
486971	T-160 SYNTHETIC ENGINE OIL	314	06-Apr-2026	06-Apr-2026	140.50	140.50	0.00
487077	FLANNEL RAGS	334	06-Apr-2026	06-Apr-2026	40.14	40.14	0.00
487166	#1973 BATTERY	334	06-Apr-2026	06-Apr-2026	143.32	143.32	0.00
Supplier Totals :					467.72	467.72	0.00
0020	PITNEY BOWES						
3202746661	CONTRACT#0041468329 POSTAGE MACHINE & SCALE FEB 01-APR 30/26	325	02-Apr-2026	02-Apr-2026	1,238.99	1,238.99	0.00
Supplier Totals :					1,238.99	1,238.99	0.00
5282	PJ'S ELECTRIC INC						
7022	REPAIR TO AQUATIC CENTRE LIGHTING	292	26-Mar-2026	26-Mar-2026	528.70	528.70	0.00
Supplier Totals :					528.70	528.70	0.00
3760	PRAIRIE HVAC						
150384	REPAIR TO BRINE PUMP	292	25-Mar-2026	25-Mar-2026	2,078.18	2,078.18	0.00
Supplier Totals :					2,078.18	2,078.18	0.00
2569	PRAIRIE PROPANE LTD						

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81239	#1991 33 LB FILLS-7	334	24-Mar-2026	24-Mar-2026	249.90	249.90	0.00
81285	#1991 33LB FILLS-7	334	03-Apr-2026	03-Apr-2026	249.90	249.90	0.00
Supplier Totals :					499.80	499.80	0.00
0041	PRINOTH LTD						
2605003154	#2010 LIP SEAL,EXTERNAL RETAINING RING,0-RING	314	03-Apr-2026	03-Apr-2026	127.16	127.16	0.00
Supplier Totals :					127.16	127.16	0.00
0002	QUINTEX SERVICES LTD.						
2252822	PW COVERALL CLEANING-3	293	26-Mar-2026	26-Mar-2026	15.22	15.22	0.00
2254537	AQ MATS MARCH 31/26	320	31-Mar-2026	31-Mar-2026	64.09	64.09	0.00
2255924	PW MATS APRIL 2/26	316	02-Apr-2026	02-Apr-2026	68.16	68.16	0.00
2256660	LF MATS APRIL 6/26,COVERALL CLEANING-2	318	06-Apr-2026	06-Apr-2026	82.83	82.83	0.00
Supplier Totals :					230.30	230.30	0.00
0442	RED RIVER COMMUNITY COLLEGE CONTINUING						
18468	WATER TREATMENT 2-MYRON D	313	02-Apr-2026	02-Apr-2026	920.00	920.00	0.00
18490	WATER TREATMENT 2-KENNETH C	313	08-Apr-2026	08-Apr-2026	920.00	920.00	0.00
Supplier Totals :					1,840.00	1,840.00	0.00
2510	RED RIVER GROUP						
26039121	APPRAISAL-333 FIRST ST	321	31-Mar-2026	31-Mar-2026	2,619.75	2,619.75	0.00
Supplier Totals :					2,619.75	2,619.75	0.00
0556	REMPEL DEB						
EXP 03/24/26	SENIOR ELECTION OFFICER TRAINING-NEW BOTHWELL	299	31-Mar-2026	31-Mar-2026	19.60	19.60	0.00
Supplier Totals :					19.60	19.60	0.00
0231	RENE'S SEPTIC SERVICES						
26-0334	TOILET RENTAL-LANDFILL-MARCH 2026	318	31-Mar-2026	31-Mar-2026	246.75	246.75	0.00
26-0438	PUMP TANK-AIRPORT	314	30-Mar-2026	30-Mar-2026	152.25	152.25	0.00
Supplier Totals :					399.00	399.00	0.00
3098	RICHARDS WILLIAM						
MARCH 2026	SCREENING OFFICER HOURS MARCH 2026	325	06-Apr-2026	06-Apr-2026	157.50	157.50	0.00
Supplier Totals :					157.50	157.50	0.00
0988	ROUKEMA PAUL						
EXP 04/07/26	MILEAGE & INTERNET MARCH 2026	325	08-Apr-2026	08-Apr-2026	147.01	147.01	0.00
Supplier Totals :					147.01	147.01	0.00
0291	RT SIGNS						
4102	BLACK ARROWS,WHITE DECAL,COROPLAST WITH BLACK NUMBERS	334	23-Mar-2026	23-Mar-2026	975.52	975.52	0.00

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Invoice No.	Description						
Supplier Totals :					975.52	975.52	0.00
4032	RURAL ANIMAL MANAGEMENT SERVICES						
2001	ANIMAL CONTROL SERVICES MARCH 2026	325	31-Mar-2026	31-Mar-2026	5,439.00	5,439.00	0.00
Supplier Totals :					5,439.00	5,439.00	0.00
0309	SAC STEINBACH ARTS COUNCIL						
2026 GRANT	2026 GRANT	325	10-Apr-2026	10-Apr-2026	185,400.00	185,400.00	0.00
Supplier Totals :					185,400.00	185,400.00	0.00
3364	SAFETY SERVICE MANITOBA						
54496	TRAINING-TRAILER TOWING-NATHAN W, TYLER H, TYSON S, TYSEN K, MALLORY B	292	27-Mar-2026	27-Mar-2026	1,849.00	1,849.00	0.00
Supplier Totals :					1,849.00	1,849.00	0.00
0446	SANDILANDS SKI CLUB						
126	GROOMING OF FLY-IN GOLF COURSE FOR CLASSIC SKIING	292	01-Apr-2026	01-Apr-2026	750.00	750.00	0.00
Supplier Totals :					750.00	750.00	0.00
4803	SECURTEK MONITORING SOLUTIONS INC						
INV2529894	MONITORING FEE- FD-APRIL 1/26-MARCH 31/27	297	01-Apr-2026	01-Apr-2026	402.53	402.53	0.00
Supplier Totals :					402.53	402.53	0.00
0239	SIEMENS WALDO JACOB						
EXP 03/24/26	FCM FLIGHT JUN 3-7/26-EDMONTON	325	10-Apr-2026	10-Apr-2026	552.22	552.22	0.00
Supplier Totals :					552.22	552.22	0.00
5769	SKIPPER TERRY						
EXP 04/06/26	TWINRIX VACCINES	326	06-Apr-2026	06-Apr-2026	192.34	192.34	0.00
Supplier Totals :					192.34	192.34	0.00
2952	SOBERING JASON						
EXP 03/29/26	EMPLOYEE BOOT PURCHASE-JASON S	300	29-Mar-2026	29-Mar-2026	243.58	243.58	0.00
EXP 03/30/26	EMPLOYEE CLOTHING PURCHASE-JASON S	300	30-Mar-2026	30-Mar-2026	235.17	235.17	0.00
Supplier Totals :					478.75	478.75	0.00
5634	SOUTHEAST ENVIRO TESTING						
IN1159	WW WATER TESTS S2843	313	06-Apr-2026	06-Apr-2026	210.00	210.00	0.00
IN1161	AQ WATER TESTS S2845	334	06-Apr-2026	06-Apr-2026	115.50	115.50	0.00
IN1169	AQ WATER TESTS S2862	334	07-Apr-2026	07-Apr-2026	115.50	115.50	0.00
Supplier Totals :					441.00	441.00	0.00
5900	SOUTHEAST EVENT CENTRE						
1002704	YOUTH REC HOCKEY MARCH 2026	332	06-Apr-2026	06-Apr-2026	1,260.00	1,260.00	0.00

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Invoice No.	Description						
Supplier Totals :					1,260.00	1,260.00	0.00
0661	SOUTHERN MANITOBA BROADCASTING CO LTD						
35292-1025-14113	CONSISTENT CAMPAIGN-MARCH 2026	321	31-Mar-2026	31-Mar-2026	420.00	420.00	0.00
35292-1074-28894	PUBLIC NOTICE ON STEINBACH ONLINE	321	31-Mar-2026	31-Mar-2026	840.00	840.00	0.00
Supplier Totals :					1,260.00	1,260.00	0.00
0132	STEINBACH CHAMBER OF COMMERCE						
2026 GRANT	2026 GRANT	325	10-Apr-2026	10-Apr-2026	183,866.77	183,866.77	0.00
Supplier Totals :					183,866.77	183,866.77	0.00
0653	STEINBACH FAMILY MEDICAL CENTRE						
3048955-64360293	CAPABILITIES FORM-BENJAMIN LACHANCE	296	26-Mar-2026	26-Mar-2026	63.00	63.00	0.00
3048955-64663746	CAPABILITIES FORM-BENJAMIN LACHANCE	318	02-Apr-2026	02-Apr-2026	63.00	63.00	0.00
Supplier Totals :					126.00	126.00	0.00
2531	STEINBACH FIRE PROTECTION INC.						
25053	#2010 VEHICLE BRACKET FOR FIRE EXTINGUISHER	293	25-Mar-2026	25-Mar-2026	11.20	11.20	0.00
Supplier Totals :					11.20	11.20	0.00
2546	STEINBACH PISTONS						
40926	MATERIALS FOR STEINBACH PISTONS GYM	334	09-Apr-2026	09-Apr-2026	14,294.72	14,294.72	0.00
Supplier Totals :					14,294.72	14,294.72	0.00
1021	STEINBACH SECURITY SERVICES INC						
4638	CITY PATROL SECURITY-MARCH 2026	206	01-Mar-2026	01-Mar-2026	12,499.20	12,499.20	0.00
4671	CITY PATROL SECURITY-APRIL 2026	298	01-Apr-2026	01-Apr-2026	12,096.00	12,096.00	0.00
4673	MOBILE SECURITY AT SOCCER PARK & AD PENNER PARK-APRIL 2026	292	01-Apr-2026	01-Apr-2026	1,400.00	1,400.00	0.00
Supplier Totals :					25,995.20	25,995.20	0.00
5457	STERK CHLOE						
EXP 03/30/26	EMPLOYEE CLOTHING & FITNESS PURCHASE-CHLOE S	299	30-Mar-2026	30-Mar-2026	233.04	233.04	0.00
Supplier Totals :					233.04	233.04	0.00
0281	SUPER SPLASH AUTO CLEANING LTD						
60193	WASH-T155	207	03-Mar-2026	03-Mar-2026	19.50	19.50	0.00
60480	WASH-T171	232	06-Mar-2026	06-Mar-2026	13.97	13.97	0.00
60481	WASH-T121,T132,T169	232	06-Mar-2026	06-Mar-2026	32.93	32.93	0.00
60724	WASH-T156	257	13-Mar-2026	13-Mar-2026	14.96	14.96	0.00
60728	WASH-T126	257	13-Mar-2026	13-Mar-2026	10.97	10.97	0.00
61230	WASH-T155	283	23-Mar-2026	23-Mar-2026	19.50	19.50	0.00
61780	WASH-T121	304	26-Mar-2026	26-Mar-2026	9.98	9.98	0.00
61826	WASH-T117,T171,T169,T156,T132,T108	304	27-Mar-2026	27-Mar-2026	62.85	62.85	0.00

CITY OF STEINBACH
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AP5060

Date : Apr 15, 2026

Page : 17

Time : 2:54 pm

Supplier : 0001 To STMP000226

Batch : \II

Cheque Dates : Apr 01, 2026 To Apr 15, 2026

Bank : 4 To 4

Supplier Code	Supplier Name	Batch	Invoice Date	Due Date	Invoice Amount	Paid Amount	Discount Amount
Invoice No.	Description						
Supplier Totals :					184.66	184.66	0.00
4758	SWIFT HIGH SPEED.COM						
9058	NETWORK MONITORING & MANAGEMENT SERVICE-APRIL 2026	298	01-Apr-2026	01-Apr-2026	168.00	168.00	0.00
9094	SW-ONSITE IT SUPPORT	318	31-Mar-2026	31-Mar-2026	106.40	106.40	0.00
Supplier Totals :					274.40	274.40	0.00
STMP000226	TEEN CHALLENGE OF CENTRAL CANADA INC						
UBREFAPR0926	Refund on account 001-01803580-002.	324	09-Apr-2026	09-Apr-2026	260.00	260.00	0.00
Supplier Totals :					260.00	260.00	0.00
0037	THE CANADA LIFE ASSURANCE COMPANY PAYMENT						
04/26 150375 1	CANADA LIFE PREMIUMS APRIL 2026	306	27-Mar-2026	27-Mar-2026	255.73	255.73	0.00
04/26 42373 1	CANADA LIFE PREMIUMS APRIL 2026	306	27-Mar-2026	27-Mar-2026	63,685.59	63,685.59	0.00
Supplier Totals :					63,941.32	63,941.32	0.00
4266	THE CARILLON						
SCI78340	NOTICE-2026 PESTICIDE CONTROL	292	31-Mar-2026	31-Mar-2026	349.39	349.39	0.00
SCI78341	NOTICE-2026 WEED CONTROL	292	31-Mar-2026	31-Mar-2026	349.39	349.39	0.00
SCI78342	PUBLIC NOTICE-REZONING BY-LAW 2273	298	31-Mar-2026	31-Mar-2026	548.89	548.89	0.00
Supplier Totals :					1,247.67	1,247.67	0.00
1033	THOMPSON DORFMAN SWEATMAN LLP						
790993	GENERAL MATTERS 15508 0038357 RJMA	321	06-Apr-2026	06-Apr-2026	3,895.93	3,895.93	0.00
790995	GENERAL MATTERS 15508 0225304 RJMA/ADW	321	06-Apr-2026	06-Apr-2026	2,158.46	2,158.46	0.00
Supplier Totals :					6,054.39	6,054.39	0.00
0127	TOROMONT CAT						
WO670765486	#1985 REPLACE HYDRAULIC HOSE,CYCLE FUNCTION TO TEST FOR LEAKS	313	26-Mar-2026	26-Mar-2026	2,554.99	2,554.99	0.00
Supplier Totals :					2,554.99	2,554.99	0.00
1920	TRANS-WEST SUPPLY COMPANY INC						
144200	TEST N TUBE REAGENT SET	291	20-Mar-2026	20-Mar-2026	528.91	528.91	0.00
Supplier Totals :					528.91	528.91	0.00
5910	UALAT SHEBA						
PTREF DEC0325	Refund on PT Account 451 - 0426371.030	1180	03-Dec-2025	03-Dec-2025	123.04	123.04	0.00
Supplier Totals :					123.04	123.04	0.00
5611	VIKTOR LIK						
3018	OFFICE CABINETS-SEC	334	06-Apr-2026	06-Apr-2026	12,208.00	12,208.00	0.00

CITY OF STEINBACH
Council/Board Report-Smry (Computer)



AP5060 **Page :** 18
Date : Apr 15, 2026 **Time :** 2:54 pm

Supplier : 0001 To STMP000226
Batch : \II

Cheque Dates : Apr 01, 2026 To Apr 15, 2026
Bank : 4 To 4

Supplier Code	Supplier Name				Invoice Amount	Paid Amount	Discount Amount
Invoice No.	Description	Batch	Invoice Date	Due Date			
Supplier Totals :					12,208.00	12,208.00	0.00
1031	WINKLER CANVAS LTD						
INV198375	T-174 BLACK MESH TARP	318	02-Apr-2026	02-Apr-2026	595.70	595.70	0.00
Supplier Totals :					595.70	595.70	0.00
4398	WOLGEMUTH NATHAN DAVID						
EXP 3/28/26	EMPLOYEE BOOT PURCHASE-NATHAN W	303	28-Mar-2026	28-Mar-2026	109.18	109.18	0.00
Supplier Totals :					109.18	109.18	0.00
0125	WOLSELEY WATERWORKS GROUP						
774973	WALL MIU-24	291	31-Mar-2026	31-Mar-2026	5,225.92	5,225.92	0.00
774974	METER COUPLINGS,SEAL WIRE	291	31-Mar-2026	31-Mar-2026	752.83	752.83	0.00
Supplier Totals :					5,978.75	5,978.75	0.00
1577	WSP CANADA GROUP LIMITED						
20371355	NUTRIENT MONITORING TO MARCH 27 2026	313	07-Apr-2026	07-Apr-2026	3,150.00	3,150.00	0.00
20371356	BIOSOLIDS MONITORING TO MARCH 27 2026	313	07-Apr-2026	07-Apr-2026	5,076.47	5,076.47	0.00
Supplier Totals :					8,226.47	8,226.47	0.00
Computer Paid Total :					1,211,781.61	1,211,781.61	0.00

Council/Board Report-Summary (EFT)



Supplier : 0001 To STMP000226

Batch : All

EFT Date : 01-04-2026

To 15-Apr-2026

Bank : 4 To 4

Supplier Code Invoice No.	Supplier Name Description	Batch	Invoice Date	Due Date	Invoice Amount	Paid Amount	Discount Amount
0293	MINISTER OF FINANCE RETAIL SALES TAX						
JAN-MAR 2026	RETAIL SALES TAX JAN-MAR 2026	325	31-Mar-2026	31-Mar-2026	3,695.51	3,695.51	0.00
Supplier Totals :					3,695.51	3,695.51	0.00
0164	RECEIVER GENERAL FOR CANADA						
PR#8/26 RP0001	PR#8 REMITTANCE 10813 0014 RP0001	312	10-Apr-2026	10-Apr-2026	94,337.42	94,337.42	0.00
PR#8/26 RP0002	PR#8 REMITTANCE 10813 0014 RP0002	312	10-Apr-2026	10-Apr-2026	10,214.67	10,214.67	0.00
Supplier Totals :					104,552.09	104,552.09	0.00
EFT Paid Total :					108,247.60	108,247.60	0.00
Total Unpaid for Approval :				0.00			
Total Discount :				0.00			
Total Manually Paid for Approval :				0.00			
Total Computer Paid for Approval :				1,211,781.61			
Total EFT Paid for Approval :				108,247.60			
Grand Total ITEMS for Approval :				1,320,029.21			

GENERAL OPERATING FUND BALANCE BALANCE SHEET

For Period Ending 31-Dec-2025



GENERAL OPERATING FUND

ASSETS

CASH

CASH ON HAND	2,500.00
CASH ON DEPOSIT	27,168,599.45
INVESTMENTS	0.00

RECEIVABLES & TAX ASSETS

CURRENT TAXES ON ROLL	1,611,846.64
ARREARS TAXES ON ROLL	1,126,799.76
TAX SALE CERTIFICATES	0.00
FEDERAL A/R	344,715.14
PROVINCIAL A/R	3,389,973.92
OPERATING A/R	1,720,115.90
CLEARING ACCOUNTS	865.95
PREPAID EXPENSE	142,822.30

INVENTORIES

INVENTORIES	0.00
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LONG TERM INVESTMENTS

CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	254,051.97

OTHER ASSETS

LAND	0.00
INFRASTRUCTURE	0.00
BUILDINGS / FACILITIES	0.00
EQUIPMENT	0.00
ASSETS UNDER CONSTRUCTION	0.00

Total ASSETS	35,762,291.03
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LIABILITIES & EQUITY

TEMPORARY BORROWINGS

LINE OF CREDIT	0.00
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CURRENT LIABILITIES

EDUCATION ACCOUNTS PAYABLE	(971,937.63)
INTERFUND ACCOUNTS	70,406,751.52
OPERATING ACCOUNTS PAYABLE	(2,229,305.51)
EMPLOYEE DEDUCTIONS PAYABLE	215,460.29
OTHER ACCOUNTS PAYABLE	(9,204,298.35)
RECREATION ACCTS PAYABLE	(264,996.71)

LONG TERM LIABILITIES

DEBENTURES PAYABLE	1,062.26
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OTHER LIABILITIES

PERPETUAL CARE DEPOSITS	0.00
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ALLOWANCE FOR TAX ASSETS

ALLOWANCE FOR TAX ASSETS	0.00
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CAPITAL SURPLUS

CLEARING ACCOUNTS	0.00
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NOMINAL SURPLUS

ACCUMULATED SURPLUS	(93,712,212.32)
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YTD OPERATING (SURPLUS)DEFICIT

ACCUMULATED SURPLUS	(2,814.58)
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Total LIABILITIES & EQUITY	(35,762,291.03)
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Total GENERAL OPERATING FUND

0.00

GENERAL OPERATING REVENUE & EXP
EXP. SUMMARY

For Period Ending 31-Dec-2025

	BUDGETED	ACTUAL	VARIANCE
GENERAL OPERATING FUND			
REVENUE			
TAX LEVY	(42,121,137.00)	(42,111,644.68)	(9,492.32)
GRANTS IN LIEU OF TAXES	(590,052.00)	(600,936.41)	10,884.41
OTHER REVENUE	(14,741,602.00)	(18,310,517.64)	3,568,915.64
Total REVENUE	(57,452,791.00)	(61,023,098.73)	3,570,307.73
EXPENDITURES			
GENERAL GOVERNMENT SERVICES	4,692,793.00	4,518,817.49	173,975.51
PROTECTIVE SERVICES	6,294,057.00	6,348,346.72	(54,289.72)
TRANSPORTATION SERVICES	3,730,308.00	3,346,900.99	383,407.01
ENVIRONMENT HEALTH SERVICES	3,309,747.00	3,368,474.96	(58,727.96)
PUBLIC HEALTH & WELFARE SERVICES	200,600.00	218,091.11	(17,491.11)
ENVIRONMENTAL DEVELOPMENT SERVICES	611,873.00	564,255.29	47,617.71
ECONOMIC DEVELOPMENT SERVICES	15,000.00	15,000.00	0.00
RECREATION & CULTURAL SERVICES	5,846,742.00	6,261,327.95	(414,585.95)
FISCAL SERVICES	32,627,993.00	36,255,391.53	(3,627,398.53)
ALLOWANCE FOR TAX ASSETS	123,678.00	123,678.11	(0.11)
Total EXPENDITURES	57,452,791.00	61,020,284.15	(3,567,493.15)
Total GENERAL OPERATING FUND	0.00	(2,814.58)	2,814.58
Total Surplus (-)/Deficit	0.00	(2,814.58)	2,814.58

CITY OF STEINBACH		GL5410	Page : 3
GENERAL OP. BUDGETED & ACTUAL REVENUE		Date : Feb 05, 2026	Time : 8:53 am
			
For Period Ending 31-Dec-2025			
	BUDGETED	ACTUAL	VARIANCE
GENERAL OPERATING FUND			
OTHER REVENUE			
TAXES ADDED			
SUPPLEMENTARY TAXES	(675,000.00)	(875,063.21)	200,063.21
LICENCES			
LICENCES	(33,121.00)	(32,690.00)	(431.00)
PERMITS			
PERMITS	(578,676.00)	(1,135,570.59)	556,894.59
FINES			
FINES	(99,910.00)	(95,439.85)	(4,470.15)
SALES OF SERVICE			
SERVICES - GENERAL GOVERNMENT	(16,000.00)	(23,662.00)	7,662.00
SERVICES - FIRE DEPARTMENT	(47,807.00)	(88,617.40)	40,810.40
SERVICES - BUILDING INSPECTION	(85,000.00)	(129,726.27)	44,726.27
SERVICES - SAFETY	(5,756.00)	(8,111.15)	2,355.15
SERVICES - EMERGENCY OPERATIONS	0.00	0.00	0.00
ENGINEERING SERVICES	(1,891.00)	(930.00)	(961.00)
TRANSPORTATION SERVICES	(27,319.00)	(52,362.02)	25,043.02
PARKING SERVICES	(8,960.00)	(10,575.00)	1,615.00
HANDI-TRANSIT SERVICES	0.00	40.00	(40.00)
SOLID WASTE - LOCAL	(1,912,659.00)	(2,182,398.84)	269,739.84
SOLID WASTE - REGIONAL	(1,416,468.00)	(1,643,438.56)	226,970.56
SOLID WASTE - RECYCLING	(448,548.00)	(527,832.46)	79,284.46
SERVICES - HEALTH & WELFARE	(246,000.00)	(288,299.50)	42,299.50
SERVICES-ENVIRONMENTAL DEV.	(600,000.00)	(1,232,870.04)	632,870.04
SERVICES - BEAUTIFICATION	(29,000.00)	(29,283.00)	283.00
RECREATION REVENUE	(23,500.00)	(31,949.69)	8,449.69
AQUATIC CENTRE REVENUE	(1,288,000.00)	(1,445,750.31)	157,750.31
SOCCER PARK	(12,000.00)	(15,944.00)	3,944.00
TG SMITH CENTER	(350,000.00)	(809,113.44)	459,113.44
PARKS SERVICES	(29,200.00)	(39,202.00)	10,002.00
SALES OF GOODS			
SALES OF GOODS	0.00	(7,447.81)	7,447.81
RENTALS			
RENTALS	(478,663.00)	(504,868.98)	26,205.98
RETURNS FROM INVESTMENTS			
INTEREST REVENUE	(300,000.00)	(554,230.65)	254,230.65
TAX AND REDEMPTION PENALTIES			
TAX PENALTIES	(206,360.00)	(266,273.65)	59,913.65
MISCELLANEOUS REVENUE			
OTHER REVENUE	(76,064.00)	(141,700.30)	65,636.30
PROVINCIAL MUNICIPAL TAX SHARING			
PROVINCIAL GENERAL ASSISTANCE GRANT	(4,650,000.00)	(4,949,979.75)	299,979.75
CONDITIONAL GRANTS			
FEDERAL CONDITIONAL GRANTS	(1,030,000.00)	(1,031,418.00)	1,418.00
PROVINCIAL CONDITIONAL GRANTS	(34,800.00)	(106,993.17)	72,193.17
UNCONDITIONAL GRANTS			
PROVINCIAL UNCONDITIONAL GRANT	0.00	0.00	0.00
TRANSFER FROM GENERAL RESERVE			
TRANSFER FROM RESERVE	(30,900.00)	(47,780.00)	16,880.00
OTHER			
GENERAL DONATIONS	0.00	(1,036.00)	1,036.00
OTHER REVENUE	0.00	0.00	0.00
SPECIAL EVENTS	0.00	0.00	0.00
GAIN/LOSS - SALE OF ASSETS	0.00	0.00	0.00
Total OTHER REVENUE	(14,741,602.00)	(18,310,517.64)	3,568,915.64

GENERAL OP. BUDGETED & ACTUAL REVENUE

For Period Ending 31-Dec-2025



	BUDGETED	ACTUAL	VARIANCE
GENERAL OPERATING FUND			
Total GENERAL OPERATING FUND	(14,741,602.00)	(18,310,517.64)	3,568,915.64

GENERAL OP.BUDGETED & ACTUAL EX
EXPENDITURE

For Period Ending 31-Dec-2025

	BUDGETED	ACTUAL	VARIANCE
GENERAL OPERATING FUND			
GENERAL GOVERNMENT SERVICES			
LEGISLATIVE	322,670.00	310,936.22	11,733.78
GENERAL ADMINISTRATIVE	3,104,070.00	2,904,646.63	199,423.37
OTHER GENERAL GOVERNMENT	1,266,053.00	1,303,234.64	(37,181.64)
Total GENERAL GOVERNMENT SERVICES	4,692,793.00	4,518,817.49	173,975.51
PROTECTIVE SERVICES			
POLICE	4,220,248.00	4,203,893.64	16,354.36
FIRE	1,289,909.00	1,381,339.01	(91,430.01)
EMERGENCY MEASURES	32,408.00	33,010.23	(602.23)
OTHER PROTECTION	751,492.00	730,103.84	21,388.16
Total PROTECTIVE SERVICES	6,294,057.00	6,348,346.72	(54,289.72)
TRANSPORTATION SERVICES			
ROAD TRANSPORTATION	3,679,716.00	3,279,847.95	399,868.05
OTHER TRANSPORTATION - AIRPORT	50,592.00	67,053.04	(16,461.04)
OTHER TRANSPORTATION - HANDI-VAN	0.00	0.00	0.00
Total TRANSPORTATION SERVICES	3,730,308.00	3,346,900.99	383,407.01
ENVIRONMENTAL HEALTH SERVICES			
GARBAGE & WASTE COLLECTION	3,309,747.00	3,368,474.96	(58,727.96)
Total ENVIRONMENTAL HEALTH SERVICES	3,309,747.00	3,368,474.96	(58,727.96)
PUBLIC HEALTH & WELFARE SERVICES			
PUBLIC HEALTH	180,600.00	198,326.21	(17,726.21)
SOCIAL WELFARE	20,000.00	19,764.90	235.10
Total PUBLIC HEALTH & WELFARE SERVICES	200,600.00	218,091.11	(17,491.11)
ENVIRONMENTAL DEVELOPMENT SERVICES			
PLANNING & ZONING	196,523.00	134,915.98	61,607.02
COMMUNITY DEVELOPMENT	415,350.00	429,339.31	(13,989.31)
Total ENVIRONMENTAL DEVELOPMENT SERVIC	611,873.00	564,255.29	47,617.71
ECONOMIC DEVELOPMENT SERVICES			
NATURAL RESOURCES	15,000.00	15,000.00	0.00
REGIONAL DEVELOPMENT	0.00	0.00	0.00
OTHER ECONOMIC DEVELOPMENT	0.00	0.00	0.00
Total ECONOMIC DEVELOPMENT SERVICES	15,000.00	15,000.00	0.00
RECREATION & CULTURAL SERVICES			
RECREATION ADMINISTRATION	351,160.00	351,538.01	(378.01)
AQUATIC CENTRE	2,431,780.00	2,381,509.13	50,270.87
SOCCER PARK	41,650.00	22,728.07	18,921.93
SKATING RINKS & ARENAS	1,195,250.00	1,706,006.77	(510,756.77)
CURLING RINK	120,881.00	103,166.86	17,714.14
PARKS & PLAYGROUNDS	1,603,525.00	1,581,468.68	22,056.32
JAKE EPP LIBRARY	65,578.00	51,918.95	13,659.05
MUNICIPAL ARCHIVES	0.00	0.00	0.00
CULTURAL ARTS CENTRE	35,418.00	62,315.37	(26,897.37)
Total RECREATION & CULTURAL SERVICES	5,845,242.00	6,260,651.84	(415,409.84)
FISCAL SERVICES			
EDUCATION	19,969,717.00	19,969,717.00	0.00
GENERAL RESERVE TRANSFER	0.00	0.00	0.00
MACHINERY RESERVE TRANSFER	0.00	0.00	0.00

GENERAL OP.BUDGETED & ACTUAL EX
EXPENDITURE

Date : Feb 05, 2026

Page : 8:57 am

For Period Ending 31-Dec-2025

	BUDGETED	ACTUAL	VARIANCE
GENERAL OPERATING FUND			
LAND & BUILDING RESERVE TRANSFER	2,300,000.00	3,965,000.00	(1,665,000.00)
CAPITAL DEVELOPMENT RESERVE TRANSFER	600,000.00	1,222,870.04	(622,870.04)
UTILITY REPLACEMENT RESERVE TRANSFER	0.00	0.00	0.00
RECREATION RESERVE TRANSFER	0.00	0.00	0.00
ARENA RESERVE TRANSFER	0.00	0.00	0.00
ENVIRONMENTAL RESERVE TRANSFER	1,371,888.00	1,889,154.90	(517,266.90)
POOL RESERVE TRANSFER	0.00	0.00	0.00
PERPETUAL CARE RESERVE TRANSFER	49,200.00	68,002.50	(18,802.50)
EXPENDITURE RESERVE TRANSFER	5,150.00	2,411,090.05	(2,405,940.05)
LAND DEDICATION RESERVE TRANSFER	0.00	10,000.00	(10,000.00)
GAS TAX RESERVE TRANSFER	1,030,000.00	1,031,418.00	(1,418.00)
HANDI TRANSIT RESERVE TRANSFER	0.00	0.00	0.00
CONTRIBUTION TO CAPITAL - PROJECTS	3,955,000.00	2,143,860.75	1,811,139.25
CONTRIBUTION TO UTILITY	1,206,540.00	1,206,540.38	(0.38)
DEBENTURE DEBT CHARGES	1,865,778.00	1,865,778.04	(0.04)
SHORT-TERM FINANCING	274,720.00	471,083.57	(196,363.57)
OTHER DEBT CHARGES	0.00	876.30	(876.30)
Total FISCAL SERVICES	32,627,993.00	36,255,391.53	(3,627,398.53)
ALLOWANCE FOR TAX ASSETS			
ALLOWANCE FOR TAX ASSETS	123,678.00	123,678.11	(0.11)
Total ALLOWANCE FOR TAX ASSETS	123,678.00	123,678.11	(0.11)
Total GENERAL OPERATING FUND	57,451,291.00	61,019,608.04	(3,568,317.04)



For Period Ending 31-Dec-2025

	BUDGETED	ACTUAL	VARIANCE
GENERAL OPERATING FUND			
MAYOR	83,160.00	79,664.82	3,495.18
COUNCIL - MICHAEL ZWAAGSTRA	39,018.00	36,999.02	2,018.98
COUNCIL - SUSAN PENNER	35,618.00	28,644.20	6,973.80
COUNCIL - JAC SIEMENS	35,618.00	39,270.67	(3,652.67)
COUNCIL - DAMIAN PENNER	35,618.00	33,184.13	2,433.87
COUNCIL - JAKE HIEBERT	35,618.00	34,501.04	1,116.96
COUNCIL - BILL HIEBERT	35,618.00	37,653.23	(2,035.23)
COUNCIL - GENERAL	22,402.00	21,019.11	1,382.89
Total GENERAL OPERATING FUND	322,670.00	310,936.22	11,733.78

CITY OF STEINBACH
CAPITAL FUND BALANCE SHEET



GL5410 Page : 8
Date : Feb 05, 2026 Time : 9:04 am

For Period Ending 31-Dec-2025

GENERAL CAPITAL FUND

GENERAL CAPITAL FUND ASSETS

ASSET UNDER CONSTRUCTION

AUC - NO DEBT ISSUE	2,088,810.62
AUC - DEBT ISSUED	76,027,357.28

Total ASSET UNDER CONSTRUCTION	78,116,167.90
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LAND

LAND	8,573,976.00
LI - LAND	189,692.00
ACCUM. AMORT.- LI LAND	(189,692.00)

Total LAND	8,573,976.00
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INFRASTRUCTURE

INFRASTRUCTURE	179,935,705.53
ACCUM. AMORT. - INFRASTRUCTURE	(81,160,837.60)

Total INFRASTRUCTURE	98,774,867.93
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BUILDINGS

BUILDINGS & FACILITIES	39,765,633.81
LI - BLDG/FACILITY	8,115,169.41
ACCUM. AMORT.- LI BLDG	(3,649,394.82)
ACCUM. AMORT.-BUILDING	(18,690,072.19)

Total BUILDINGS	25,541,336.21
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EQUIPMENT

EQUIPMENT	16,311,483.27
ACCUM. AMORT.- EQUIPMENT	(9,777,396.91)

Total EQUIPMENT	6,534,086.36
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Total GENERAL CAPITAL FUND ASSETS	217,540,434.40
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GENERAL CAP. FUND LIABILITIES & EQUITY

INTERFUND ACCOUNTS

GENERAL OPERATING FUND	(92,461,862.73)
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Total INTERFUND ACCOUNTS	(92,461,862.73)
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ACCRUALS

LANDFILL CLOSURE	(6,953,247.37)
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Total ACCRUALS	(6,953,247.37)
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DEBENTURES PAYABLE

DEBENTURE PAYABLE	0.03
DEBENTURE - KROEKER AVE	0.00
DEBENTURE - ELMDALE ST	0.00
DEBENTURE - MCKENZIE AVE	0.00
DEBENTURE - FIRE RESCUE TRUCK	(0.01)
DEBENTURE - CLEARSRING GREENS	(28,694.33)
DEBENTURE - SEC	(6,109,750.84)
DEBENTURE - SEC2	(2,500,000.00)
DEBENTURE - LOEWEN/PTH12 INTERSECTION	(900,000.00)
DEBENTURE PAYABLE	0.00

Total DEBENTURES PAYABLE	(9,538,445.15)
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ACCUMULATED SURPLUS

CAPITAL SURPLUS	(95,776,533.81)
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CITY OF STEINBACH
CAPITAL FUND BALANCE SHEET



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For Period Ending 31-Dec-2025

GENERAL CAPITAL FUND

Total ACCUMULATED SURPLUS	(95,776,533.81)
ACCUMULATED SURPLUS	
SURPLUS - CAPITAL ACCOUNT	(15,158,343.52)
SURPLUS - DEBENTURE REDEMPTION	1,823,022.65
SURPLUS - LANDFILL LIABILITY	524,975.53
Total ACCUMULATED SURPLUS	(12,810,345.34)
Total GENERAL CAP. FUND LIABILITIES &	(217,540,434.40)
Total GENERAL CAPITAL FUND	0.00

GENERAL RESERVES BALANCE SHEET
SHEET

For Period Ending 31-Dec-2025

RESERVE
FUNDS

GENERAL RESERVE B/L 1646

GENERAL RESERVE FUND 05 B/L 1646

GENERAL RESERVE FUND ASSETS

CASH ON DEPOSIT	604,134.98
OTHER A/R	1,308.41
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	0.00
INTERFUND ACCOUNTS	530,166.67

Total GENERAL RESERVE FUND ASSETS	1,135,610.06
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GENERAL RESERVE LIABILITIES & EQUITY

ACCUMULATED SURPLUS	(1,135,610.06)
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Total GENERAL RESERVE LIABILITIES & EQ	(1,135,610.06)
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Total GENERAL RESERVE FUND 05 B/L 1646	0.00
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Total GENERAL RESERVE B/L 1646	0.00
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GENERAL RESERVES BALANCE SHEET
SHEET

For Period Ending 31-Dec-2025

RESERVE
FUNDS

RECREATION RESERVE B/L 1651

RECREATION RESERVE FUND B/L 1651

RECREATION RESERVE ASSETS

CASH ON DEPOSIT	0.00
OTHER A/R	0.00
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	(0.01)
INTERFUND ACCOUNTS	1,194,893.18

Total RECREATION RESERVE ASSETS

1,194,893.17

RECREATION RESERVE LIABILITIES & EQUIT

ACCUMULATED SURPLUS	(1,194,893.17)
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Total RECREATION RESERVE LIABILITIES &

(1,194,893.17)

Total RECREATION RESERVE FUND B/L 1651

0.00

Total RECREATION RESERVE B/L 1651

0.00

GENERAL RESERVES BALANCE SHEET
SHEET

For Period Ending 31-Dec-2025

RESERVE
FUNDS

EQUIPMENT RESERVE B/L 1647

EQUIPMENT RESERVE FUND B/L 1647

EQUIPMENT RESERVE ASSETS

CASH ON DEPOSIT	0.00
OTHER A/R	0.00
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	0.00
INTERFUND ACCOUNTS	496,794.86

Total EQUIPMENT RESERVE ASSETS	496,794.86
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EQUIPMENT RESERVE LIABILITIES & EQUITY

ACCUMULATED SURPLUS	(496,794.86)
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Total EQUIPMENT RESERVE LIABILITIES &	(496,794.86)
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Total EQUIPMENT RESERVE FUND B/L 1647	0.00
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Total EQUIPMENT RESERVE B/L 1647	0.00
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**GENERAL RESERVES BALANCE SHEET
SHEET**

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**RESERVE
FUNDS****LAND/BLDG RESERVE B/L 1648****LAND & BUILDING RESERVE FUND B/L 1648****LAND & BUILDING RESERVE FUND ASSETS**

CASH ON DEPOSIT	0.00
OTHER A/R	42,000.67
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	2,679,721.10
INTERFUND ACCOUNTS	6,996,525.61

Total LAND & BUILDING RESERVE FUND ASS	9,718,247.38
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LAND/BLDG RESERVE LIABILITIES & EQUITY

ACCUMULATED SURPLUS	(9,718,247.38)
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Total LAND/BLDG RESERVE LIABILITIES &	(9,718,247.38)
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Total LAND & BUILDING RESERVE FUND B/L	0.00
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Total LAND/BLDG RESERVE B/L 1648	0.00
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GENERAL RESERVES BALANCE SHEET
SHEET

For Period Ending 31-Dec-2025

RESERVE
FUNDS

CAPITAL RESERVE B/L 1652

CAPITAL DEVELOPMENT RESERVE FUND B/L16

CAPITAL DEVELOPMENT RESERVE FUND ASSET

CASH ON DEPOSIT	557,204.82
OTHER A/R	141,129.89
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	6,220,100.02
INTERFUND ACCOUNTS	3,317,056.41

Total CAPITAL DEVELOPMENT RESERVE FUND	10,235,491.14
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CAPITAL RESERVE LIABILITIES & EQUITY

ACCUMULATED SURPLUS	(10,235,491.14)
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Total CAPITAL RESERVE LIABILITIES & EQ	(10,235,491.14)
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Total CAPITAL DEVELOPMENT RESERVE FUND	0.00
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Total CAPITAL RESERVE B/L 1652	0.00
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CITY OF STEINBACH

GENERAL RESERVES BALANCE SHEET

SHEET



For Period Ending 31-Dec-2025

RESERVE
FUNDS

ARENA RESERVE B/L 1254

ARENA RESERVE FUND B/L 1254

ARENA RESERVE FUND ASSETS

CASH ON DEPOSIT	0.00
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	0.00
INTERFUND ACCOUNTS	0.00

Total ARENA RESERVE FUND ASSETS	0.00
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ARENA RESERVE FUND LIABILITIES & EQUIT

ACCUMULATED SURPLUS	0.00
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Total ARENA RESERVE FUND LIABILITIES &	0.00
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Total ARENA RESERVE FUND B/L 1254	0.00
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Total ARENA RESERVE B/L 1254	0.00
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GENERAL RESERVES BALANCE SHEET
SHEET

For Period Ending 31-Dec-2025

RESERVE
FUNDSENVIRONMENTAL RESERVE B/L
1650

ENVIRONMENTAL RESERVE FUND B/L 1650

ENVIRONMENTAL RESERVE FUND ASSETS

CASH ON DEPOSIT	57,460.38
OTHER A/R	208,729.38
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	6,682,000.01
INTERFUND ACCOUNTS	1,899,265.09

Total ENVIRONMENTAL RESERVE FUND ASSET	8,847,454.86
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ENVIRONMENT RESERVE LIABILITIES & EQUI

ACCUMULATED SURPLUS	(8,847,454.86)
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Total ENVIRONMENT RESERVE LIABILITIES	(8,847,454.86)
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Total ENVIRONMENTAL RESERVE FUND B/L 1	0.00
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Total ENVIRONMENTAL RESERVE B/L 1650	0.00
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GENERAL RESERVES BALANCE SHEET
SHEET

For Period Ending 31-Dec-2025

RESERVE
FUNDS

POOL RESERVE B/L 1577

POOL RESERVE FUND B/L 1577

POOL RESERVE FUND ASSETS

CASH ON DEPOSIT	0.00
OTHER A/R	3,033.56
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	878,771.53
INTERFUND ACCOUNTS	184,785.07

Total POOL RESERVE FUND ASSETS	1,066,590.16
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POOL RESERVE FUND LIABILITIES & EQUITY

ACCUMULATED SURPLUS	(1,066,590.16)
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Total POOL RESERVE FUND LIABILITIES &	(1,066,590.16)
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Total POOL RESERVE FUND B/L 1577	0.00
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Total POOL RESERVE B/L 1577	0.00
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GENERAL RESERVES BALANCE SHEET
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For Period Ending 31-Dec-2025

RESERVE
FUNDS

PERPETUAL CARE RESER. B/L 1653

PERPETUAL CARE RESERVE FUND B/L 1653

PERPETUAL CARE RESERVE FUND ASSETS

CASH ON DEPOSIT	493,637.18
OTHER A/R	1,069.10
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	0.00
INTERFUND ACCOUNTS	588,772.13

Total PERPETUAL CARE RESERVE FUND ASSE	1,083,478.41
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PERPETUAL CARE RESERVE LIAB. & EQUITY

ACCUMULATED SURPLUS	(1,083,478.41)
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Total PERPETUAL CARE RESERVE LIAB. & E	(1,083,478.41)
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Total PERPETUAL CARE RESERVE FUND B/L	0.00
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Total PERPETUAL CARE RESER. B/L 1653	0.00
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GENERAL RESERVES BALANCE SHEET
SHEET

For Period Ending 31-Dec-2025

RESERVE
FUNDS

EXPENDITURE RESERVE B/L 1654

EXPENDITURE RESERVE FUND B/L 1654

EXPENDITURE RESERVE FUND ASSETS

CASH ON DEPOSIT	170,360.64
OTHER A/R	23,974.70
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	1,533,286.31
INTERFUND ACCOUNTS	3,082,155.03

Total EXPENDITURE RESERVE FUND ASSETS	4,809,776.68
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EXPENDITURE RESERVE LIABILITIES & EQUI

ACCUMULATED SURPLUS	(4,809,776.68)
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Total EXPENDITURE RESERVE LIABILITIES	(4,809,776.68)
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Total EXPENDITURE RESERVE FUND B/L 165	0.00
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Total EXPENDITURE RESERVE B/L 1654	0.00
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GENERAL RESERVES BALANCE SHEET
SHEET

For Period Ending 31-Dec-2025



		RESERVE FUNDS
LAND DEDICATION RESERVE B/L 1739		
LAND DEDICATION RESERVE FUND B/L 1739		
LAND DEDICATION RESERVE FUND ASSETS		
CASH ON DEPOSIT		275,468.37
OTHER A/R		596.60
CITY OF STEINBACH DEBENTURES		0.00
OTHER INVESTMENTS		0.00
INTERFUND ACCOUNTS		162,648.24
Total LAND DEDICATION RESERVE FUND ASS		438,713.21
LAND DED RES FUND LIABILITIES & EQUITY		
ACCUMULATED SURPLUS		(438,713.21)
Total LAND DED RES FUND LIABILITIES &		(438,713.21)
Total LAND DEDICATION RESERVE FUND B/L		0.00
Total LAND DEDICATION RESERVE B/L 1739		0.00

GENERAL RESERVES BALANCE SHEET
SHEET

For Period Ending 31-Dec-2025

RESERVE
FUNDS

GAS TAX RESERVE B/L 1833

GAS TAX RESERVE FUND B/L 1833

GAS TAX RESERVE FUND ASSETS

CASH ON DEPOSIT	0.00
OTHER A/R	35,398.08
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	4,142,420.21
INTERFUND ACCOUNTS	2,901,236.86

Total GAS TAX RESERVE FUND ASSETS

7,079,055.15

GAS TAX RESERVE FUND LIAB & EQUITY

ACCUMULATED SURPLUS	(7,079,055.15)
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Total GAS TAX RESERVE FUND LIAB & EQUI

(7,079,055.15)

Total GAS TAX RESERVE FUND B/L 1833

0.00

Total GAS TAX RESERVE B/L 1833

0.00

CITY OF STEINBACH

GENERAL RESERVES BALANCE SHEET

SHEET



For Period Ending 31-Dec-2025

RESERVE FUNDS	
HANDI TRANSIT RESERVE B/L 1834	
HANDI TRANSIT RESERVE FUND B/L 1834	
HANDI TRANSIT RESERVE ASSETS	
CASH ON DEPOSIT	0.00
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	0.00
INTERFUND ACCOUNTS	0.00
Total HANDI TRANSIT RESERVE ASSETS	0.00
HANDI TRANSIT RESERVE LIAB & EQUITY	
ACCUMULATED SURPLUS	0.00
Total HANDI TRANSIT RESERVE LIAB & EQU	0.00
Total HANDI TRANSIT RESERVE FUND B/L 1	0.00
Total HANDI TRANSIT RESERVE B/L 1834	0.00

CITY OF STEINBACH
UTILITY OPERATING FUND BALANCE SHEET



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For Period Ending 31-Dec-2025

UTILITY OPERATING FUND

ASSETS

CASH

CASH ON DEPOSIT	0.00
Total CASH	0.00

RECEIVABLES

OPERATING A/R	1,336,839.30
CLEARING ACCOUNTS	0.00
PREPAID EXPENSE	35,782.18
Total RECEIVABLES	1,372,621.48

INVESTMENTS

CITY OF STEINBACH DEBENTURES	0.00
Total INVESTMENTS	0.00

INVENTORIES

INVENTORIES	0.00
Total INVENTORIES	0.00

OTHER ASSETS

LAND	0.00
INFRASTRUCTURE	0.00
BUILDINGS / FACILITIES	0.00
EQUIPMENT	0.00
ASSETS UNDER CONSTRUCTION	0.00
Total OTHER ASSETS	0.00
Total ASSETS	1,372,621.48

LIABILITIES & EQUITY

TEMPORARY BORROWINGS

DUE TO/FROM OTHER FUNDS	12,703,623.80
Total TEMPORARY BORROWINGS	12,703,623.80

PAYABLES

OPERATING ACCOUNTS PAYABLE	0.00
OTHER ACCOUNTS PAYABLE	(151,946.50)
Total PAYABLES	(151,946.50)

LONG TERM LIABILITIES

DEBENTURES PAYABLE	(11,903.77)
Total LONG TERM LIABILITIES	(11,903.77)

CAPITAL SURPLUS

CLEARING ACCOUNTS	0.00
Total CAPITAL SURPLUS	0.00

NOMINAL SURPLUS

ACCUMULATED SURPLUS	(13,909,834.33)
Total NOMINAL SURPLUS	(13,909,834.33)

YTD OPERATING (SURPLUS)DEFICIT

UTILITY OPERATING FUND BALANCE S
BALANCE SHEET

For Period Ending 31-Dec-2025



UTILITY OPERATING FUND

ACCUMULATED SURPLUS	(2,560.68)
Total YTD OPERATING (SURPLUS)DEFICIT	(2,560.68)
Total LIABILITIES & EQUITY	(1,372,621.48)
Total UTILITY OPERATING FUND	0.00

UTILITY OPERATING INCOME STATEMENT

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For Period Ending 31-Dec-2025

	BUDGETED	ACTUAL	VARIANCE
UTILITY OPERATING FUND			
REVENUE			
CONSUMER SALES - ADMIN FEES	(457,205.00)	(468,006.64)	10,801.64
CONSUMER SALES - WATER	(2,157,200.00)	(2,219,557.86)	62,357.86
CONSUMER SALES - SEWER	(1,812,650.00)	(1,793,962.76)	(18,687.24)
DISCOUNTS, REFUNDS, & CANCELLATIONS	0.00	(232.57)	232.57
PENALTIES	(12,896.00)	(19,514.07)	6,618.07
HYDRANT RENTALS	(113,850.00)	(113,850.00)	0.00
INSTALLATION SERVICE	(92,700.00)	(189,660.00)	96,960.00
CONNECTION REVENUE	0.00	(121,600.00)	121,600.00
FEDERAL & PROVINCIAL GRANTS	0.00	0.00	0.00
OTHER REVENUE	(29,176.00)	(76,893.45)	47,717.45
CONTRIBUTION FROM REVENUE FUND	(1,206,540.00)	(1,206,540.38)	0.38
TRANSFER FROM UTILITY RESERVE	0.00	0.00	0.00
TRANSFER FROM ACCUMULATED SURPLUS	0.00	0.00	0.00
Total REVENUE	(5,882,217.00)	(6,209,817.73)	327,600.73
EXPENDITURES			
WATER SUPPLY	2,613,599.00	2,211,789.74	401,809.26
SEWAGE COLLECTION & DISPOSAL	1,037,077.00	908,038.03	129,038.97
CONTRIBUTION TO CAPITAL	485,000.00	1,660,888.90	(1,175,888.90)
TRANSFERS TO RESERVES	540,000.00	220,000.00	320,000.00
DEBENTURE DEBT CHARGES	1,206,541.00	1,206,540.38	0.62
OTHER DEBT CHARGES	0.00	0.00	0.00
SURPLUS APPROPRIATIONS	0.00	0.00	0.00
Total EXPENDITURES	5,882,217.00	6,207,257.05	(325,040.05)
Total UTILITY OPERATING FUND	0.00	(2,560.68)	2,560.68
Total Surplus (-)/Deficit	0.00	(2,560.68)	2,560.68

CITY OF STEINBACH
CAPITAL FUND BALANCE SHEET



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UTILITY CAPITAL FUND

UTILITY CAPITAL FUND ASSETS

ASSETS UNDER CONSTRUCTION

AUC - NO DEBT ISSUED	446,557.90
AUC - DEBT ISSUE	4,646,859.37

Total ASSETS UNDER CONSTRUCTION	5,093,417.27
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LAND

LAND	864,002.06
LI - LAND	5,013,543.00
ACCUM. AMORT. - LI LAND	(4,134,750.96)

Total LAND	1,742,794.10
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INFRASTRUCTURE

INFRASTRUCTURE	100,750,108.19
ACCUM. AMORT. - INFRASTRUCTURE	(38,566,460.67)

Total INFRASTRUCTURE	62,183,647.52
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BUILDINGS

BUILDINGS & FACILITIES	39,517,596.18
ACCUM. AMORT. - BUILDINGS & FACILITIES	(13,306,952.60)

Total BUILDINGS	26,210,643.58
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EQUIPMENT

EQUIPMENT	1,649,655.91
ACCUM. AMORT. - EQUIPMENT	(1,351,891.37)

Total EQUIPMENT	297,764.54
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Total UTILITY CAPITAL FUND ASSETS	95,528,267.01
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UTILITY CAP. FUND LIABILITIES & EQUITY

INTERFUND ACCOUNTS

GENERAL OPERATING FUND	0.00
UTILITY OPERATING FUND	(12,704,077.17)
CAPITAL WORKS PROJECTS FUND	0.00

Total INTERFUND ACCOUNTS	(12,704,077.17)
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DEBENTURES PAYABLE

DEBENTURE PAYABLE	(0.03)
DEBENTURE - KROEKER AVE SEWER	0.00
DEBENTURE - KROEKER AVE WATER	(0.01)
DEBENTURE - SUPP WATER SUPPLY	0.00
DEBENTURE - BRANDT ST WATER	(157,257.92)
DEBENTURE - BRANDT ST SEWER	(104,838.61)
DEBENTURE - BARKMAN WATER	(707,046.53)
DEBENTURE - LIFT STATION #2	(1,262,583.09)

Total DEBENTURES PAYABLE	(2,231,726.19)
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ACCUMULATED SURPLUS

CAPITAL SURPLUS	(73,150,448.47)
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Total ACCUMULATED SURPLUS	(73,150,448.47)
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ACCUMULATED SURPLUS

SURPLUS - UTILITY CAPITAL	(6,389,658.07)
SURPLUS - DEBENTURE REDEMPTION	1,047,642.89

CITY OF STEINBACH
CAPITAL FUND BALANCE SHEET



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UTILITY CAPITAL FUND

Total ACCUMULATED SURPLUS	(5,342,015.18)
Total UTILITY CAP. FUND LIABILITIES &	(93,428,267.01)
Total UTILITY CAPITAL FUND	2,100,000.00

GENERAL RESERVES BALANCE SHEET
SHEET

For Period Ending 31-Dec-2025

RESERVE
FUNDS

UTILITY RESERVE B/L 1649

UTILITY RESERVE FUND B/L 1649

UTILITY RESERVE FUND ASSETS

CASH ON DEPOSIT	1,137,823.82
OTHER A/R	2,464.25
CITY OF STEINBACH DEBENTURES	0.00
OTHER INVESTMENTS	0.00
INTERFUND ACCOUNTS	701,265.43

Total UTILITY RESERVE FUND ASSETS	1,841,553.50
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UTILITY RESERVE LIABILITIES & EQUITY

ACCUMULATED SURPLUS	(1,841,553.50)
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Total UTILITY RESERVE LIABILITIES & EQ	(1,841,553.50)
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Total UTILITY RESERVE FUND B/L 1649	0.00
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Total UTILITY RESERVE B/L 1649	0.00
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