

CITY OF STEINBACH
Regular Council Meeting
January 16, 2024

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, January 16, 2024 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 Jac Siemens, Damian Penner, Bill Hiebert, Susan Penner and Michael Zwaagstra. Also present: City Manager, Troy Warkentin, Manager, Corporate Services, Adam Thiessen and City Clerk, Amanda Dubois.

3. Councillor J. Siemens opened the meeting.

R24-001 4. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the agenda be adopted.

-Un. Carried-

R24-002 5. Councillor D. Penner, Councillor M. Zwaagstra RESOLVED that the minutes of the December 19, 2023, Regular Council Meeting be approved.

-Un. Carried-

R24-003 6. Councillor S. Penner, Council B. Hiebert RESOLVED that Councillor Jake Hiebert be excused from the meeting.

-Un. Carried-

7. Council meeting recessed and Public Hearing was called to order at 7:39 p.m., by Mayor Earl Funk. Public Hearing was to consider By-Law 2238 and Variance V-2023-23.

By-Law 2238 & Variance V-2023-23

Owners: Helmut & Irene Buchholz

Civic Address: 600 Main Street

Legal: Lot 49, Block 2, Plan 10315

Purpose of By-Law 2238: To re-zone the subject parcel from "RLD" Residential Low Density" to "RMD" Residential Medium Density to allow the construction of a six plex on the property.

Purpose of Variance V-2023-23: To permit an overall site width of seventy feet whereas the "RMD" Residential Medium Density Zone requires a minimum overall site width of seventy five feet.

7.1 Troy Warkentin, City Manager, introduced By-Law 2238 & Variance V-2023-23, and reported that notices pursuant to The Planning Act had been completed.

7.2 Troy Warkentin, City Manager provided written correspondence had been received from Manitoba Municipal Relations - Community Planning Branch regarding By-Law 2238 voicing no concerns.

7.3 Helmut Buchholz, the Owner/Applicant was present at the public hearing and provided that they have owned the property approximately four years. Originally planning to build a duplex, he felt that as how rapidly Steinbach was growing, and with the demand for housing, a six plex would be better suited. Several site plans were submitted to the Engineering and Planning department for review. Parking, garbage pick up and drainage were addressed at that time. The building will be compact, modern in design, high efficiency and will allow a side yard of 8 feet on each side. Mr. Buchholz was prepared to answer questions of council.

8. Council discussion and questions followed.

8.1. Phil Kalyta, 445 McKenzie Avenue, was present at the hearing and voiced concerns regarding the number of units proposed, with a six plex not fitting in with the neighborhood. Increased access and usage of the undeveloped back lane. He requested that a condition of approval be that all access is off of Main Street with no parking or secondary access be permitted from the back lane. Having a six foot fence installed could prevent direct access.

8.2. Harry Wilkins, 401 Walnut Street, was present at the hearing and was in favor of the building being located on Main Street as well as the building being a six plex to address some of the housing crisis currently occurring.

8.3. Helmut Buchholz returned to the podium to address some of the concerns. He stated that the six plex will consist of two-bedroom apartments, which are more suited to small families. There shouldn't be many more people in the building with six units than there would be with less units with more bedrooms, and potentially more people. He is agreeable to building a fence to restrict the back lane access and for privacy, and would prefer to build a six plex to use the lot to its full potential.

9. There being no further discussion Council meeting re-opened at 7:53 p.m.

R24-004 10. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the City of Steinbach approve second reading to rezoning By-Law 2238, subject to the execution of a Development Agreement.

-Un. Carried-

R24-005 11. Councillor J. Siemens, Councillor M. Zwaagstra RESOLVED that the City of Steinbach approve third reading to rezoning By-Law 2238, subject to the execution of a Development Agreement.

-Un. Carried-

12. Council meeting recessed and Public Hearing was called to order at 7:58 p.m., by Mayor Earl Funk for Variance V-2023-23.

12.1 Helmut Buchholz, the Owner/Applicant, returned to the podium and stated that building would be fifty-two feet wide, allowing for eight-foot side yards. Most sites have a four-foot side yard, in comparison.

13. There being no further discussion Council meeting re-opened at 8:00 p.m.

R24-006 14. Councillor D. Penner, Councillor M. Zwaagstra RESOLVED that the City of Steinbach approve Variance V-2023-23.

-Un. Carried-

15. Council meeting recessed and Public Hearing was called to order at 8:01 p.m., by Mayor Earl Funk. Public Hearing was to consider By-Law 2237.

By-Law 2237

Owners: City of Steinbach

Applicant: Stonebridge Development Corporation

Civic Address: N/A Wyndham Estate Drive Public Reserve

Legal: Lot C Plan 71651

Purpose: To close a portion of the public reserve to permit the creation of an additional residential lot on the east side of Wyndham Estate Drive.

15.1 Troy Warkentin, City Manager, introduced By-Law 2237, and reported that notices pursuant to The Planning Act had been completed.

15.2 Troy Warkentin, City Manager, provided that two written items of correspondence had been received.

16. Mayor Funk excused himself from the meeting at 8:03 p.m. and Deputy Mayor Michael Zwaagstra assumed the chair.

17. Don Maksymchuk, 117 Wyndham Estate Drive was present at the public hearing to enquire how this would benefit the City of Steinbach.

17.1 Troy Warkentin, City Manager clarified that the developer required a temporary turn around to accommodate the original development, reducing the number of developable lots by three. The developer requested that a portion of the land that it originally transferred to the City for use as a public reserve be transferred back to it so they could convert it into a developable lot. Through multiple phases of development, the developer has provided the City with more public green space than is required by the City.

17.2 Don Maksymchuk, 117 Wyndham Estate Drive asked if the additional lot put the development over a threshold for a maximum number of lots allowed to access a road already overwhelmed by traffic? He is officially objecting to the file.

17.3 Phil Kalyta, 445 McKenzie Avenue, was present at the public hearing and asked if the existing lot was already serviced with sewer and water. If it is not, they would be disrupting a brand-new road to do that. He believed that in the past, 120 units could be accessed by a single roadway.

18. There being no further discussion Council meeting re-opened at 8:12 p.m.

R24-007 19. Councillor J. Siemens, Councillor B. Hiebert RESOLVED that the City of Steinbach approve second reading to By-Law 2237, being a public reserve closing by-law, subject to the approval of Subdivision application 4451-2023-8865 and its subsequent registration.

-Un. Carried-

20. Mayor Funk rejoined the meeting at 8:14 p.m.

R24-008 21. Councillor S. Penner, Councillor J. Siemens RESOLVED that the City of Steinbach approve third reading to By-Law 2237, being a public reserve closing by-law, subject to the approval of Subdivision application 4451-2023-8865 and its subsequent registration.

-Un. Carried-

22. Council meeting recessed and Public Hearing was called to order at 8:16 p.m., by Mayor Earl Funk. Public Hearing was to consider Conditional Use CU-2023-02 and Variance V-2023-25.

Conditional Use CU-2023-02 & Variance V-2023-25

Owner: 7155248 Manitoba Ltd.

Applicant: Shivdeep Sandhu

Civic Address: 45 Tower Avenue

Legal: Lot 1 Plan 70001

Purpose of Conditional Use CU-2023-02: To permit the operation of a freight or truck yard on the subject property.

Purpose of Variance V-2023-25: To permit barbed wire atop a fence in the "M1" Light Industrial Zone whereas the Zoning By-Law permits barbed wire atop fences in the "M2" Heavy Industrial Zone.

22.1 Troy Warkentin, City Manager, introduced Conditional Use CU-2023-02 & Variance V-2023-25, and reported that notices pursuant to The Planning Act had been completed.

22.2 Troy Warkentin, City Manager, provided that approximately 17 written items of correspondence had been received.

22.3 Shivdeep Sandhu, 10 Castlerock Cove, the Owner/Applicant, was present at the public hearing and explained that since 2015 he has been operating a trucking business, with a yard at 47 Keating Road. He purchased the land a couple of years ago with the hope of building a yard there. He currently has 19 trucks and wants to build their own yard with their own shop to repair their own trucks and create more jobs. Mr. Sandhu was prepared to answer questions of council.

23. Council discussion and questions followed.

23.1 Mr. Sandhu explained that he was unaware that a conditional use was required. He applied to the Steinbach Credit Union, who sent an appraiser who notified him by email that a conditional use was required for the property. He then contacted Lacey Gaudet, City Planner, who confirmed the requirement.

23.2. Harry Wilkins, 401 Walnut Street, was present at the public hearing with concerns of the proximity of the property to a school, and that there was the potential for the health of the children attending to be regularly affected.

23.3 Dennis Pidsadny, 59 Winston Place, was present at the public hearing to object. His backyard touches the open field extending to Tower Avenue, separated by a sidewalk and chain link fence. He has worked for a trucking company for almost 50 years and knows how they work. There are bright lights, semi-trucks are moving trailers day and night. Its noisy and creates enough dust that it looks like a desert storm, as yards are not paved. He is also concerned about the property value of his home being negatively affected.

23.4 Gilles Perron, 114 Creekside Drive, was present at the public hearing to object. He voiced concerns with the potential impact to water quality as everyone in his neighbourhood has wells in their backyard. He already has a water treatment system to try to clean his water. He is also concerned with light and noise pollution, dust, as well as the potential for a spill. The walking path to the middle school is situated beside the fence and the risk of child abduction. He thinks that a trucking company should be located out of town.

23.5 Jeremy Levesque, 18 Aston Cove, was present at the public hearing to object. He voiced concerns regarding noise, hours of operation, safety, property value, and increase of traffic.

23.6 Sabrina Unger, 75 Winston Place, was present at the public hearing to object and supported the previous concerns stated. She is also concerned with semi-trucks and the amount of blind spots. The amount of pedestrian traffic could create a dangerous situation and feels the land would be better utilized as something other than industrial.

23.7 Don Maksymchuk, 117 Wyndham Estate Drive, would like to know how this will benefit the City and how does it benefit the people of Steinbach. Why would a big company do this without going through proper investigation. Its offensive to the people of Steinbach and should be to Council. He is concerned with the water quality, the increase of traffic, noise and disruption to life in a residential area. It's not in the best interest of the City.

23.8 Carolyn Wiebe, 12 Creekside Place, was present at the public hearing to object citing the safety of their children. She is also concerned with the amount of noise. They currently have WS Steel, who generates a lot of noise then to add a trucking company to that is unacceptable.

23.9 Gilles Perron, 114 Creekside Drive, returned to the podium to ask what the Owner meant by wash bay. Do they haul hogs?

24. Council discussion and questions followed.

25. Kali Dyck, 80 Creekside Drive, was present at the public hearing and agrees with everything everyone has said already in regard to dust, light, water and safety.

25.1 Harry Wilkins, 401 Walnut Street, returned to the podium and stated that even if some of the concerns are addressed, it still doesn't address the concern of exhaust fumes in reach of children's lungs.

25.2 Gilles Perron, 114 Creekside Drive, returned to the podium to state that he loves living in Steinbach. Everyone takes great pride in the City. This would add a great deal of traffic on Main Street and would cost the City a great deal of money to maintain and repair.

26. Council discussion and questions followed.

27. Sabrina Unger, 75 Winston Place, returned to the podium to speak on the zoning of the property and her hopes that the land be used more beneficially to the community.

28. Mr. Sandhu returned to the podium and clarified that trucks would be using PTH 52, and he would instruct drivers to obey rules set by the City regarding truck routes. 4 acres would be used for the yard, part of which is hard top and part is gravel. They do not haul any livestock or

hazardous waste and there are no wash bays planned at this time. He currently has 19 trucks and isn't looking to expand.

29. Council Discussion and questions followed.

30. Mr. Sandhu stated that 60 trucks can be parked on 4 acres. The 4 acres are located on the west side of the lot on Tower Avenue. Five lights for the site would be installed with one in the middle, and one in each of the four corners. They would be pointed inward to shine on their property.

31. There being no further discussion Council meeting re-opened at 8:57 p.m.

R24-009 32. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the City of Steinbach deny Conditional Use CU-2023-02.

-Un. Carried-

33. Mayor Funk excused himself from the meeting at 9:06 p.m. and Deputy Mayor Michael Zwaagstra assumed the chair.

34. Council meeting recessed and Public Hearing was called to order at 9:07 p.m., by Deputy Mayor Michael Zwaagstra. Public Hearing was to consider Variance V-2023-25.

34.1 The Applicant was not present at the public hearing.

34.2 Jeremy Levesque, 18 Aston Cove, was present at the public hearing to object.

34.3 Gilles Perron, 114 Creekside Drive, was present at the public hearing to object.

34.4 Sabrina Unger, 75 Winston Place, was present at the public hearing to object.

34.5 Carolyn Wiebe, 12 Creekside Place, was present at the public hearing to object.

35. There being no further discussion Council meeting re-opened at 9:10 p.m.

R24-010 36. Councillor D. Penner, Councillor S. Penner RESOLVED that the City of Steinbach deny Variance V-2023-25.

-Un. Carried-

R24-011 37. Councillor B. Hiebert, Councillor J. Siemens RESOLVED that the following accounts be approved for payment:

Accounts Payable (January 10, 2024)	\$	2,511,714.67
Bi-weekly Pay Period No. 26 (December 18, 2023)	\$	264,056.69
Bi-weekly Pay Period No. 01 (January 3, 2024)	\$	283,620.43
Monthly Pay Period No. 01 (January 9, 2024)	\$	38,966.22

-Un. Carried-

R24-012 38. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the City of Steinbach accept the following approved excavator's licences as issued by the Operations Department.

Lic. No. 24-01 - Horizon Underground & Excavating Inc. - Marcus Funk - Sewer & Water
Lic. No. 24-02 - M&J Backhoe Service Ltd. - Mel & Margaret Funk - Utilities
Lic. No. 24-03 - Diamond Construction - Mathias Engbrecht - Utilities/Construction
Lic. No. 24-04 - Swift Underground - Evan Schroeder - Utilities

-Un. Carried-

R24-013 39. Councillor J. Siemens, Councillor D. Penner RESOLVED that the 2023 Business Taxes be cancelled in the amount of -\$1,373.30 and small balance write off of -\$2.15 as outlined. (list attached)

-Un. Carried-

R24-014 40. Councillor S. Penner, Councillor B. Hiebert RESOLVED that pursuant to Section 326 of The Municipal Act, the supplemental taxes and other property taxes as presented be adjusted.

Roll No. 451 0002190.000 Prairie Pacific Investments Ltd. Owner Assessment Agree. -\$23,382.29
Roll No. 451 0144817.000 Heartstone Properties Inc. Owner Assessment Agreement -\$2,978.45
Roll No. 451 0220700.000 Comres Properties Inc. Owner Assessment Agreement -\$6,237.99
Roll No. 451 0266725.000 Laurie Anne Mensch Date adjustment -\$447.57
Roll No. 451 0266822.000 Ryan Agpaoa & Michele Bagcal Cacal Date adjustment -\$600.39
Roll No. 451 0464752.000 Arshdeep Singh Rangi Date adjustment -\$216.98
Roll No. 451 0464788.000 Derek & Crystal Kroeker Date adjustment -\$199.66
Roll No. 451 0463500.000 Lai Thi Ly & Hien Van Doan Waste removal adjustment -\$443.00
Roll No 451 0403700.084 Amarok Acres Inc. Waste removal adjustment -151.00

-Un. Carried-

R24-015 41. Councillor B. Hiebert, Councillor D. Penner RESOLVED that the Building Permits as issued for the month of December 2023 be accepted. (list attached)

-Un. Carried-

R24-016 42. Councillor J. Siemens, Councillor D. Penner RESOLVED that 2019 be the designated year for purposes of Tax Sales of real property for 2024.

-Un. Carried-

43. Mayor Funk rejoined the meeting at 9:17 p.m.

R24-017 44. Councillor M. Zwaagstra, Councillor B. Hiebert
RESOLVED THAT pursuant to By-Law 2169 of the City of Steinbach TAXervice Inc. be appointed to manage property tax arrears recovery for the City of Steinbach;
BE IT FURTHER RESOLVED THAT pursuant to By-Law No. 2169 of the city of Steinbach, Donna Zinkiew, Vice President of TAXervice Inc., be appointed Tax Sale Manager for the City of Steinbach;
BE IT FURTHER RESOLVED THAT the appointment of the Tax Sale Manager for the 2024 tax sale purpose.

-Un. Carried-

R24-018 45. Councillor S. Penner, Councillor M. Zwaagstra RESOLVED that the City of Steinbach approve application for Subdivision 4451-2023-8865 as applied for by G&E Homes on behalf of Stonebridge Development Corporation and the City of Steinbach subject to the execution of a purchase/sales agreement and development agreement.

-Un. Carried-

R24-019 46. Councillor S. Penner, Councillor J. Siemens

Whereas it is in the interest of the Corporation to enter into arrangements for the provision of financial products and/or services with The Toronto-Dominion Bank, TD Mortgage Corporation, TD Pacific Mortgage Corporation and The Canada Trust Company¹ (collectively, the "Bank"), therefore;

Be it resolved that:

1. The Corporation may from time to time:
 - (a) open, maintain and operate one or more accounts with the Bank and do all things in relation thereto;
 - (b) borrow money or otherwise obtain credit from the Bank in such amounts and on such terms as may be deemed appropriate, by loans, advances, overdrafts, financial leases or otherwise;
 - (c) mortgage, hypothecate, charge, pledge, assign, convey, transfer or otherwise grant a security interest in any or all of the property, real and personal, immovable and moveable, undertaking and rights of the Corporation, present and future, to secure the payment and performance of any or all of the present and future indebtedness, liabilities and obligations of the Corporation to the Bank;
 - (d) enter into further arrangements for the provision of financial products and/or services with the Bank;
 - (e) guarantee the obligations of any third party to the Bank either with or without security; and
 - (f) do all such acts and things and execute and deliver any and all agreements or other instruments as deemed necessary by the Bank to give full effect to this resolution.

2. In accordance with any restrictions set out below, the persons holding the offices listed below from time to time are authorized for and on behalf of the Corporation to:
- (a) execute and deliver all of the documents and instruments contemplated by this resolution;
 - (b) give the Bank instructions in connection with any of the foregoing;
 - (c) conduct all aspects of the Corporation's banking relationship with the Bank;
 - (d) further delegate the authority granted hereunder to such person or persons as the authorized signing officer(s) may select at any time and from time to time; and

(e) appoint, add, remove and/or replace signing officers (including appointing specific signing officers in respect of specified accounts) and to establish and change the Signing Officer Requirements/Restrictions from time to time on prior written notice to the Bank. The Bank is entitled to rely on such documents, instruments, instructions and transactions as duly and validly authorized and binding on the Corporation including, without limitation, any documents, instruments, instructions and transactions made, drawn, accepted, endorsed or signed by any delegate(s). The Bank does not need to make any further inquiry into the authority of the authorized signing officers or delegates to bind the Corporation.

Signing Officers (Identify by title not name)

The persons holding the corresponding offices, as of the date hereof, are:

Title: Mayor
 Title: Deputy Mayor
 Title: City Manager
 Title: Senior Manager, Finance
 Title: City Clerk
 Title: Corporate Services Manager

Name: Earl Funk
 Name: Michael Zwaagstra
 Name: Troy Warkentin
 Name: Brian Hrehirchuk
 Name: Amanda Dubois
 Name: Adam Thiessen

Any titled officer or signing officer of the Corporation is authorized to certify to the Bank the names of those persons who are holders from time to time of the positions authorized as signing officers, and such certification, when received by the Bank, shall be binding on the Corporation.

-Un. Carried-

- R24-020 47. Councillor D. Penner, Councillor J. Siemens RESOLVED that the City of Steinbach give first reading to By-Law 2235 being a public reserve closing by-law.

-Un. Carried-

48. Minutes of the Seine Rat Roseau Watershed District of November 21, 2023 and December 7, 2023 were acknowledged.
 Received as information.

49. Councillor B. Hiebert, Councillor D. Penner RESOLVED that the meeting be adjourned.


-Un. Carried-

Time of adjournment: 9:23 p.m.

*ad



 Mayor



 City Manager



Building Permits issued December 2023

Report prepared by:

Adam Thiessen

Manager, Corporate Services

Issue Date	Permit Number	Folio Number	Property Address	Name	Project Category	Project Purpose	Project Value	# of Units
12/1/2023	COS-2023-309	0583532.000	65 WILD PLUM LANE	Mackenzie Kavanagh	Residential building	New - Single-family dwelling	575,000.00	1
12/1/2023	COS-2023-313	0425163.000	54 CARIBOU BAY	Hank Sivily	Residential building	New - Single-family dwelling	427,600.00	1
12/6/2023	COS-2023-320	0461142.000	10 - 44 BRIGHTON LANE	calvin richardson	Residential building	Finished basement - Single-family dwelling	50,000.00	0
12/6/2023	COS-2023-322	0320038.000	29 EDGEWOOD STREET	Jefferson Lagmay	Residential building	Finished basement - Single-family dwelling	20,000.00	0
12/8/2023	COS-2023-124	0426476.000	104 YORK CRESCENT	KANYERE MUTHUMWA	Residential building	Finished basement - Single-family dwelling	20,000.00	0
12/15/2023	COS-2023-331	0426513.000	51 YORK CRESCENT	Ramandeep Singh	Residential building	Finished basement - Semi-detached dwelling	20,000.00	0
12/19/2023	COS-2023-314	0425175.000	6 CARIBOU BAY	andreas hart	Residential building	New - Single-family dwelling	300,000.00	1
12/20/2023	COS-2023-323	0426594.000	111 ESSEX DRIVE	Devkaran Kaur Ghotra	Residential building	Finished basement - Single-family dwelling	3,000.00	0
12/28/2023	COS-2023-317	0425143.000	40,42,44/ & 46 ROSEBROOK TRAIL	Alexander Geisler	Residential building	New - Multiple dwelling	800,000.00	4
12/8/2023	COS-2023-316	0045805.000	401 GIESBRECHT STREET	Adam Whitford	Plumbing	Alteration - Basement Flooding Protection	6,000.00	0
12/12/2023	COS-2023-328	0082850.000	294 LUMBER AVENUE	John Kroeker	Change of use		-	0
12/19/2023	COS-2023-330	0080700.000	447 MAIN STREET	Dwayne Penner	Demolition	Demolish - Non-Residential	-	0
12/4/2023	COS-2023-321	0001730.000	8 PTH 12 NORTH	Nick Dawson	Commercial building	Alteration - Collision Shop	15,000.00	0

	Current Month	YTD
Single & Two Family Units	3	100
Multi Family Units	4	20
Total Dwelling units added	7	120

	Current Month	YTD
Residential	\$2,221,600.00	\$28,679,610.11
Commercial/ Industrial, Schools, Churches	\$15,000.00	\$176,071,998.38
Total Value of Permits Issued	\$2,236,600.00	\$204,751,608.49

Moved By _____

Seconded By _____

RESOLVED that the building permits as issued during the month of December 2023 be accepted.

2023 Business taxes/Small balance write-offs				
		2023 Business cancels		
Jur No.	Roll No.	Name	Amount	
000	0000600.005	Ligas Plants	\$ (9.00)	business closed
000	0000600.040	Royalbank of Canada	\$ (4.50)	write-off
000	0000600.410	Tint & Brow Boutique	\$ (4.50)	write-off
000	0000747.100	Speed Factor Inc	\$ (80.00)	business closed
000	0000772.020	W & R Trucking	\$ (160.50)	business closed
000	0000842.060	P T Plumbing & Heating Inc	\$ (57.50)	personal use
000	0000844.006	R & H Loeppky Holdings Ltd	\$ (112.50)	personal use
000	0000861.500	AgWest Ltd	\$ (123.00)	business moved
000	0000870.000	Hanover Towing	\$ (26.50)	business closed
000	0001441.100	10109554 Manitoba Ltd	\$ (5.00)	write-off
000	0001730.040	Kiedyk, Yvonne & Dedi, Krysti	\$ (42.60)	business moved
000	0004110.000	Family Wellness Centre	\$ (5.00)	write-off
000	0015040.020	Erika's Kitchen	\$ (1.00)	write-off
000	0015040.030	Heartbeat Counselling	\$ (1.00)	write-off
000	0015040.050	Eastman Safety Training Centre	\$ (2.00)	write-off
000	0040304.000	Mid Prairie Tattoo Inc.	\$ (4.60)	business moved
000	0040307.000	Natalie's Fine Food Store	\$ (11.50)	business closed
000	0040311.000	Steinbach Security Services	\$ (16.50)	business moved
000	0052992.250	Deals for Dollars	\$ (44.10)	business closed
000	0052995.110	Fabutan	\$ (48.00)	business moved
000	0055805.300	Zaa Pizza Bistro	\$ (100.50)	business closed
000	0065800.040	U Wellness & Anti-Aging	\$ (5.50)	business closed
000	0065800.070	Adrenaline Escapes	\$ (30.00)	business closed
000	0081200.010	Bourgoin Insurance	\$ (28.50)	business closed
000	0081200.060	Russell & Associates	\$ (31.50)	business closed
000	0152400.035	Heier Design Florist	\$ (46.50)	business moved
000	0152400.800	Vinyl Experience	\$ (19.50)	business moved
000	0156100.030	Cornerstone Kickboxing & Martial Arts	\$ (26.00)	business closed
000	0158200.010	Peter's Computers	\$ (23.00)	business closed
000	0158900.800	Jenna Falk Tattoo	\$ (3.50)	write-off
000	0566610.000	Friesen, Peter F	\$ (3.00)	write-off
000	9000840.510	Bosco Holdings Inc	\$ (230.60)	business moved
000	9063500.100	The Flour Connection Inc	\$ (65.90)	business closed
		2023 small balances	\$ (2.15)	Write off