

CITY OF STEINBACH
Regular Council Meeting
July 3, 2018

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, July 3, 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, Corporate Services Manager Rhona Dundas and City Clerk, Deb Rempel.

3. Councillor Cari Penner opened the meeting.

R18-149 4. Councillor S. Penner, Councillor Zwaagstra RESOLVED that the agenda be adopted.

-Un. Carried-

R18-150 5. Councillor Fehr, Councillor Siemens RESOLVED that Mayor Goertzen be excused from the meeting.

-Un. Carried-

R18-151 6. Councillor Funk, Councillor S. Penner RESOLVED that the minutes of the June 19, 2018, Regular Council Meeting be approved.

-Un. Carried-

R18-152 7. Councillor Funk, Councillor Zwaagstra
WHEREAS Section 250 of the Municipal Act provides authority to a municipality to acquire land;

NOW THEREFORE BE IT RESOLVED that the City of Steinbach purchase the parcel of land commonly referred to as 336 Hanover Street, Legally described as Lot 1, Plan 32452 WLTO for \$194,500.00;

BE IT FURTHER RESOLVED that the signing officers of the City of Steinbach be authorized to execute all required land transfer documents.

-Carried-

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

8. Council meeting recessed and Public Hearing was called to order at 7:38 p.m., by Deputy Mayor C. Penner. Public Hearing was to consider Variance V-2018-11.

Variance V-2018-11

216 Loewen Boulevard

Owners / Applicants: Ronald and Shirley Rudiak

Purpose: To allow 870 square feet of accessory use whereas the “RLD” Residential Low Density Zone permits a maximum of 700 square feet of accessory use.

8.1 City Manager, Troy Warkentin, introduced Variance V-2018-11 and reported that notices pursuant to The Planning Act had been completed.

8.2 No objections were received and no objectors were present.

8.3 Ron Rudiak, 216 Loewen Boulevard, the applicant was present at the hearing and provided his intention is to build a shed to store his lawn and garden equipment and tools. The applicant was prepared to answer questions of Council.

8.4 There being no further discussion, Council meeting re-opened at 7:45 p.m.

R18-153 9. Councillor Fehr, Councillor S. Penner RESOLVED that the City of Steinbach approve Variance V-2018-11.

-Un. Carried-

10. Council meeting recessed and Public Hearing was called to order at 7:47 p.m., by Deputy Mayor C. Penner. Public Hearing was to consider Subdivision 4451-2018-7990 and the creation of Prairie Crescent.

Subdivision 4451-2018-7990

Owner: Prairie Homes Inc.

Applicants: Keith Taylor

Purpose: 1. To allow the creation of 9 residential lots, the re-alignment of 2 residential lots and the creation of Prairie Crescent.

10.1 City Manager, Troy Warkentin, introduced Subdivision 4451-2018-7990 and the creation of Prairie Crescent.

10.2 City Manager, Troy Warkentin reported that notices pursuant to The Planning Act had been completed.

10.3 One item of correspondence was received from Linda Rowles, 126 Cutlass Drive.

10.4 The applicant was present at the public hearing and was prepared to answer questions of Council.

10.5 There being no further discussion, Council meeting re-opened at 7:50 p.m.

R18-154 11. Councillor Siemens, Councillor Zwaagstra RESOLVED that the City of Steinbach approve application for subdivision 4451-2018-7990, as applied for by Prairie Homes Inc., subject to the prior execution of a development agreement; approval of the land being rezoned; a variance for the residual parcel and a portion of the public reserve being closed;

BE IT FURTHER RESOLVED that the City of Steinbach approve the creation of Prairie Crescent under subdivision 4451-2018-7990.

-Un. Carried-

12. Troy Warkentin, City Manager provided a follow up report to the Calvary Chapel delegation at the Council meeting on June 19, 2018. The delegation indicated their plans to relocate to 305 Main Street, however cannot proceed further until the church is able to address the required parking spaces. Administration has held meeting and fielded several calls from the church relating to possible options. The City and a third party have a parking agreement with Steinbach Credit Union. City Manager provided two options for the church to pursue with the best option for Calvary Chapel and Steinbach Credit Union (landlord) to ensure the minimum parking requirement is met on site. Steinbach Credit Union does have additional land along Reimer Avenue which could be used for parking. An alternate is for Calvary to enter into a shared parking agreement with a surrounding property within proximity to the site where the hours do not overlap. Both options are pursuant to City Zoning By-Law 2055.

12.1 Discussion of Council followed by a resolution.

R18-155 13. Councillor S. Penner, Councillor Zwaagstra RESOLVED that the City of Steinbach relinquish the number of parking stalls required by Calvary Chapel, estimated to be 52 parking stalls currently used by the City of Steinbach for public parking at 333 Main Street as provided in a parking agreement between the City of Steinbach and the Steinbach Credit Union, for use of the property at 305 Main Street by Calvary Chapel for a church.

-Un. Carried-

R18-156 14. Councillor Funk, Councillor Fehr RESOLVED that the following accounts be approved for payment:

Disbursements (June 27, 2018)	\$553,942.88
Payroll (June 13, 2018)	\$262,298.88

-Un. Carried-

R18-157 15. Councillor Fehr, Councillor Zwaagstra RESOLVED that City of Steinbach request \$400,000.00 from the Province of Manitoba under the Municipal Road Improvement Program on a 50% cost reimbursement basis. The request will be for a \$200,000.00 contribution to each of the McKenzie Avenue road surface replacement and Hespeler Street North resurfacing projects. Remaining costs will be funded by the City of Steinbach.

-Un. Carried-

R18-158 16. Councillor Zwaagstra, Councillor Funk RESOLVED that the City of Steinbach give second reading to By-Law 2105, being the Building by-law.

-Un. Carried-

R18-159 17. Councillor Fehr, Councillor Siemens RESOLVED that the City of Steinbach give third reading to By-Law 2105, being the Building by-law.

-Un. Carried-

18. Minutes of the Seine-Rat River Conservation District of May 15, 2018 were acknowledged.

Received as information.

19. Councillor Fehr, Councillor Funk RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment: 8:25 p.m.

*dr

Mayor

City Manager