

CITY OF STEINBACH
Regular Council Meeting
June 2, 2026

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, June 2, 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, Jac Siemens, Bill Hiebert, Jake Hiebert & Damian Penner. Also present: City Manager, Troy Warkentin, Senior Manager, Corporate Services, Adam Thiessen, City Planner, Lacey Gaudet and City Clerk, Amanda Dubois.

3. Councillor Bill Hiebert opened the meeting.

R26-106 4. Councillor S. Penner, Councillor J. Siemens RESOLVED that the agenda be adopted.

-Un. Carried-

R26-107 5. Councillor D. Penner, Councillor J. Hiebert RESOLVED that the minutes of May 19, 2026 Regular Council Meeting be approved.

-Un. Carried-

R26-108 6. Councillor B. Hiebert, Councillor S. Penner RESOLVED that the following accounts be approved for payment:

Accounts Payable (May 27, 2026)	\$	2,715,511.31
By-Weekly Pay Period No. 11 (May 20, 2026)	\$	388,594.53

-Un. Carried-

7. Council meeting recessed and Public Hearing was called to order at 7:35 p.m. by Mayor Earl Funk. Reconvened 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.

7.1 Tannis Nickel, CEO of Steinbach Housing Inc. was present at the hearing and provided the following:

- Over the past few months, it's been increasingly clear that Steinbach is entering an affordable entry elderly housing shortage.
- Our staff receive calls daily regarding where people are in the wait list for housing and what other options are available.
- We have faith that the proposal can both satisfy the requirements by the city, fulfill the needs of the community, support the mission of Steinbach Housing, which is to provide safe, adequate, and affordable independent housing in a Christian environment for seniors living in Steinbach and in the area.
- The proposed development is now based on 84 units.

- As shown in the package provided, our plans now include around 30 main floor covered parking spaces, the 10 original proposed outdoor parking along with another estimated 90 spaces. This is possible by the support of the Cornerstone Bible church.
- They are also in discussion with 284 First Street to further enhance Linden Place parking and tenant outdoor space. The proposal reconfigures the current Linden Place parking lot, minimizing the impact to the organization, accommodating tenants, visitors and staff and are requesting a revised variance to permit one parking stall per unit.
- Having the flexibility afforded by the Cornerstone Bible Church will ensure that they have the most affordable option to potential tenants.
- Steinbach Housing provides a variety of shared services throughout their organization, making the need for dedicated parking spaces minimal as staff working would be at both Linden Place and 195 Friesen.
- It's important that the campus be both affordable and aesthetically pleasing. Tenants will use a variety of transportation including scooters.
- Steinbach housing has an opportunity to create a space for those most vulnerable. A space where elderly cannot just live but thrive. A chance for them to gain a community where they may have been in the process of losing so much. It will give them a chance and a choice to stay in Steinbach and continue to contribute to the city that they helped grow.

7.2 Ms. Nickel was prepared to answer questions of council.

8. Council discussion and questions followed.

9. Royden Loewen, representing 193 Friesen Avenue, was present at the hearing and objected to the proposal, stating that he is appearing on behalf of Gwen and Andy, 185 Friesen Avenue, Jody and Trevor, 160 Friesen Avenue, Peter and Sherry of 174 Friesen Avenue, Arlene and Gary of 167 Friesen Avenue and Crystal and Douglas of 196 Friesen Avenue.

9.1 There would be a significant degradation of the neighbourhood and personal harm if the current proposal is granted. The green space they dreamed about is lost, and the introduction of 84 new households on a street which presently holds 20 marks a completely unacceptable increase in population and a fundamental recharacterization of the neighbourhood. Parking is already a struggle to find, there is more traffic than should be going through uncontrolled intersections.

9.2 They ask that the Steinbach Housing Corp. drop the variance requests and build within the parameters of the neighbourhood and within the parameters of the zoning by-law and, if approved, that council require the following:

1. That neighbourhood stake holders be present and part of all design meetings.
2. That Friesen Avenue be reconstructed as soon as possible.
3. That as much of the current greenspace is left in place as possible.
4. That any construction done be completed without pile driving, as many basements in the neighbourhood are over 100 years old.

9.3 The proposed height of the building will rob backyards of sunlight, substantially increases wind velocity. That a vulnerable population in proximity to the proposed building may be negatively impacted.

10. Ms. Nickel returned to the podium to address comments. She stressed that they are a community and care about neighbours and friends. She was glad that so many families have had the chance to enjoy the Steinbach Housing property greenspace for so many years. They work every day to satisfy the needs of the elderly and of the community.

10.1 Ms. Nickel agreed that ensuring they maintain property parking is important. Ensuring green space for the ability for people to walk and enjoy the nature of the area is important. Not knowing the construction details or community input they could have, she couldn't provide an answer, but will endeavour to make it the most affordable for tenants and to keep their mission, vision and values while respecting the community as well.

11. Peter, 174 Friesen Avenue, was present at the hearing to raise concerns regarding the lack of parking on Friesen Avenue. His biggest concern has been that Friesen Avenue has become a major hub for truck traffic, as well as people who use it as a shortcut from Brandt Street and speed.

12. There being no further discussion, Council meeting re-opened at 8:12 p.m.

R26-109 13. Councillor M. Zwaagstra, Councillor S. Penner RESOLVED that the City of Steinbach approve Conditional Use CU-2026-03, subject to the execution of a development agreement.

-Un. Carried-

14. Councillor M. Zwaagstra amended the motion to approve the height of the building to seven storeys, and to deny the parking as proposed with a ratio of one parking spot per unit.

-Motion defeated due to lack of seconder-

R26-110 15. Councillor S. Penner, Councillor J. Siemens RESOLVED that the City of Steinbach approve Variance V-2026-05 as applied for, subject to parking being provided at a ratio of one parking spot per residential unit, and subject to the execution of a development agreement.

Voting For: J. Siemens, D. Penner,
S. Penner, J. Hiebert, E. Funk
Voting Against: M. Zwaagstra, B. Hiebert

16. Council meeting recessed and Public Hearing was called to order at 8:36 p.m., by Mayor Earl Funk. Public Hearing was to consider Zoning By-Law 2275, being an amendment to Zoning By-law 2245.

Zoning By-Law 2275
To amend By-Law 2245

Purpose: To amend the City of Steinbach Zoning By-Law 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

16.1 Troy Warkentin, City Manager introduced By-Law 2275 and reported that notices pursuant to The Planning Act had been completed.

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

16.3 The applicant was present at the public hearing and was prepared to answer questions of council.

17. There being no further discussion, Council meeting re-opened at 8:38 p.m.

R26-111 18. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the City of Steinbach give second reading to Zoning By-Law 2275, being an amendment to Zoning By-Law 2245.

-Un. Carried-

R26-112 19. Councillor J. Siemens, Councillor J. Hiebert RESOLVED that the City of Steinbach give third reading to Zoning By-Law 2275, being an amendment to Zoning By-Law 2245.

-Un. Carried

R26-113 20. Councillor J. Hiebert, Councillor B. Hiebert

RESOLVED that the City of Steinbach approve application for Subdivision 4451-2026-9241 as applied for by the City of Steinbach on behalf of the owner, Hart Properties Ltd., subject to a Plan of Works By-Law and the execution of a Development Agreement.

-Un. Carried-

R26-114 21. Councillor S. Penner, Councillor M. Zwaagstra

RESOLVED that the City of Steinbach approve application for Subdivision 4451-2026-9245 as applied for by Allan Kroeker on behalf of the owner, Mennonite Heritage Village Inc., subject to the approval of a minor variance and the execution of a Development Agreement.

-Un. Carried-

R26-115 22. Councillor D. Penner, Councillor B. Hiebert RESOLVED that the City of Steinbach give first reading to By-Law 2272, being the Southeast Events Group. Inc. Lending By-Law.

-Un. Carried-

23. Minutes of the Seine Rat Roseau Watershed District of April 27, 2026 were acknowledged.
 Received as information.

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

-Un. Carried-

Time of adjournment 8:55 p.m.
*ad

Mayor

City Manager