

CITY OF STEINBACH
Regular Council Meeting
July 6, 2021

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, July 6, 2021 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, Jake Hiebert, Michael Zwaagstra and Susan Penner Also present: City Manager, Troy Warkentin, Manager, Corporate Services, Adam Thiessen and City Clerk, Deb Rempel.

3. Mayor Earl Funk opened the meeting.

R21-139 4. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the agenda be adopted.

-Un. Carried-

R21-140 5. Councillor J. Siemens, Councillor J. Hiebert RESOLVED that the minutes of the June 15, 2021 Regular Council Meeting be approved.

-Un. Carried-

6. Council meeting recessed and Public Hearing was called to order at 7:51 p.m., by Mayor Funk. Public Hearing was to consider Conditional Use CU-2021-03.

Conditional Use CU-2021-03

Owner: St. Paul's Evangelical Lutheran Church of Steinbach Inc.

Applicant: Three Way Builders Ltd.

Lot 7, 8, 9, 10; Block 1; Plan 12208

11,13,15,17 Beaver Crescent

Purpose: 1. To allow an assisted living facility to be constructed on the subject properties.

6.1 Troy Warkentin, City Manager introduced Conditional Use CU-2021-03 and reported that notices pursuant to The Planning Act had been completed.

6.2 There are two pieces of written correspondence voicing concerns from the following:

1. Murray & Crystal Lowrance, 511 Evergreen Avenue

2. Denise Kehler, 10 Beaver Crescent

6.3 Len Neufeld, 62 Granite Park Boulevard, applicant, was present at the hearing and provided Silver Lining Care has purchased the property. They will consolidate the four parcels into two parcels. This will be an assisted living facility which will be run by Silver Lining Care. The two buildings will have 10 units each for individuals that require home care. The facility will provide a residential type feel and look and fits well into the community.

Mr. Neufeld was prepared to answer questions of Council.

6.4 There was no one present at the public hearing with questions or concerns.

6.5 There being no further discussion Council meeting re opened at 7:42 p.m.

R21-141 7. Councillor S. Penner, Councillor J. Siemens RESOLVED that the City of Steinbach approved Conditional Use CU-2021-03, subject to the execution of a development agreement.

-Un. Carried-

8. Council meeting recessed and Public Hearing was called to order at 7:51 p.m., by Mayor Funk. Public Hearing was to consider Variance V-2021-15.

Variance V-2021-15

Owner: 10027732 Manitoba Inc.

Applicant: Garth Reimer

Proposed Lots 1, 2, 3, Deposit No. 1446/2020

41, 45, 49, 55 Market Boulevard

Purpose: 1. To allow 213 parking stalls whereas a total of 236 parking stalls are required for the proposed multi-family development.

8.1 Troy Warkentin, City Manager introduced Variance V-2021-15 and reported that notices pursuant to The Planning Act had been completed.

8.2 There is no written correspondence on the file.

8.3 Garth Reimer, 230 Reimer Avenue, applicant was present at the hearing. He provided that Keith Unger, the developer of Millbrook Market supports his plan. The project will consist of 4 buildings that will be phased over the next years. There will be indoor, garage and surface parking available. The conceptual plan includes a patio on site, community garden, dog wash and dog run, drop off site near the buildings.

Mr. Reimer was prepared to answer questions of council.

8.4 There was no one present at the public hearing with questions or concerns.

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

R21-142 9. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the City of Steinbach approved Variance V-2021-15.

-Un. Carried-

R21-143 10. Councillor S. Penner, Councillor M. Zwaagstra RESOLVED that the City of Steinbach approve the cumulative amount of change orders for the construction of the Water Treatment Plant project totaling \$726,798.90; subject to the execution of all required documents.

-Un. Carried-

R21-144 11. Councillor J. Hiebert, Councillor B. Hiebert RESOLVED that the following accounts be approved for payment:

Accounts Payable (June 29, 2021)	\$1,119,132.93
Bi-weekly Pay period No. 13 (June 23, 2021)	\$248,914.69

-Un. Carried-

R21-145 12. Councillor D. Penner, Councillor B. Hiebert RESOLVED that the City of Steinbach approve application for Condominium Plan subdivision 4451-2019-8231, 49 Clear Springs Road East, as applied for by Winnipeg Condominium No. 804 (HDM Holdings Inc.).

-Un. Carried-

R21-146 13. Minutes of the Jake Epp Library of May 19, 2021 and June 16, 2021 were acknowledged. Received as information.

-Un. Carried-

14. Councillor J. Siemens, Councillor J. Hiebert RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment: 8:22 p.m.

*dr

Mayor

City Manager