

CITY OF STEINBACH  
Regular Council Meeting  
April 21, 2026

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, April 21, 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, Jake Hiebert & Damian Penner. Also present: City Manager, Troy Warkentin, Senior Manager, Corporate Services, Adam Thiessen and City Clerk, Amanda Dubois.
3. Mayor Earl Funk opened the meeting.
- R26-074 4. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the agenda be adopted.  

-Un. Carried-
- R26-075 5. Councillor J. Hiebert, Councillor M. Zwaagstra RESOLVED that the minutes of April 7, 2026 Regular Council Meeting be approved.  

-Un. Carried-
- R26-076 6. Councillor D. Penner, Councillor B. Hiebert RESOLVED that Councillor Jac Siemens be excused from the April 21, 2026 Regular Council Meeting.  

-Un. Carried-

7. Council meeting recessed and Public Hearing was called to order at 7:38 p.m., by Mayor Earl Funk. Public Hearing was to consider Variance V-2026-07.

Variance V-2026-07  
Owner/Applicant: Nigel Hornan, Darrell Hornan and Barbara Toews Hornan  
Civic Address: 225 Kroeker Avenue  
Legal: Lot 7, Block 3, Plan 19773

Purpose:

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.
- 7.1 Troy Warkentin, City Manager introduced Variance V-2026-07 and reported that notices pursuant to The Planning Act had been completed.
- 7.2 Troy Warkentin, City Manager provided that no items of correspondence had been received.
- 7.3 The applicant Darrell Hornan, 225 Kroeker Avenue, was present at the public hearing and provided that they would like to remove the existing porch and build a slightly bigger new one.
- 7.4 Mr. Hornan was prepared to answer questions of council.
8. There being no further discussion, Council meeting re-opened at 7:41 p.m.

R26-077 9. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the City of Steinbach approve Variance V-2026-07.

Voting In Favor: M. Zwaagstra,  
D. Penner, S. Penner, B. Hiebert  
Voting Against: J. Hiebert

10. Council meeting recessed and Public Hearing was called to order at 7:46 p.m., by Mayor Earl Funk. Public Hearing was to consider Variance V-2026-08.

Variance V-2026-08

Owner/Applicant: John and Lois Wieler  
Civic Address: 135 Harmony Lane  
Legal: Lot 6, Plan 45783

Purpose: To allow a rear yard setback of 20 feet whereas a minimum of 25 feet is required in the “RLD” Residential Low Density Zone.

10.1 Troy Warkentin, City Manager introduced Variance V-2026-08 and reported that notices pursuant to The Planning Act had been completed.

10.2 Troy Warkentin, City Manager provided that 1 item of correspondence had been received.

10.3 The applicant Lois Wieler, 135 Harmony Lane, was present at the public hearing and provided that they would like to construct a sun room on the footprint of the existing deck.

10.4 Ms. Wieler was prepared to answer questions of council.

11. There being no further discussion, Council meeting re-opened at 7:48 p.m.

R26-078 12. Councillor J. Hiebert, Councillor B. Hiebert RESOLVED that the City of Steinbach approve Variance V-2026-08.

-Un. Carried-

13. Council meeting recessed and Public Hearing was called to order at 7:49 p.m., by Mayor Earl Funk. Public Hearing was to consider Conditional Use CU-2026-04.

Conditional Use CU-2026-04

Owner/Applicant: Glenn Funk and Naomi Adams  
Civic Address: 840 Main Street  
Legal: Lot 1, Plan 51979

Purpose: To permit a detached secondary suite on the subject property.

13.1 Troy Warkentin, City Manager introduced Conditional Use CU-2026-04 and reported that notices pursuant to The Planning Act had been completed.

13.2 Troy Warkentin, City Manager provided that no items of correspondence had been received.

13.3 The applicant Glenn Funk, 840 Main Street, was present at the public hearing and provided that the building already exists, and they would like to turn it into a granny suite.

13.4 Mr. Funk was prepared to answer questions of council.

14. There being no further discussion, Council meeting re-opened at 7:51 p.m.

R26-079 15. Councillor S. Penner, Councillor D. Penner RESOLVED that the City of Steinbach approve Conditional Use CU-2026-04, subject to the execution of a development agreement.

-Un. Carried-

16. Council meeting recessed and Public Hearing was called to order at 7:55 p.m. by Mayor Earl Funk. Public Hearing was to consider Conditional Use CU-2026-03 and Variance V-2026-05.

Conditional Use CU-2026-03 and Variance V-2026-05

Owner: Steinbach Housing Inc.

Applicant: Tannis Nickel

Civic Address: 185 Friesen Avenue

Legal: Lot 30 Block 2 Plan 10121 EXC SW 10 FT NW of NW Limit of Lot 30

Purpose of Conditional Use CU-2026-03:

To allow the development of multi-family in the "C1" Commercial Neighbourhood Zone.

Purpose of Variance V-2026-05:

1. To allow for a total height of 7 stories whereas multi-family in the "C1" Commercial Neighbourhood Zone permits a maximum height of three stories (35 feet).
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.

16.1 Troy Warkentin, City Manager introduced the continuation of the public hearing, originally held on and adjourned on March 17, 2026 by resolution R26-059 for Conditional Use CU-2026-03 and Variance V-2026-05, pending further information by the applicant.

16.2 The applicant has requested the public hearing be further adjourned to June 2, 2026, to provide them with adequate time to compile information to council.

R26-080 17. Councillor M. Zwaagstra, Councillor B. Hiebert RESOLVED that the public hearing for Conditional Use CU-2026-03 and Variance V-2026-05 be adjourned until the Regular Meeting of Council June 2, 2026.

-Un. Carried-

18. Troy Warkentin, City Manager, provided the following regarding the Manning Canal Memorandum of Understanding:

- One of the drains within the City is the Manning Canal, which is designated a provincial waterway and enters city limits at its southeastern boundary at the intersection of Hanover Road East and Hirschfeld Road.
- Since 2022, ongoing negotiations between the City and Manitoba Transportation and Infrastructure has occurred in which the City of Steinbach has requested consideration from the province to have jurisdiction and authority transferred to the city over this particular drain.
- It is the only drain that runs through Steinbach that is still under full provincial jurisdiction.
- The authorization to enter into this memorandum of understanding agreement is the appropriate first step as the formal transfer of jurisdiction from the Province of Manitoba to the city requires a lieutenant Governor in Council decision can proceed.

R26-081 19. Councillor S. Penner, Councillor J. Hiebert RESOLVED that the City of Steinbach enter into a Memorandum of Understanding respecting the portions of the Manning Canal located within City limits, in order to facilitate the official transfer of jurisdiction from the Province of Manitoba to the City of Steinbach.

-Un. Carried-

20. Adam Thiesen, Senior Manager, Corporate Services, provided the following regarding the Disaster Financial Assistance Request for the September 11, 2025 Rain Event:

- Specific criteria for several of the categories that the Emergency Management Division is not available for when they assess a community for the DFA program.
- Manitoba EMO utilizes the Federal DFAA Program guidelines and criteria 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.
- They contact insurance companies locally and within the region and determine if the City is insurable for the event, rather than at the individual or property level.

- R26-082

21.

Councillor J. Hiebert, Councillor D. Penner RESOLVED that the following accounts be approved for payment:
- Accounts Payable (April 15, 2026)

\$

1,320,029.21
- Monthly Pay Period No. 04 (April 02, 2026)

\$

64, 627.99
- By-Weekly Pay Period No. 08 (April 07, 2026)

\$

329,802.93
- Un. Carried-
- R26-083

22.

Councillor B. Hiebert, Councillor M. Zwaagstra RESOLVED that the Financial Statements ending December 31, 2025 be accepted.
- Un. Carried-
- R26-084

23.

Councillor S. Penner, Councillor M. Zwaagstra RESOLVED that the City of Steinbach give first reading to By-Law 2275, being an amendment to City of Steinbach Zoning By-Law 2245.
- Un. Carried-
- R26-085

24.

Councillor D. Penner, Councillor M. Zwaagstra RESOLVED that the City of Steinbach give second reading to By-Law 2276, being the 2026 Realty and Education Tax Levy by-law.
- Un. Carried-
- R26-086

25.

Councillor J. Hiebert, Councillor M. Zwaagstra RESOLVED that the City of Steinbach give third reading to By-Law 2276, being the 2026 Realty and Education Tax Levy by-law.
- Un. Carried-
- R26-087

26.

Councillor S. Penner, Councillor B. Hiebert RESOLVED that the City of Steinbach give second reading to By-Law 2277, being the 2026 Business Tax Levy by-law.
- Un. Carried-
- R26-088

27.

Councillor J. Hiebert, Councillor M. Zwaagstra RESOLVED that the City of Steinbach give third reading to By-Law 2277, being the 2026 Business Tax Levy by-law.
- Un. Carried-
- R26-089

28.

Councillor D. Penner, Councillor S. Penner RESOLVED that the City of Steinbach approve application of subdivision 4451-2026-9228, as applied for by Schinkel Properties Holdings Inc., subject to the execution of a development agreement, a minor variance, a shared drainage agreement and shared access agreement.
- Un. Carried-
- R26-090

29.

Councillor B. Hiebert, Councillor M. Zwaagstra RESOLVED that the City of Steinbach accept the following approved Business Licences. (list attached)
- Un. Carried-
30.

Correspondence and a final 2025 Operating Grant in the amount of (\$15,000.00) from the Minister of Municipal and Northern Relations, Minister responsible for Francophone Affairs and Minister responsible for the Manitoba Liquor and Lotteries Corporation, regarding the Mobility Disadvantaged Transportation Program were acknowledged.

Received as information.

31. Correspondence and a Green Municipal Fund Grant to enhance the recreational experience at the Steinbach Soccer Park through tree planting in the amount of (\$67,160.00) from the Federation of Canadian Municipalities were acknowledged.  
Received as information.

32. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment 8:32 p.m.

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Mayor

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City Manager