

CITY OF STEINBACH  
Regular Council Meeting  
July 16, 2019

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, July 16, 2019 at City of Steinbach Council Chambers.

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

3. Councillor Jac Siemens opened the meeting.

R19-149 4. Councillor M. Zwaagstra, Councillor B. Hiebert RESOLVED that the agenda be adopted.

-Un. Carried-

R19-150 5. Councillor D. Penner, Councillor J. Hiebert RESOLVED that the minutes of the July 2, 2019 Regular Council Meeting be approved.

-Un. Carried-

6. Council meeting recessed and Public Hearing was called to order at 7:35 p.m., by Mayor Funk. Public Hearing was to consider By-Law 2125 and Variance V-2019-18.

By-Law 2125

44 First Street

Owners: George and Deanna Sawatzky

Applicant: Daniel Hodelmann and Stefan Hodelmann

Purpose: To rezone the property from “RLD” Residential Low Density to “RMD” Residential Medium Density; to develop an eight unit residential dwelling on the site.

Variance V-2019-18

44 First Street

Owners: George and Deanna Sawatzky

Applicant: Daniel Hodelmann and Stefan Hodelmann

Purpose: To allow an overall site width of 70 feet whereas the “RMD” Residential Medium density Zone requires a minimum of 75 feet.

6.1 City Manager, Troy Warkentin, introduced By-Law 2125 and Variance V-2019-18 and reported that notices pursuant to The Planning Act had been completed.

6.2 Written correspondence has been received from Manitoba Municipal Relations, Community & Regional Planning Branch indicating the by-law has been circulated to government departments and agencies and no objections or concerns were received.

6.3 Written letter of correspondence objecting to the rezoning and variance application has been received from Luke Wiebe, owner of properties on First Street across the street from the proposed project.

6.4 Written letter of correspondence objecting to the rezoning has been received from Michel and Wendy Desrochers, 40 First Street.

6.5 Daniel Hodelmann and Stefan Hodelmann applicants (67 Amberfield Drive, Mitchell) were present and provided they have been building in the area and were seeking to build in Steinbach. They have purchased the lot to build an 8 unit residential building, which would consist of 4 - 1 bedroom suites and 4 - 3 bedroom suites. He provided that he did visit the neighborhood. Sixteen of the forty five properties that received notice of the public hearing were owner occupied. He made contact with all the primary owners, no one voiced concerns. They have worked on plans to fit into the neighborhood.

6.6 Jamie Burgess, 56 Donald Avenue was present at the hearing objecting to the rezoning. He provided that houses along First Street have a front yard setback of 25 feet and this project is proposing a front yard setback of 103 feet. He voiced concerns of back yard privacy, and that the size of the development was too big for the lot and the traffic impact on the neighborhood.

6.7 Marcel Jodoin, owner 33 Giesbrecht Street was present at the hearing objecting to the rezoning. He asked why the City would make an exception to the rezoning and variance when the City has a plan in place. He voiced concerns that the lot frontage should not be less than 75 feet and concerns of the parking lot in the front of the property not being a residential look. He owns several properties in Steinbach and area and unless a unique exception is presented the variance should not be granted.

6.8 Teresa Burgess, 56 Donald Avenue was present at the hearing objecting to the rezoning. She commended the applicant for speaking to the neighbors. She voiced concerns of the four foot side yard. She suggested the developer buy the property next door so no variance would be required.

6.9 Luke Wiebe was present at the hearing objecting to the rezoning. He is developing property across the street. He voiced concerns of the variance required and suggested that the applicant buy the property next door and a variance would not be required.

6.10 Marcel Jodoin returned to the podium and provided that he did have a variance approved for his principle residence to allow for a shop larger than what was permitted.

6.11 Justin Geisheimer, 52 First Street was present at the hearing objecting to the rezoning. He recently moved into a duplex near this property. He provided that anything would be better than what is currently there; however the precedent this is setting for the south side of the street was a concern. Will this allow for more multi-family in the area?

6.12 Stefan Hodelmann, the applicant returned to the podium to provide comment on concerns or questions. He provided that site width and privacy concerns will be addressed upon final approval of the City and that a privacy fence would be constructed. He spoke briefly of the front yard setback. He provided that he is currently not in a position to purchase the property next door. He provided that the writer of letter of objection from 40 First Street is the owner, who does not live in the house, but rents it out.

6.13 The applicant was prepared to answer questions of Council.

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

R19-151 7. Councillor J. Siemens, Councillor J. Hiebert RESOLVED that the City of Steinbach deny second reading to By-Law 2125.

-Defeated-  
Voting in Favor: J. Siemens, J. Hiebert, B. Hiebert  
Voting Against: S. Penner, M. Zwaagstra, D. Penner, E. Funk

R19-152 8. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the City of Steinbach give second reading to By-Law 2125, subject to the execution of a development agreement.

-Carried-  
Voting in Favor: S. Penner, M. Zwaagstra, D. Penner, E. Funk  
Voting Against: J. Siemens, J. Hiebert, B. Hiebert

9. Council meeting recessed and Public Hearing was called to order at 8:35 p.m., by Mayor Funk. Public Hearing was to consider Variance V-2019-18.

9.1 Stefan Hodelmann, the applicant provided that the variance is to request a 5 foot variance from 75 feet to 70 feet for the frontage of the property.

9.2 Marcel Jodoin, 375 Hanover Street objected to the variance. He questioned if this would cause undue hardship to the applicant? As stated in the City’s zoning by-law a minimum of 75 feet is required and felt that the City should not grant a five foot variance. Jodoin voiced concerns of an eight suite building next to a single family dwelling.

9.3 Teresa Burgess, 56 Donald Avenue objected to the Variance application and voiced concerns of setting a precedent for the south side of First Street.

9.4 Jamie Burgess, 56 Donald Avenue objected to the Variance voicing concerns that a 5 foot variance is substantial to meet the lot building requirements.

9.5 There being no further discussion Council meeting re opened at 8:50 p.m.

10. Delegation - Morley Fast - Clearspring Greens Pathway appeared before council at 8:53 p.m.

10.1 Morley Fast along with approximately 100 representatives appeared before Council requesting Council consideration for a walkway to be built in the Clearspring Greens neighborhood. The area represents around 140 houses. Old Tom Road connects to the development; however the road is unsafe for pedestrians and bicycles. As well there is no connection to the A.D. Penner Park and Steinbach Aquatic Centre. Pedestrians don’t have a safe way out of the area.

10.2 Bill Rempel provided that the children cannot take their bikes to school as it is too dangerous along Old Tom Road.

10.3 Emily MacDonald and her daughter Amie Grey provided that Old Tom Road it is very dangerous to ride a bicycle, due to speeding traffic and no shoulders along the road. Mrs. MacDonald was prepared to offer up land if required for a pathway.

10.4 Barb Friesen provided that she has sent the City a letter requesting a pathway in the area.

10.5 Serge Jolicoeur had questions of what is the process in determining where and when pathways are installed.

10.6 Nicholas Loewen provided that he is has great concern of safety in the area and he does not want anyone injured or a life lost.

11. Council asked questions of the delegation /audience.

12. Mayor Funk thanked the delegation for their comments and provided that he understands their passion leading to the request. Council will continue to work on their request subject to the City’s planning and budgeting process.

R19-153 13. Councillor J. Siemens, Councillor D. Penner RESOLVED that the following accounts be approved for payment:

Disbursements (July 10, 2019)	\$1,782,048.76
Payroll (July 10, 2019)	\$295,925.95

-Un. Carried-

R19-154 14. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the building permits as issued during the month of June 2019 be accepted. (List attached)

-Un. Carried-

15. Correspondence from the R.M. of Stuartburn requesting support to lobby the Federal and Provincial Government to making amendments to the Canada's Species at Risk Act and the Manitoba Endangered Species Act were acknowledged.  
Received as information.

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

Time of adjournment: 9:25 p.m.

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Mayor

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City Manager