

CITY OF STEINBACH

Tuesday
June 2, 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, June 2, 2026
Regular Council Meeting 7:30 p.m.

AGENDA

1. Call to Order
2. Opening - Councillor B. Hiebert
3. Adopt Agenda
4. Minutes of May 19, 2026 Regular Council Meeting pg. 1
5. Business arising from Minutes
6. Public Hearing 7:35 p.m.
 - A. Conditional Use CU-2026-03
Re: 185 Friesen Avenue pg. 3
 - B. Variance V-2026-05
Re: 185 Friesen Avenue pg. 32
 - C. By-Law 2275
Re: Zoning By-Law Amendment (2nd & 3rd reading) pg. 57
7. Delegation 7:45 p.m.
8. Reports & Recommendations of City Manager
9. Administration
 - A. Accounts Payable back
 - B. Subdivision 4451-2026-9241
Re: 60 McKenzie Avenue (resolution) pg. 66
 - C. Subdivision 4451-2026-9245
Re: Mennonite Heritage Village (resolution) pg. 88
 - D. Lending By-Law 2272
Re: Southeast Events Group Inc. pg. 119
10. Council Question Period
11. Correspondence & Petitions
 - A. Seine Rat Roseau Watershed District
Re: Minutes of April 27, 2026 pg. 122
12. Other Business
13. Adjournment

Next Regular Council meeting Tuesday, June 16, 2026 7:30 p.m.

CITY OF STEINBACH
Regular Council Meeting
May 19, 2026

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, May 19, 2026, at City of Steinbach Council Chambers.

2. Mayor Earl Funk called the meeting to order at 7:33 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, and City Clerk, Amanda Dubois.

3. Councillor Michael Zwaagstra opened the meeting.

R26-097 4. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the agenda be adopted.

-Un. Carried-

R26-098 5. Councillor J. Hiebert, Councillor M. Zwaagstra RESOLVED that the minutes of May 5, 2026 Regular Council Meeting be approved.

-Un. Carried-

6. Council meeting recessed and Public Hearing was called to order at 7:38 p.m., by Mayor Earl Funk. Public Hearing was to consider Conditional Use CU-2026-05.

Conditional Use CU-2026-05
Owner: 10138615 MB Ltd.
Applicant: C.V. Towing Ltd.
Civic Address: Unit 4-47 Keating Road
Legal: Unit 4 Condo Plan 49505

Purpose: To permit the site to be used for outside storage for vehicles in the “M1” Light Industrial Zone.

6.1 Troy Warkentin, City Manager introduced Conditional Use CU-2026-05 and reported that notices pursuant to The Planning Act had been completed.

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

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

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

R26-099 8. Councillor M. Zwaagstra, Councillor B. Hiebert RESOLVED that the City of Steinbach approve Conditional Use CU-2026-05.

-Un. Carried-

9. Council meeting recessed and Public Hearing was called to order at 7:42 p.m., by Mayor Earl Funk. Public Hearing was to consider Conditional Use CU-2026-06.

Conditional Use CU-2026-06
Owner: Neustaedter Holdings Inc.
Applicant: Jesse Loewen
Civic Address: Unit 14-236 Park Road West
Legal: Unit 14 Condo Plan 62349

Purpose: To permit the construction of a three-unit industrial multi-use in the “M1” Light Industrial Zone.

- 9.1

Troy Warkentin, City Manager introduced Conditional Use CU-2026-06 and reported that notices pursuant to The Planning Act had been completed.
- 9.2

Troy Warkentin, City Manager provided that no items of correspondence had been received.
- 9.3

The applicant was present at the public hearing and was prepared to answer questions of council.
10.

There being no further discussion, Council meeting re-opened at 7:44 p.m.
- R26-100

11. Councillor J. Siemens, Councillor J. Hiebert RESOLVED that the City of Steinbach approve Conditional Use CU-2026-06, subject to the execution of a development agreement.

-Un. Carried-
- R26-101

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

Accounts Payable (May 13, 2026)	\$	2,027,769.06
By-Weekly Pay Period No. 10 (May 6, 2026)	\$	376,072.40
Monthly Pay Period No. 05 (May 12, 2026)	\$	55,769.05

-Un. Carried-
- R26-102

13. Councillor J. Hiebert, Councillor M. Zwaagstra RESOLVED that the City of Steinbach give first reading to By-Law 2274, being the Land Drainage by-law.

-Un. Carried-
- R26-103

14. Councillor D. Penner, Councillor B. Hiebert RESOLVED that the City of Steinbach give first reading to By-Law 2282, being the Administrative Penalty By-Law.

-Un. Carried-
- R26-104

15. Councillor S. Penner, Councillor D. Penner RESOLVED that the building permits as issued during the month of April, 2026 be accepted. (list attached)

-Un. Carried-
- R26-105

16. Councillor B. Hiebert, Councillor J. Siemens RESOLVED that the City of Steinbach accept the following approved Business Licences. (list attached)

-Un. Carried-
17.

Correspondence and a request to support the Steinbach Community Foundation to reach their Giving Challenge goals by becoming a matching partner were acknowledged.
Received as information.
18.

Minutes of the Seine Rat Roseau Watershed District of March 17, 2026, March 20, 2026, March 25, 2026 and April 1, 2026 were acknowledged.
Received as information.
19.

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

-Un. Carried-

Time of adjournment 8:06 p.m.

*ad

Mayor

City Manager

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
- Development Agreement RE: By-law 1171
- 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.

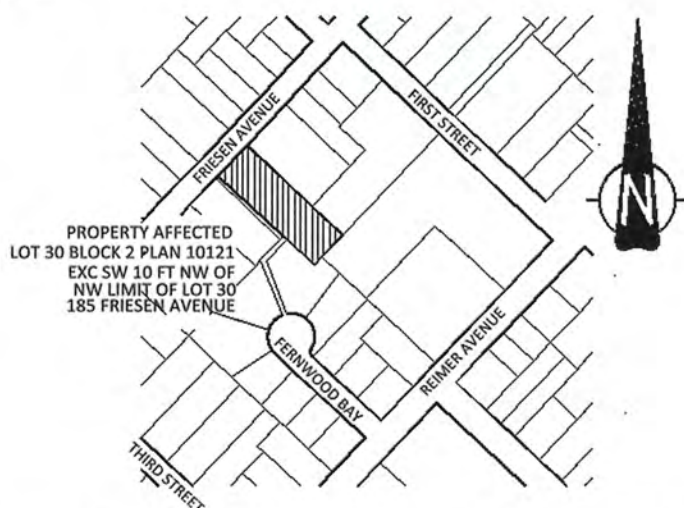
The applicant of the conditional use and variance is Tannis Nickel.

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.



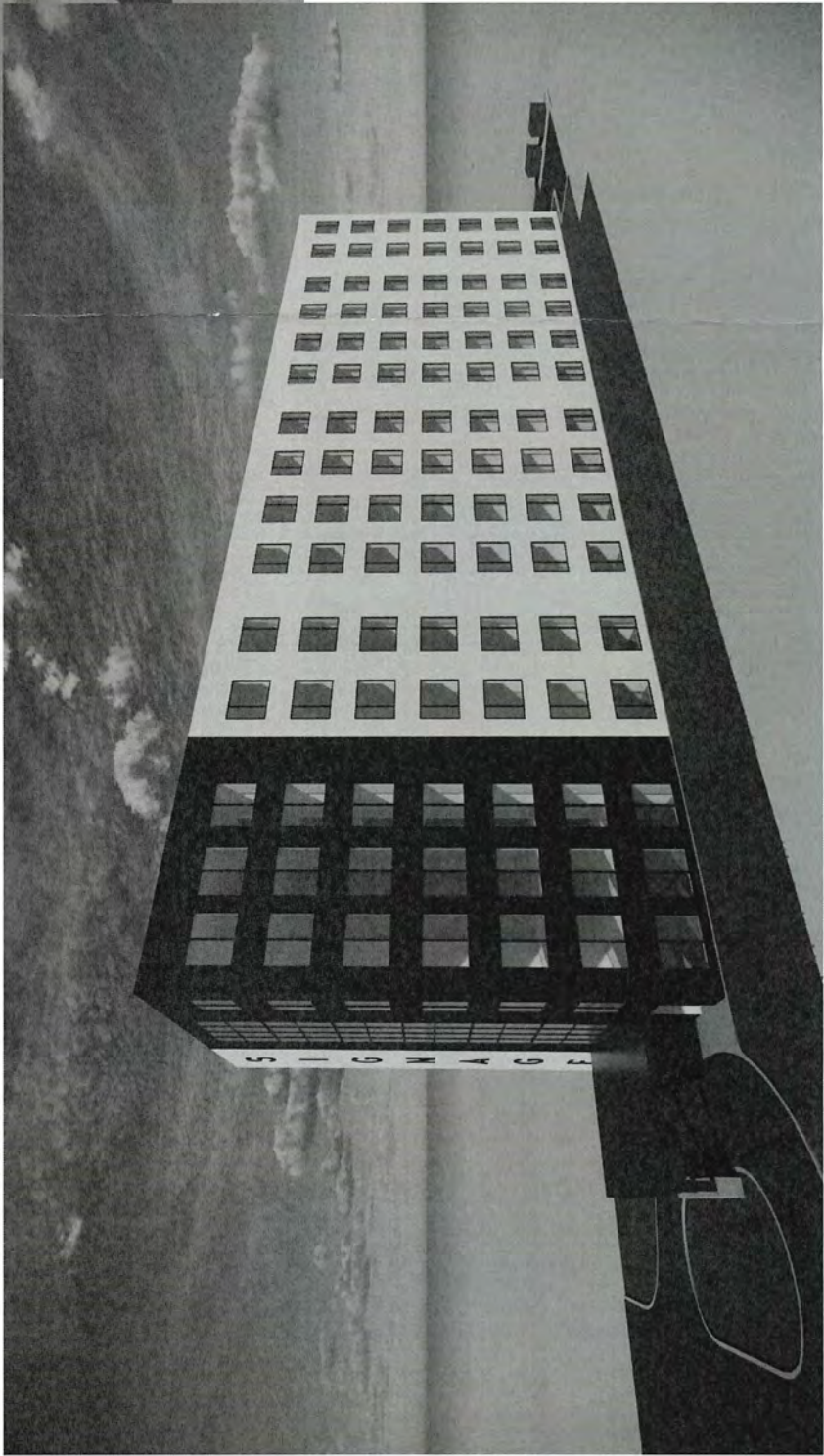
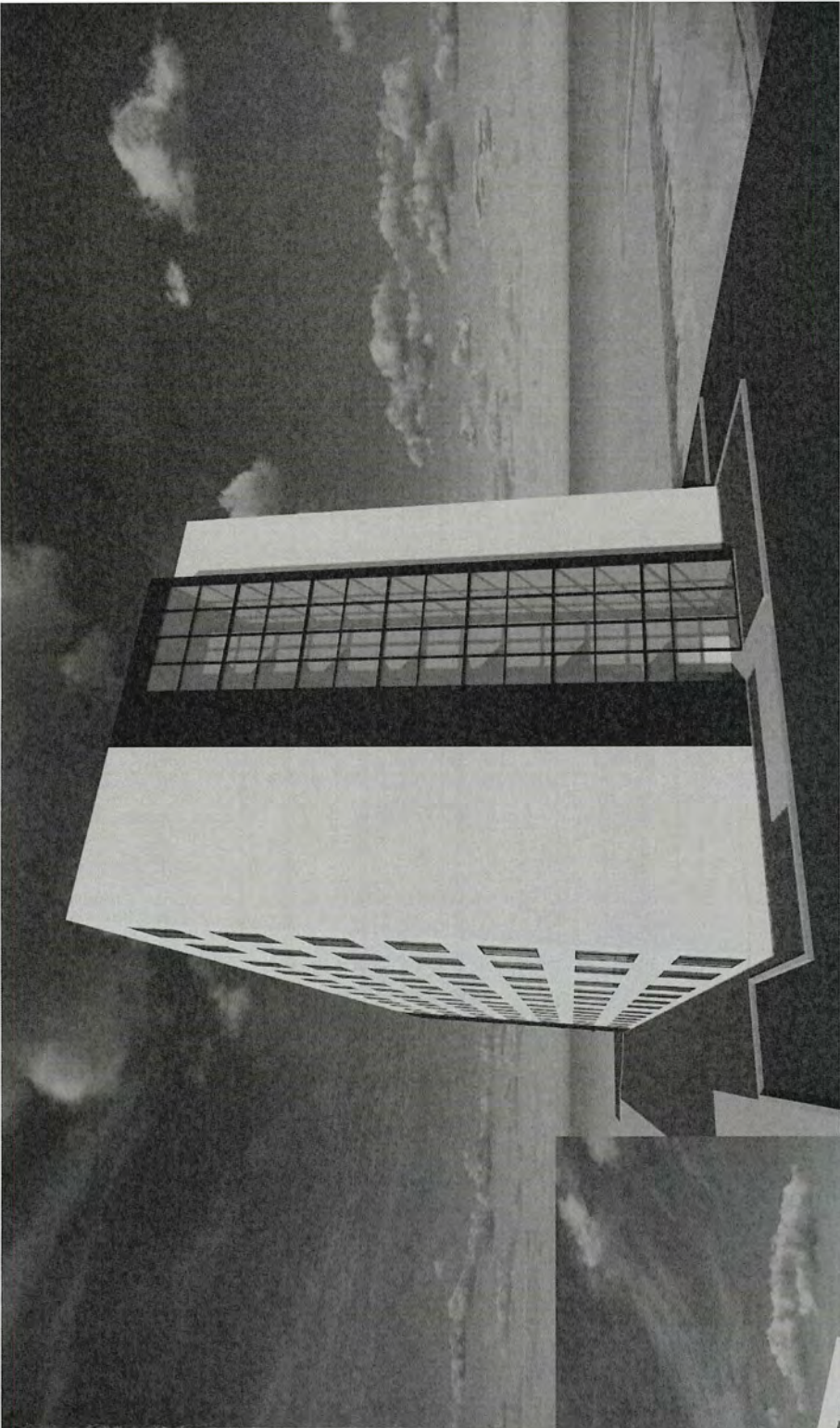
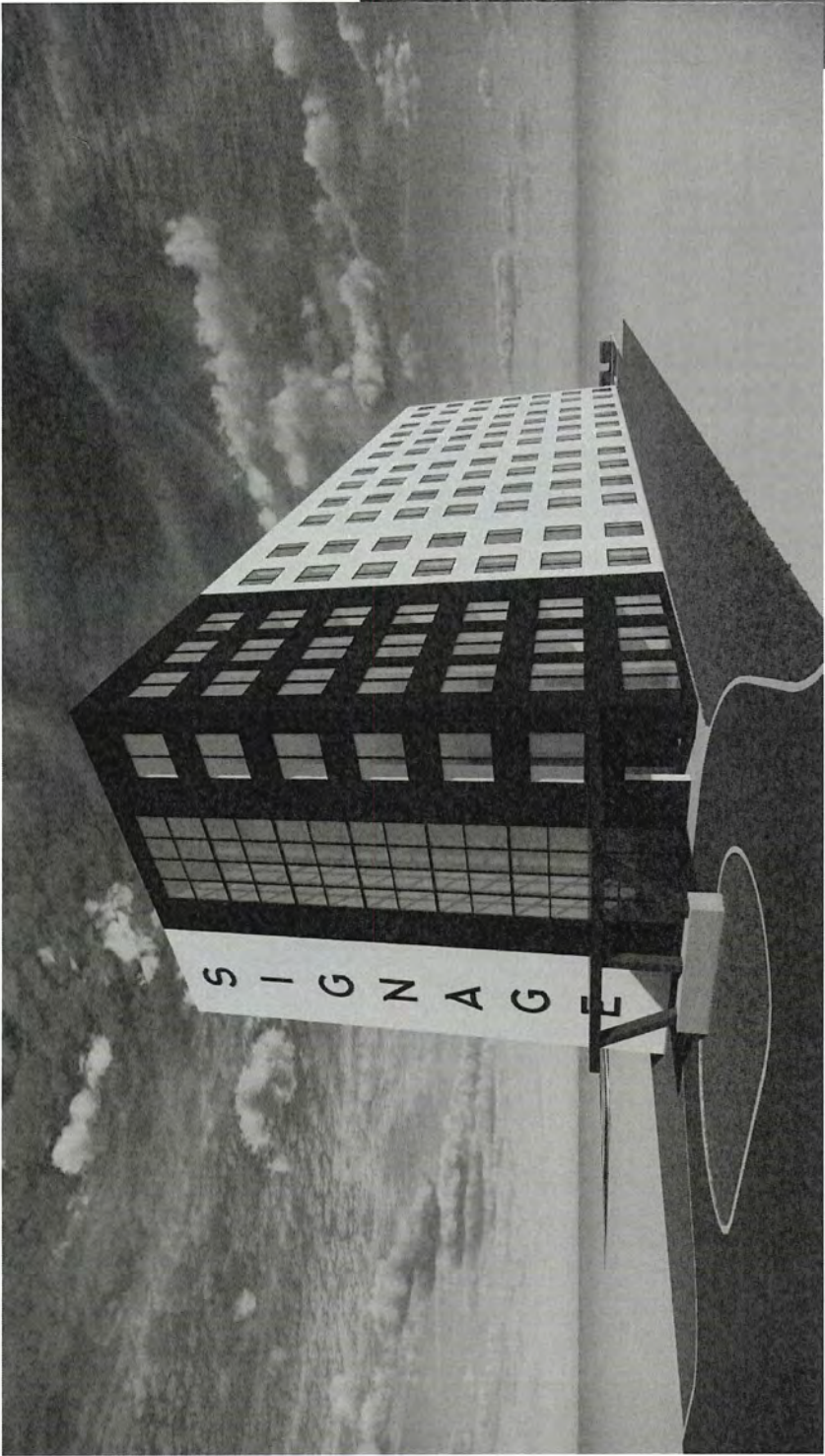
Why did I receive this notice?

- 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?

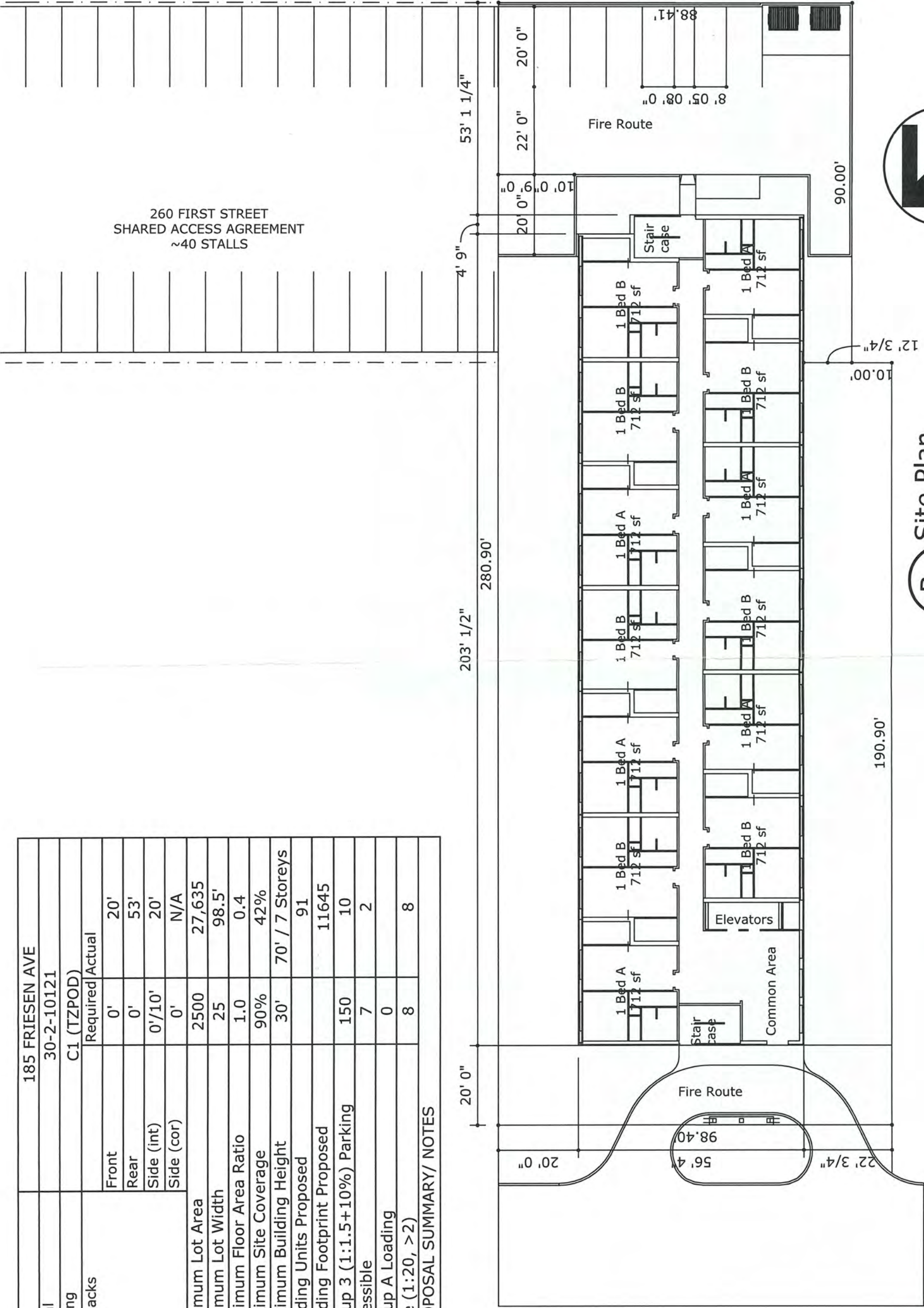
Contact Lacey Gaudet, City Planner
204.346.6566 | lgaudet@steinbach.ca | Steinbach.ca
225 Reimer Avenue, Steinbach, MB R5G 2J1





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

	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			



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.

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

Carter Liebzeit

Direct Line: (204) 957-4670
Fax: (204) 957-0840
Email: cliebzeit@mltaikins.com

Ghislane Rachidi

Legal Assistant
Direct Line: (204) 957-4493
Email: grachidi@mltaikins.com

April 20, 2026

VIA E-MAIL

City of Steinbach Council
225 Reimer Avenue
Steinbach, MB R5G 2J1

Dear Members of Council:

Re: Conditional Use Application CU-2026-03 and Variance V-2026-05 (the "Application") with respect to the property at 185 Friesen Avenue, Lot 30 Block 2 Plan 10121 Exc SW 10 Ft NW of NW Limit of Lot 30 (the "Property")
MLT Aikins File No: 0184235-00001

We have been engaged as legal counsel for Royden Loewen with respect to the above-referenced Application concerning the Property.

The Loewen family owns the residential property at 195 Friesen Avenue which is adjacent to the Property. When our client purchased this property, he relied upon the enclosed 1989 agreement between the City of Steinbach and Steinbach Housing Inc. which required, among other things, that the northwestern portion of the Property "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 a green space".

The Application proposes to construct a seven-storey facility on the Property, contrary to the Agreement.

With respect to the variance aspect of the Application, section 97(1) of *The Planning Act* (the "**Act**") requires that Council consider the following:

97(1) After holding the hearing, the board, council or planning commission must make an order,

(a) rejecting the requested variance; or

(b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance

(i) will be compatible with the general nature of the surrounding area,

(ii) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area,

(iii) is the minimum modification of a zoning by-law required to relieve the injurious affect of the zoning by-law on the applicant's property, and

(iv) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

The Application includes three significant variance requests:

1. A seven-storey building where only three stories are permitted;
2. Only 10 parking stalls where 150 are required (a 93% reduction); and
3. A reduced front yard setback.

Pursuant to section 97(1)(b) of the Act (above), variances must be compatible with the surrounding area and represent the minimum modification necessary. Variances of this magnitude—particularly the increase in height and reduction in parking—exceed any notion of reasonableness. To the extent that the variance application is granted, it would be inconsistent with the requirements of the Act.

Furthermore, the Conditional Use Application is contrary to section 2.4 of Zoning By-Law No. 2245, including because the proposed uses of the Property would materially alter the character of the area. At the upcoming meeting, our client intends to share his detailed concerns in respect of the proposed changes to the Property.

We understand that the City has scheduled a public meeting with respect to the Application for June 2, 2026. We request that the concerns raised in this letter be addressed at the meeting, and that Mr. Loewen be given an opportunity to make a presentation at the meeting.

Yours truly,

MLT AIKINS LLP

Per: 
Carter Liebrecht
Lawyer

CL:gr

Encl.

cc: James A. Mercury, MLT Aikins LLP
Royden Loewen

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

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.

deleted
~~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 30^{1/2} 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.

herein contained

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. G. Friesen
Mayor

[Signature]
Secretary-Treasurer

STEINBACH HOUSING INC.

Per: [Signature] Pres.

Per: [Signature]

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 🍁

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
- Sketches/drawings
- Correspondence
- 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.

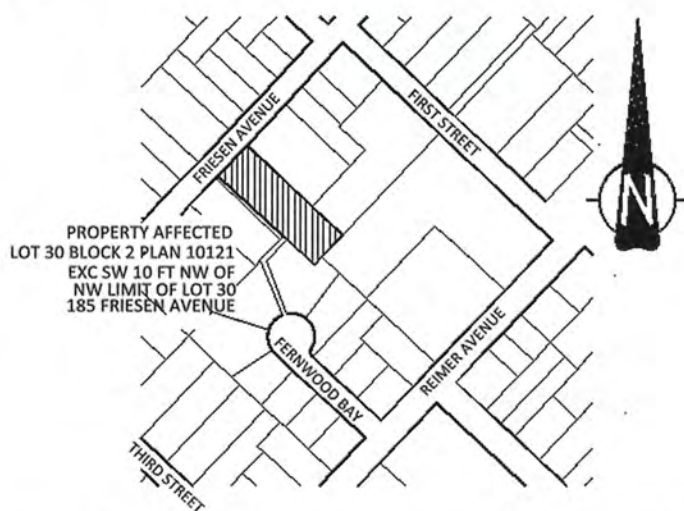
The applicant of the conditional use and variance is Tannis Nickel.

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.



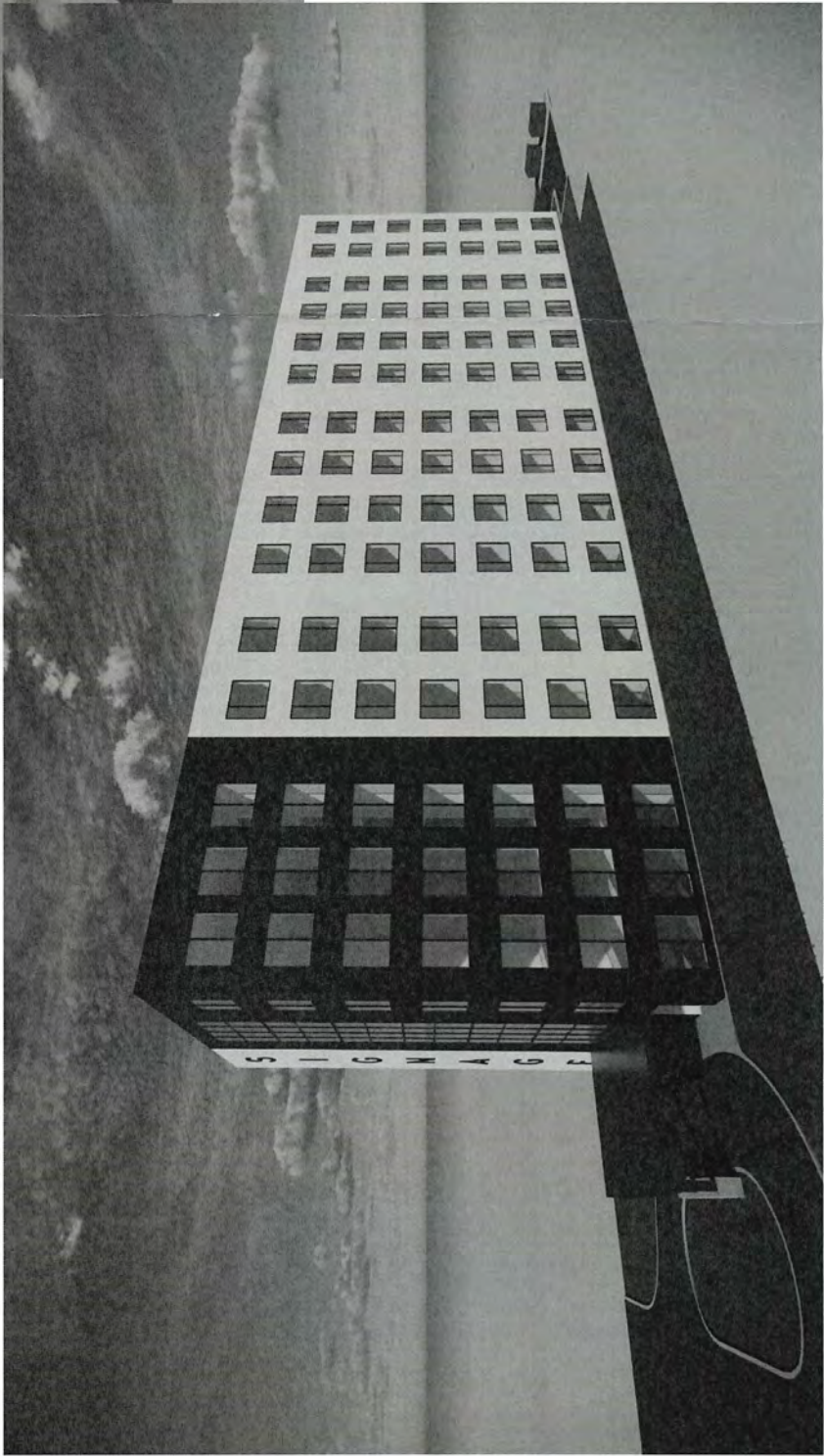
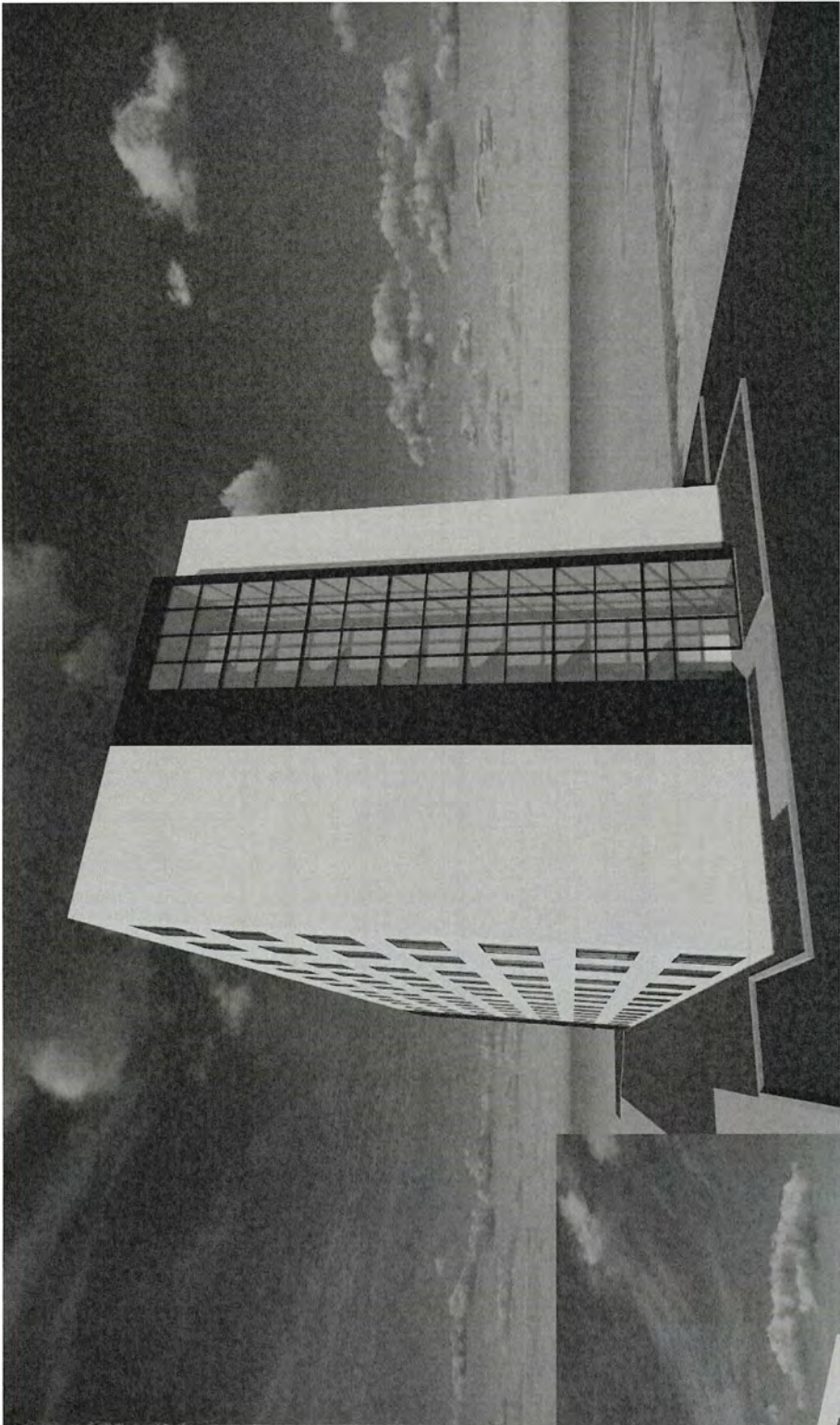
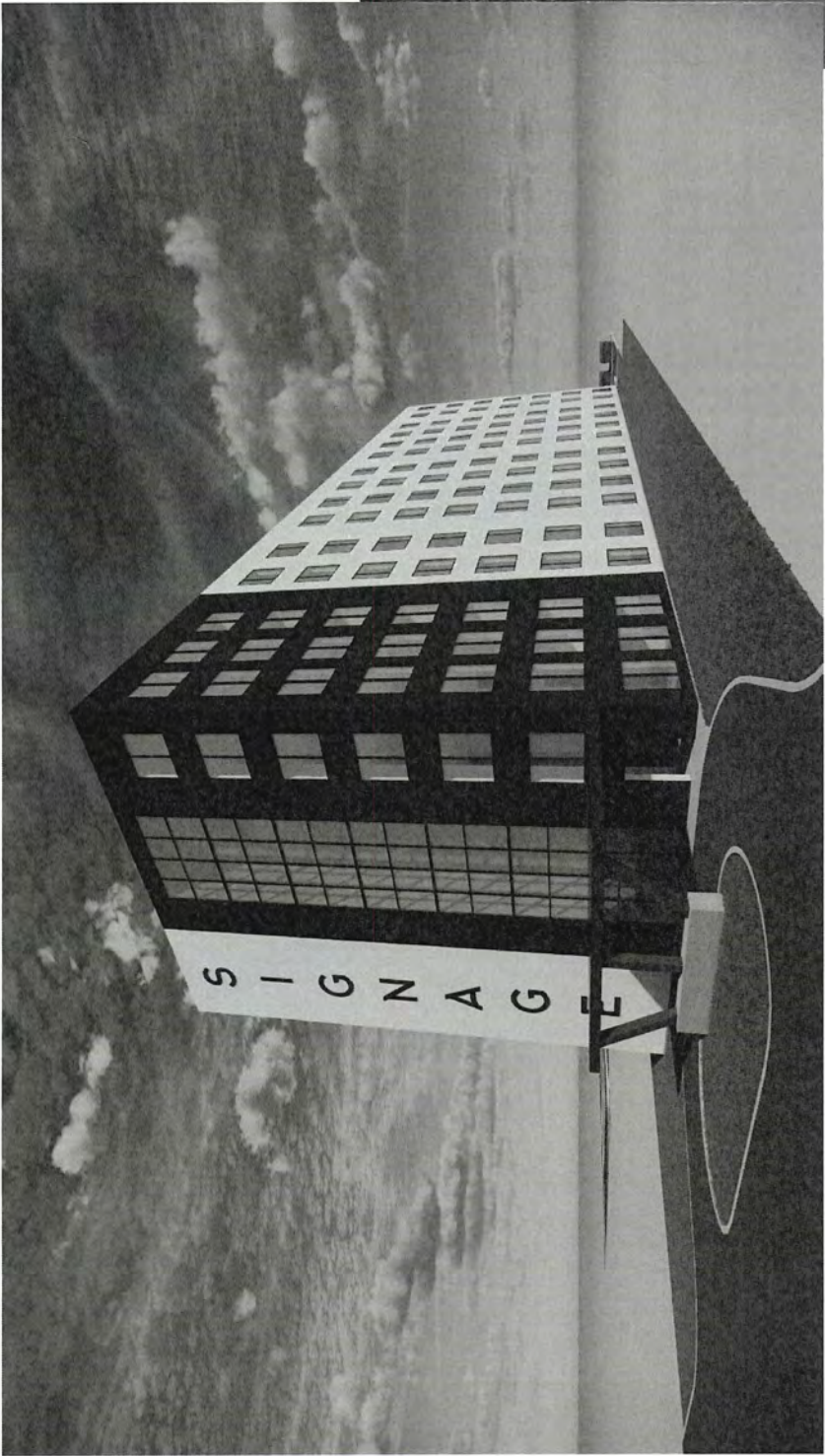
Why did I receive this notice?

- 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?

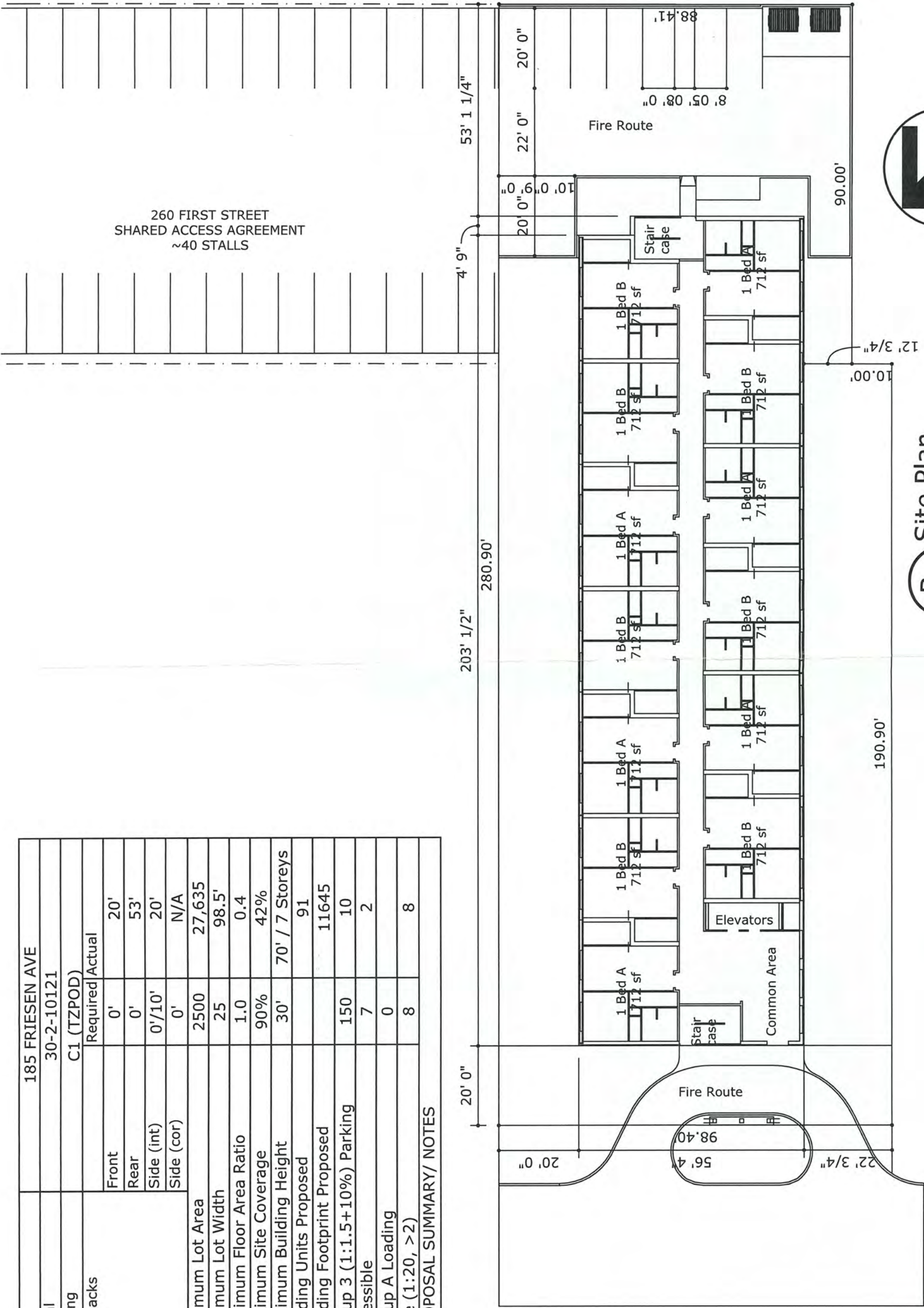
Contact Lacey Gaudet, City Planner
204.346.6566 | lgaudet@steinbach.ca | Steinbach.ca
225 Reimer Avenue, Steinbach, MB R5G 2J1





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'



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

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 🍁

Carter Liebzeit

Direct Line: (204) 957-4670
Fax: (204) 957-0840
Email: cliebzeit@mltaikins.com

Ghislane Rachidi

Legal Assistant
Direct Line: (204) 957-4493
Email: grachidi@mltaikins.com

April 20, 2026

VIA E-MAIL

City of Steinbach Council
225 Reimer Avenue
Steinbach, MB R5G 2J1

Dear Members of Council:

Re: Conditional Use Application CU-2026-03 and Variance V-2026-05 (the "Application") with respect to the property at 185 Friesen Avenue, Lot 30 Block 2 Plan 10121 Exc SW 10 Ft NW of NW Limit of Lot 30 (the "Property")
MLT Aikins File No: 0184235-00001

We have been engaged as legal counsel for Royden Loewen with respect to the above-referenced Application concerning the Property.

The Loewen family owns the residential property at 195 Friesen Avenue which is adjacent to the Property. When our client purchased this property, he relied upon the enclosed 1989 agreement between the City of Steinbach and Steinbach Housing Inc. which required, among other things, that the northwestern portion of the Property "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 a green space".

The Application proposes to construct a seven-storey facility on the Property, contrary to the Agreement.

With respect to the variance aspect of the Application, section 97(1) of *The Planning Act* (the "**Act**") requires that Council consider the following:

97(1) After holding the hearing, the board, council or planning commission must make an order,

(a) rejecting the requested variance; or

(b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance

(i) will be compatible with the general nature of the surrounding area,

(ii) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area,

(iii) is the minimum modification of a zoning by-law required to relieve the injurious affect of the zoning by-law on the applicant's property, and

(iv) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

The Application includes three significant variance requests:

1. A seven-storey building where only three stories are permitted;
2. Only 10 parking stalls where 150 are required (a 93% reduction); and
3. A reduced front yard setback.

Pursuant to section 97(1)(b) of the Act (above), variances must be compatible with the surrounding area and represent the minimum modification necessary. Variances of this magnitude—particularly the increase in height and reduction in parking—exceed any notion of reasonableness. To the extent that the variance application is granted, it would be inconsistent with the requirements of the Act.

Furthermore, the Conditional Use Application is contrary to section 2.4 of Zoning By-Law No. 2245, including because the proposed uses of the Property would materially alter the character of the area. At the upcoming meeting, our client intends to share his detailed concerns in respect of the proposed changes to the Property.

We understand that the City has scheduled a public meeting with respect to the Application for June 2, 2026. We request that the concerns raised in this letter be addressed at the meeting, and that Mr. Loewen be given an opportunity to make a presentation at the meeting.

Yours truly,

MLT AIKINS LLP

Per: 
Carter Liebrecht
Lawyer

CL:gr

Encl.

cc: James A. Mercury, MLT Aikins LLP
Royden Loewen

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

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.

deleted
~~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 30^{1/2} 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.

herein contained

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. G. Friesen
Mayor

[Signature]
Secretary-Treasurer

STEINBACH HOUSING INC.

Per: [Signature] Pres.

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.

Re-zoning File # By-Law 2275

Administration

RFD #: 2026001158 **Last Updated:** 4/27/2026 11:48:56 AM
Created: 3/30/2026 10:51:40 AM **Status:** Approved
Author: Justina Gell

	Council Meeting Date	Resolution #	Moved By	Seconded By
First Reading:	Apr 21, 2026	R26-084	Susan Penner	Michael Zwaagstra
Second Reading:				

Council Decision: **RESOLVED**

That the City of Steinbach give first reading to By-Law 2275.

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 second and third readings as previously amended and 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

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 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 recommends that Transitional Housing may be added as a use in Table 10-1 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 closely aligned with existing land use policies for similar uses. 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.

It is recommended that Council approve second and third readings to By-Law 2275 subject to amendments to the definition, use table and parking table as noted above and subject to the outcome of the public hearing.

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 second and third 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
- Posting Requirements

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. 2245 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. 2245

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

Notice of hearing

166 When notice of a hearing is required to be given under this Act, it must meet the applicable requirements of this Division.

Contents of notice

167 Notice of a hearing held under this Act must

- (a) give the date, time and place of the hearing;
- (b) give a summary of the matter to be considered at the hearing;
- (c) state that any person may make a representation on the matter at the hearing;
- (d) state that documents related to the matter to be considered at the hearing may be inspected or copied at the office of the applicable planning district or municipality and any other location specified in the notice;
- (e) in the case of a hearing to consider a proposed by-law of general application, describe the area affected, by reference to designations or zones in the planning district or municipality, or state that the by-law applies to the entire district or municipality; and
- (f) in the case of a hearing to consider a matter affecting a specific property, identify the location of that property.

Notice re planning districts, development plans and zoning by-laws

168(1) Notice of any the following hearings must be given in accordance with this section:

- (d) a hearing on the adoption of a zoning by-law or a secondary plan by-law under subsection 74(1).

Publication requirements

168(2) Notice of the hearing must be given by

- (a) publishing notice of the hearing in a newspaper with a general circulation in the applicable planning district or municipality on two occasions at least six days apart, during the period beginning 40 days before the hearing and ending seven days before the hearing; or
- (b) when there is no newspaper with a general circulation in the area, posting a copy of the notice of hearing in the office of the applicable planning district or municipality and at least two other public places in the district or municipality at least 14 days before the hearing.

Required notice

168(3) At least 27 days before the hearing, a copy of the notice of the hearing must be sent

- (a) to the applicant, if there is one;
- (b) to the minister;
- (c) to all adjacent planning districts and municipalities;
- (d) when the hearing is held by the council of a municipality that is part of a planning district, to that planning district and all other municipalities in the district; and
- (e) when the hearing is held by the board of a planning district, to all municipalities in the district.

Notice to affected property owners

168(4) If the hearing is held to consider an amendment to a by-law that would affect a specific property,

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

Subdivision File # 4451-2026-9241, MCKENZIE AVENUE, 60

Administration

RFD #:	2026001161	Last Updated:	4/20/2026 12:32:05 PM
Created:	4/20/2026 12:32:05 PM	Status:	Pending
Author:	Justina Gell		

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

Council Decision:

Subject:

Summary

Purpose

The purpose of Subdivision 4451-2026-9241 is to create a parcel plan to allow the city to take ownership of the drain that runs through the property and the owner to keep the rest of the land on one title.

Recommendation

Recommendation is for council to approve Subdivision 4451-2026-9241 subject to a development agreement and the approval of a Plan of Works By-Law for the existing drain.

Reports

City Manager Report

Subdivision 4451-2026-9241 60 McKenzie Avenue

The application for subdivision under file Subdivision 4451-2026-9241 seeks to subdivide the subject property to accommodate a multi-unit residential development and create a separate parcel for the existing drain. The subject is zoned as RMD - Residential Medium Density and is designated as Residential Policy Area under the City's Official Community Plan.

The overall site is approx. 5 acres in size. Title to the drain parcel would be transferred by the Owner to the City through a consent expropriation agreement with a Plan of Works By-Law for the drain to also be completed.

It is recommended that Council approve the application under file Subdivision 4451-2026-9241 subject to the execution of a development agreement and the approval of a Plan of Works By-Law.

City Planner Report

Subdivision 4451-2026-9241

Location:

60 McKenzie Avenue

Property Owner: Hart Properties Ltd.

Applicant: City of Steinbach

Current Designation & Zoning:

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

The property is currently zoned 'RMD' Residential Medium Density

Zoning Requirements-'RMD' Residential Medium Density

'RMD' Residential Medium Density

Residential Medium Density is intended for single-family, two-family and low-rise multiple family units and associated or compatible uses.

Site area-10, 000 sq feet

Site width-75 feet

Front yard-25 feet

Rear yard-25 feet

Side yard-regular-4 feet

Side yard-corner-8 feet

Coverage-50%

Height-3 storeys

Comments/Recommendations

The purpose of the subdivision application is to create a parcel plan for the subject property, including a separate parcel for the existing drain that currently traverses the site, as well as two additional parcels for the remainder of the property. This will allow the owner to retain both developable parcels under the same title.

The owner is currently in the process of developing multi-family buildings on the property. An existing undeveloped drain runs through the site, and the City is seeking to remain consistent with its approach on other developments by taking ownership of existing drainage infrastructure at the time of development. The intent is for the drain to ultimately be improved through a future Plan of Works. In addition, the drain corridor has been identified in the Active Transportation Master Plan as a future pathway connection, similar to the pathway located on the north side of McKenzie Avenue. To minimize the amount of land required for the drainage corridor, the developer is proposing to enclose the drain.

Recommendation is to approve the subdivision application to permit the City to take ownership of the drain corridor and facilitate future drainage and active transportation improvements.

MEMO

May 20, 2026

To: Subdivision File No. 4451-2026-9241

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

Re: 60 McKenzie Avenue – Subdivision Comments

Property Access

The proposed parcel A has a 7.62m wide concrete approach from McKenzie Avenue. Proposed parcel C will require a minimum 7.62m wide approach from McKenzie Avenue. The Developer will be responsible for all costs associated with constructing the 6” reinforced or 8” non-reinforced concrete access approach off McKenzie Ave, which includes but is not limited to construction of new curb and gutter where required and restoration of any areas affected by construction and for removal or upgrading the existing approach.

Water Servicing

The existing buildings on proposed parcel A are serviced from the McKenzie Avenue water main with a 200 mm private water main. Each building is to be serviced with a minimum 50mm water service from the private main. A new minimum 50mm water service will need to be installed for proposed parcel C. The Developer shall be responsible for all costs associated with any new services, alterations to the existing services and abandonments.

Sewer Servicing

The existing buildings on proposed parcel A are serviced from McKenzie Avenue with a 200 mm private sewer main. Each building is to be serviced with a minimum 150 mm sewer service from the private main. A new minimum 150mm sewer service will need to be installed for proposed parcel C. 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 is an approved lot grading plan developed for the existing lot. A new 2600x1200mm box culvert is to be installed in proposed parcel B as part of the approved lot grading plan. The Developer shall be responsible for all costs associated with the installation of the box culvert. The box culvert shall be designed and installed to the satisfaction of the City Engineer.

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
- Historic Resources Branch
- Hydrologic Forecasting & Water Management Branch;
Manitoba Transportation and Infrastructure
- Land Titles
- Manitoba Hydro
- Rogers
- Water Resource Officer

SUBDIVISION SUMMARY

For Information Purposes Only

SUBDIVISION INFORMATION			
File No.:	4451-26-9241	Municipality:	City of Steinbach
Applicant:	City of Steinbach	Reg. Owner:	Hart Properties Ltd.
Proposed Subdivision:	SP Lot 3 Block 1 Plan 16260 WLTO in NE ¼ 27-6-6 EPM		
Roll No.: 45140	CT: 3249984/1		

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

Proposal to:

Create a parcel plan from the existing title CT# 3249984/1 to allow for the City of Steinbach to take ownership on the drain.

Development Plan:

The subject property is located within a designated **Residential Policy Area** pursuant to the *City of Steinbach Official Community Plan By-Law 2244*. Relevant policies are contained within Section 5.1 of the *Development Plan* which reads, in part, as follows:

5.1 RESIDENTIAL POLICY AREAS

5.1.2 POLICIES

1. A range of housing types and densities are permitted in the Residential Policy Area from single-detached dwellings to multi-unit dwellings (including apartment buildings).
2. New residential development shall be contiguous with existing development. The City will not support proposals for piecemeal, lot-by-lot development or leap-frog development that would result in the isolation of existing residential uses and inefficient utilization of municipal services.
3. The subdivision of existing lots to permit an increase in residential densification is encouraged, provided that each resultant lot meets the minimum site requirements specified in the zoning by-law.
4. Infill housing on vacant lots and/or the redevelopment of lots to increase density in the Residential Policy Area shall be prioritized.
5. Infill development shall be generally compatible and consistent with the existing neighbourhood in terms of setback, height, and character.
6. Priority should be given to the development of lands already serviced with trunk services.
7. Existing, unserviced or partially serviced residentially-zoned areas will be allowed to develop. Expansion of existing unserviced or partially serviced residentially-zoned areas shall not be permitted.
8. Building(s) containing three or more dwelling units in the Residential Policy Area are encouraged to locate on the periphery of lower-density residential areas and/or along collector or arterial streets.

Zoning By-law:

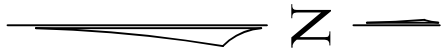
The proposed subdivision is located within an “RMD” **Residential Medium Zone** *City of Steinbach Zoning By-law 2245*. The RMD zoning classification has a minimum site area requirement of 10,000 square feet combined with 75 feet site width.

Lot Description	Zone	Minimum Requirements	Proposed Site Area	Proposed Site Width	Variance Required
Proposed Parcel A	RMD	Site Area: 10,000 sq. ft.	3.87 acres (± 168,577 sq. ft.)	241.9 feet	None

Proposed Parcel B		Site Width: 75 ft.	0.40 acres (± 17,424 sq. ft.)	35 feet	As Determined by Council
Proposed Parcel C (to be tied to parcel A)			0.78 acres (± 33,976 sq. ft.)	155.2 feet	None

Further Information:

- The subject subdivision is located at 60 Mckenzie Avenue, in the southwest part of the City of Steinbach.
- Proposed Parcel A contains three 3-storey buildings, which the SAM indicates as under construction.
- A drain runs through Proposed Parcel B, and the intent is to create a parcel plan that separates the drain from the rest of the property so the City of Steinbach can assume ownership.
- Proposed Parcel C is vacant. The intent is to tie parcel C to parcel A.
- The property is currently serviced by municipal sewer and piped water. No change in servicing is proposed.
- All parcels (A,B&C) have frontage along Mckenzie Avenue.
- No new private drainage works proposed.
- Surrounding land uses are residential and development reserve



NOTICE:
The 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.



406 Main Street
Steinbach, Manitoba
R5G 1Z5

Phone: (204) 326-2117
Fax: (204) 326-5939
info@keystonesurveys.ca

Our File No. 2025.527

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

January 20, 2026 (Revised January 26, 2026)

Subdivision Application Map

of SP Lot 3 Block 1 Plan 16260 in Part of the N.E. 1/4 27-6-6 E.P.M.
CITY OF STEINBACH

C.T. # 3249984/I

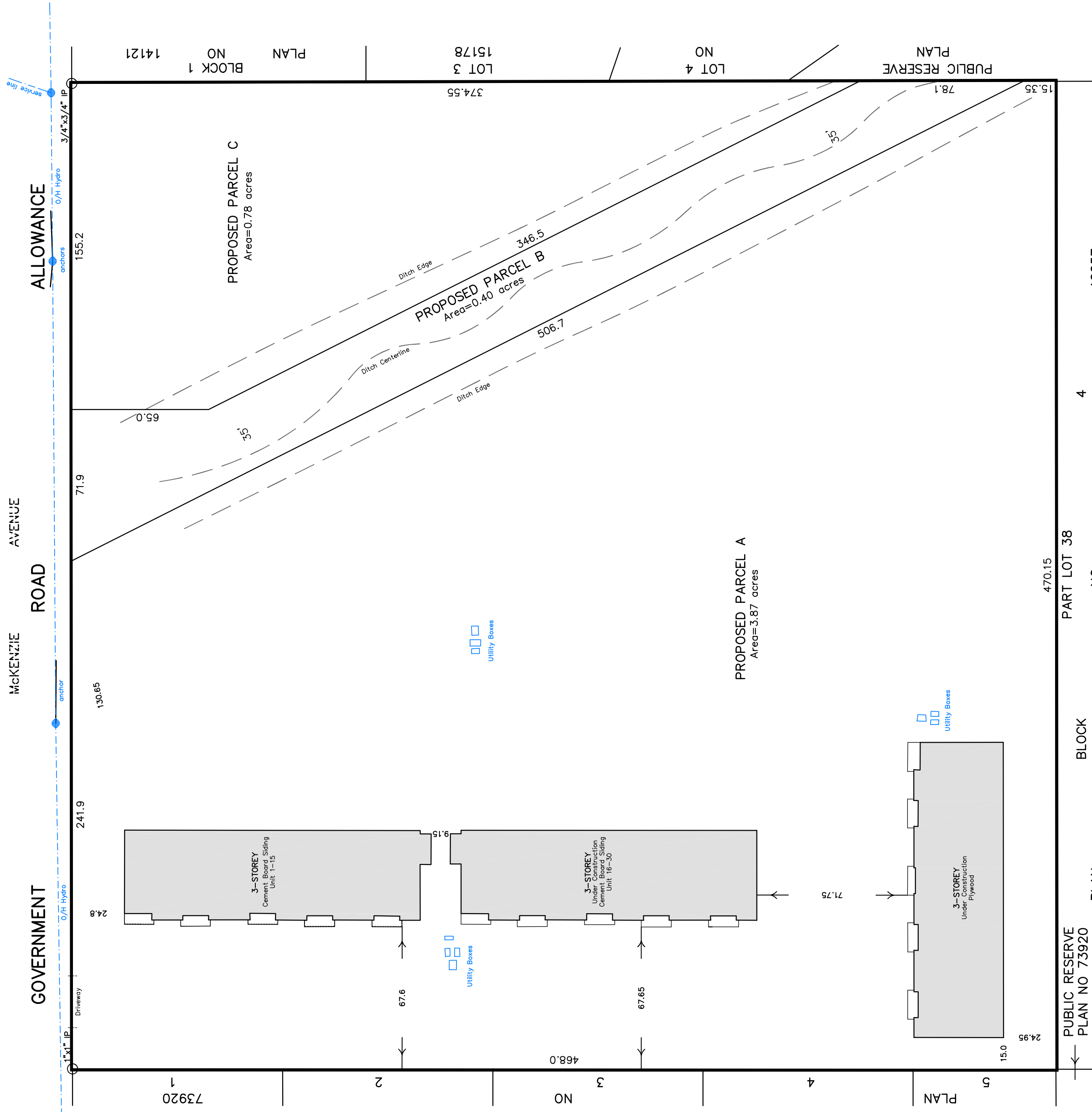
Registered Owners: Hart Properties Ltd.
The survey was made on September 25 and October 9, 2025.

Distances are in feet and decimals of a foot.

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

Field Book: 416/27-29

Prepared by Ian Baldwin, M.L.S.



Proposed Subdivision- City of Steinbach

SP Lot 3 Block 1 Plan 16260 WLTO
in NE ¼ 27-6-6 EPM



Legend

- Assessment Parcels
- Title Boundary
- Proposed Subdivision

File Number: 4451-26-9241 Date: February 19, 2026

Applicant:

City of Steinbach

Notes:

- Current Title Area:
- CT No.: 3249984/1
 - Roll No.: 45140
 - Total Area: 5.05 acres
- Proposed Subdivision:
- Proposed Parcel A: 3.87 acres
 - Proposed Parcel B: 0.40 acres
 - Proposed Parcel C: 0.78 acres

Development Plan:
Residential Policy Area

Zoning By-law:
"RMD" Residential Medium Zone

A proposal to create a parcel plan from the existing title to allow for the City of Steinbach to take ownership of the drain.

X

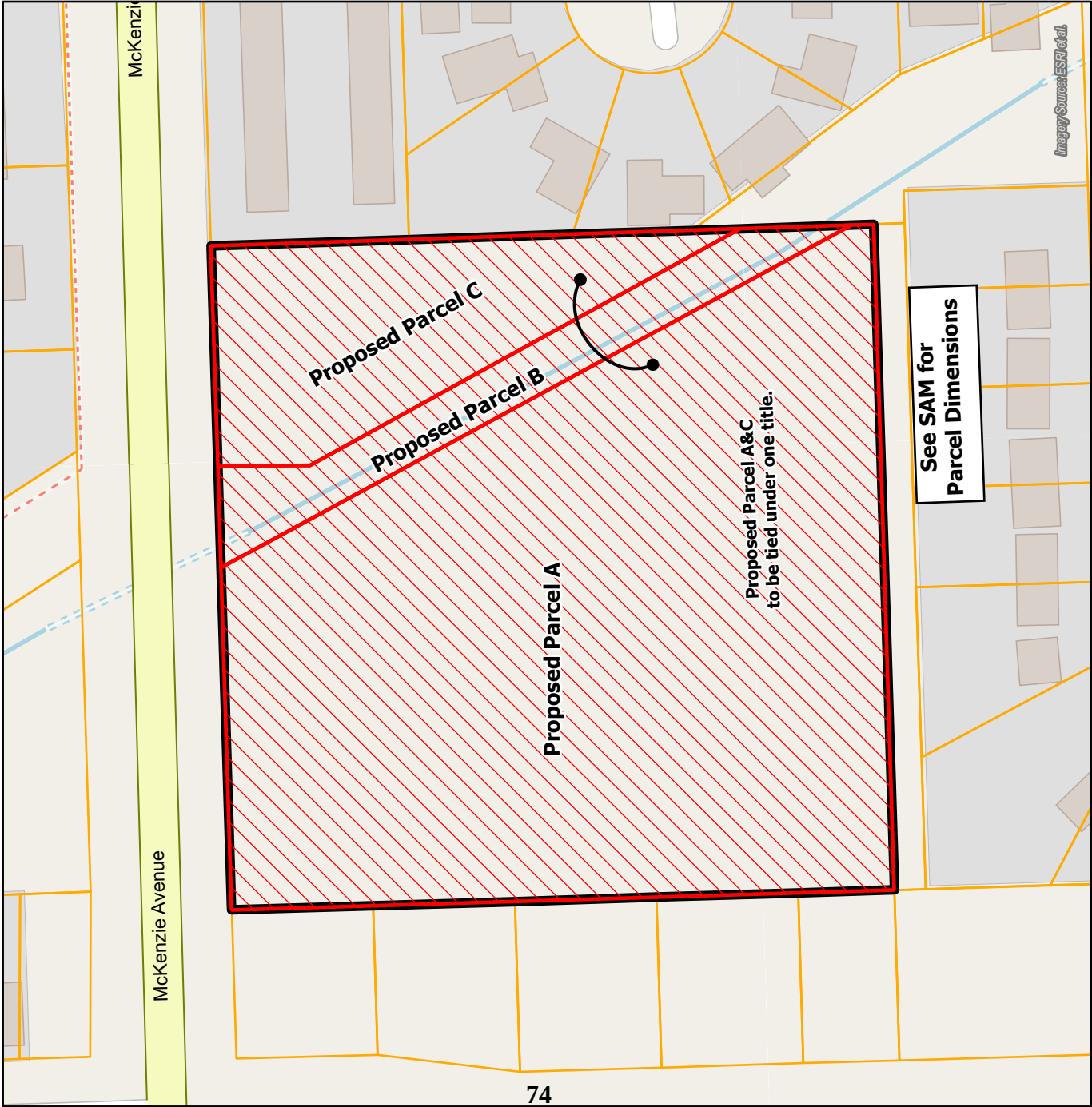
Approving Authority

Date



Proposed Subdivision- City of Steinbach

SP Lot 3 Block 1 Plan 16260 WLTO
in NE ¼ 27-6-6 EPM



Legend

- Assessment Parcels
- Title Boundary
- Proposed Subdivision

File Number: 4451-26-9241

Date: February 19, 2026

Applicant:

City of Steinbach

Notes:

Current Title Area:
-CT No.: 3249984/1
-Roll No.: 45140
-Total Area: 5.05 acres

Proposed Subdivision:
-Proposed Parcel A: 3.87 acres
-Proposed Parcel B: 0.40 acres
-Proposed Parcel C: 0.78 acres

Development Plan:
Residential Policy Area

Zoning By-law:
"RMD" Residential Medium Zone

A proposal to create a parcel plan from the existing title to allow for the City of Steinbach to take ownership of the drain.

X

Approving Authority

Date



STATUS OF TITLE

Title Number **3249984/1**
Title Status **Accepted**
Client File **2025.527**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

HART PROPERTIES LTD.

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

SP LOT 3 BLOCK 1 PLAN 16260 WLTO
IN NE 1/4 27-6-6 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: **4349906/1**
Instrument Status: **Accepted**

Registration Date: 2013-05-02
From/By: CITY OF STEINBACH
To:

Amount:
Notes: No notes
Description: DEVELOPMENT AGREEMENT

Instrument Type: **Easement**
Registration Number: **5667027/1**
Instrument Status: **Accepted**

Registration Date: 2024-08-12
From/By: Hart Properties Ltd.
To: The Manitoba Hydro-Electric Board, Bell Canada & ET AL

Amount:
Notes: No notes
Description: Statutory Easement

Instrument Type:	Mortgage
Registration Number:	5720313/1
Instrument Status:	Accepted
Registration Date:	2025-02-05
From/By:	HART PROPERTIES LTD.
To:	STEINBACH CREDIT UNION LIMITED
Amount:	\$36,000,000.00
Notes:	No notes
Description:	No description

Instrument Type:	Personal Property Security Notice
Registration Number:	5720314/1
Instrument Status:	Accepted
Registration Date:	2025-02-05
From/By:	Steinbach Credit Union Limited
To:	Samuel W. Teichroew, as agent
Amount:	
Notes:	No notes
Description:	Does not Expire (Payments under a lease)

3. ADDRESSES FOR SERVICE

HART PROPERTIES LTD.
Box 3261
STEINBACH MB
R5G 1P5

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

2349848/1 All

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type:	Transfer Of Land
Registration Number:	5545855/1
Registration Date:	2023-06-16
From/By:	R & M PENNER HOLDINGS LTD. & NEUSTAEDTER HOLDINGS INC.
To:	HART PROPERTIES LTD.
Consideration:	\$1,614,665.00

10. LAND INDEX

Lot 3 Block 1 Plan 16260
NE 27-6-6 E

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 3249984/1

Municipal and Northern Relations

Community Planning
240 - 323 Main Street
Steinbach MB R5G 1Z2
T 204-346-6240 F 204-346-7305
steinbachcrp@gov.mb.ca

Report to Council

Date:	April 15, 2026	File:	4451-26-9241
Applicant:	City of Steinbach	Registered Owner:	Hart Properties Ltd.
Municipality:	City of Steinbach	Proposed Subdivision:	SP Lot 3 Block 1 Plan 16260 WLTO in NE ¼ 27-6-6 EPM

INTENT OF SUBDIVISION:

The Applicant, the City of Steinbach, proposes to create a parcel for the existing drain and own the parcel. Three 3-storey multi-unit residential buildings are currently under construction on the property. The subject property is located at 60 McKenzie Avenue, in the southwest part of the City of Steinbach.

Proposed Parcel B will contain the drain and be owned by the City. Proposed Parcels A and C will be consolidated on 1 title and owned by the current property owner. No changes are proposed for driveway accesses, water and sewer servicing or drainage works. The surrounding land uses are residential.

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 **Residential Policy Area** pursuant to the *City of Steinbach Official Community Plan By-Law 2244*. Relevant objectives and policies are contained within Sections 4.0 and 5.0 of the Official Community Plan (OCP) which reads, in part, as follows:

4.4 GROUNDWATER, DRAINAGE, HAZARD LANDS, AND ENVIRONMENT

4.4.1 OBJECTIVES

- b. To ensure sustainable drainage and stormwater management practices.
- c. To protect and minimize impacts of development on water bodies.
- d. To protect new and existing development from hazards associated with land drainage, groundwater, flooding and erosion adjacent to waterbodies, and other human-made hazards.

5.1 RESIDENTIAL POLICY AREAS

5.1.2 POLICIES

- 1. A range of housing types and densities are permitted in the Residential Policy Area from single-detached dwellings to multi-unit dwellings (including apartment buildings).

2. *New residential development shall be contiguous with existing development. The City will not support proposals for piecemeal, lot-by-lot development or leap-frog development that would result in the isolation of existing residential uses and inefficient utilization of municipal services.*
3. *The subdivision of existing lots to permit an increase in residential densification is encouraged, provided that each resultant lot meets the minimum site requirements specified in the zoning by-law.*
4. *Infill housing on vacant lots and/or the redevelopment of lots to increase density in the Residential Policy Area shall be prioritized.*
5. *Infill development shall be generally compatible and consistent with the existing neighbourhood in terms of setback, height, and character.*
6. *Priority should be given to the development of lands already serviced with trunk services.*
7. *Existing, unserviced or partially serviced residentially-zoned areas will be allowed to develop. Expansion of existing unserviced or partially serviced residentially-zoned areas shall not be permitted.*
8. *Building(s) containing three or more dwelling units in the Residential Policy Area are encouraged to locate on the periphery of lower-density residential areas and/or along collector or arterial streets.*

ZONING BY-LAW:

The proposed subdivision is located within a “RMD” **Residential Medium Zone** pursuant to the *City of Steinbach Zoning By-law 2245*. The RMD zoning classification has a minimum site area requirement of 10,000 square feet combined with a minimum site width of 75 feet.

Lot Description	Zone	Minimum Requirements	Proposed Site Area	Proposed Site Width	Variance Required
Proposed Parcel A and C	RMD	Site Area: 10,000 sq. ft. Site Width: 75 feet	4.65 acres	397.1 feet	None
Proposed Parcel B			0.40 acres	35 feet	As Determined by Council

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 Survey.

Manitoba Transportation and Infrastructure, Hydrologic Forecasting & Water Management: The drain within and near to the proposed subdivision is unnamed. This drain may present a risk of flooding during wetter periods. We do not have any flood protection information for this area; however, we recommend that all new permanent structures should be 1.5 m (5 feet) above the ordinary high-water level of any watercourse or waterbody, with a minimum setback distance of 30.5 m (100 feet) from the top of the waterway embankment as general precautionary measures against flooding and erosion.

Other Agencies:

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

ANALYSIS

The City of Steinbach proposes to create a parcel to take ownership of an existing drain running through the property. This will allow the City to have control of drain maintenance while allowing the current property

owner to develop the remainder of their property for multi-unit residential development. Parcels A and C will be consolidated on 1 title to be owned by Hart Properties Ltd. and Parcel B will be issued a title and be owned by the City.

The City taking ownership of an existing drain through subdivision complies with objectives 4.4.1 of the OCP by: (b) ensuring sustainable drainage and stormwater management practices; (c) protecting and minimizing impacts of development on water bodies and (d) protecting new and existing development from hazards associated with land drainage, groundwater, flooding and erosion adjacent to waterbodies, and other human-made hazards.

Upon reviewing the proposal, the subdivision appears to generally conform with the intent and policies of the City of Steinbach OCP and Community Planning has no concerns.

RECOMMENDATION

Provided Council is satisfied that the proposed development conforms to the policies and intent of the Development Plan, this office recommends approval of the subdivision as proposed.

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.



Ellen Enns
Regional Manager

Cc: City of Steinbach

Bell MTS Subdivisions

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



February 24, 2026

File No. 4451-26-9241

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
60 McKenzie Avenue
SP Lot 3 Block 1 Plan 16260 WLTO in NE ¼ 27-6-6 EPM
City of Steinbach
Registered Owner: Hart Properties Ltd.

Bell MTS has no new easement requirements with respect to application numbered 4451-26-9241.

Any existing Bell MTS services, easement agreements and or caveats affecting the lands to be subdivided will be brought forward on 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.

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

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



From: [+WPG574 - HRB Archaeology](#)
To: [+STE1000 - Steinbach CRP](#)
Cc: [+WPG574 - HRB Archaeology](#)
Subject: RE: Proposal to Subdivide - File # 4451-26-9241 - * NEW *
Date: February 25, 2026 9:45:16 AM

Good day,

No Concerns at this Time

Further to your e-mail regarding the above-noted application, the Manitoba Historic Resources Branch (HRB) has examined the location in conjunction with Branch records for areas of potential concern. The potential to impact to heritage resources is believed to be low based on analysis of current data and evaluated by the type of action proposed, therefore, the HRB has no concerns with the proposed project at this time. This evaluation is only appropriate for this respective request.

Legislation

Under Section 46 and 51 of the Heritage Resources Act (the Act), if at any time, heritage resources are encountered in association with these lands during testing and development, there is an obligation to report any heritage resources and a prohibition on destruction, damage or alteration of said resources. HRB may require that an acceptable heritage resource management strategy be implemented by the proponent/developer to mitigate the effects of their activity on the heritage resources.

Thank you,

Gordon Wallace

Impact Assessment Archaeologist | Archaeological Assessment Services Unit

Historic Resources Branch | Manitoba Sport, Culture, Heritage and Tourism
213 Notre Dame Avenue, Main Floor | Winnipeg, MB | R3B 1N3
T. (204) 599-2000 | F. 204.945.2384 | e. Gordon.Wallace@gov.mb.ca

From: +STE1000 - Steinbach CRP <SteinbachCRP@gov.mb.ca>

Sent: February 20, 2026 2:57 PM

To: SubdivisionCirculars@hydro.mb.ca; +WPG569 - Drainage <drainage@gov.mb.ca>;
neteng.control@bellmts.ca; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>;
+WPG1166 - MIT Water Review <MITWaterReview@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 # 4451-26-9241 - * NEW *

File No.: 4451-26-9241

Re: Proposal to Subdivide
Pt. NE-27-06-06-E

.....
DATE: February 20, 2026

TO: Ellen Enns
Community Planning Branch
Municipal and Northern Relations
240-323 Main St
Steinbach MB R5G 1Z2

FROM: Matthew Sebesteny
Development Review Specialist
Hydrologic Forecasting and Water
Management Branch
Manitoba Transportation and
Infrastructure
2nd Floor - 280 Broadway
Winnipeg MB R3C 0R8

PHONE NO: (204) 915-5914
FAX NO: (204) 948-4764
E-MAIL: Matthew.Sebesteny@gov.mb.ca

SUBJECT: Proposed Subdivision (Minor)
SP Lot 3 Block 1 Plan 16260 WLTO
City of Steinbach
4451-26-9241

The applicant proposes to create a parcel plan from the existing title to allow for the City of Steinbach to take ownership of the drain. The drain within and near to the proposed subdivision is unnamed. This drain may present a risk of flooding during wetter periods.

We do not have any flood protection information for this area; however, we recommend that all new permanent structures should be 1.5 m (5 feet) above the ordinary high-water level of any watercourse or waterbody, with a minimum setback distance of 30.5 m (100 feet) from the top of the waterway embankment as general precautionary measures against flooding and erosion.

Please direct questions, and/or elevation mapping requests to: Development Review at (204) 945-2121 or MITWaterReview@gov.mb.ca.

ORIGINAL SIGNED BY
Matthew Sebesteny

From: [Teranet Manitoba - Surveys Planning](#)
To: [+STE1000 - Steinbach CRP](#)
Subject: RE: Proposal to Subdivide - File # 4451-26-9241 - * NEW *
Date: February 24, 2026 12:52:16 PM

CAUTION: This email originated from an External Sender. Please do not click links or open attachments unless you recognize the source.

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 afternoon,

Land Titles requirements are as follows:

A Plan of Survey as proposed is required.

Thank you

Amanda Jankowski
Plan Registration 1 | Surveys

From: +STE1000 - Steinbach CRP <SteinbachCRP@gov.mb.ca>
Sent: February 20, 2026 2:57 PM
To: SubdivisionCirculars@hydro.mb.ca; +WPG569 - Drainage <drainage@gov.mb.ca>;
neteng.control@bellmts.ca; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>;
+WPG1166 - MIT Water Review <MITWaterReview@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 # 4451-26-9241 - * NEW *

File No.: 4451-26-9241

Re: Proposal to Subdivide
Pt. NE-27-06-06-E
SP Lot 3 Block 1 Plan 16260 WLTO
City of Steinbach
Registered Owner: Hart Properties Ltd.

Comments Due: March 12, 2026

Good afternoon,

Enns, Ellen

From: SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>
Sent: March 17, 2026 9:42 AM
To: +STE1000 - Steinbach CRP; lgaudet@steinbach.ca
Cc: PROPERTYACQUISITION@bellmts.ca; Project Manager - Manitoba; Tim Peters - Valley Fiber (municipalplanning@valleyfiber.ca)
Subject: 4451-26-9241 - Email to Planning - Hydro File #2026-1216

CAUTION: This email originated from an External Sender. Please do not click links or open attachments unless you recognize the source.

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.



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

RE: Application(s) **4451-26-9241**

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

1. **No new easements required**— Manitoba Hydro and Centra Gas Manitoba Inc. have no easement requirements.
2. If Manitoba Hydro and Centra Gas Manitoba Inc. have existing easements registered on title and you require details, please sent the request to the email provided below.
3. 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.
4. 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.
5. Should you require further electrical or gas services please fill out the online form on the [Manitoba Hydro](#) website.

Any inquiries can be sent to HCSC@hydro.mb.ca. should you want details about easements on your title please request to HCSC@hydro.mb.ca

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

From: [Project Manager - Manitoba](#)
To: [+STE1000 - Steinbach CRP](#)
Cc: [SM-Subdivision Circulars](#)
Subject: RE: Proposal to Subdivide - File # 4451-26-9241 - * NEW *
Date: March 6, 2026 4:56:02 PM
Attachments: [image001.png](#)

CAUTION: This email originated from an External Sender. Please do not click links or open attachments unless you recognize the source.

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.

Rogers will pursue easement acquisition through a **joint application with Hydro**, provided they are participating.

Rogers requires **blanket easements** for this file.

Thanks,

Project Coordinator, NW ON, MB & SK
[e ProjectManagerManitoba@rci.rogers.com](mailto: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: Friday, February 20, 2026 2:57 PM
To: SubdivisionCirculars@hydro.mb.ca; +WPG569 - Drainage <drainage@gov.mb.ca>; neteng.control@bellmts.ca; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@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 # 4451-26-9241 - * NEW *

File No.: 4451-26-9241

Re: Proposal to Subdivide
Pt. NE-27-06-06-E
SP Lot 3 Block 1 Plan 16260 WLTO
City of Steinbach
Registered Owner: Hart Properties Ltd.

From: [+WPG569 - Drainage](#)
To: [+STE1000 - Steinbach CRP](#)
Subject: RE: Proposal to Subdivide - File # 4451-26-9241 - * NEW *
Date: February 23, 2026 3:24:00 PM

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: February 20, 2026 2:57 PM
To: SubdivisionCirculars@hydro.mb.ca; +WPG569 - Drainage <drainage@gov.mb.ca>;
neteng.control@bellmts.ca; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>;
+WPG1166 - MIT Water Review <MITWaterReview@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 # 4451-26-9241 - * NEW *

File No.: 4451-26-9241

Re: Proposal to Subdivide
Pt. NE-27-06-06-E
SP Lot 3 Block 1 Plan 16260 WLTO
City of Steinbach
Registered Owner: Hart Properties Ltd.

Comments Due: March 12, 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**.

Subdivision File # 4451-2026-9245

Administration

RFD #: 2026001165 **Last Updated:** 4/27/2026 9:46:18 AM
Created: 4/27/2026 9:46:18 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 4451-2026-9245 is to subdivide the existing title into four parcels to allow for future commercial development.

Recommendation

Recommendation is to approve Subidivision 4451-2026-9245 subject to a development agreement and the approval of a minor variance for site width for Proposed Parcel A.

Reports

City Manager Report

Subdivision 4451-2026-9245 PTH 12 North - Mennonite Heritage Village Inc.

The application for subdivision under file Subdivision 4451-2026-9245 seeks to subdivide the subject property to accommodate a commercial development consisting of 4 parcels. The subject is zoned C3 – Commercial Corridor for the parcels fronting PTH 12N and DR1 – Development Reserve 1 for the residual landlocked parcel. The subject is designated as Commercial and Industrial Policy area under the City’s Official Community Plan.

The overall site is approx. 31 acres in size. Proposed Parcels A and D are to be consolidated under one title with access to the landlocked parcel to be addressed through the development agreement process and existing uses maintained. Proposed Parcels B and C are intended to accommodate commercial development.

MTI is the traffic authority for PTH 12N and would identify any required highway access or related improvements as a provincial condition of subdivision approval.

It is recommended that Council approve the application under file Subidivision 4451-2026-9245 subject to the execution of a development agreement and the approval of a minor variance for the site width of proposed Parcel A.

City Planner Report

Subdivision 4451-2026-9245

Location:

N/A PTH 12 North-Mennonite Heritage Village

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

'DR1' Development Reserve 1

The Development Reserve 1 district recognizes lands within the City of Steinbach that are intended for more immediate urban development. The DR-1 district exists as an interim zoning district and limits the amount and intensity of development.

Site width-600 feet

Front yard-50 feet

Site area-20 acres

Rear yard-20 feet

Side yard (regular)-15 feet

Side yard (corner)-15 feet

'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

Comments/Recommendation

The applicant is applying subdivide the existing title into four parcels for the purpose of commercial development. The subject vacant property fronts a service road along PTH 12 North. The airport abuts the property along the east and north side and the Mennonite Heritage Village Museum abuts the land to the south. There is a portion of the property that is part of the original title that is physically separated by the runway.

The proposal is to create four parcels, with parcels A and D being consolidated to permit Parcel D to have legal frontage. Parcels B-D are zoned 'C3' Commercial Corridor and meet all zoning requirements as set out in the zoning by-law. Proposed Parcel A is zoned 'DR1' Development Reserve 1 and as such does not meet the minimum lot requirements. Parcel A will require a variance to meet compliance with Zoning By-Law 2245.

It is recommended that SD 4451-2026-9245 be approved subject to a development agreement and a variance being obtained for site area for Proposed Parcel A.

MEMO

May 20, 2026

To: Subdivision File No. 4451-2026-9245

From: Aaron Rach – City Engineer

Re: Roll Number -0000740 – Subdivision Comments

Property Access

The proposed parcels would have access to PTH 12N via a fronting service road. The Developer shall be responsible for all costs associated with installing any new approaches and any adjustments to the existing approach, as well as any other associated restoration of the ditch and boulevard.

Water Servicing

Each of the proposed parcels will require a minimum 50 mm water service from the PTH 12N water main. Developer shall be responsible for all costs associated with any new services or alterations to the existing services.

Sewer Servicing

The wastewater sewer main on the east side of PTH 12N will need to be extended to service the new parcels. Each of the proposed parcels will require a minimum 150 mm sewer service from the extension of the east side PTH 12N sewer main. The Developer shall be responsible for all costs associated with the extension of the wastewater sewer main and any new services.

Land Drainage

The developer will be responsible to ensure that drainage, in the immediate area of these parcels, functions properly. A professionally prepared and engineered record “Lot Grading and Site Servicing Plan” is required.

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
- Historic Resources Branch
- Land Titles
- Manitoba Hydro
- Manitoba Transportation and Infrastructure
- Petroleum Branch
- Rogers
- Water Resource Officer
- Valley Fiber

SUBDIVISION SUMMARY

For Information Purposes Only

SUBDIVISION INFORMATION			
File No.:	4451-26-9245	Municipality:	City of Steinbach
Applicant:	Allan Kroeker	Reg. Owner:	Mennonite Heritage Village Inc.
Proposed Subdivision:	Pt. of NW 11-7-6 E		
Roll No.: 740	CT: 1446656/1		

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

Proposal to:

Subdivide the existing title into 4 parcels for the purpose of selling Parcel B and Parcel C as commercial lots. Parcel A will be consolidated with Parcel D and remain on one title to prevent it from being landlocked.

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 and 5.4 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.

5.4 INDUSTRIAL POLICY AREAS

5.4.2 POLICIES

2. *Development of industrial lands shall be contiguous with existing development and allow for the efficient and economical extension of municipal water and wastewater services. Industrial uses requiring large areas, including those which cater to the agricultural community, should be located in a cluster fashion with access from an internal road system.*
7. *Commercial and institutional uses may be allowed within the Industrial Policy Area provided the type and scale of the development is compatible with adjacent uses and that appropriate measures are in place to mitigate any potential incompatibility between the uses.*
9. *Development that could be hazardous to the occupants of land around existing airports due to airport operations, or could negatively impact airport operations, will generally not be permitted. Uses which may be compatible under certain circumstances will be identified in the Zoning By-law as conditional uses. This policy pertains to the municipal airport in Section 11-7-6E, and the private airport located in Section 22-6-6E.*

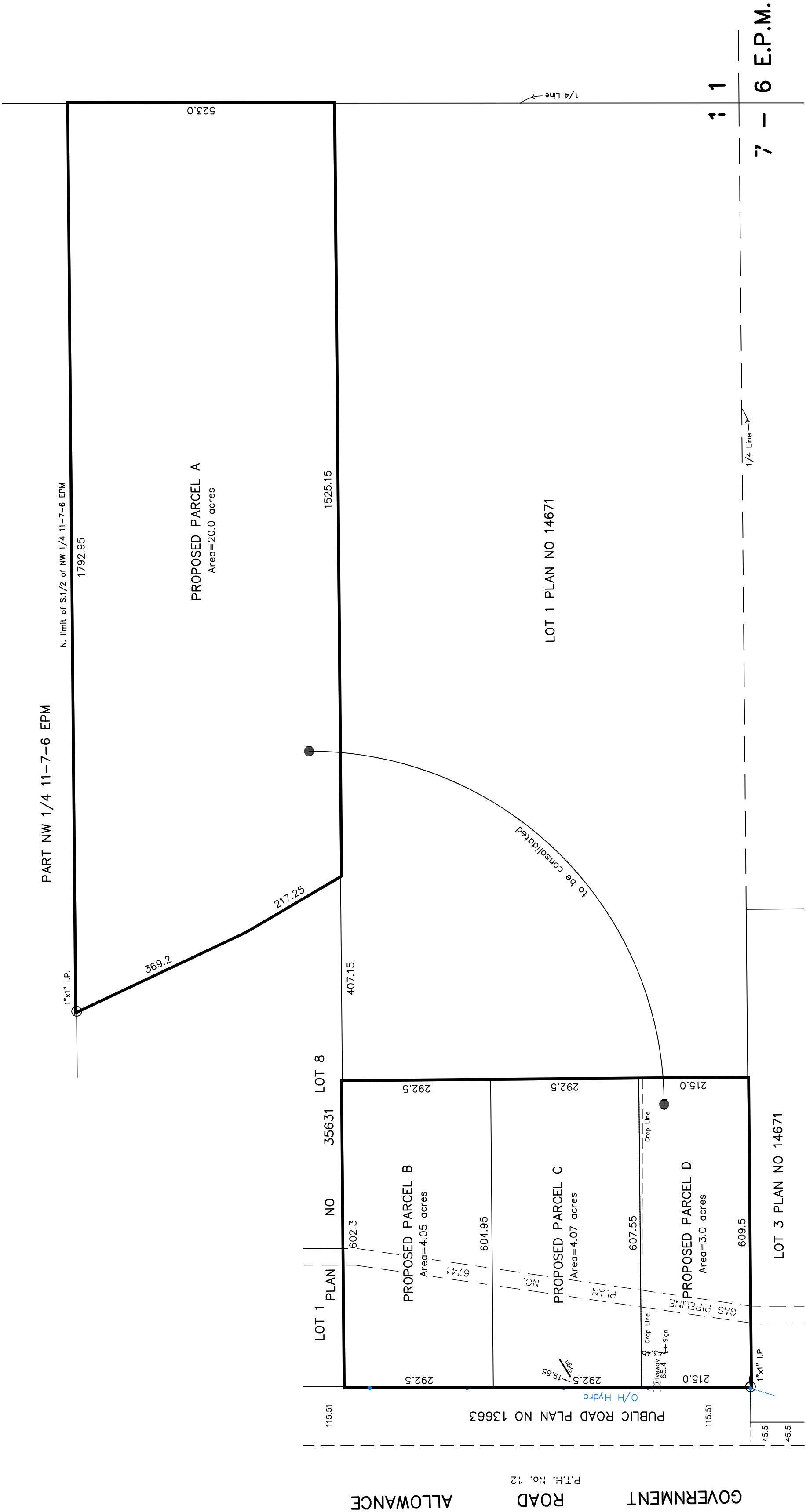
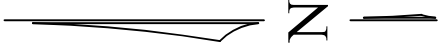
Zoning By-law:

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 Parcel A	DR1	Site Area: 20 acres Site Width: 600 ft.	20 acres	523 ft.	Site Width
Proposed Parcel B	C3	Site Area: 10,000 sq. ft. Site Width: 100 ft.	4.05 acres	292.5 ft.	None
Proposed Parcel C			4.07 acres	292.5 ft.	None
Proposed Parcel D			3 acres	215 ft.	None

Further Information:

- The subject property is located fronting a service road running parallel to PTH 12 on the east side. The Airport abuts the property on the north and east side, and the Mennonite Heritage Village abuts on the south side.
- The property is cleared for agriculture, and the only structures are two signs.
- Access to the existing lot is from a service road off PTH 12, with a driveway from the service road onto Proposed Parcel D. New accesses will be required for Parcels B and C. Parcel A is located on the east side of the runway from the rest of the property, but will remain on the same title as Parcel D.
- The property is currently un-serviced, but any new buildings will be connected to City water and sewer.
- No new private drainage works are proposed.
- Agricultural Capability Rating: Mainly class 2, with a small amount of class 3 on the north edge of Parcel A.
- Surrounding land uses are Commercial and Open Space. The Mennonite Heritage Village is located immediately south, and the airport is immediately north and east of Parcels B-D. Parcel A is bordered by the airport on the west and borders agricultural land in the RM of Hanover to the east.
- Upon receiving this subdivision inquiry, the Applicant was informed that Proposed Parcel A would need to either be consolidated with an adjacent property, or be subdivided as a parcel plan to keep the 20-acre parcel on the same title as one of the other parcels with road frontage. The latter option was chosen, and Parcel A is to be on the same title as Parcel D.



Association of Professional Land Surveyors
PERMIT
KEYSTONE SURVEYS
M.L.S. INC.
No. 2016-2

NOTICE:
The 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.

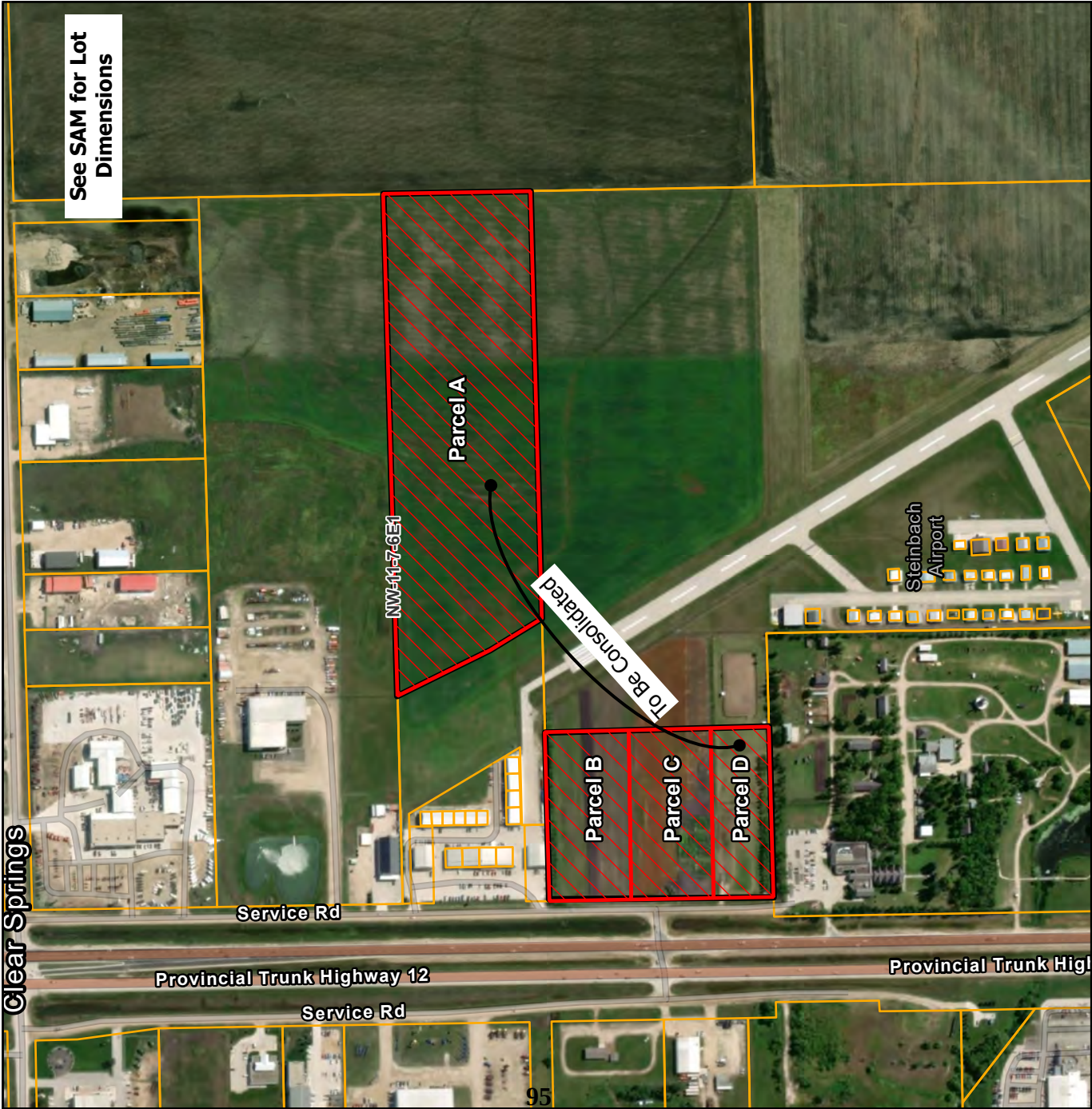
KEYSTONE Surveys M.L.S. INC.
LAND SURVEYING & GEOMATICS
406 Main Street
Steinbach, Manitoba
R5G 1Z5
Phone: (204) 326-2117
Fax: (204) 326-5939
info@keystonesurveys.ca
Our File No. 2026.001

January 14, 2026
Revised: March 3, 2026
Subdivision Application Map
in Part NW 1/4 11-7-6 EPM
CITY OF STEINBACH
C.T. # 1556656/1
Registered Owners: Mennonite Heritage Village (Canada) Inc.
The survey was made on January 6, 2026.
Distances are in feet and decimals of a foot.
All plans referred to are on record in the Winnipeg Land Titles Office.
Field Book: 416/87
Drafter: AR

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

Proposed Subdivision- City of Steinbach

Part of NW 11-7-6 EPM



Legend

- Assessment Parcels
- Title Boundary
- Proposed Subdivision

File Number: 4451-26-9245

Date: March 3, 2026

Applicant: Allan Kroeker

Notes:

Current Title:
CT 1446656/1
Roll No. 740
Total Area: 32.2 acres

Proposed Subdivision:

- Proposed Lot 1: 20 acres
- Proposed Lot 2 4.05 acres
- Proposed Lot 3: 4.07 acres
- Proposed Lot 4: 3 acres

Official Community Plan:
Commercial Policy Area &
Industrial Policy Area

Zoning By-Law:
"C3" Commercial Corridor Zone &
"DR1" Development Reserve 1 Zone

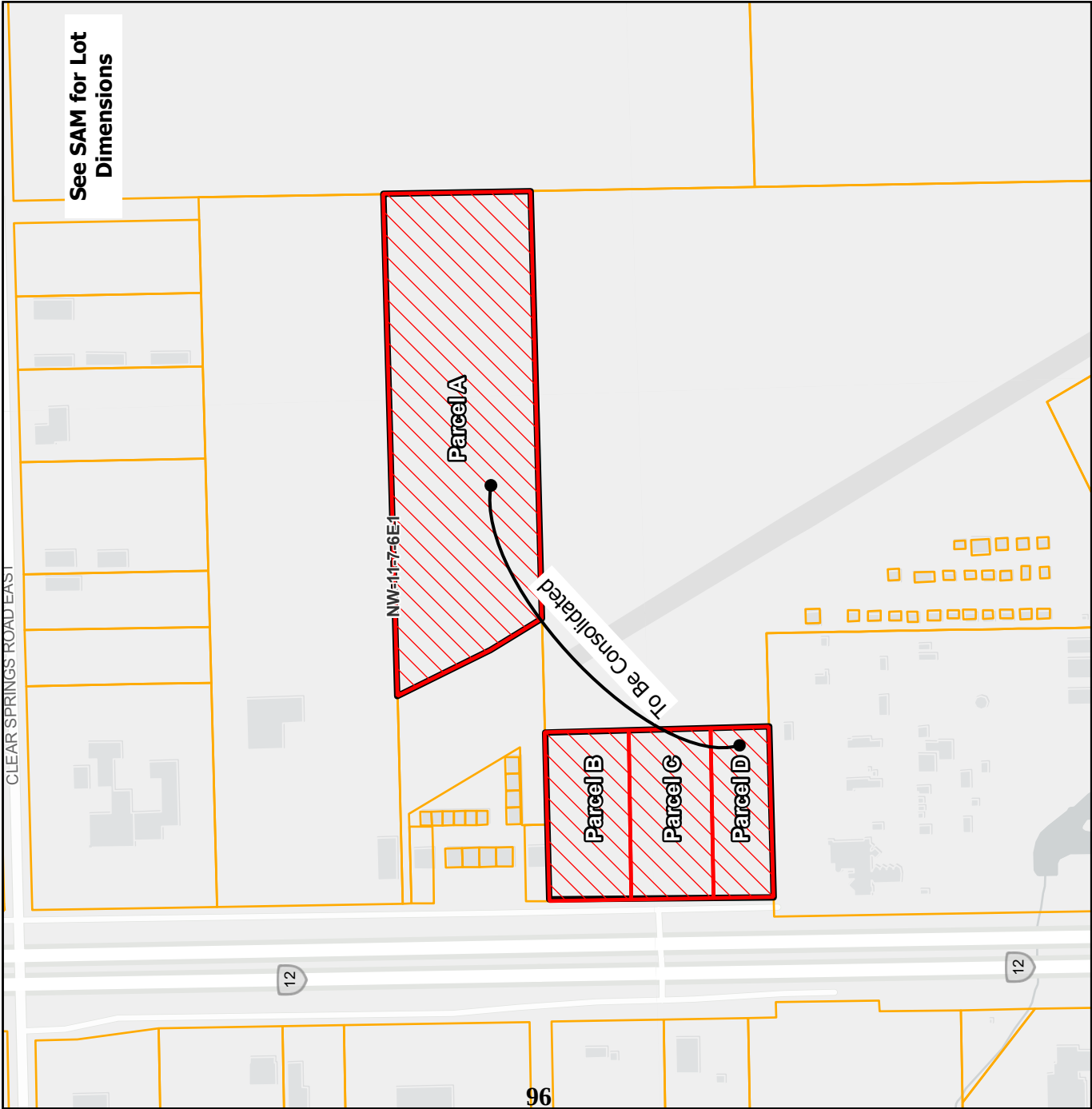
Proposal to subdivide the existing title into 4 commercial/industrial parcels (3 titles).

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



Proposed Subdivision- City of Steinbach

Part of NW 11-7-6 EPM



Map Not to Scale

For Discussion Purposes Only

STATUS OF TITLE

Title Number **1556656/1**
Title Status **Accepted**
Client File **2026.001**



1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

MENNONITE HERITAGE VILLAGE (CANADA) INC.

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

S 1/2 OF NW 1/4 11-7-6 EPM

EXC FIRSTLY: ALL THAT PORTION OF SLY 800 FEET PERP WHICH LIES EAST OF
A LINE DRAWN NLY AT RIGHT ANGLES TO THE SOUTHERN LIMIT
OF SAID NW 1/4 FROM A POINT IN THE SAME DISTANT ELY
THEREON 725 FEET FROM THE WESTERN LIMIT OF SAID NW 1/4
SECONDLY: ROAD PLAN 13663 WLTO AND
THIRDLY: PLAN 35631 WLTO

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: **177163/1**
Instrument Status: **Accepted**

Registration Date: 1960-05-06
From/By: INTER-CITY GAS LTD.
To:

Amount:
Notes: No notes
Description: R/W AND OR EASEMENT INCL: RIGHT OF INGRESS AND EGRESS

Instrument Type: **Caveat**
Registration Number: **254317/1**
Instrument Status: **Accepted**

Registration Date: **1978-08-02**
From/By: **MANITOBA HYDRO ELECTRIC BOARD**
To:

Amount:
Notes: **AFF;PART**
Description: **No description**

Instrument Type: **Caveat**
Registration Number: **81-33498/1**
Instrument Status: **Accepted**

Registration Date: **1981-05-15**
From/By: **MANITOBA TELEPHONE SYSTEM**
To:

Amount:
Notes: **AFF;PART**
Description: **No description**

Instrument Type: **Caveat**
Registration Number: **2241865/1**
Instrument Status: **Accepted**

Registration Date: **1998-03-10**
From/By: **MENNONITE HERITAGE VILLAGE (CANADA) INC.**
To:

Amount:
Notes: **DOMINANT**
Description: **No description**

Instrument Type: **Mortgage**
Registration Number: **4804733/1**
Instrument Status: **Accepted**

Registration Date: 2017-01-11
From/By: MENNONITE HERITAGE VILLAGE (CANADA) INC.
To: STEINBACH CREDIT UNION LIMITED

Amount: \$1,200,000.00
Notes: No notes
Description: No description

INSTRUMENTS THAT AFFECT THIS INSTRUMENT

<u>Registration Number</u>	<u>Instrument Type</u>	<u>Status</u>
5621273/1	Amending Agreement	Accepted

Instrument Type: **Amending Agreement**
Registration Number: **5621273/1**
Instrument Status: **Accepted**

Registration Date: 2024-03-06
From/By: Steinbach Credit Union Limited
To: MENNONITE HERITAGE VILLAGE (CANADA) INC.

Amount: \$1,500,000.00
Notes: No notes
Description: No description

3. ADDRESSES FOR SERVICE

MENNONITE HERITAGE VILLAGE
(CANADA) INC.
P.O. BOX 1136
STEINBACH, MB
R0A 2A0

4. TITLE NOTES

No title notes

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION
Duplicate not produced
7. FROM TITLE NUMBERS
1118541/1 Balance
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: 2241864/1
Registration Date: 1998-03-10
From/By: MENNONITE HERITAGE VILLAGE (CANADA) INC.
To:
Amount:
10. LAND INDEX
NW 11-7-6E
PT S 1/2 EXC PL 13663 & 35631

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE
SYSTEM OF TITLE NUMBER 1556656/1

Municipal and Northern Relations

Community Planning
240 - 323 Main Street
Steinbach MB R5G 1Z2
T 204-346-6240 F 204-346-7305
steinbachcrp@gov.mb.ca

Report to Council

Date:	April 21, 2026	File:	4451-26-9245
Applicant:	Allan Kroeker	Registered Owner:	Mennonite Heritage Village (Canada) Inc.
Municipality:	City of Steinbach	Proposed Subdivision:	Pt. NW 1/4 11-7-6 E

INTENT OF SUBDIVISION:

The Applicant proposes to subdivide the existing title into 4 parcels for the purpose of selling Parcel B and Parcel C as commercial lots. Parcel A will be consolidated with Parcel D and remain on one title to prevent it from being landlocked. Parcel D will accommodate additional parking required for the Mennonite Heritage Village (located directly south).

The subject property fronts a service road running parallel to PTH 12 on the east side. The Airport abuts the property on the north and east side, and the Mennonite Heritage Village abuts on the south side.

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** and **Industrial Policy Area** pursuant to the *City of Steinbach Official Community Plan By-Law 2244*. Relevant objectives and policies are contained within Section 5.2 and 5.4 of the *Official Community Plan* which reads, in part, as follows:

5.2 COMMERCIAL POLICY AREAS

5.2.1 OBJECTIVES

- 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.*
- To ensure that there is an adequate and appropriately located supply of commercial land to meet the varied needs of the community.*
- To maximize flexibility and the potential for commercial growth in the City.*
- 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.*

5.4 INDUSTRIAL POLICY AREAS

5.4.2 POLICIES

2. *Development of industrial lands shall be contiguous with existing development and allow for the efficient and economical extension of municipal water and wastewater services. Industrial uses requiring large areas, including those which cater to the agricultural community, should be located in a cluster fashion with access from an internal road system.*
7. *Commercial and institutional uses may be allowed within the Industrial Policy Area provided the type and scale of the development is compatible with adjacent uses and that appropriate measures are in place to mitigate any potential incompatibility between the uses.*
9. *Development that could be hazardous to the occupants of land around existing airports due to airport operations, or could negatively impact airport operations, will generally not be permitted. Uses which may be compatible under certain circumstances will be identified in the Zoning By-law as conditional uses. This policy pertains to the municipal airport in Section 11- 7-6E, and the private airport located in Section 22-6-6E.*

ZONING BY-LAW:

The proposed subdivision is located within a “**C3**” **Commercial Corridor Zone** pursuant to the *City of Steinbach Zoning By-Law No. 2245*. The zoning classification has a minimum site area requirement of 10,000 square feet combined with a minimum site width requirement of 100 feet site for commercial uses. The proposed uses for the parcels zoned C3 are unknown at this time.

Lot Description	Zone	Minimum Requirements	Proposed Site Area	Proposed Site Width	Variance Required
Proposed Parcel A	DR1	Site Area: 20 acres Site Width: 600 feet	20 acres	523 feet	Site Width
Proposed Parcel B	C3	Site Area: 10,000 sq. ft. Site Width: 100 feet	4.05 acres	292.5 feet	None
Proposed Parcel C			4.07 acres	292.5 feet	None
Proposed Parcel D			3 acres	215 feet	None

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 Survey.

Manitoba Transportation and Infrastructure, Highway Design Branch: No objections. The Owners will be required to obtain a permit from MTI for future access onto the PTH 12 service road for Parcels B and C, and to provide confirmation from MTI that no drainage issues will arise as a result of this subdivision. Additionally, the Owner/Applicant will need to provide MTI with preliminary traffic projections to determine if a more detailed traffic impact study is required. Contact information and additional details can be found in the attached comment.

Manitoba Sport Culture and Heritage, Historic Resources Branch: No concerns, as the potential impact to heritage resources is believed to be low. If at any time, heritage resources are encountered in association with these lands during testing and development, there is an obligation to report any heritage resources and a prohibition on destruction, damage or alteration of said resources. HRB may require that an acceptable heritage resource management strategy be implemented by the proponent/developer to mitigate the effects of their activity on the heritage resources.

Manitoba Hydro: Requires that the landowner enter into a statutory easement agreement with Manitoba Hydro as a condition of subdivision approval. See the attached comment for additional information.

Valley Fiber Ltd.: Requires that the landowner enter into a statutory easement agreement with Valley Fiber Ltd. as a condition of subdivision approval. See the attached comment for additional information.

Other Agencies:

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

ANALYSIS

This proposal to subdivide the existing title into 4 parcels in the Commercial and Industrial policy areas generally complies with the intent and policies of the Official Community Plan. The Applicant intends to effectively create two new commercial lots to be sold, and to retain Parcels D and A to be consolidated onto one title so that Parcel A can have legal frontage. The initial SAM provided by the applicant showed proposed lots, rather than parcels. This was later revised to allow for the consolidation of Parcel A, which is physically separated from the rest of the subject property. Proposed Parcel A is zoned “DR1” Development Reserve 1, and there are no known plans to develop the property, as it will likely require physical access through 307 PTH 12 to the north if development occurs.

No major concerns or objections were raised by commenting agencies during the circulation period, however, MTI Highway Design expressed some concern over the potential impact the subdivision could have on traffic. As a condition of approval, MTI will require that the Applicant provide them with preliminary traffic projections. Based on the projections, MTI will decide if a traffic impact study is required. Additionally, the Owner/Applicant will need to obtain a permit from MTI for new accesses onto the service road, as well as obtain confirmation from MTI that the proposed development won’t negatively affect the highway’s drainage system. The Owner will also be required to enter into statutory easement agreements with Manitoba Hydro and Valley Fiber. Additional information from Hydro, Valley Fiber, and MTI Highway Design can be found in the attached comments.

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 be obtained for the site width of Proposed Parcel A 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: Allan Kroeker

Bell MTS Subdivisions

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



March 5, 2026

File No. 4451-26-9245

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
Pt. NW ¼ 11-7-6 EPM
City of Steinbach
Registered Owner: Mennonite Heritage Village (Canada) Inc.

Bell MTS has no new easement requirements with respect to application numbered 4451-26-9245.

Any existing Bell MTS services, easement agreements and or caveats affecting the lands to be subdivided will be brought forward on 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.

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

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



From: [+WPG574 - HRB Archaeology](#)
To: [+STE1000 - Steinbach CRP](#)
Cc: [+WPG574 - HRB Archaeology](#)
Subject: RE: Proposal to Subdivide - File # 4451-26-9245 - * NEW *
Date: March 19, 2026 2:51:46 PM

Good afternoon,

No Concerns at this Time

Further to your e-mail regarding the above-noted application, the Manitoba Historic Resources Branch (HRB) has examined the location in conjunction with Branch records for areas of potential concern. The potential to impact to heritage resources is believed to be low based on analysis of current data and evaluated by the type of action proposed, therefore, the HRB has no concerns with the proposed project at this time. This evaluation is only appropriate for this respective request.

Legislation

Under Section 46 and 51 of the Heritage Resources Act (the Act), if at any time, heritage resources are encountered in association with these lands during testing and development, there is an obligation to report any heritage resources and a prohibition on destruction, damage or alteration of said resources. HRB may require that an acceptable heritage resource management strategy be implemented by the proponent/developer to mitigate the effects of their activity on the heritage resources.

All the best,

Gordon Wallace

Impact Assessment Archaeologist | Archaeological Assessment Services Unit

Historic Resources Branch | Manitoba Sport, Culture, Heritage and Tourism
213 Notre Dame Avenue, Main Floor | Winnipeg, MB | R3B 1N3
T. (204) 599-2000 | F. 204.945.2384 | e. Gordon.Wallace@gov.mb.ca

From: +STE1000 - Steinbach CRP <SteinbachCRP@gov.mb.ca>

Sent: March 3, 2026 3:26 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>; +WPG574 - HRB Archaeology
<HRB.archaeology@gov.mb.ca>; +WPG969 - Roadside Development
<RoadsideDevelopment@gov.mb.ca>; +WPG1195 - Petroleum <petroleum@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 # 4451-26-9245 - * NEW *

File No.: 4451-26-9245

From: [Teranet Manitoba - Surveys Planning](#)
To: [+STE1000 - Steinbach CRP](#)
Subject: RE: Proposal to Subdivide - File # 4451-26-9245 - * NEW *
Date: March 6, 2026 1:53:47 PM

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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 Afternoon,

Please note the title number on the Application and the rest of the documents except for the SAM and attached title is incorrect it should be 1556656/1.

Land Titles requirements are as follows:

A Plan of Survey as proposed is required. Please ensure that the Certificate of Approval provides title issuing instructions for the parcels being issued.

Thank you,

Stacey Tumillo | Plan Registration | Teranet Manitoba



The information in this e-mail is confidential and may be legally privileged. It is intended solely for the addressee. Access to this e-mail by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. If you do not wish to receive further communications from us, please email us at clientservice@teranet.ca and indicate your request to be removed from our email list. Please note that even if you unsubscribe you may still receive certain emails as permitted by law.

From: +STE1000 - Steinbach CRP <SteinbachCRP@gov.mb.ca>
Sent: March 3, 2026 3:26 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>; +WPG574 - HRB Archaeology
<HRB.archaeology@gov.mb.ca>; +WPG969 - Roadside Development
<RoadsideDevelopment@gov.mb.ca>; +WPG1195 - Petroleum <petroleum@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 # 4451-26-9245 - * NEW *

From: [SM-Subdivision Circulars](#)
To: [+STE1000 - Steinbach CRP](#); allank@mymts.net
Cc: PROPERTYACQUISITION@bellmts.ca; ProjectManagerManitoba@rci.rogers.com; municipalplanning@valleyfiber.ca
Subject: 4451-26-9245 - Email to Planning - Hydro File #2026-1250
Date: March 19, 2026 9:30:03 AM
Attachments: [image001.png](#)
[image002.png](#)

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

RE: Application(s) **4451-26-9245**

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

1. **Easements required**— Manitoba Hydro will require easements.

Manitoba Hydro will require the landowner to enter into a Statutory Easement Agreement(s) (“Agreements”) with Manitoba Hydro 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. **No new easements required**— Centra Gas Manitoba Inc. has no easement requirements. Existing easements are to be maintained.
3. 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.
4. 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 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 any/or 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

March 23, 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: 4451-26-9245
Pt NW ¼ 11-7-6E
City of Steinbach
Owners: Mennonite Heritage Village Inc.

In response to your e-mail dated March 3, 2026, we have reviewed the above noted subdivision application. The intent is to create two Parcels for future commercial or industrial purposes (proposed Parcels B and C). Proposed Parcel D will continue to be utilized for overflow parking for the Mennonite Heritage Village with proposed Parcel A being title consolidated with proposed Parcel D. There is an existing access onto the PTH 12 service road for proposed Parcel D. Parcels B and C have frontage along the PTH 12 service road. We are unsure of any future land use changes or development within proposed Parcel A and are unsure how, despite it being title consolidated with Parcel D, it will gain legal access.

Based on all available information, we do not object to this subdivision. Please include the following as conditions of approval:

- The owners are required to obtain a permit from Manitoba Transportation and Infrastructure for any future access connection onto the PTH 12 service road for proposed Parcels B and C. For permit information, please email accessmgmt@gov.mb.ca or call 204-583-2433. Permit information can also be found at <https://forms.gov.mb.ca/highway-permits-application/index.html>;
- The applicant is required to provide written confirmation from our department that either drainage is not an issue or that the applicant has adequately addressed any potential drainage issues (including any potential impacts the proposed service road may have on the highway drainage system). The applicant will have to provide our regional Technical Services Engineer, Ryan Thompson with the sufficient information to ensure drainage from this development would not adversely affect the provincial highway system. Ryan can be reached by calling 204-391-1361 or by email at Ryan.Thompson@gov.mb.ca. If necessary, the regional engineer may request the applicant to submit a detailed drainage plan prepared by qualified experts. Please note that the cost of this study and any revisions to

the highway drainage system directly associated with this proposed development will be the responsibility of the developer;

- We have some concerns that traffic generated by this development may have an impact on the traffic operations of PTH 12 and the PTH 12/access connection to the service road. Therefore, we require the developer to provide some preliminary traffic projections. Please email trafficimpactstudies@gov.mb.ca or call 204-583-2433 with copy to RoadsideDevelopment@gov.mb.ca. Based on this information, our department will determine if a more detailed Traffic Impact Study is required. If required, this study is to be prepared by a qualified engineer and will determine what impact the traffic generated by this development will have on the traffic operations at this location and what, if any, on highway improvements will be required. The cost of the Traffic Impact Study will be the responsibility of the developer;
- Pending the outcome of the preliminary traffic projection analysis and/or required traffic impact study, an on-highway improvement agreement is to be entered into between Manitoba Transportation and Infrastructure and the developer for the required improvements to the provincial highway system identified from the preliminary traffic projection analysis and/or traffic impact study. The cost of any on-highway improvements are the responsibility of the developer.

Please note the following statutory requirements for PTH 12.

Statutory Requirements:

Under the Transportation Infrastructure Act, a permit is required from Manitoba Transportation and Infrastructure to construct, modify, relocate, remove or intensify the use of an access. A permit is also required from Manitoba Transportation and Infrastructure to construct, modify or relocate a structure or sign, or to change or intensify the use of an existing structure (including the alteration of existing buildings) within the **38.1** (125ft) controlled area from the edge of the highway right-of-way.

In addition, a permit is required from the Manitoba Transportation and Infrastructure for any planting placed within **15 m** (50 ft) from the edge of the highway right-of-way.

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

Thank You,

Original signed and e-mailed March 23, 2026

Jeff DiNella
Senior Development Review Technologist

Cc: Eastern Region

JD/ab

Proposed Subdivision- City of Steinbach

Part of NW 11-7-6 EPM



Legend

- Assessment Parcels
- Title Boundary
- Proposed Subdivision

File Number: 4451-26-9245 **Date:** March 3, 2026

Applicant:

Allan Kroeker

Notes:

Current Title:
CT 1446656/1
Roll No. 740
Total Area: 32.2 acres

Proposed Subdivision:
-Proposed Lot 1: 20 acres
-Proposed Lot 2 4.05 acres
-Proposed Lot 3: 4.07 acres
-Proposed Lot 4: 3 acres

Official Community Plan:
Commercial Policy Area &
Industrial Policy Area

Zoning By-Law:
"C3" Commercial Corridor Zone &
"DR1" Development Reserve 1 Zone

Proposal to subdivide the existing title into 4 commercial/industrial parcels (3 titles).

X
Approving Authority Date

Map Not to Scale

For Discussion Purposes Only



Enns, Ellen

From: Leonen, Leonardo
Sent: March 20, 2026 2:19 PM
To: +STE1000 - Steinbach CRP
Cc: Curtis, Jasmine
Subject: RE: Proposal to Subdivide - File # 4451-26-9245 - * NEW *

Petroleum Branch has no concerns

Leo

From: +STE1000 - Steinbach CRP <SteinbachCRP@gov.mb.ca>
Sent: Tuesday, March 3, 2026 3:26 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>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1195 - Petroleum <petroleum@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 # 4451-26-9245 - * NEW *

File No.: 4451-26-9245

Re: Proposal to Subdivide
Pt. NW ¼ 11-7-6 EPM
City of Steinbach
Registered Owner: Mennonite Heritage Village (Canada) Inc.

Comments Due: March 23, 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**.

Please distinguish clearly in your comments between departmental recommendations and legislative or regulatory requirements. If reference is made to Provincial Land Use Policies or development plan policies, it should be in detail.

Send email replies to: steinbachcrp@gov.mb.ca

Thank you.

Steinbach Community Planning Branch

From: [Project Manager - Manitoba](#)
To: [+STE1000 - Steinbach CRP](#)
Cc: subdivisioncirculars@hydro.mb.ca; [Project Manager - Manitoba](#)
Subject: RE: Proposal to Subdivide - File # 4451-26-9245 - * NEW *
Date: March 10, 2026 7:51:02 AM
Attachments: [image001.png](#)

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Rogers has no concerns or requirements with this file as we have no infrastructure in this area. Thank you for reaching out to us.

Leo Monzon

Project Coordinator, Planning ON, MB & SK

22 Scurfield Blvd., Winnipeg, Manitoba

e leo.monzon@rci.rogers.com



From: +STE1000 - Steinbach CRP <SteinbachCRP@gov.mb.ca>
Sent: Tuesday, March 3, 2026 3:26 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>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1195 - Petroleum <petroleum@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 # 4451-26-9245 - * NEW *

File No.: 4451-26-9245

**Re: Proposal to Subdivide
Pt. NW ¼ 11-7-6 EPM
City of Steinbach
Registered Owner: Mennonite Heritage Village (Canada) Inc.**

Comments Due: March 23, 2026

Good afternoon,

From: [+WPG569 - Drainage](#)
To: [+STE1000 - Steinbach CRP](#)
Subject: RE: Proposal to Subdivide - File # 4451-26-9245 - * NEW *
Date: March 4, 2026 9:50:36 AM

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: March 3, 2026 3:26 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>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1195 - Petroleum <petroleum@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 # 4451-26-9245 - * NEW *

File No.: 4451-26-9245

Re: Proposal to Subdivide
Pt. NW ¼ 11-7-6 EPM
City of Steinbach
Registered Owner: Mennonite Heritage Village (Canada) Inc.

Comments Due: March 23, 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**.

From: [Municipal Planning](#)
To: [+STE1000 - Steinbach CRP](#)
Cc: [Municipal Planning; SM-Subdivision Circulars](#)
Subject: RE: Proposal to Subdivide - File # 4451-26-9241 - * NEW *
Date: March 5, 2026 11:17:41 AM
Attachments: [image001.png](#)

CAUTION: This email originated from an External Sender. Please do not click links or open attachments unless you recognize the source.

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,

We are writing regarding the subdivision application associated with Planning File No 4451-26-9241.

Valley Fiber Ltd. will require easements and requests that as a condition of approval for this subdivision proposal, the landowner be required to enter into a Statutory Easement Agreement ("Agreement") with Valley Fiber Ltd. ("Valley Fiber") for existing and/or future telecommunications facilities in connection with the subdivision as set out in the above noted application.

Valley Fiber requests that as a condition of this subdivision, the developer be required to register the Agreement along with the Easement Plan, if required, in series immediately following the proposed subdivision plan, at the appropriate Land Titles Office. This registration requirement should be included as a condition on the final Certificate of Approval.

If the subdivision is by legal description Valley Fiber will require 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.

If a Plan of Subdivision is required, the Manitoba Land Surveyor who is preparing the subdivision plan must forward a copy of the plan via PDF to the attention of Municipal Planning (municipalplanning@valleyfiber.ca). Valley Fiber will then review the plan and provide our easement requirements to the surveyor to prepare a Plan of Easement in accordance with The Real Property Act (Manitoba) and the Land Titles Office regulations, if required. The Plan of Easement, if required, is to be prepared at the developer's expense.

The Agreement and the Plan of Easement must be sent in trust from our lawyer to the developer's lawyer. Please provide us with the name of the lawyer who will be handling this matter.

Any existing Valley Fiber 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. If there are any existing facilities which require

removal or relocation as a result of the subdivision, any resulting costs will be at the expense of the developer.

The contact for proceeding with the Statutory Easement Agreement is as follows:

Valley Fiber Ltd.

108-1479 Buffalo Place

Winnipeg, Manitoba R3T 1L7

Email: municipalplanning@valleyfiber.ca

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: February 20, 2026 2:57 PM

To: SubdivisionCirculars@hydro.mb.ca; +WPG569 - Drainage <drainage@gov.mb.ca>; neteng.control@bellmts.ca; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; mitwaterreview <MITWaterReview@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 # 4451-26-9241 - * NEW *

CAUTION: This email originated from outside of Valley Fiber. Do not click links or open attachments unless you recognize the sender and know the content is safe.

File No.: 4451-26-9241

Re: Proposal to Subdivide

Pt. NE-27-06-06-E

SP Lot 3 Block 1 Plan 16260 WLTO

City of Steinbach

Registered Owner: Hart Properties Ltd.

CITY OF STEINBACH

By-Law No. 2272

BEING A BY-LAW of the City of Steinbach (the “**City**”) to Provide for the Lending of Money to the Southeast Events Group Inc.

WHEREAS Subsection 180(1) of *The Municipal Act* provides that:

“A municipality may lend money only if

- a) the council considers that the money loaned will be used for a purpose that will benefit the municipality;
- b) the loan is made to a non-profit organization or municipal participation corporation;
- c) the loan is authorized by by-law; and
- d) the amount of money to be loaned, together with the unpaid principal of any other loan, does not exceed the maximum amount established by the minister by regulation.”

AND WHEREAS Subsection 180(2) of *The Municipal Act* provides that:

“A by-law authorizing a loan must set out

- a) the amount of money to be loaned and, in general terms, the purpose for which it is to be used;
- b) the name of the organization or corporation to which the loan is to be made;
- c) the minimum rate of interest, the term and the terms of repayment of the loan; and
- d) the source or sources of the money to be loaned.”

AND WHEREAS the City and the Southeast Events Group Inc. have agreed that the Southeast Events Group Inc. may operate the Southeast Events Centre for the benefit of the City, its residents, and residents of the surrounding area, pursuant to the terms and conditions as provided for in an operating agreement dated January 9, 2025.

AND WHEREAS the Council of the City deems it prudent, and for the benefit of the City to lend money to the Southeast Events Group Inc. for the purpose of providing working capital for the borrower’s general operations.

AND WHEREAS pursuant to its articles of incorporation, the Southeast Events Group Inc. has been created as a non-profit organization.

AND WHEREHAS the Council of the City deems it prudent, and for the benefit of the City to enter into a certain loan agreement, general security agreement, and promissory note with the Southeast Events Centre Group Inc. attached hereto as Schedule “A” to ensure the repayment of monies lent (the “**Security Documents**”).

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

- 1. **THAT** the City provide a loan to the Southeast Events Group Inc. in the principal amount of \$400,000.00, and dated **June xx, 2026**, for the purpose of providing working capital for the general operations of the Southeast Events Group Inc. and the Southeast Events Centre.
- 2. **THAT** the funds be provided by the City, to Southeast Events Group Inc.
- 3. **THAT** the amount of money to be loaned to the Southeast Events Group Inc. be provided from the City of Steinbach Committed Expenditure Reserve fund.
- 4. **THAT** the loan shall not bear interest.
- 5. **THAT** the loan shall be repaid in yearly installments of \$100,000.00 over a period of approximately four (4) years, with the first installment due on September 30, 2027, and successive installments due on September 30th of each subsequent year, until the principal amount of the loan is repaid.
- 6. **THAT** the annual repayment amounts of the loan shall take priority and shall be made prior to the borrower making any allocation of working capital, surpluses, profits, or revenues, or cause same to be accumulated and held notwithstanding the terms and conditions as agreed to by the borrower and lender in an operating agreement dated January 9, 2025.
- 7. **THAT** the Mayor and Chief Administrative Officer of the City are authorized to execute the Security Documents and any other documents reasonably necessary thereto.

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

Read a first time this ____ day of ____ 2026
Read a second time this ____ day of ____ 2026
Read a third time this ____ day of ____ 2026

Mayor

City Manager

SCHEDULE “A” – SECURITY DOCUMENTS

Seine Rat Roseau Watershed District

154 Friesen Avenue, Steinbach, MB, R5G 0T5

Telephone: (204) 326-1030

www.srrwd.ca

Minutes

April 27, 2026

BOARD MEMBERS PRESENT:

Ed Penner, Chair SD-6 and Chair of Board

Brian Grier, Chair SD-3&4

Diana Cline, Vice-Chair SD-6

Natashia Lapeire, Chair SD-9 and Vice-Chair of Board

Neil Claringbould, Chair SD-2

Harold Janzen, Chair SD-5

Ken Prociw, Chair SD-8L

Les Schewe, Provincial Appointee

REGRETS: Stan Toews, Chair SD-7

GUESTS: Kelsey Benson, Provincial Watershed Planner
Bob Austman, Woodlot Association of Manitoba

STAFF:

Joey Pankiw, Manager

Chris Randall, Project Supervisor

Virginia Janzen, ReGen Coordinator

Dani Gosselin, Program Coordinator

I. CALL TO ORDER at 8:57 am

II. APPROVAL OF AGENDA

70-2026: Brian Grier – Les Schewe

BE IT RESOLVED THAT the Agenda be approved as presented.

CARRIED

71-2026: Neil Claringbould – Diana Cline

BE IT RESOLVED THAT the Board excuse Stan Toews from today's meeting.

CARRIED

III. APPROVAL OF MINUTES

- a. Regular Meeting Minutes for March 17, 2026
- b. Electronic Minutes for March 20, 2026
- c. Electronic Minutes for March 25, 2026
- d. Electronic Minutes for April 1, 2026

72-2026: Les Schewe – Ken Prociw

BE IT RESOLVED THAT the Regular Meeting Minutes of March 17, 2026, and Electronic Minutes for March 20, 2026, March 25, 2026 and April 1, 2026 be approved as circulated.

CARRIED

IV. Delegation

- a. Bob Austman – Woodlot Association of Manitoba
 - Non-profit who represents private woodlot owners and promotes sustainable woodlot management
 - Proposed partnership between Woodlot Association of Manitoba and SRRWD to facilitate resource management plans for these woodlots

- Funding applied through Forest Stewardship Council for a “model woodlot program”.
Waiting for funding confirmation

Bob Austman left the meeting at 9:32 a.m.

V. CHAIR REPORT

- Attended RRBC North Chapter dinner
- Gift delivered to Jackie Funk
- Further conversations regarding water retentions in SD 6

VI. MANITOBA ASSOCIATION OF WATERSHEDS REPORT

- Attended MAW meeting – Envirothon funding, Ag in the Classroom
- MAW Strategic Planning Survey – MAW priorities discussed. Joey will complete survey.

VII. SUB-DISTRICT & PAC/LGC REPORTS

SD 2

- Sub District Meeting March 23, 2026 in Vita

73-2026: Neil Claringbould – Ken Prociw

BE IT RESOLVED THAT the Board approve Alternative Livestock Watering System Application for Friesen Brothers located at NW-9-1-5-E south of Tolstoi for one mile of pasture pipeline extension to new pasture and fencing a separate dugout on the same quarter of land plus a steel trough for a total of \$6,840 on completion of a site visit.

CARRIED

- Manager had conversation with Crown Lands about permitting, discussed Gardenton

SD 3/4

- Update regarding Maple Leaf retention as now have stamped engineering report – submitted for licensing
- Update regarding Canmart check dams – submitted for licensing

SD 5

- Sub District Meeting March 25 2026 in St. Malo
- RM of Montcalm hosted Blow dirt soil erosion meeting with surrounding communities
- Draft for Climate Action Plan for Highway 75 has been released, SRRWD mentioned
- SRRWD will go as delegate to RM of Montcalm regarding their monies designated for Sundown retention project

SD 6

- Met with RM of La Broquerie regarding Brandt project for licensing

SD 7

- Sub District Meeting April 9, 2026

74-2026: Harold Janzen – Les Schewe

BE IT RESOLVED THAT the Board approves SRRWD staff pursue the Jamie Froese water retention project located along on NE-15-5-7-E on the south side of 27N to reduce pressure upon the drainage ditches along 27N and further north toward Steinbach and proceed with engineer for the project for a total amount of \$5,000.00.

CARRIED

75-2026: Brian Grier – Neil Claringbould

BE IT RESOLVED THAT the Board approves the Jordan Henio livestock project located on NE-18-6-6-E 3 miles south on Mitchell on Center St South at Rd 33N for fencing around dugout, electric fencer and portable watering system for a total amount of \$9,200.00.

CARRIED

76-2026: Natashia Lapeire – Diana Cline

BE IT RESOLVED THAT the Board approves the Royden Loewen low level crossing application located close to Old Tom Road and Loewen Boulevard intersection in Steinbach to allow access to hay land on the west side of the creek for total funding of \$5,000.00.

CARRIED

SD 8

- Chris met with Crown Lands on Adam Schewchuk's land for potential project discussion

SD 9

- Update on further work for Nolan Vermette's project

ALUS/GROW Committee

77-2026: Harold Janzen – Neil Claringbould

BE IT RESOLVED THAT the Board approves the for Jacob Kolody to join the PAC/LGC board

CARRIED

78-2026: Harold Janzen – Brian Grier

BE IT RESOLVED THAT the Board approves the PWCP Nitrogen Management Applications for the use of Dual Inhibitors as funding becomes available for the following producers: Don Falk located in SD 7 for using Nitrolizer Duo on 170 acres for total funding of \$2,349.15; David Marynowski located in SD 3&4 for using Neon Air on 100 acres for total funding of \$334.69; and 5569428 Manitoba Inc. (Daniel Christen) located in SD 7 for using Neon Air on 358 acres for total funding of \$1,327.97.

CARRIED

79-2026: Les Schewe – Neil Claringbould

BE IT RESOLVED THAT the Board approves the PWCP Cover Crop projects as funding becomes available for the following producers: Jacob Guenther located in SD 2 on 11 acres for full season cover crop for total funding of \$550.00.

CARRIED

80-2026: Harold Janzen – Ken Prociw

BE IT RESOLVED THAT the Board approves the PWCP Rotational Grazing, Virtual Fencing project for Wayne Chubaty located in SD 2 near Ridgeville to purchase virtual fencing equipment (60 collars) which will be used on SW-16-1-4-E, SE-16-1-4-E, NE-16-1-4-E, SE-3-1-4-E and SW-2-1-4-E for a total cost of \$21,100.

CARRIED

81-2026: Harold Janzen – Brian Grier

BE IT RESOLVED THAT the Board approves the PWCP Rotational Grazing and Pasture Improvement project for Stone Print Farms (Darren Seward) located in SD 2 on SE-22-1-5E to seed legumes for pasture improvement on 76 acres and cross fence 160 acres for a total cost of \$8,900.00 for 2026-2027 funding year.

CARRIED

82-2026: Harold Janzen – Les Schewe

BE IT RESOLVED THAT the Board approves the ALUS Grassland project for Denise Seward located at SW11-2-4-E in SD 2 on 84 acres north of Ridgeville for planting perennial forages on cultivated acres for initial establishment and annual payment costs of \$45 per acre for 5 years for a total funding of \$27,300.

CARRIED

83-2026: Harold Janzen – Neil Claringbould

BE IT RESOLVED THAT the Board approves the ALUS Grassland Project for Karsten Mueller for located at SW-3-3-4E in SD 2 on 22 acres north of Green Ridge for perennial planting on cultivated acres for initial establishment and annual payment costs of \$105 per acre for 10 years for a total of \$25,300.

CARRIED

84-2026: Harold Janzen – Natasha Lapeire

BE IT RESOLVED THAT the Board approves the Darren Seward Shelterbelt application located north of Ridgeville on NE-32-1-4E in SD 2 for a 4 row Shelterbelt on 2 acres for the protection along the north east farm yard following an expansion funding establishment of trees and annual incentive payments of \$200 per acre for a total funding of \$3,375.00.

CARRIED

85-2026: Les Schewe – Ken Prociw

BE IT RESOLVED THAT the Board approves that Harold Janzen's name is put forth for the SRRWD application to the ALUS Dave Reid award.

Harold Janzen abstains.

CARRIED

VIII. MANAGER'S REPORT

- SRRWD staff filled in to cover administrator work at the office over the past month
- Envirothon was a successful day with a few challenges. Redboine WD and Neil Claringbould were great help
- Grant updates – GROW reduced by \$30,000, one project with RALP approved, PWCP amount confirmed for 2026-2027, Canada Summer Jobs approved, Health Canada water sampling approved
- still waiting on Lake Winnipeg and ALUS Growing Roots funding confirmations
- Dominion City Dam – Project options discussed

IX. FINANCE REPORT

- a. Expenses for approval

86-2026: Harold Janzen – Neil Claringbould

BE IT RESOLVED THAT THE BOARD approves the monthly financial expenses as presented by the Finance Committee for a total of \$71,214.33; whereas, cheques 10624 to 10645 are approved for \$18850.27; payroll for \$24346.63; direct deposits for \$11,782.57; pre-authorized withdrawals for \$16,234.86.

CARRIED

- b. Final Provincial Budget for approval

87-2026: Harold Janzen – Ken Prociw

BE IT RESOLVED THAT THE BOARD approves the Final Provincial Report as presented.

CARRIED

X. MANITOBA WATERSHED PLANNER REPORT

- Highlights from annual budget speech
- Final report and activity report due
- Audits are due by June 30th
- Provincial Manitoba Watershed District Program annual reports are out
- Manitoba 2 Billion trees program – protocol for tree requests will be clarified
- Flood outlook reported

XI. NEW BUSINESS/CORRESPONDENCE

- Nothing to report.

XII. OLD BUSINESS

- a. Operational Plan Final has been reviewed

XIII. PERSONNEL COMMITTEE

- a. Administrator Hiring

88-2026: Brian Grier – Diana Cline

BE IT RESOLVED THAT THE BOARD approves the resignation of Jackie Funk as administrator.

CARRIED

89-2026: Brian Grier – Natasha Lapeire

BE IT RESOLVED THAT THE BOARD approves the recommendation of the Personnel Committee to hire Stephanie Klassen for the Part Time Office Administrator position starting May 4, 2026 at an hourly salary of \$27 per hour, with full benefits after a 3 month probationary period.

CARRIED

XIV. POLICY COMMITTEE

- Continuing to work through discussion points

XV. RENOVATIONS COMMITTEE

- Some office issues brought forth – windows, shelving
- New administrator will look at pricing

XVI. NEXT BOARD MEETING

May 19, 2026

XVI. ADJOURNMENT

90-2026: Les Schewe – Neil Claringbould

BE IT RESOLVED THAT the BOARD adjourn at 11:47 a.m.

CARRIED

Ed Penner, SRRWD CHAIR OF THE BOARD

Joey Pankiw, MANAGER

ROYAL BANK
REPORT NO.: 0106-00000 7597770000
RUN DATE: 2026 MAY 20
RUN TIME: 20:13:11

PAGE: 1
BUSINESS DATE: 2026 MAY 20

PAYMENT DISTRIBUTION SERVICE
FILE INPUT PAYMENT CONFIRMATION REPORT

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

FILE CREATION NUMBER: 0404

FILE CREATION DATE: 2026 MAY 20

DUE DATE	VALUE DATE	SELECT DATE	NUMBER OF PAYMENTS	TOTAL AMOUNT
2026 MAY 22	2026 MAY 22	2026 MAY 21	213	271,472.34CR
VALID TRANS FOR 759777			213	271,472.34CR
REJECTED TRANS FOR 759777			0	0.00CR
T-ERROR TRANS FOR 759777			0	0.00CR
GRAND TOTAL FOR 759777			213	271,472.34CR

Total: \$388,594.53

2026 CRA REMITTANCES

Biweekly Payperiod #_11_

Business # RP0001 (rate type B) FT Employees	CPP EE \$16,236.74	CPP ER \$16,236.74	TOTAL \$32,473.48
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	EI EE \$4,662.91	EI ER \$5,441.59	TOTAL \$10,104.50
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	FED TAX EE \$29,237.76	PROV TAX EE \$22,677.85	TOTAL \$51,915.61
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RP0001 TOTAL	\$94,493.59
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Business # RP0002 (rate type A) PT Employees	CPP EE \$4,894.33	CPP ER \$4,894.33	TOTAL \$9,788.66
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	EI EE \$1,695.19	EI ER \$2,373.32	TOTAL \$4,068.51
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	FED TAX EE \$4,768.04	PROV TAX EE \$4,003.39	TOTAL \$8,771.43
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RP0002 TOTAL	\$22,628.60
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TOTAL REMITTANCES:	\$117,122.19
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CPP TOTALS		
	EE	\$21,131.07
	ER	\$21,131.07
TOTAL CPP		\$42,262.14
EI TOTALS		
	EE	\$6,358.10
	ER	\$7,814.91
TOTAL EI		\$14,173.01
FEDERAL TAX		\$34,005.80
PROVINCIAL TAX		\$26,681.24
TOTAL TAX		\$60,687.04

CITY OF STEINBACH Council/Board Report-Smry (Computer)



AP5060

Date : May 27, 2026

Page : 1

Time : 12:54 pm

Supplier : 0001 To STMP000231

Batch : 111

Cheque Dates : May 14, 2026 To May 27, 2026

Bank : 4 To 4

Supplier Code Invoice No.	Supplier Name Description	Batch	Invoice Date	Due Date	Invoice Amount	Paid Amount	Discount Amount
5403 COS-2024-340	3XL HOLDINGS LTD DEPOSIT RELEASE-COS-2024-340 - 31 CARRERA COVE	467	15-May-2026	15-May-2026	2,500.00	2,500.00	0.00
Supplier Totals :					2,500.00	2,500.00	0.00
0036 9908486740	ACKLANDS GRAINGER INC LENS COVERS	453	07-May-2026	07-May-2026	13.25	13.25	0.00
Supplier Totals :					13.25	13.25	0.00
1534 38451707	AECOM CANADA ULC 2024 MILLWORK DR WWS RENEWAL FEB 14 - APRIL 10/26	478	16-Apr-2026	16-Apr-2026	4,376.66	4,376.66	0.00
38452398	2026 CAPITAL WORKS MAR 14-APR 17/26	457	30-Apr-2026	30-Apr-2026	437.50	437.50	0.00
Supplier Totals :					4,814.16	4,814.16	0.00
5459 EXP 05/20/26	AIDARKHANOV ARTHUR GPS RENTAL RETURN-WPG,EMPLOYEE BOOT PURCHASE-ARTHUR A,CELL PHONE JAN-MAY 2026	483	20-May-2026	20-May-2026	365.54	365.54	0.00
Supplier Totals :					365.54	365.54	0.00
4493 EXP 05/20/26	AVILA GRUNDIG YABUT RECRUIT TRAINING APR 24-26/26-BRANDON	481	20-May-2026	20-May-2026	125.03	125.03	0.00
Supplier Totals :					125.03	125.03	0.00
0277 S110428877.002	B A ROBINSON CO LTD POLY HEEL PROOF SLOTTED CLASS	472	15-May-2026	15-May-2026	408.10	408.10	0.00
Supplier Totals :					408.10	408.10	0.00
5954 EXP 05/11/26	BARKMAN WAYNE LEONARD BRADLEY RECRUIT TRAINING APR 24-26/26-BRANDON	481	19-May-2026	19-May-2026	440.05	440.05	0.00
EXP 05/19/26	LEVEL 1 FIREFIGHTER PRACTICAL TESTING MAY 1-2/26-BRANDON	481	19-May-2026	19-May-2026	377.69	377.69	0.00
Supplier Totals :					817.74	817.74	0.00
0953 91971	BARKMAN APPLIANCE SERVICE LTD REPLACE THERMAL FUSE ON DISHWASHER	458	12-May-2026	12-May-2026	196.00	196.00	0.00
Supplier Totals :					196.00	196.00	0.00
33359 EXP 05/22/26	BLATZ JARED SCOTT RECRUIT TRAINING APR 24-26/26-BRANDON	481	22-May-2026	22-May-2026	111.43	111.43	0.00
Supplier Totals :					111.43	111.43	0.00
5990 EXP 05/19/26	BLENKINSOPP JAELYN RECRUIT TRAINING APR 24-	481	19-May-2026	19-May-2026	115.20	115.20	0.00

CITY OF STEINBACH
Council/Board Report-Smry (Computer)



AP5060

Date : May 27, 2026

Page : 2
Time : 12:54 pm

Supplier : 0001 To STMP000231

Batch : \II

Cheque Dates : May 14, 2026 To May 27, 2026

Bank : 4 To 4

Supplier Code	Supplier Name				Invoice Amount	Paid Amount	Discount Amount
Invoice No.	Description	Batch	Invoice Date	Due Date			
EXP 05/19/26.	26/26-BRANDON LEVEL 1 FIREFIGHTER PRACTICAL TESTING MAY 1-2/26-BRANDON	481	19-May-2026	19-May-2026	63.32	63.32	0.00
Supplier Totals :					178.52	178.52	0.00
1892	BRANDT TRACTOR LTD						
103009340	#755-FILTERS	456	13-May-2026	13-May-2026	142.36	142.36	0.00
103009341	#1624-LATCH,LAMP	456	13-May-2026	13-May-2026	318.78	318.78	0.00
Supplier Totals :					461.14	461.14	0.00
5957	BUTLER SYDNEY						
EXP 05/19/26	RECRUIT TRAINING APR 24-26/26-BRANDON	481	19-May-2026	19-May-2026	146.95	146.95	0.00
EXP 05/19/26.	LEVEL 1 FIREFIGHTER PRACTICAL TESTING MAY 1-2/26-BRANDON	481	19-May-2026	19-May-2026	83.47	83.47	0.00
Supplier Totals :					230.42	230.42	0.00
0248	CANADIAN RED CROSS SOCIETY						
CRC-1084634	STANDARD FIRST AID RECERT-7	455	11-May-2026	11-May-2026	157.50	157.50	0.00
Supplier Totals :					157.50	157.50	0.00
0076	CANADIAN TIRE REAL ESTATE LIMITED						
513263740	BATTERIES,ANGLE GRINDER	452	13-May-2026	13-May-2026	93.42	93.42	0.00
Supplier Totals :					93.42	93.42	0.00
5347	CANFIRE PYROTECHNICS LTD						
A3191	DEPOSIT-CANADA DAY FIREWORKS	460	20-Mar-2026	20-Mar-2026	7,950.00	7,950.00	0.00
Supplier Totals :					7,950.00	7,950.00	0.00
5970	CANOE PROCUREMENT GROUP OF CANADA						
296515852	TIRE TUBES	456	13-Apr-2026	13-Apr-2026	28.90	28.90	0.00
296515854	#2021-TIRE REPAIR	456	13-Apr-2026	13-Apr-2026	75.26	75.26	0.00
296515866	#2009-TIRES-4	452	13-Apr-2026	13-Apr-2026	191.52	191.52	0.00
296515872	T151-INSTALL TIRES-4	452	13-Apr-2026	13-Apr-2026	1,148.91	1,148.91	0.00
296515875	T93-TIRE ROTATE SERVICE	456	13-Apr-2026	13-Apr-2026	381.33	381.33	0.00
296518455	T83-INSTALL TIRES-4	453	08-May-2026	08-May-2026	1,314.36	1,314.36	0.00
296518561	#1966 TIRE CHANGOVER	472	08-May-2026	08-May-2026	52.64	52.64	0.00
296518587	#1992-TIRE REPAIR,TUBE	452	09-May-2026	09-May-2026	61.42	61.42	0.00
296518860	#1992 TIRE REPAIR,TUBE	472	14-May-2026	14-May-2026	61.42	61.42	0.00
296518995	T-166 TIRE REPAIR	476	13-May-2026	13-May-2026	41.95	41.95	0.00
296519009	T-112 TIRE REPAIR	473	14-May-2026	14-May-2026	85.96	85.96	0.00
73217586	AQ-PAPER-1	472	13-May-2026	13-May-2026	66.08	66.08	0.00
Supplier Totals :					3,509.75	3,509.75	0.00
0161	CHICKEN CHEF						
61	SAFETY LUNCH-MAY 20/26	474	20-May-2026	20-May-2026	2,302.39	2,302.39	0.00
Supplier Totals :					2,302.39	2,302.39	0.00
1011	CLARION HOTEL & SUITES						
81380018	CSO TRAINING APR 12-MAY 14/26-BRANDON	480	15-May-2026	15-May-2026	4,861.50	4,861.50	0.00

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Supplier Totals :					4,861.50	4,861.50	0.00
0104	CLEARTECH INDUSTRIES INC.						
INV1210628	CLEARHIB 4 NSF-60 272KG	471	14-May-2026	14-May-2026	2,677.50	2,677.50	0.00
Supplier Totals :					2,677.50	2,677.50	0.00
4795	CONSTRUCTION SAFETY ASSOCIATION OF MANITOBA						
657169	ANNUAL ASSOCIATE MEMBERSHIP FEE RENEWAL-JULY 1 2026-JUNE 30 2027	474	14-May-2026	14-May-2026	525.00	525.00	0.00
Supplier Totals :					525.00	525.00	0.00
4231	COOK MADISON						
EXP 05/19/26	RECRUIT TRAINING APR 24-26/26-BRANDON	481	19-May-2026	19-May-2026	91.00	91.00	0.00
EXP 05/19/26.	LEVEL 1 FIREFIGHTER PRACTICAL TESTING MAY 1-2/26-BRANDON	481	19-May-2026	19-May-2026	71.72	71.72	0.00
Supplier Totals :					162.72	162.72	0.00
3678	CORPELL'S WATER						
6430853	LF WATER-8	456	14-May-2026	14-May-2026	64.85	64.85	0.00
Supplier Totals :					64.85	64.85	0.00
1891	DE LAGE LANDEN FINANCIAL SERVICES CANADA						
10788280	CH-IM C6010 COPIER LEASE JUN 15-SEPT 14/26	480	16-May-2026	16-May-2026	2,381.12	2,381.12	0.00
Supplier Totals :					2,381.12	2,381.12	0.00
2152	DELL CANADA INC						
1019194236	2026 COMPUTER REPLACEMENT	459	01-May-2026	01-May-2026	11,261.05	11,261.05	0.00
Supplier Totals :					11,261.05	11,261.05	0.00
1695	DUNAI ALEXANDER						
EXP 05/08/26	RECRUIT TRAINING APR 24-26/26-BRANDON	481	19-May-2026	19-May-2026	417.62	417.62	0.00
Supplier Totals :					417.62	417.62	0.00
5592	DYCK HEICKO						
COS-2024-21	DEPOSIT RELEASE-COS-2024-21 - 214/216 HARMONY LANE	1266	31-Dec-2025	31-Dec-2025	500.00	500.00	0.00
COS-2025-141	DEPOSIT RELEASE-COS-2025-141 - 43 CARRERA COVE	467	15-May-2026	15-May-2026	2,500.00	2,500.00	0.00
Supplier Totals :					3,000.00	3,000.00	0.00
0058	E G PENNER BUILDING CENTRES LTD						
2371299	FIBER DISC	454	04-May-2026	04-May-2026	2.95	2.95	0.00
2371336	BOLTS	454	04-May-2026	04-May-2026	7.88	7.88	0.00
2371433	PLYWOOD	454	04-May-2026	04-May-2026	53.23	53.23	0.00
23729550	SCREWS	454	06-May-2026	06-May-2026	11.83	11.83	0.00
2373423	J-CHANNEL SOFFIT	452	07-May-2026	07-May-2026	44.80	44.80	0.00

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2373691	LED BULBS	454	07-May-2026	07-May-2026	13.00	13.00	0.00
2373816	KONK REPELLENT,SWIFFER DUSTERS,SHOPVAC	456	07-May-2026	07-May-2026	221.45	221.45	0.00
2376018	ROOFING SCREWS	452	11-May-2026	11-May-2026	67.25	67.25	0.00
2376047	SAND/TOPPING MIX	472	11-May-2026	11-May-2026	24.62	24.62	0.00
2376078	WHITE BRISTLE BRUSH	472	11-May-2026	11-May-2026	6.03	6.03	0.00
2376225	PLUGS	456	11-May-2026	11-May-2026	20.78	20.78	0.00
2377056	FENCE POST	472	12-May-2026	12-May-2026	9.27	9.27	0.00
2378028	TROWEL,PAINT TRAY,GREEN TAPE,EPOXY THINNER	452	13-May-2026	13-May-2026	78.61	78.61	0.00
2378759	#940 BALL VALVE	473	14-May-2026	14-May-2026	10.98	10.98	0.00
Supplier Totals :					572.68	572.68	0.00
2704	ENNS BROTHERS						
X63074	LINKAGE,CLAMP,NUT,CAP SCREW,AIR CLEANER	472	14-May-2026	14-May-2026	554.20	554.20	0.00
Supplier Totals :					554.20	554.20	0.00
5967	EVA'S EMBROIDERY AND ALTERATIONS						
135	EMBROIDERED PATCHES-CSO	479	15-May-2026	15-May-2026	140.00	140.00	0.00
Supplier Totals :					140.00	140.00	0.00
1535	FAST BROTHERS (1978) LTD						
43621	CRUSHED CONCRETE-29.55 TONNES	456	16-Apr-2026	16-Apr-2026	1,160.43	1,160.43	0.00
Supplier Totals :					1,160.43	1,160.43	0.00
1918	FASTENAL CANADA						
MBSTE196910	#1977-ROD	453	07-May-2026	07-May-2026	33.08	33.08	0.00
MBSTE196939	HEX NUTS,HEX KEY,CAP SCREW,SPLIT LOCK WASHER	472	12-May-2026	12-May-2026	70.86	70.86	0.00
MBSTE196950	#976 HEX CAP SCREWS,FLAT WASHERS	473	14-May-2026	14-May-2026	12.32	12.32	0.00
Supplier Totals :					116.26	116.26	0.00
0822	FEDERATED CO-OPERATIVES LTD.						
456378	WASH-T163	460	30-Apr-2026	30-Apr-2026	14.55	14.55	0.00
456379	F611 FUEL 377.4L	461	30-Apr-2026	30-Apr-2026	644.52	644.52	0.00
456380	F713 FUEL 127.8L	461	30-Apr-2026	30-Apr-2026	232.20	232.20	0.00
456381	WASH-T173	460	30-Apr-2026	30-Apr-2026	16.79	16.79	0.00
Supplier Totals :					908.06	908.06	0.00
5989	FERNSTROM CHRISTOPHER BRUCE						
COS-2026-112	DEPOSIT RELEASE-COS-2026-112 - 77 YORK CRESCENT	480	21-May-2026	21-May-2026	500.00	500.00	0.00
Supplier Totals :					500.00	500.00	0.00
4542	FREUND CHRISTOPHER CLIFTON						
EXP 05/11/26	EMPLOYEE CLOTHING PURCHASE-CHRIS F	464	11-May-2026	11-May-2026	258.49	258.49	0.00
Supplier Totals :					258.49	258.49	0.00
PT00001126	FRIESEN ZACHARY PAUL DEXTER						

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PTREF MAY1526	Refund on PT Account 451 - 0033440.000	466	15-May-2026	15-May-2026	160.00	160.00	0.00
Supplier Totals :					160.00	160.00	0.00
0079	FRIESEN HAULING INC						
18931	SCREENED COMPOST	476	15-May-2026	15-May-2026	13,645.02	13,645.02	0.00
Supplier Totals :					13,645.02	13,645.02	0.00
5991	FUNK GLENN						
05/21/26	REFUND WATER METER FEE COS-2026-71	480	21-May-2026	21-May-2026	975.00	975.00	0.00
Supplier Totals :					975.00	975.00	0.00
STMP000230	FUNK DAN						
UBREFMAY1426	Refund on account 001-13700010-010.	449	14-May-2026	14-May-2026	33.45	33.45	0.00
Supplier Totals :					33.45	33.45	0.00
3236	GAUDET LACEY						
EXP 05/15/26	PLANNING CONFERENCE MAY 7-8/26-WINNIPEG	480	20-May-2026	20-May-2026	93.80	93.80	0.00
Supplier Totals :					93.80	93.80	0.00
4154	GOURMET COFFEE SPECIALISTS LTD						
I535291	LF-TEA,COFFEE	456	13-May-2026	13-May-2026	198.23	198.23	0.00
I538111	CH-TEA,COFFEE,CREAM	479	20-May-2026	20-May-2026	126.94	126.94	0.00
Supplier Totals :					325.17	325.17	0.00
5311	GRAHAM CONSTRUCTION & ENGINEERING LP						
PROG EST#32 05/	PROGRESS ESTIMATE #32 WORK COMPLETED TO MAY 15 2026	480	15-May-2026	15-May-2026	2,132,806.24	2,132,806.24	0.00
Supplier Totals :					2,132,806.24	2,132,806.24	0.00
4496	GRYBA JAYDE PAIGE						
EXP 05/08/26	RECRUIT TRAINING APR 24-26/26-BRANDON	481	08-May-2026	08-May-2026	115.68	115.68	0.00
Supplier Totals :					115.68	115.68	0.00
STMP000229	GUDMUNDSON TERENCE GRANT						
UBREFMAY1426	Refund on account 001-08602670-002.	448	14-May-2026	14-May-2026	113.00	113.00	0.00
Supplier Totals :					113.00	113.00	0.00
4778	HAMSTER NOVEXCO INC						
94719741	LAMINATING POUCHES	460	12-May-2026	12-May-2026	109.07	109.07	0.00
Supplier Totals :					109.07	109.07	0.00
4147	HERITAGE STEELWORKS						
19706	REPLACE FLOORS ON TWO DUMPSTERS	456	29-Apr-2026	29-Apr-2026	3,754.02	3,754.02	0.00
Supplier Totals :					3,754.02	3,754.02	0.00

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4149	HORIZON LIVESTOCK & POULTRY SUPPLY LTD						
INV2176699	WOODEN FENCE POST	472	13-May-2026	13-May-2026	10.07	10.07	0.00
Supplier Totals :					10.07	10.07	0.00
STMP000231	HOUSE ADAM KENNETH						
UBREFMAY1426	Refund on account 001-12000070-001.	450	14-May-2026	14-May-2026	145.49	145.49	0.00
Supplier Totals :					145.49	145.49	0.00
0251	IMPERIAL METAL INDUSTRIES						
21935	CLEANOUT PLATFORMS-SEC	474	01-May-2026	01-May-2026	17,206.36	17,206.36	0.00
Supplier Totals :					17,206.36	17,206.36	0.00
1278	KEEWATIN TRUCK SERVICE						
45234	F212-ANNUAL MOBILE PUMP TEST	458	07-May-2026	07-May-2026	1,652.00	1,652.00	0.00
45235	F311-ANNUAL MOBILE PUMP TEST,LADDER	458	07-May-2026	07-May-2026	834.40	834.40	0.00
45236	F411-ANNUAL MOBILE PUMP TEST,OIL CHANGE,REBUILD AUTOLUBE	458	05-May-2026	05-May-2026	3,051.35	3,051.35	0.00
45237	F412-ANNUAL MOBILE PUMP TEST,REPLACE FITTING & END OF AIR HOSE	458	05-May-2026	05-May-2026	2,031.23	2,031.23	0.00
45238	F414-ANNUAL MOBILE PUMP TEST,REPLACE 2 RUNGS ON LADDER	458	05-May-2026	05-May-2026	2,871.19	2,871.19	0.00
Supplier Totals :					10,440.17	10,440.17	0.00
1220	KEHLER SHEET METAL FABRICATION LTD						
46251	ADJUSTABLE ELBOW,COLLAR	472	30-Apr-2026	30-Apr-2026	46.82	46.82	0.00
Supplier Totals :					46.82	46.82	0.00
0166	KEYSTONE AGRI-MOTIVE (2005) INC.						
88409D	SUCTION HOSE,INSERT COUPLER,LENS,KNIFE,BLADES	458	02-May-2026	02-May-2026	89.70	89.70	0.00
89052D	T136-COTTER PIN	456	07-May-2026	07-May-2026	3.14	3.14	0.00
89123D	SUCTION HOSE,HOSE CLAMP,SPRING PIN	456	07-May-2026	07-May-2026	20.58	20.58	0.00
89838D	HAIR PINS	472	12-May-2026	12-May-2026	4.30	4.30	0.00
90108D	#1989 BATTERY,CORE	472	13-May-2026	13-May-2026	66.07	66.07	0.00
90273D	#1951 V-BELT	472	14-May-2026	14-May-2026	70.07	70.07	0.00
E07053	RTV-X2 x 2 LEASE PAYMENT MAY 2026	429	25-May-2026	25-May-2026	2,420.59	2,420.59	0.00
Supplier Totals :					2,674.45	2,674.45	0.00
5958	KLASSEN SAMUEL						
EXP 05/19/26	RECRUIT TRAINING APR 24-26/26-BRANDON	481	19-May-2026	19-May-2026	111.81	111.81	0.00
EXP 05/19/26.	LEVEL 1 FIREFIGHTER PRACTICAL TESTING MAY 1-2/26-BRANDON	481	19-May-2026	19-May-2026	96.34	96.34	0.00
Supplier Totals :					208.15	208.15	0.00
2359	LEDINGHAM PONTIAC BUICK GMC						

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05/26/26 T176	T176-2026 CHEVY SILVERADO 1500 SN#3GCNKAED5TG371334	488	26-May-2026	26-May-2026	61,608.96	61,608.96	0.00
Supplier Totals :					61,608.96	61,608.96	0.00
4807 56593214	LINDE CANADA INC STARGOLD C17 ARG-CO2	453	08-May-2026	08-May-2026	298.92	298.92	0.00
Supplier Totals :					298.92	298.92	0.00
4298 ML-IN-000937	M & L SUPPLY FIRE & SAFETY FD-FIT TESTING-31	477	05-May-2026	05-May-2026	1,644.04	1,644.04	0.00
Supplier Totals :					1,644.04	1,644.04	0.00
0266 1751509	MACMOR INDUSTRIES LTD. SAFETY GLASSES,HEADGEAR,DISPO SABLE GLOVES,HI-VIS TRAFFIC VEST	475	08-May-2026	08-May-2026	318.04	318.04	0.00
Supplier Totals :					318.04	318.04	0.00
1136 EXP 05/08/26	MAIER AARON RECRUIT TRAINING APR 24-26/26-BRANDON	481	08-May-2026	08-May-2026	88.44	88.44	0.00
Supplier Totals :					88.44	88.44	0.00
4372 2026 CONFERENC	MANITOBA ASSOCIATION OF MUNICIPAL EMERGENCY 2026 MAMEC CONFERENCE-KELVIN TOEWS	480	20-May-2026	20-May-2026	250.00	250.00	0.00
2026 CONFERENC	2026 MAMEC CONFERENCE-RANDY REIMER	480	20-May-2026	20-May-2026	250.00	250.00	0.00
Supplier Totals :					500.00	500.00	0.00
0034 451 05/31/26	MANITOBA MUNICIPAL EMPLOYEES CLEARING RPP & LTD P/R #10 & 11	480	22-May-2026	22-May-2026	112,304.92	112,304.92	0.00
Supplier Totals :					112,304.92	112,304.92	0.00
2342 EXP 05/12/26	MANTIE KARA EMPLOYEE FITNESS PURCHASE-KARA M	460	12-May-2026	12-May-2026	115.50	115.50	0.00
Supplier Totals :					115.50	115.50	0.00
0255 218463	MARTIN DIESEL SERVICE LTD #976 BACK UP ALARM	473	07-May-2026	07-May-2026	29.19	29.19	0.00
218486	T110-REMOVE & REPLACE REAR BRAKE HARDWARE KIT	456	07-May-2026	07-May-2026	265.90	265.90	0.00
218527	T152-SAFETY INSPECTION,REPLACE SIDE MARKER LIGHT	453	09-May-2026	09-May-2026	406.71	406.71	0.00
218537	#1974 INSTALL NEW SENDING UNIT,GAUGE WIRE,OIL PRESSURE GAUGE KIT	471	11-May-2026	11-May-2026	609.63	609.63	0.00
218561	#1977-REPAIR CAB HEATING & AC	453	11-May-2026	11-May-2026	4,279.02	4,279.02	0.00
218632	T174-SAFETY	456	13-May-2026	13-May-2026	396.98	396.98	0.00

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218638	INSPECTION,REPLACE REFLECTIVE TAPE ON BUMPER,INSTALL REFLECTORS	456	13-May-2026	13-May-2026	594.55	594.55	0.00
264005	T136-OIL CHANGE & FILTERS,PLATE	476	19-May-2026	19-May-2026	1,863.44	1,863.44	0.00
	T-135 REPAIRS REQUIRED TO COMPLETE SAFETY						
Supplier Totals :					8,445.42	8,445.42	0.00
0528	MINISTER OF FINANCE MANITOBA AGRICULTURE AND						
2026-ISABELLA C	2026 PESTICIDE APPLICATOR'S LICENCE-ISABELLA CABALLERO	464	14-May-2026	14-May-2026	100.00	100.00	0.00
2026-MEGAN MAR	2026 PESTICIDE APPLICATOR'S LICENCE-MEGAN MARTENS	464	14-May-2026	14-May-2026	100.00	100.00	0.00
Supplier Totals :					200.00	200.00	0.00
5988	MOESKER MARK ALEXANDER						
COS-2026-116	DEPOSIT RELEASE-COS-2026-116 - 85 WILD PLUM LANE	480	19-May-2026	19-May-2026	500.00	500.00	0.00
Supplier Totals :					500.00	500.00	0.00
4148	MORRAN ABIGAIL						
EXP 05/20/26	EMPLOYEE CLOTHING PURCHASE-ABIGAIL M	486	22-May-2026	22-May-2026	66.07	66.07	0.00
Supplier Totals :					66.07	66.07	0.00
3552	MURRAY SAMUEL WENDAL						
EXP 05/19/26	ASIST COURSE REGISTRATION MAY 6 & 7/26	481	19-May-2026	19-May-2026	350.00	350.00	0.00
EXP 05/19/26.	RECRUIT TRAINING APR 24-26/26-BRANDON	481	19-May-2026	19-May-2026	897.21	897.21	0.00
Supplier Totals :					1,247.21	1,247.21	0.00
1111	NETWORK MEDIA						
18524	EMPLOYMENT AD-WATERWORKS LABOURER	451	12-May-2026	12-May-2026	31.49	31.49	0.00
Supplier Totals :					31.49	31.49	0.00
5985	NYKOLIATION AVA						
CREDIT 05/08/26	AQ PAYOUT CREDIT-S4LI RECERT WITHDRAW	463	08-May-2026	08-May-2026	115.50	115.50	0.00
Supplier Totals :					115.50	115.50	0.00
5797	OK TIRE STEINBACH						
IN015198	T-165 DIAGNOSTIC SERVICE,AIR CONDITIONING SERVICE	476	14-May-2026	14-May-2026	748.67	748.67	0.00
Supplier Totals :					748.67	748.67	0.00
5955	OLIVEIRA ELMITON						
EXP 05/19/26	RECRUIT TRAINING APR 24-26/26-BRANDON	481	19-May-2026	19-May-2026	84.78	84.78	0.00
EXP 05/19/26.	LEVEL 1 FIREFIGHTER	481	19-May-2026	19-May-2026	73.26	73.26	0.00

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	PRACTICAL TESTING MAY 1-2/26-BRANDON						
Supplier Totals :					158.04	158.04	0.00
2908	PBX TRUCK SERVICE INC						
1125889	T180 ADJUST SPEED PARAMETERS,CHECK AND REPORT ON DIFF LOCK OPERATION	476	14-May-2026	14-May-2026	230.59	230.59	0.00
Supplier Totals :					230.59	230.59	0.00
3630	PDS CANADA CORP.						
PS-INV103818	VISTA TIME-APRIL 2026	459	14-May-2026	14-May-2026	932.72	932.72	0.00
Supplier Totals :					932.72	932.72	0.00
1311	PENN-CO CONSTRUCTION CANADA (2003) LTD						
2026-009	REBATES FOR DUPLEX LOTS-40 WILD PLUM LANE,62 & 67 WOODLAND DR	459	27-Apr-2026	27-Apr-2026	8,073.00	8,073.00	0.00
Supplier Totals :					8,073.00	8,073.00	0.00
5020	PERFECTMIND						
IN2378917	SUBSCRIPTION YEAR 5 MARCH 14 2026-MARCH 13 2027	259	18-Mar-2026	18-Mar-2026	21,431.77	21,431.77	0.00
Supplier Totals :					21,431.77	21,431.77	0.00
4498	PETKAU WAYLON ALEJANDRO						
EXP 05/19/26	RECRUIT TRAINING APR 24-26/26-BRANDON	481	19-May-2026	19-May-2026	115.17	115.17	0.00
Supplier Totals :					115.17	115.17	0.00
2402	PISTON RING						
495664	ANTIFREEZE,SERVICE GAUGE,PULL ROLL	458	02-May-2026	02-May-2026	151.09	151.09	0.00
497481	T126-OIL,FILTERS	451	08-May-2026	08-May-2026	104.12	104.12	0.00
497486	LOOSE PENETRANT	472	08-May-2026	08-May-2026	24.95	24.95	0.00
497636	T121-OIL,FILTERS,WASHER FLUID	451	08-May-2026	08-May-2026	102.97	102.97	0.00
498242	T-94 OIL SEAL,CV AXLE,ROTOR,CERAMIC PADS,PLAT AXLE,IMPELLER,ANTIFREEZ E	472	11-May-2026	11-May-2026	504.96	504.96	0.00
498667	T-131 AIR FILTER	472	12-May-2026	12-May-2026	22.08	22.08	0.00
498669	NON-FLAMMABLE BRAKE BLAST	472	12-May-2026	12-May-2026	26.51	26.51	0.00
499869	T-131 OIL,KWIKWELD	472	15-May-2026	15-May-2026	93.46	93.46	0.00
500561	T-97 STARTER MOTOR	472	19-May-2026	19-May-2026	196.09	196.09	0.00
Supplier Totals :					1,226.23	1,226.23	0.00
0020	PITNEY BOWES						
05/13/26	SHIPPING-ALS	465	13-May-2026	13-May-2026	10.65	10.65	0.00
Supplier Totals :					10.65	10.65	0.00
1755	POWER & MINE SUPPLY CO. LTD						

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Supplier Code	Supplier Name				Invoice Amount	Paid Amount	Discount Amount
Invoice No.	Description	Batch	Invoice Date	Due Date			
IN0126985	SHAFT LINE KEY,COUPLING SHAFT KEY,KEY	451	13-May-2026	13-May-2026	10,766.24	10,766.24	0.00
Supplier Totals :					10,766.24	10,766.24	0.00
3760	PRAIRIE HVAC						
150746	REPAIRS TO RINK PIPE,CALCIUM CHLORIDE,GEAR CLAMPS,UBEND FITTING	452	13-May-2026	13-May-2026	3,238.01	3,238.01	0.00
Supplier Totals :					3,238.01	3,238.01	0.00
4497	PRICE KEVIN JOHN						
EXP 05/19/26	RECRUIT TRAINING APR 24-26/26-BRANDON	481	19-May-2026	19-May-2026	88.24	88.24	0.00
Supplier Totals :					88.24	88.24	0.00
0002	QUINTEX SERVICES LTD.						
2270321	PW COVERALL CLEANING-2	453	07-May-2026	07-May-2026	10.71	10.71	0.00
2271974	AQ MATS MAY 12/26	452	12-May-2026	12-May-2026	64.09	64.09	0.00
2273102	PW MATS MAY 14/26	474	14-May-2026	14-May-2026	68.16	68.16	0.00
2273785	FD MATS MAY 18/26,SHIRT & CARGO PANT-3	477	18-May-2026	18-May-2026	70.30	70.30	0.00
2273786	LF MATS MAY 18/26,COVERALL CLEANING-2	476	18-May-2026	18-May-2026	82.83	82.83	0.00
Supplier Totals :					296.09	296.09	0.00
5986	RAUF HASSAN						
COS-2025-350	DEPOSIT RELEASE-COS-2025-350 34 WINSTON PL	460	11-May-2026	11-May-2026	500.00	500.00	0.00
Supplier Totals :					500.00	500.00	0.00
5944	REDD JOSIAH						
EXP 05/06/26	EMPLOYEE FITNESS PURCHASE-JOSIAH R	462	06-May-2026	06-May-2026	15.67	15.67	0.00
Supplier Totals :					15.67	15.67	0.00
0905	REIMER RUSSELL DALE						
EXP 05/08/26	RECRUIT TRAINING APR 24-26/26-BRANDON	481	08-May-2026	08-May-2026	74.99	74.99	0.00
Supplier Totals :					74.99	74.99	0.00
0624	REIMER RANDALL CRAIG						
EXP 05/22/26	TRIP TO LOOK AT ARBOC HANDI-TRANSIT MAY 21/26-WHITEWOOD SASK	480	22-May-2026	22-May-2026	556.67	556.67	0.00
Supplier Totals :					556.67	556.67	0.00
4178	REIMER WALTER						
EXP 05/22/26	RECRUIT TRAINING APR 24-26/26-BRANDON	481	22-May-2026	22-May-2026	110.88	110.88	0.00
Supplier Totals :					110.88	110.88	0.00
1213	RELIANT ACTION LTD						
864799	TURBOJET NOZZLE	477	13-May-2026	13-May-2026	4,725.00	4,725.00	0.00

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Invoice No.	Description						
Supplier Totals :					4,725.00	4,725.00	0.00
0231	RENE'S SEPTIC SERVICES						
26-0625	PUMP TANK-LANDFILL OFFICE,MAIN SHOP	456	13-May-2026	13-May-2026	346.50	346.50	0.00
Supplier Totals :					346.50	346.50	0.00
5736	RNR SYSTEMS INC						
251_2343	MITEL IP PHONE	459	06-May-2026	06-May-2026	645.12	645.12	0.00
Supplier Totals :					645.12	645.12	0.00
1857	SERVING SENIORS INC						
T876	ADMIN & DRIVERS WAGES,OPERATION EXPENSES JANUARY 2026	480	31-Jan-2026	31-Jan-2026	7,394.14	7,394.14	0.00
T877	ADMIN & DRIVERS WAGES,OPERATION EXPENSES FEBRUARY 2026	480	31-Jan-2026	31-Jan-2026	5,975.47	5,975.47	0.00
Supplier Totals :					13,369.61	13,369.61	0.00
1801	SHAW CABLESYSTEMS LIMITED						
05/26 38 0187 970;	MAY/26 CITY HALL INTERNET	460	09-May-2026	09-May-2026	221.65	221.65	0.00
05/26 38 0399 900;	MAY/26 ARENA INTERNET	464	12-May-2026	12-May-2026	128.80	128.80	0.00
05/26 38 0431 849;	MAY/26 LIFT#2 INTERNET	465	09-May-2026	09-May-2026	84.00	84.00	0.00
Supplier Totals :					434.45	434.45	0.00
5634	SOUTHEAST ENVIRO TESTING						
IN1223	WW,P&R WATER TESTS S3051,S3053,S3063,S3067,S3074	451	06-May-2026	06-May-2026	1,564.50	1,564.50	0.00
IN1224	AQ WATER TESTS S3062,S3081	452	06-May-2026	06-May-2026	231.00	231.00	0.00
IN1244	AQ WATER TEST S3118	472	12-May-2026	12-May-2026	115.50	115.50	0.00
IN1246	P & R,WW WATER TESTS S3084,S3131	471	12-May-2026	12-May-2026	236.25	236.25	0.00
IN1252	WW WATER TESTS S3142,S3143,S3144	471	14-May-2026	14-May-2026	1,496.25	1,496.25	0.00
IN1260	P & R,WW WATER TESTS S3169,S3175	471	20-May-2026	20-May-2026	315.00	315.00	0.00
IN1262	AQ WATER TEST S3171	472	20-May-2026	20-May-2026	115.50	115.50	0.00
Supplier Totals :					4,074.00	4,074.00	0.00
2531	STEINBACH FIRE PROTECTION INC.						
25301	T-159 RECHARGE FIRE EXTINGUISHER	476	12-May-2026	12-May-2026	33.60	33.60	0.00
Supplier Totals :					33.60	33.60	0.00
0430	STEINBACH FIREFIGHTERS ASSOC.						
DUES MAY 2026	FIREFIGHTERS ASSOCIATION DUES P/R#5, FIRE CHIEF P/R#11	480	21-May-2026	21-May-2026	2,040.00	2,040.00	0.00
Supplier Totals :					2,040.00	2,040.00	0.00
1053	STEINBACH FLOOR FASHIONS						
FC010622	QUICK PATCH	472	07-May-2026	07-May-2026	2,505.66	2,505.66	0.00

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Invoice No.	Description						
Supplier Totals :					2,505.66	2,505.66	0.00
0081	STEINBACH PRECISION ENTERPRISES (1973) LTD						
40403	TUBE	454	04-May-2026	04-May-2026	336.27	336.27	0.00
Supplier Totals :					336.27	336.27	0.00
5992	STERK KAYDEN						
EXP 05/20/26	EMPLOYEE BOOT PURCHASE-KAYDEN S	484	20-May-2026	20-May-2026	152.28	152.28	0.00
Supplier Totals :					152.28	152.28	0.00
5987	TCF WEST INC						
1775	RESINOUS FLOORING FOR SHOWERS	472	13-May-2026	13-May-2026	6,846.00	6,846.00	0.00
Supplier Totals :					6,846.00	6,846.00	0.00
4975	TETRA TECH CANADA INC						
60967424	2026 MCKENZIE AVE WASTEWATER SEWER CAPACITY FUNCTIONAL DESIGN TO APR 24/26	457	13-May-2026	13-May-2026	7,582.49	7,582.49	0.00
60968213	2026 PARK RD EAST LPS EXTENSION TO APRIL 24 2026	478	19-May-2026	19-May-2026	19,967.21	19,967.21	0.00
Supplier Totals :					27,549.70	27,549.70	0.00
4266	THE CARILLON						
SCI81348	PUBLIC NOTICE-ZONING BY-LAW 2275	479	19-May-2026	19-May-2026	548.89	548.89	0.00
Supplier Totals :					548.89	548.89	0.00
4825	THE CONCRETE SOURCE INC						
48467	PLANITOP BAG	472	11-May-2026	11-May-2026	78.40	78.40	0.00
Supplier Totals :					78.40	78.40	0.00
3592	THE RENTAL HOUSE						
1-2348821	AERIAL WORK PLATFORM RENTAL	472	29-Apr-2026	29-Apr-2026	210.62	210.62	0.00
1-2350222	FILE	472	15-May-2026	15-May-2026	40.32	40.32	0.00
1-2350564	SHROUD,COVER	472	20-May-2026	20-May-2026	69.42	69.42	0.00
Supplier Totals :					320.36	320.36	0.00
0350	TK ELEVATOR (CANADA) LIMITED						
1000138204	PROGRESS ESTIMATE #4 HOLDBACK RELEASE	482	08-May-2026	08-May-2026	5,861.16	5,861.16	0.00
Supplier Totals :					5,861.16	5,861.16	0.00
1749	TOEWS KELVIN FREDERICK						
EXP 05/08/26	RECRUIT TRAINING APR 24-26/26-BRANDON	460	15-May-2026	15-May-2026	2,954.70	2,954.70	0.00
EXP 05/11/26	LEVEL 1 FIREFIGHTER PRACTICAL TESTING MAY 1-2/26-BRANDON	460	15-May-2026	15-May-2026	680.04	680.04	0.00
EXP 05/14/26	SIMAD CONFERENCE MAY 14/26-SELKIRK	460	15-May-2026	15-May-2026	84.77	84.77	0.00

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Invoice No.	Description						
Supplier Totals :					3,719.51	3,719.51	0.00
0201	UAP/NAPA AUTO PARTS						
423-003203	OIL FILTERS,OIL	451	12-May-2026	12-May-2026	47.90	47.90	0.00
423-003513	T-83 HALOGEN CAPSULE	473	14-May-2026	14-May-2026	26.97	26.97	0.00
Supplier Totals :					74.87	74.87	0.00
5953	UNRAU KEVIN						
EXP 05/19/26	RECRUIT TRAINING APR 24-26/26-BRANDON	481	19-May-2026	19-May-2026	439.91	439.91	0.00
EXP 05/19/26.	LEVEL 1 FIREFIGHTER PRACTICAL TESTING MAY 1-2/26-BRANDON	481	19-May-2026	19-May-2026	373.70	373.70	0.00
Supplier Totals :					813.61	813.61	0.00
4988	WAAGENAAR JOHNNY DAVID						
EXP 05/19/26	EMPLOYEE CLOTHING/BOOT PURCHASE-JOHN W	485	19-May-2026	19-May-2026	120.91	120.91	0.00
Supplier Totals :					120.91	120.91	0.00
5467	WELLBORN DAN						
EXP 05/13/26	EMPLOYEE FITNESS PURCHASE-DAN W	462	13-May-2026	13-May-2026	93.52	93.52	0.00
Supplier Totals :					93.52	93.52	0.00
5993	WILLIAMS KEVIN						
EXP 05/14/26	CSO TRAINING APR 12-MAY 14/26-BRANDON	480	19-May-2026	19-May-2026	1,480.23	1,480.23	0.00
Supplier Totals :					1,480.23	1,480.23	0.00
3954	WINCOR CONSTRUCTION INC						
COS-2025-162	DEPOSIT RELEASE-COS-2025-162 - 19 BENTLEY BAY	467	15-May-2026	15-May-2026	2,500.00	2,500.00	0.00
Supplier Totals :					2,500.00	2,500.00	0.00
1577	WSP CANADA GROUP LIMITED						
20380964	SCDC-SUBDIVISION FILE# 4451-2024-9041	459	08-May-2026	08-May-2026	7,964.25	7,964.25	0.00
20384686	CLIMATE RISK ASSESSMENT AND CLIMATE ACTION PLAN TO MAY 1 2026	479	18-May-2026	18-May-2026	3,576.82	3,576.82	0.00
Supplier Totals :					11,541.07	11,541.07	0.00
5813	YONZON ADAM JOSHUA						
EXP 05/15/26	EMPLOYEE FITNESS PROGRAM-ADAM Y	485	19-May-2026	19-May-2026	95.20	95.20	0.00
Supplier Totals :					95.20	95.20	0.00
Computer Paid Total :					2,563,021.89	2,563,021.89	0.00

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Invoice No.	Description	Batch	Invoice Date	Due Date			
0336	MINISTER OF FINANCE MANITOBA TAXATION						
H&E TAX 05/26	PAYROLL TAX P/R #5,10,11	480	22-May-2026	22-May-2026	18,019.50	18,019.50	0.00
Supplier Totals :					18,019.50	18,019.50	0.00
0164	RECEIVER GENERAL FOR CANADA						
PR#10/26 RP000	PR#10 REMITTANCE 10813 0014 RP0001	423	08-May-2026	08-May-2026	95,941.25	95,941.25	0.00
PR#10/26 RP000	PR#10 REMITTANCE 10813 0014 RP0002	423	08-May-2026	08-May-2026	19,261.51	19,261.51	0.00
PR#5/26 MONTH	PR#5 MONTHLY REMITTANCE 10813 0014 RP0002	460	15-May-2026	15-May-2026	19,267.16	19,267.16	0.00
Supplier Totals :					134,469.92	134,469.92	0.00
EFT Paid Total :					152,489.42	152,489.42	0.00

Total Unpaid for Approval : 0.00
Total Discount : 0.00
Total Manually Paid for Approval : 0.00
Total Computer Paid for Approval : 2,563,021.89
Total EFT Paid for Approval : 152,489.42
Grand Total ITEMS for Approval : 2,715,511.31