

CITY OF STEINBACH
Regular Council Meeting
November 3, 2020

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, November 3, 2020 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 Damian Penner, Jake Hiebert, Jac Siemens and Susan Penner. Also present: City Manager, Troy Warkentin, Manager, Corporate Services, Adam Thiessen and City Clerk, Deb Rempel.

3. Councillor Damian Penner opened the meeting.

R20-213 4. Councillor S. Penner, Councillor J. Siemens RESOLVED that the agenda be adopted.

R20-214 5. Councillor J. Hiebert, Councillor J. Siemens RESOLVED that the minutes of the October 20, 2020 Regular Council Meeting be approved.

-Un. Carried-

R20-215 6. Councillor J. Hiebert, Councillor D. Penner RESOLVED that Deputy Mayor M. Zwaagstra and Councillor B. Hiebert be excused from the meeting.

-Un. Carried-

7. Council meeting recessed and Public Hearing was called to order at 7:35 p.m., by Mayor Funk. Public Hearing was to consider Variance V-2020-27.

Variance V-2020-27

Owners and Applicant: Rachel and Donald Loewen

Lot 1 Plan 12410

1 Rosewood Place

Purpose: To allow a fence within the front yard to be a height of 5 feet whereas the maximum height permitted for a fence within a front yard is 3 feet.

7.1 City Manager, Troy Warkentin, introduced Variance V-2020-27 and reported that notices pursuant to The Planning Act had been completed.

7.2 There is written correspondence on file objecting to the variance from the following:

- Joseph and Barbara Gwozdz, 7 Sherwood Place
- Adela Dueck, 547 Reimer Avenue
- Nick Reimann, 1 Sherwood Place
- Don and Marlene Hoepfner, 563 Reimer Avenue
- Marguerite and Denis Cote, 557 Reimer Avenue

7.3 Mr. Don Hoepfner, 563 Reimer Avenue submitted a petition objecting to the variance. The following signed the petition.

- Don and Marlene Hoepfner, 563 Reimer Avenue
- Marguerite and Denis Cote, 557 Reimer Avenue
- Adela Dueck, 547 Reimer Avenue
- Bruce and Cindy Blatz, 4 Rosewood Place
- Glen Friesen, 3 Rosewood Place

7.4 Letters of support to the variance were received from the following:

- Gerry Broesky, 2 Rosewood Place
- Dr. Gordon Dyck, Clearspring Medical Clinic

7.5 Ms. Rachel Loewen, 1 Rosewood Place provided a petition of support to the variance. The following signed the petition.

- Gerry Broesky and Olga Toews, 2 Rosewood Place
- Randy and Evelyn Hamel, 5 Rosewood Place
- Albert and Anne Friesen, 6 Rosewood Place

- Rachel Hiebert, 7 Rosewood Place
- Dave and Phyllis Walsh, 8 Rosewood Place
- Rick Gigolyk and Marita Rempel, 9 Rosewood Place

7.6 Ms. Rachel Loewen, 1 Rosewood Place the applicant was present at the hearing and provided the following: She is a mother of three; she provided that two of her children having a disability. These children do not verbally communicate and do not understand safety precautions as how to safely cross the street. They have gotten out of the house and have bolted onto the street. To keep her children safe she hired a contractor to erect a 5' fence. The 3' fence would not be high enough to keep them safe as they would be able to climb the fence. She took into consideration the site line of the property and angled the corner of the fence. She apologized for not get clarification sooner and the undue stress this has caused.

7.7 The applicant was prepared to answer questions of Council.

7.8 Ms. Marguerite Cote, 557 Reimer Avenue was present at the public hearing objecting to the variance to allow a 5' chain link fence. She provided that the fence is an eye sore and lowers the value of the neighborhood. She also commented that the fence was illegal. She indicated that a shrub/hedge has been planted along the fence.

7.9 Mr. Don Hoepfner, 563 Reimer Avenue was present at the public hearing objecting to the Variance. He sympathized with the applicant and her challenges and respects her efforts. He commented that he is opposed to the 5' front yard fence. He provided that the fence does not enhance the neighborhood and is a negative impact, allowing the fence would set a precedent. The owner does have the option to fence the backyard.

7.10 Ms. Rachel Loewen, the applicant returned to the podium and provided that she understands what the objectors are saying. She commented that her children get picked up for programs and being in the front yard is the easiest transition for them. She can easily watch them. She reiterated that a 3' fence would not be sufficient for her needs.

7.11 There being no further discussion Council meeting re opened at 8:10 p.m.

R20-216 8. Councillor S. Penner, Councillor J. Siemens RESOLVED that the City of Steinbach approve Variance V-2020-28.

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

9. Council meeting recessed and Public Hearing was called to order at 8:20 p.m., by Mayor Funk. Public Hearing was to consider By-Law 2159.

By-Law 2159

Owner: Two Knew Properties Ltd.
Applicant: Len Neufeld and Waldo Neustaedter
Part of Lot 24, Plan 44462
224, 228 & 232 Wood haven Avenue

Purpose: To rezone the subject properties from "RHD" Residential High Density to "RMD" Residential Medium Density.

9.1 City Manager, Troy Warkentin, introduced By-Law 2159 and reported that notices pursuant to The Planning Act had been completed.

9.2 An item of correspondence was received from Manitoba Municipal Relations - Community Planning Branch generally voicing no concerns.

9.3 Mr. Waldo Neustaedter, 61 Brandt Street representing the applicant was present at the meeting prepared to answer questions.

9.4 Ms. Cori Swenarchuk, 67 Whitby Crescent was present at the public hearing and voiced concerns of the proposed apartments being built. She requested that a wooden private fence be erected along the properties to prevent foot traffic going through. She provided a petition representing 12 properties of the 15 properties backing along the property.

9.5 Mr. Waldo Neustaedter returned to the podium and provided that the rezoning provides for a lower density and the forty five foot buffer zone exceeds any City requirement.

9.6 There being no further discussion Council meeting re opened at 8:32 p.m.

R20-217 10. Councillor D. Penner, Councillor J. Hiebert RESOLVED that the City of Steinbach give second reading to rezoning By-Law 2159, subject to the execution of a development agreement.

-Un. Carried-

R20-218 11. Councillor J. Siemens, Councillor J. Hiebert RESOLVED that the City of Steinbach give third reading to rezoning By-Law 2159, subject to the execution of a development agreement.

-Un. Carried-

12. Council meeting recessed and Public Hearing was called to order at 8:36 p.m., by Mayor Funk. Public Hearing was to consider Conditional Use CU-2020-08.

Conditional Use CU-2020-08

Owner: 5326151 Manitoba Ltd.

Applicant: Tim MacLeod

Lot A, Plan 65138 and Lot 3, Block 1, Plan 15225

170 PTH 12 North

Purpose: To allow a digital advertising sign to be located on the subject property.

12.1 City Manager, Troy Warkentin, introduced Conditional Use CU-2020-08 and reported that notices pursuant to The Planning Act had been completed.

12.2 There is no written correspondence on file.

12.3 Mr. Tim MacLeod, the applicant was present at the hearing and provided that the digital sign is attractive and changes can be easily made. Mr. MacLeod was prepared to answer questions.

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

R20-219 13. Councillor S. Penner, Councillor D. Penner RESOLVED that the City of Steinbach approve Conditional Use CU-2020-08.

-Un. Carried-

R20-220 14. Councillor J. Siemens, Councillor J. Hiebert RESOLVED that the following accounts be approved for payment:

Accounts Payable (October 28, 2020)	\$863,366.97
Bi-Weekly Payroll No. 21 (October 14, 2020)	\$216,433.77
Bi-Weekly Payroll No. 22 (October 27, 2020)	\$207,231.81

-Un. Carried-

R20-221 15. Councillor D. Penner, Councillor J. Hiebert RESOLVED that the City of Steinbach give third reading to By-Law 2162, being a street naming by-law for Market Boulevard.

-Un. Carried-

R20-222 16. Councillor J. Siemens, Councillor S. Penner RESOLVED that the City of submit the Steinbach Fire Department Training Site fencing project for grant funding under the Province of Manitoba Fire Protection Grant program (estimated total project cost \$59,760).

-Un. Carried-

R20-223 17. Councillor J. Hiebert, Councillor S. Penner RESOLVED THAT the City of Steinbach request grant funding to purchase self-contained breathing apparatus for the Steinbach Fire Department under the Province of Manitoba Fire Protection Grant program (estimated total cost \$95,990).

-Un. Carried-

R20-224 18. Councillor S. Penner, Councillor D. Penner RESOLVED THAT the City of Steinbach request grant funding to purchase an additional gear extractor and gear dryer for the Steinbach Fire Department under the Province of Manitoba Fire Protection Grant program. (estimated total cost \$36,126).

-Un. Carried-

R20-225 19. Councillor J. Hiebert, Councillor J. Siemens RESOLVED that the City of Steinbach give first reading to the City of Steinbach Traffic By-Law 2164.

-Un. Carried-

R20-226 20. Councillor D. Penner, Councillor J. Hiebert RESOLVED that the City of Steinbach approve bare land Condominium Plan as it relates to Subdivision 4451-2020- 8344, as applied for by Alan Klippenstein, on behalf of Schinkel Properties Inc.

-Un. Carried-

21. Correspondence from the Steinbach Chamber of Commerce providing information of the Chamber for the year; as well as thanking Council for the support of the organization and requested that the City continue to provide support.

Received as information.

22. Correspondence and a grant request from Safe Families Steinbach were acknowledged.

Received as information.

23. Correspondence from Minister Rochelle Squires, Minister of Municipal Relations regarding Manitoba Restart Program was acknowledged.

Received as information.

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

-Un. Carried-

Time of adjournment: 9:00 p.m.

*dr

Mayor

City Manager