

CITY OF STEINBACH
Regular Council Meeting
May 6, 2025

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, May 6, 2025, 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 Jake Hiebert, Michael Zwaagstra, Bill Hiebert, Jac Siemens, Susan Penner & Damian Penner. Also present: City Manager, Troy Warkentin, Manager, Corporate Services, Adam Thiessen, City Planner, Lacey Gaudet and City Clerk, Amanda Dubois.
3. Councillor J. Hiebert opened the meeting.
- R25-088

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

-Un. Carried-
- R25-089

5. Councillor D. Penner, Councillor J. Hiebert RESOLVED that the minutes of April 15, 2025, Regular Council Meeting be approved.

-Un. Carried-
- R25-090

6. Councillor J. Hiebert, Councillor S. Penner RESOLVED that the following accounts be approved for payment:

| | | |
|--|----|--------------|
| Accounts Payable (April 30, 2025) | \$ | 2,100,001.32 |
| Bi-Weekly Pay Period No. 09 (April 22, 2025) | \$ | 343,366.26 |

-Un. Carried-
- R25-091

7. Councillor M. Zwaagstra, Councillor S. Penner RESOLVED that the City of Steinbach give second reading to By-Law 2263, being the 2025 Realty and Education Tax Levy by-law.

-Un. Carried-
- R25-092

8. Councillor D. Penner, Councillor J. Hiebert RESOLVED that the City of Steinbach give third reading to By-Law 2263, being the 2025 Realty and Education Tax Levy by-law.

-Un. Carried-
9. Council meeting recessed and Public Hearing was called to order at 7:37 p.m., by Mayor Earl Funk. Public Hearing was to consider Variance V-2025-07 and By-Law 2262.
- Variance V-2025-07 & By-Law 2262

Owners: Brett Adnum and Gionathan Delvecchio

Applicant: Jordan Loewen

Civic Address: 286 Henry Street

Legal: Lot 1, Block 1, Plan 3906 E ½ of N 64.5 Feet Excl. W 90 Feet

Purpose of Variance V-2025-07: To permit an overall site width of 64.5 feet whereas the “RMD” Residential Medium Density Zone requires a minimum overall site width of seventy five feet, and to allow a corner side yard setback of 4 feet whereas the “RMD” Residential Medium Density Zone requires a minimum corner side yard setback of 8 feet.

Purpose of By-Law 2262: To rezone the property from “RLD” Residential Low Density to “RMD” Residential Medium Density to allow for a multi-family development to be constructed.

9.1 Troy Warkentin, City Manager, introduced Variance V-2025-07 and By-Law 2262, and reported that notices pursuant to The Planning Act had been completed.

9.2 Troy Warkentin, City Manager provided written correspondence had been received from Manitoba Municipal Relations - Community Planning Branch regarding By-Law 2262 voicing no concerns.

9.3 Jordan Loewen of 444 Hespeler Street South, the Applicant was present at the public hearing and provided they are seeking a variance for the site width. Requesting a four foot side yard setback on the corner would enhance the functionality of the site, allowing for slightly large suites that would benefit future occupants. He noted that the sidewalk is located on the opposite side of the street, creating no issues related to traffic visibility. While the variance would improve the functionality of the development, a site plan has already been approved by administration which works without the variance. Mr. Loewen was prepared to answer questions of council.

10. Council discussion and questions followed.

10.1 Carl Mulder, 287 Henry Street, was present at the public hearing to express concerns regarding the maintenance and upkeep of the property. He noted that since the current owners took possession, the lawn has been allowed to grow 18 inches high and is overrun with weeds and garbage. Mr. Mulder questioned whether the owners would properly maintain the property in the future.

10.2 Mr. Loewen returned to the podium and explained that the current building has exceeded its lifespan and has attracted tenants who have not maintained the property. He was confident redevelopment would encourage better care of the property.

10.3 Mr. Mulder returned to the podium and stated that, to his understanding, it is the responsibility of the property owner to maintain it.

10.4 Brett Adnum, owner of the property, agreed the existing house is an eyesore and has attracted the wrong tenants. He confirmed that snow removal and yard maintenance service would be contracted out.

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

R25-093 12. Councillor J. Siemens, Councillor B. Hiebert RESOLVED that the City of Steinbach approve the overall site width of 64.5 feet and deny the corner side yard setback of 4 feet for Variance V-2025-07, subject to rezoning approval.

13. Council meeting recessed and Public Hearing was called to order at 7:48 p.m., by Mayor Earl Funk. Public Hearing was to consider By-Law 2262.

14. Jordan Loewen of 444 Hesper Street South, the Applicant returned to the podium and provided the following regarding the rezoning application:

- There are already several RMD lots in the general area.
- They went around the neighbourhood and tried to contact owner occupied houses.
- The first six lots across along Henry Street are all tenant occupied. He had two letters in support of the project and the back yard neighbor is the City of Steinbach.
- It was his understanding that the Steinbach Bible College does not permit married spouses or families to live in the dorms and having a close option will be a benefit.
- Complies with multi-family infill development policy.

15. There being no further discussion, Council meeting re-opened at 7:53 p.m.

R25-094 16. Councillor J. Hiebert, Councillor M. Zwaagstra RESOLVED that the City of Steinbach give second reading to By-Law 2262, being a rezoning by-law, subject to the execution of a development agreement.

-Un. Carried-

R25-095 17. Councillor J. Siemens, Councillor B. Hiebert RESOLVED that the City of Steinbach give third reading to By-Law 2262, being a rezoning by-law, subject to the execution of a development agreement.

-Un. Carried-

15. Gavin Don, President, Naomi Murray, Vice President and Matt Bergen, Head of Sponsorship, on behalf of the Eastman Raiders attended the meeting as a delegation regarding their 2025 Floodlight Campaign.

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15.1 Matt Bergen, #2 George Place, provided information on the floodlight campaign at AD Penner Park explained that the Raiders were founded in 1996, empowering youth ages 4-18 by providing them with an opportunity to play football, fostering activity, teamwork and a sense of community. Each year they see approximately 150 youths throughout various levels. They also offer flag clinics to local schools during the off season.

Growing numbers at the club are creating scheduling challenges. Installing lights would ease scheduling pressures. Current practices are cut short due to the reduced daylight hours in the fall. This would extend practice hours, improving visibility and safety.

In addition to improving the infrastructure at AD Penner Park, approximately 400-500 visitors travel to Steinbach on a gameday weekend, bringing additional business to local hotels and restaurants.

Mr. Bergen provided a brief summary of project costs and estimates provided by local manufactures and installers and a request of \$71,000.00 from the City of Steinbach.

16. Council discussion and questions followed.

17. Mayor Funk thanked the delegation for their presentation and information provided.

18. Jamie Hilland, Transportation Planner and Aaron Snider Community Planner for Urban Systems attended the meeting as a delegation to present the Active Transportation Plan.

18.1 Mr. Hilland provided the following:

- The Active Transportation plan provides the City of Steinbach with a long term vision and plan for active transportation, identifying policies and initiatives to encourage active transportation and help increase comfort and safety in the community.
- The objectives of the plan encourage people to walk, bicycle or use other mode of active transportation and to develop key network priorities to help guide development and investment over the short, medium and long term.

18.2 Mr. Snider provided the following:

- Review of the active transportation plan process including existing conditions, identifying gaps and needs, and drafting the plan. 2 rounds of public engagement were done.

18.3 Mr. Hilland identified the proposed network plan including:

- Lund Road West/Acres Drive/Industrial Road/Park Road West
- Southwest Drainage Channel
- Northeast Drainage Channel/Old Tom Road
- Hespeler Street
- Chrysler Gate/Hespeler Street South
- Elmdale Extension

19. Councillor Susan Penner left the meeting at 8:20 p.m.

20. Mr. Hilland identified the proposed sideway network including:

- Reimer/Fourth/Lumber
- Stonebridge/Home/Elm
- South Park Drive
- Biscayne/Kroeker/Evergreen

20.1 Mr. Hilland highlighted cost estimates for multi-use paths, sidewalks and shared streets and was prepared to answer questions of council.

21. Council discussion and questions followed.

22. Mayor Funk thanked the delegation for their presentation and information provided.

R25-096 23. Councillor J. Siemens, Councillor D. Penner resolved that the City of Steinbach accept the Active Transportation Plan as presented.

-Un. Carried-

R25-097 24. Councillor J. Hiebert, Councillor M. Zwaagstra RESOLVED that the City of Steinbach give second reading to By-Law 2264, being the 2025 Business Tax Levy by-law.

-Un. Carried-

- R25-098 25. Councillor J. Siemens, Councillor B. Hiebert RESOLVED that the City of Steinbach give third reading to By-Law 2264, being the 2025 Business Tax Levy by-law.

-Un. Carried-

- R25-099 26. Councillor B. Hiebert, Councillor J. Siemens RESOLVED that the City of Steinbach accept the following approved excavator's licence as issued by the Operations Department.

Lic. No. 25-17 - JDX Inc. - John Dyck - Sewer & Water

-Un. Carried-

- R25-100 27. Councillor D. Penner, Councillor M. Zwaagstra, RESOLVED that the City of Steinbach give third reading to By-Law 2260, subject to the execution of a Development Agreement.

-Un. Carried-

28. Councillor M. Zwaagstra reported that both he and Mayor Funk serve on the RCMP Advisory Committee. He emphasized that traffic enforcement remains a priority within the City and noted an increase in public reports regarding street racing on Main Street, with a corresponding desire for enhanced enforcement.

At the most recent advisory committee meeting, the Staff Sergeant was encouraged to explore all available options to support traffic enforcement efforts. Councillor Zwaagstra noted that the RCMP are often operating with a shortfall of 2 to 4 officers, which impacts their ability to carry out adequate enforcement activities.

Staff Sergeant Ryll has proposed a collaborative enforcement initiative with the Town of Ste. Anne. They are willing to pursue independent enforcement measures funded through Manitoba Public Insurance, which would allow for increased traffic enforcement within the City.

29. Consensus of council was to collaborate with the town of Ste. Anne for additional enforcement of traffic, as proposed by the Steinbach RCMP detachment and to be funded by Manitoba Public Insurance.

30. Correspondence from the Minister of Municipal and Northern Relations regarding the Manitoba Growth, Renewal and Opportunities for Municipalities program were acknowledged.
Received as information.

31. Correspondence from Kid Sport Manitoba Quarterly Newsletter were acknowledged.
Received as information.

32. Minutes of the Eastman Regional Municipal Committee South Sub-Committee of April 7, 2025 were acknowledged.
Received as information.

33. Correspondence and a request from The Sashbear Foundation Walk fundraiser were acknowledged.
Received as information.

34. Minutes of the Jake Epp Library of April 16, 2025 were acknowledged.
Received as information.

35. Correspondence from Linda Stannard regarding the Jake Epp Public Library were acknowledged.
Received as information.

36. Correspondence and a request to install "children in area/slow down" signage on First Street.
Received as information.

37. Minutes of the Seine Rat Roseau Watershed District of March 18, 2025 were acknowledged.

Received as information.


38. Councillor D. Penner, Councillor J. Hiebert RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment 8:57 p.m.

*ad



Mayor

City Manager