

CITY OF STEINBACH  
Regular Council Meeting  
August 17, 2021

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, August 17, 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 Damian Penner, Bill Hiebert, Jake Hiebert and Michael Zwaagstra. Also present: Manager, Corporate Services, Adam Thiessen, City Planner, Lacey Gaudet and City Clerk, Deb Rempel.

3. Councillor Bill Hiebert opened the meeting.

R21-171 4. Councillor J. Hiebert, Councillor B. Hiebert RESOLVED that the agenda be adopted.

-Un. Carried-

R21-172 5. Councillor D. Penner, Councillor M. Zwaagstra RESOLVED that the minutes of the August 3, 2021 Regular Council Meeting be approved.

-Un. Carried-

6. Council meeting recessed and Public Hearing was called to order at 7:36 p.m., by Mayor Funk. Public Hearing was to consider Official Community Plan amendment By-Law 2183.

By-Law 2183 Official Community Plan OCP

Owner: Penn-Co Construction Holdings Ltd.

Applicant: HTFC Planning and Design

W1/2 of SE 10-7-6 EPM Exc. Plans 158225 & 24186

Park Road West

Purpose: To redesignate a portion of the property from Residential Policy Area to Commercial Policy Area.

6.1 Adam Thiessen, Manager, Corporate Services introduced By-Law 2183 and reported that notices pursuant to The Planning Act had been completed. He noted that after Council has given the by-law second reading it will be submitted for approval of the Minister of Municipal Relations, as per Section 47(1) of The Planning Act.

6.2 Written correspondence has been received from Manitoba Municipal Relations - Community Planning Branch regarding By-Law 2183 voicing no concerns.

6.3 Adam Kroeker, on behalf of the applicant HTFC Planning and Design was present at the hearing and provided that the proposed property is a parcel of land consisting of approximately 68 acres of land, located westerly of the Clearspring Mall. He provided that the development allows for several different lot sizes and demographics.

The development will include commercial, residential, parks and recreation. The lots vary in size to allow for a diverse development and will be a good fit in the neighborhood. The homes fill the gap between an entry level home and an executive home, apartments and condominium homes.

The plan includes active transportation trails throughout the development. The development will compliment the adjacent and nearby properties within the area. Residents will have easy access to connecting businesses.

Adam Kroeker was prepared to answer questions of Council.

6.4 Tat-Liang Cheam, on behalf of Nejmark Architect representing the property located north of the proposed development was present at the public hearing with questions. He noted that a previous conceptual plan showed a road that connected the northerly property. He had a question regarding the proposed plan that shows a cul-de sac ending the development. He asked if the developer is flexible to change the cul-de sac to allow a road to continue to the northerly property.

6.5 Adam Kroeker returned to the podium and provided that if there is intent to develop northerly of the proposed property the developer is open/flexible to change to allow access for a future right of way.

6.6 There being no further discussion Council meeting re opened at 7:51 p.m.

R21-173 7. Councillor M. Zwaagstra, Councillor J. Hiebert RESOLVED that the City of Steinbach give second reading to Official Community Plan amendment By-Law 2183.

-Un. Carried-

8. Council meeting recessed and Public Hearing was called to order at 7:53 p.m., by Mayor Funk. Public Hearing was to consider Subdivision 4451-2021-8466 and rezoning By-Law 2184.

Subdivision 4451-2021-8466

Owner: Penn-Co Construction Holdings Ltd.

Applicant: HTFC Planning and Design

W1/2 of SE 10-7-6 EPM Exc. Plans 158225 & 24186

Park Road West

By-Law 2184

Owner: Penn-Co Construction Holdings Ltd.

Applicant: HTFC Planning and Design

W1/2 of SE 10-7-6 EPM Exc. Plans 158225 & 24186

Park Road West

Purpose: To allow the creation of the following: 46 "RSF" Residential Single Family lots, 82 Residential Low Density lots, 5 "RMD" Residential Medium Density lots, 6 RHD Residential High Density lots and the creation of a Residential Low Density Bareland Condominium. The creation/opening of the following streets: Langill Way, Pincherry Place, Wild Plum Lane, Woodland Drive, Orchard Place, Blackcurrent Court, Blind Creek Boulevard, Early Rose Bay, Gooseberry Drive, Saskatoon Crescent and Thresher Road.

The applicant is proposing to re-zone the property and subdivide the property to allow for residential development.

8.1 Adam Thiessen, Manager, Corporate Services, introduced subdivision 4451-2021-8466 and the creation of Langill Way, Pincherry Place, Wild Plum Lane, Woodland Drive, Orchard Place, Blackcurrent Court, Blind Creek Boulevard, Early Rose Bay, Gooseberry Drive, Saskatoon Crescent and Thresher Road.

8.2 Adam Thiessen, Manager, Corporate Services, introduced and provided that Zoning By-Law 2184 proposes to rezone the west half of SE 10-7-6 EPM from DR-1 Development Reserve 1 to RSF Residential Single Family Zone, RLD Residential Low Density, RMD Residential Medium Density, RHD Residential High Density, and PR Parks and Recreation to allow for development.

8.3 Adam Thiessen reported that notices pursuant to The Planning Act have been completed.

8.4 An item of correspondence has been received from Manitoba Municipal Relations - Community Planning Branch regarding subdivision 4451-2021-8466 and By-Law 2184. No concerns were presented by Community Planning and commenting agencies.

8.5 No further correspondence has been received to subdivision 4451-2021-8466 and rezoning By-Law 2184.

8.6 Adam Kroeker, on behalf of the developer was present at the meeting prepared to answer questions.

8.7 There was no one present with questions or concerns at the meeting.

8.8 There being no further discussion, Council meeting re-opened at 7:55 p.m.

- R21-174 9. Councillor D. Penner, Councillor B. Hiebert  
RESOLVED that the City of Steinbach approve application for subdivision 4451-2021-8466 as applied for by: HTFC Planning and Design on behalf of Penn-Co Construction Holdings Ltd, subject to the execution of a Development Agreement; subject to By-Law 2184 being given third reading;  
BE IT FURTHER RESOLVED that the City of Steinbach approve the creation of Langill Way, Pincherry Place, Wild Plum Lane, Woodland Drive, Orchard Place, Blackcurrent Court, Blind Creek Boulevard, Early Rose Bay, Gooseberry Drive, Saskatoon Crescent and Thresher Road.

-Un. Carried-

- R21-175 10. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the City of Steinbach give second reading to By-Law 2184, being a rezoning by-law, subject to the execution of a Development Agreement.

-Un. Carried-

11. Council meeting recessed and Public Hearing was called to order at 7:58 p.m., by Mayor Funk. Public Hearing was to consider rezoning By-Law 2179 and subdivision 4451-2021-8433.

By-Law 2179

Owner/ Applicant: Stonebridge Development Corporation  
Extension of Wyndham Estate Drive and creation of Canterbury Cove

Purpose: To rezone the subject property from DR1 Development Reserve 1 to RSF Residential Single Family Zone to allow for the development of the last phase of a multi-phase residential development.

Subdivision 4451-2021-8433

Purpose: To allow for the creation of 33 RSF Residential Single Family Zone lots, 2 public reserves, the extension of Wyndham Estate Drive and the creation of Canterbury Cove.

11.1 Adam Thiessen, Manager, Corporate Services introduced rezoning By-Law 2179 and reported that notices pursuant to The Planning Act had been completed.

11.2 Written correspondence has been received from Manitoba Municipal Relations - Community Planning Branch regarding By-Law 2179.

11.3 Adam Thiessen, Manager, Corporate Services, introduced subdivision 4451-2021-8433 and the extension of Wyndham Estate Drive and the creation of Canterbury Cove.

11.4 Written correspondence has been received from Manitoba Municipal Relations - Community Planning Branch regarding Subdivision 4451-2021-8433.

11.5 Correspondence from the following listed below had been received voicing concerns of children and pedestrian safety, the increase of vehicular traffic, construction traffic and concerns of one access into the development.

David Rutz 21 Aston Cove  
Alecia Brown 6 Preston Place  
Mark & Lindsay Budey 5 Aston Cove  
Candace Beckett 18 Preston Place  
Kristin & Tim Gadsby 141 Wyndham Estate Drive  
Ben & Josee Townsend 21 Preston Place  
Tom & Melissa Anderson 13 Aston Cove  
Crystal Reimer 17 Preston Place

11.6 An item of correspondence providing 58 names was submitted.

11.7 Cheryl Peters, 1205 Sherwin Road, applicant was present at the hearing and provided that they have been working on the development for 15 plus years. This is the final phase of the development. With a demand for residential lots the intention is to complete the final phase of the development.. They are following the original concept plan. They have dedicated more green space than required.

The applicant was prepared to answer questions of council.

11.8 Ryan Canada, 78 Wyndham Estate Drive was present at the hearing voicing concerns for his children's safety. He provided that the children have to walk on the street to the bus stop. With construction vehicles parking on the street It is not safe for them. He provided that he was informed by a realtor that the development has stopped until a second exit would be built. There is speeding along Wyndham estate Drive making it unsafe to walk on the street. Mr. Canada suggested that the developer build a temporary access road to Loewen Boulevard for construction vehicles. He in not against continued infrastructure, he reiterated the safety of the children and no sidewalks in the area.

11.9 Alecia Brown, 6 Preston Place was present at the hearing objecting to the proposed development. She has young children and expressed traffic concerns. She reiterated the comments of Ryan Canada.

11.10 Elaine Beckett, 22 Wyndham estate Drive, was present at the hearing. She voiced safety and traffic concerns. She voiced concerns of the increase in traffic along Wyndham Estate Drive and the safety of the children. She asked if there are plans for a sidewalk along Wyndham Estate Drive.

11.12 Ryan Canada returned to the podium and reiterated pedestrian safety concerns.

11.13 Katlyn Raymer, 66 Wyndham Estate Drive was present at the hearing voicing traffic concerns. She indicated traffic is moving fast and has noticed that people have not stopped at the stop sign. She voiced concerns of everyone's safety in the neighborhood. She reiterated concerns voiced by Ryan Canada and Alecia Brown.

11.14 Cheryl Peters returned to the podium and voiced her concerns to the families living in the construction area. They will do what they can to make it as easy as possible on the neighborhood.

11.15 There being no further discussion, Council meeting re-opened at 8:35 p.m.

R21-176 12. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the City of Steinbach give second reading to By-Law 2179, being a rezoning by-law, subject to the execution of a Development Agreement.

-Un. Carried-

R21-177 13. Councillor J. Hiebert, Councillor B. Hiebert  
RESOLVED that the City of Steinbach approve application for subdivision 4451-2021-8433, as applied for by Stonebridge Development Corporation, subject to the prior execution of a Development Agreement; subject to rezoning By-Law 2179 being given third reading;  
BE IT FURTHER RESOLVED that the City of Steinbach approve the extension of Wyndham Estate Drive and the creation of Canterbury Cove.

-Un. Carried-

14. 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-2021-16.

Variance V-2021-16

43 Winston Place

Owner: Winston Bedford Ltd.

Applicant: G & E Homes (Steinbach) Inc.

Purpose: 1. To allow for a rear yard setback of 20 feet whereas the "RSF" Residential Single Family Zone requires a minimum of 25 feet.

14.1 Adam Thiessen, Manager, Corporate Services, introduced Variance V-2021-16 and reported that notices pursuant to The Planning Act had been completed.

14.2 There is no written correspondence on file.

14.3 Donny Wolfe, 15 Parkwood Cove, on behalf of the applicant G & E Homes (Steinbach) Inc., was present at the hearing. He provided that they have done some presale deposit process on the Winston Place development.

He provided the variance request is for a premium style house that will encroach 5 feet into the rear yard. The way the house is situated on the property will not affect adjacent properties. The back yard backs onto a school playground. The client has asked for a adjustment to the rear yard. This is an isolated case and does not foresee future requests in the development of other homes.

14.4 There was no one at the Public hearing with questions or concerns.

14.5 There being no further discussion Council meeting re opened at 8:55p.m.

R21-178 15. Councillor D. Penner, Councillor J. Hiebert RESOLVED that the City of Steinbach approve Variance V-2021-16.

-Un. Carried-

R21-179 16. Councillor B. Hiebert, Councillor M. Zwaagstra RESOLVED that Councillor S. Penner and Councillor J. siemens be excused from the meeting.

-Un. Carried-

R21-180 17. Councillor D. Penner, Councillor J. Hiebert RESOLVED that the following accounts be approved for payment:

Accounts Payable (August 10, 2021)	\$552,249.77
Bi-weekly Pay period No. 16 (August 11, 2021)	\$291,728.65
Monthly Pay Period No. 8	\$39,671.67

-Un. Carried-

R21-181 18. Councillor B. Hiebert, Councillor J. Hiebert RESOLVED that the Financial Statements for the period ending July 31, 2021 be accepted.

-Un. Carried-

R21-182 19. Councillor J. Hiebert, Councillor B. Hiebert RESOLVED that the building permits as issued during the month of July 2021 be accepted. (list attached)

-Un. Carried-

R21-183 20. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the City of Steinbach accept the following approved Resident Business Licences:

- Lic. No. 98 Mike Burnard - Three Marketing Inc. - Marketing and Design
- Lic. No. 99 Rachel Winkler - Risen Wellness - Constitutional Hydrotherapy
- Lic. No. 100 Wendy Heier - Heier Design Mobile Flower Shop - Mobile Flower Shop
- Lic, No. 101 Hassan Subzwari - Subzwari Tutoring Services - Tutoring Services

-Un. Carried-

R21-184 21. Councillor M. Zwaagstra, Councillor J. Hiebert RESOLVED that the City of Steinbach give third reading to By-Law 2181, being a road widening and public reserve by-law.

-Un. Carried-

22. Correspondence from STARS Foundation in regards to the City of Steinbach grant per capita was acknowledged.  
Received as information.

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

-Un. Carried-

Time of adjournment: 9:02 p.m.

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Mayor

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City Manager