

CITY OF STEINBACH  
Regular Council Meeting  
March 1, 2022

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, March 1, 2022 at City of Steinbach Council Chambers.

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

3. Councillor Jac Siemens opened the meeting.

R22-049 4. Councillor B. Hiebert, Councillor J. Hiebert RESOLVED that the agenda be adopted.

-Un. Carried-

R22-050 5. Councillor D. Penner, Councillor J. Siemens RESOLVED that the minutes of the February 15, 2022 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 Funk. Public Hearing was to consider Variance V-2022-01.

Variance V-2022-01

Owners: A.C.T.S. Aviation Computer Technology Systems Ltd.

Applicant: Lisa Alderson of Centra Gas

Part of NE 1/4 22-6-6 EPM

Hanover Road West

Purpose: To allow the following in a DR1 Development Reserve 1

1. An overall site area of 0.72 acres whereas the DR1 zone requires a minimum of 20 acres; and
2. An overall site width of 213.25 feet whereas the DR1 zone requires an overall site width of 600 feet.

6.1 Troy Warkentin, City Manager, introduced Variance V-2022-01 and reported that notices pursuant to The Planning Act had been completed.

6.2 The applicant Lisa Alderson on behalf of Centra gas provided written correspondence to Variance V-2022-01. They would The request is to construct a pressure regulating station. This would provide Steinbach and surrounding area a secondary gas supply. This is to provide for a 20-year forecasted growth in Steinbach and area.

6.3 There was no further written correspondence to Variance V-2022-01 on file.

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

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

R22-051 7. Councillor J. Hiebert, Councillor M. Zwaagstra RESOLVED that the City of Steinbach approve Variance V-2022-01.

-Un. Carried-

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

Variance V-2022-02

Owner / Applicant: Steinbach Community Outreach Inc.

Lot 4, Plan 67258

224 Woodhaven Avenue

Purpose: To allow 30 parking stalls whereas a total of 40 parking stalls are required.

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

8.2 There was no written correspondence to Variance V-2022-02 on file.

8.3 Irene Kroeker, 16 Chaddington Drive, Executive Director on behalf of Steinbach Community Outreach Inc. was present at the Public Hearing. She provided the following;

She has been involved with Steinbach Community Outreach (SCO) for the 15 years of its operation. She thanked council and all the frontline workers for the approval of the opportunity to present and the approval of the MHRC grant. In 2007 SCO helped 20 individuals; today the organization is helping 765 individuals annually. The drop-in centre provides basic needs and a safe shelter to clients. They also aid clients with finding housing.

In regards to the parking variance request she provided most of the clients cannot afford a vehicle. Currently, they have 14 individuals that may be potential residents of the proposed building. Four of these individuals have a vehicle. As most clients do not have a vehicle there will be empty parking stalls.

The new building will have bachelor and one-bedroom suites. The units will be bright and have windows. This facility will encourage a positive climate to many of the clients. (many of the clients are currently living in basement suites).

Ms. Kroeker was prepared to answer questions of council.

8.4 Charlene Kroeker, Office manager, SCO provided that the offer to purchase land from Bridgepark Manor Inc. did not proceed because Bridgepark wanted to retain the land for senior housing.

8.5 Reg Penner, representing the building committee was present at the Public Hearing. He thanked Irene Kroeker for the love and support she provides for the low-income families of Steinbach and community. He introduced the SCO board members. He thanked Council for the support of the project. The organization has received \$850,000.00 in pledges of the \$1 million goal. He is looking forward to adding to Steinbach's need of affordable housing with safe, independent bachelor and one-bedroom units. He provided that the province sets the rental rates and SCO is committed to a 20-year rent hold. The annual income of families renting a unit is \$23,000.00 to \$33,000.00. He reiterated that of the 14 people that have expressed interest to live in the facility only 4 have a vehicle. He expressed that the required 40 stalls would not be required and asked for consideration to reduce the parking requirement to 30 stalls be approved.

8.6 Nancy Peters, 59 Whitby Crescent was present at the hearing objecting to the Variance. She indicated that her property backed on to the proposed project. She voiced concerns of privacy in her backyard with the large buildings being built. She asked if there would be consideration of a fence requirement? The area is open and people pass through her property. She expressed concern of the location of the garbage dumpsters as they are often overflowing and unsightly; as well she indicated that there is speeding and a lot of activity along Woodhaven Avenue.

8.7 There being no further discussion Council meeting re opened at 8:20 p.m.

R22-052 9. Councillor J. Siemens, Councillor S. Penner RESOLVED that the City of Steinbach approve Variance V-2022-02 subject to:

1. The site developed exclusively with bachelor and one-bedroom suites.
2. The approval of grant funding for affordable housing is provided by City Council and that the owner enter into a grant funding agreement for the development of affordable housing with the City prior to issue of a permit.
3. The execution of a development agreement.

-Un. Carried-

R22-053 10. Councillor M. Zwaagstra, Councillor B. Hiebert RESOLVED that the City of Steinbach award the 2022 Capital Works program projects to Maple Leaf Construction Ltd. in the amount of \$2,083,853.00 (plus applicable taxes).

Other Tenders received:

Accurate HD Ltd.	\$2,369,067.20
Darco Group Ltd.	\$2,736,005.00

-Un. Carried-

R22-054 11. Councillor D. Penner, Councillor J. Siemens RESOLVED that the following accounts be approved for payment:

Accounts Payable (February 23, 2022)	\$1,662,821.12
Monthly Pay Period No. 2 (February 10, 2022)	\$42,913.48
Bi-weekly Pay Period No. 4 (February 15, 2022)	\$250,244.23

-Un. Carried-

R22-055 12. Councillor B. Hiebert, Councillor D. Penner RESOLVED that the Financial statements ending December 31, 2021 be accepted.

-Un. Carried-

R22-056 13. Councillor D. Penner, Councillor J. Hiebert RESOLVED that the City of Steinbach give third reading to By-Law 2188, being a street renaming by-law.

-Un. Carried-

R22-057 14. Councillor S. Penner, Councillor J. Siemens  
WHEREAS the City of Steinbach Rezoning By-Law 2179 has been referred to The Municipal Board;  
AND WHEREAS The Municipal Board has scheduled a public hearing for March 16, 2022 and March 17, 2022 (if required);  
BE IT RESOLVED that City Manager, Troy Warkentin and City Planner, Lacey Gaudet, be delegated to represent the City of Steinbach at The Municipal Board hearing scheduled for March 16, 2022, and March 17, 2022 (if required).

-Un. Carried-

15. Mayor Earl Funk provided that he has spoken with former Mayor Chris Goertzen regarding the news and the invasion of Ukraine by Russia. Chris Goertzen voiced that the City of Steinbach's sister city of Zaporizhia, Ukraine is in the path of the army convoy. The centre staff have moved into the basement and is operating the centre like a bomb shelter. They are trying to keep people safe and provide food. He asked on the City for support and prayers. Council provided the following resolution.

R22-058 16. Councillor M. Zwaagstra, Councillor S. Penner RESOLVED that the City of Steinbach express its support for the people of Ukraine and the Council of the City of Steinbach hopes for a speedy and peaceful resolution to the current crisis in Ukraine.

-Un. Carried-

17. Correspondence and a proposal request to have a memorial wall and office area within the new facility was acknowledged from the Steinbach Legion Branch No. 190.

18. Council consensus that the City forward the letter of request to the Southeast Event Centre. Council reiterated that the Legion has been a significant roll in the community and asked if possible that the request be accommodated.

19. Councillor B. Hiebert, Councillor J. Siemens RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment: 8:45 p.m.

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Mayor

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City Manager