

CITY OF STEINBACH
Regular Council Meeting
August 21, 2018

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, August 21, 2018 at City of Steinbach Council Chambers.

2. Deputy Mayor Cari Penner called the meeting to order at 7:30 p.m., with the following members of Council present: Councillors Susan Penner, Earl Funk, Jac Siemens, John Fehr and Michael Zwaagstra. Also present: City Manager, Troy Warkentin, Director of Finance Brian Hrehirchuk and City Clerk, Deb Rempel.

3. Councillor Susan Penner opened the meeting.

R18-185 4. Councillor Zwaagstra, Councilor Funk RESOLVED that the agenda be adopted.

-Un. Carried-

R18-186 5. Councillor Siemens, Councillor S. Penner RESOLVED that the minutes of the August 7, 2018, Regular Council Meeting be approved.

-Un. Carried-

R18-187 6. Councillor Funk, Councillor Siemens RESOLVED that the following accounts be approved for payment:

Disbursements (August 15, 2018)	\$1,979,624.14
Payroll (August 8, 2018)	\$255,568.09
Payroll (August 9, 2018)	\$31,412.01

-Un. Carried-

R18-188 7. Councillor Zwaagstra, Councillor Funk RESOLVED that the Financial Statements for the period ending July 31, 2018 be accepted.

-Un. Carried-

R18-189 8. Councillor Fehr, Councillor Zwaagstra RESOLVED that the City of Steinbach give second reading to By-Law 2104, being a road widening by-law.

-Un. Carried-

R18-190 9. Councillor S. Penner, Councillor Siemens RESOLVED that the City of Steinbach give third reading to By-Law 2104, being a road widening by-law.

-Un. Carried-

10. Council meeting recessed and Public Hearing was called to order at 7:35 p.m., by Deputy Mayor Cari Penner. Public Hearing was to consider rezoning By-Law 2101.

By-Law 2101

135, 149, 157, 165, 169, 183, 191 Maple wood Street

Owner: Elmer Toews and TNT Ventures Inc.

Applicant: Elmer Toews

Purpose: To rezone the properties from "RLD" Residential Low Density to "RMD" Residential Medium Density.

The applicant is proposing to re-zone the property to allow the construction of a multi-family development.

10.1 City Manager, Troy Warkentin, introduced By-Law 2101 and reported that notices pursuant to The Planning Act had been completed.

10.2 Correspondence has been received from Manitoba Indigenous and Municipal Relations - Community and Regional Planning Branch and no concerns and no concerns were noted from the following commenting agencies Bell MTS; Manitoba Growth Enterprise and Trade - Mines Branch; Sustainable Development - Environmental Compliance; and Sustainable Development - Water Stewardship. Other departments did not provide comment.

10.3 Correspondence has been received from Wilf Gerhardt, 112 Albert Street with concerns and questions of the proposed development. Is the development to be rentals or individually owned? Where are the accesses going to be located? Will there be a fence requirement on the back of the property?

10.4 Correspondence has been received from Jordan Loewen, 287 Stone Bridge Crossing with concerns of the aesthetics of the proposed development.

10.5 Mr. Elmer Toews, applicant was present at the hearing and provided that this proposal is a four to five year plan with 4 buildings of 3 bedroom condo-townhouse units (11 units in each - 44 units total) in the City. He has spoken with neighbors informing them of his intentions. All parking requirements of the City have been met and will not require a variance. Mr. Toews provided the following:

- Parking - required 1.5 parking stalls per unit - has 2 parking stalls per unit.
- Traffic - development located ½ block off of Loewen Boulevard and 2 blocks off of PTH 12 North.
- Value - with more business and industry you bring to the community the value of property will increase.
- Noise - have very strict rules regarding noise (parties).

Mr. Toews indicated the houses on these properties were older homes and this project would clean up the area and allow an opportunity for families to live in a 3 bedroom home.

The applicant was prepared to answer questions of council.

10.6 Douglas Mack, 108 Albert Street was present at the meeting on behalf of his wife and 2 children. He provided 49 letters of objection bearing 84 signatures from people within the area. He provided the following reasons for his objection;

- Increase in traffic.
- Water management.
- Concern regarding maintenance of the property.

10.7 Randine Wiens, 184 Maplewood Street was present at the hearing objecting to the proposed rezoning for the following reasons:

- Maintenance of the properties
- Traffic volumes
- Concerns of the value of her property

Ms. Wiens indicated she would have no issues if duplexes would be built.

10.8 Harold Field, 275 Stone Bridge Crossing was present at the hearing voicing concerns that the building will not be the same as the picture that is presented.

10.9 Garry Klassen, 104 Albert Street was present at the hearing objecting to the rezoning. He reiterated previous comments and voiced concerns of high traffic volumes and crime.

10.10 Curt Bueckert, 159 Home Street North was present at the hearing with concerns of water on Home Street North.

10.11 Willy Klassen, 132 Maplewood Street was present at the hearing objecting to the proposed rezoning for the following reasons:

- Concerns of traffic flow
- Increase of people in the neighborhood

10.12 Teresa Burgess, 56 Donald Avenue was present at the hearing objecting to the proposed rezoning. She commented on the public notice distribution. She was seeking clarification as it appeared that the back yard of the building would be facing Maplewood

Street? She voiced concerns of kids running on the street, increase in traffic and Hanover School Division bus stops.

10.13 Sara Rosner, 144 Maplewood Street was present at the hearing objecting to the proposed rezoning for the following reasons:

- There is no access to the green space from Maplewood Street as Mr. Toews was referring to the green space in the area.
- Safety of children crossing the street. Trespassing on property; owner liability risk.

10.14 Jason Richter, 176B Maplewood Street was present at the hearing objecting to the proposed rezoning for the following reason:

- Maintenance of the property
- Are two accesses enough access on to the property?

10.15 Maurice Van Ness, 365 Stone Bridge Crossing was present at the hearing voicing concerns and had questions regarding the proposed rezoning:

- Is the parking requirement met including the additional 10% for guests?
- Voiced concerns of the location of the two access points.
- Are there any buffer requirements?
- The plan does not show any space indicating a play area for children.

10.16 Corrie Lynn Reimer, 130 Albert Street was present at the hearing objecting to the proposed rezoning for the following reasons:

- Privacy on her property as this is in the back of her property.
- Drainage concerns.
- The children trespassing through people's yards.
- Is Hanover School Division able to accommodate these families?
- Concern of increase in traffic along Albert Street.

She did provide comment that an improvement in the area is welcomed.

10.17 Elmer Toews, the applicant returned to the podium and provided comment to questions and concerns from the hearing; the homes are old and he does not want to fix them up only for them to be demolished. He has maintenance staff to do any required work. He is open to the aesthetics of the building and willing to make changes accordingly. A City approved drainage plan is required prior to any work commencing. He indicated he is adhering to all City by-laws.

10.18 Elmer Toews was prepared to answer questions of council.

10.19 There being no further discussion, Council meeting re-opened at 8:25 p.m.

R18-191 11. Councillor Zwaagstra, Councillor Fehr RESOLVED that the City of Steinbach deny second reading to By-law 2101, being a rezoning by-law.

-Carried-

Voting in Favor: M. Zwaagstra, J. Fehr, J. Siemens, E. Funk, C. Penner
Voting Against: S. Penner

12. Council meeting recessed and Public Hearing was called to order at 8:37 p.m., by Deputy Mayor Cari Penner. Public Hearing was to consider Variance V-2018-17.

Variance V-2018-17

122 Granite Park Boulevard

Owners: Kathryn Unger

Applicant: Kathryn and Keith Unger

Purpose: To allow a rear yard of 13 feet 4 inches whereas the "RLD" Residential Low Density Zone requires a minimum of 25 feet.

12.1 City Manager, Troy Warkentin, introduced Variance V-2018-17 and reported that notices pursuant to The Planning Act had been completed.

12.2 No correspondence was received.

12.3 Keith and Kathryn Unger, the applicants were present at the hearing. Keith Unger provided that the intention is to build a sunroom off the rear of their home. The addition will not intrude on anyone's privacy; the property backs onto a public reserve. The applicant was prepared to answer questions.

12.4 No one was present at the hearing with questions or objecting to the Variance application.

12.5 There being no further discussion, Council meeting re-opened at 8:40 p.m.

R18-192 13. Councillor Siemens, Councillor Fehr RESOLVED that the City of Steinbach approve Variance V-2018-17.

-Un. Carried-

14. Council meeting recessed and Public Hearing was called to order at 8:41 p.m., by Deputy Mayor Cari Penner. Public Hearing was to consider Variance V-2018-18.

Variance V-2018-18

435 PTH 12 North

Owners: Steinbach Truck Services Ltd.

Applicant: Wostco Contractors Inc.

Purpose: 1. To allow a south side yard of 14 feet 7 inches whereas a minimum of 15 feet is required in the "C3" Commercial Corridor Zone; and

2. A request not to hard surface the required 18 parking stalls as per Zoning By-Law 2055.

14.1 City Manager, Troy Warkentin, introduced Variance V-2018-18 and reported that notices pursuant to The Planning Act had been completed.

14.2 No correspondence was received.

14.3 Rene Penner, on behalf of Wostco Contractors Inc., the applicant was present at the hearing and provided the project is to add service bays to the property and did not see an advantage to the paving requirement as the property is by a gravel road. The applicant was prepared to answer questions.

14.4 There being no further discussion, Council meeting re-opened at 8:45 p.m.

R18-193 15. Councillor Zwaagstra, Councillor Fehr RESOLVED that the City of Steinbach approve Variance V-2018-18.

-Un. Carried-

R18-194 16. Councillor S. Penner, Councillor Siemens RESOLVED that the City of Steinbach give second reading to By-Law 2098 being a road re-naming by-law.

-Un. Carried-

R18-195 17. Councillor Fehr, Councillor Zwaagstra RESOLVED that the City of Steinbach give third reading to By-Law 2098 being a road re-naming by-law.

-Un. Carried-

R18-196 18. Councillor Funk, Councillor S. Penner
WHEREAS the City of Steinbach Rezoning By-Law 2092 has been referred to The Municipal Board;
AND WHEREAS The Municipal Board has scheduled a public hearing for August 27, 2018;
BE IT RESOLVED that City Manager, Troy Warkentin and City Planner, Lacey Gaudet be delegated to represent the City of Steinbach at The Municipal Board hearing scheduled for August 27, 2018.

-Un. Carried-

19. Council Fehr asked how much rental income will the City receive on a property the City recently purchased on Hanover Street.

19.1 Troy Warkentin, City Manager provided that as a long term project City Council has chosen to purchase properties along Hanover Street. When a property becomes available and the City has been successful in the purchase; the City will inspect and determine if the house is either rentable, demolished or to be sold and moved off the property. The primary City strategy has focused on the land acquisition.

20. Correspondence was acknowledged from Manitoba Infrastructure regarding the cost-share project for replacing uni-stone and concrete pedestrian crossing bands on PTH 52 (Main Street) between PTH 12 (Brandt Street) and Kroeker Avenue informing that there is no available funding for the project.

Received as information.

21. Correspondence and a grant approval (\$134,800.00) were acknowledged from the Minister of Municipal Relations under the Municipal Road Improvement Program.

Received as information.

22. Councillor S. Penner, Councillor Siemens RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment: 8:55 p.m.

*dr

Mayor

City Manager