

CITY OF STEINBACH
Regular Council Meeting
September 6, 2022

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, September 6, 2022 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 Bill Hiebert, Damian Penner, Jake Hiebert, Jac Siemens, Michael Zwaagstra and Susan Penner. Also present: City Manager, Troy Warkentin, Manager, Corporate Services, Adam Thiessen, City Planner, Lacey Gaudet and City Clerk, Deb Rempel.

3. Mayor Earl Funk opened the meeting.

R22-199 4. Councillor S. Penner, Councillor D. Penner RESOLVED that the agenda be adopted. .

-Un. Carried-

R22-200 5. Councillor J. Hiebert, Councillor B. Hiebert RESOLVED that the minutes of the August 16, 2022 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 Earl Funk. Public Hearing was to consider Official Community Plan (OCP) By-Law 2211 and rezoning By-Law 2212.

By-Law 2211 - Official Community Plan

Owner: 10014761 Manitoba Ltd.

Applicant: Loewen Henderson Banman Legault LLP

Part of SW 1-7-6 EPM

Old Tom Road / Loewen Boulevard

By-Law 2211 Purpose: To redesignate the subject property from Residential Policy Area to Commercial Policy Area.

By-Law 2212 - Rezoning

Owner: 10014761 Manitoba Ltd.

Applicant: Loewen Henderson Banman Legault LLP

Part of SW 1-7-6 EPM

Old Tom Road / Loewen Boulevard

By-Law 2212 Purpose: To rezone the subject property from "DR1" Development Reserve 1 to "C-MX" Commercial Mixed Use.

6.1 Troy Warkentin, City Manager introduced Official Community By-Law 2211 and Rezoning By-Law 2212 and reported that notices pursuant to The Planning Act had been completed.

6.2 Two items of written correspondence to By-Law 2211 and By-Law 2212 were received from

- JP and Kerilee Craft, 588, 600 Loewen Boulevard and Unit 2 -330 PTH 12 N

- R.M. of La Broquerie

6.3 Candace Morrow, applicant representing Loewen, Henderson, Banman Legault LLP was present at the hearing and provided that By-Law 2211 is to redesignate the Official Community Plan. The owner has been planning this property for a few years. They understand this has been farm land seeking to develop commercial and residential land. There will be ample walking trails, multiple green space and pocket parks. It will be a cohesive transition.

The engineer group has prepared a drainage report addressing questions raised by the R.M. of La Broquerie. This report has been forwarded to the R.M.

The applicant noted that the City of Steinbach has a higher drainage standard than the Province of Manitoba.

The applicant was prepared to answer questions.

6.4 Ray Fast, 435 Loewen Boulevard was present at the hearing opposed to By-Law 2211, By-Law 2212 and By-Law 2213 and Subdivision 4451-2022-8586.

Mr. Fast expressed concerns of flooding and drainage issues on his property. He expressed concerns of a buffer zone of the creek and indicated that the creek is not shown on the map. The area is a low area and has frequent flooding this area cannot manage more water run off. He suggested that a retention pond be required.

6.5 Gilmer Penner, 30 McFarlane Place was present at the hearing. He was not opposed to the development; he expressed concerns of the fencing that would be installed around the properties. He suggested that a barrier or berm be built to keep debris within the development. He requested that the fence should be the same around the development.

6.6 J.P. Craft, 588 and 600 Loewen Boulevard was present at the hearing with questions. He was not opposed to the development. He inquired about the intersections of Hespeler Street North and Loewen Boulevard and Old Tom Road and Loewen Boulevard.

- How does the City plan to address the increase traffic at these intersections?

- He expressed concerns of pedestrian safety and the connectivity of the pathways to other neighborhoods.

- Dust control concerns, and he asked if the roads could handle the increase in traffic?

Will the speed limit be reduced? Is there consideration to pave Loewen Boulevard?

- He had questions on the flow of the water through the proposed development? He indicated that his property is close to flood levels when there is a large rainfall.

6.7 Duane Engel, 429 Loewen Boulevard was present at the hearing. He asked if an assessment on traffic of the proposed development has been considered. Has a traffic study been completed? Are the roads prepared for the increased traffic?

He suggested that Old Tom Road should be closed to pedestrian and bicycle traffic during construction.

6.8 Ray Fast, returned to the podium. He had concerns of increase in traffic and active transportation safety. He provided that farm land should be developed as a last resort. He questioned if schools in the catchment area have been addressed and the safety of children.

6.9 Waldo Neustaedter, on behalf of the applicant and developer provided that he has worked on this project for several years. The City has improved the sewer line from Walnut Street along Loewen Boulevard to Old Tom Road.

He provided an Engineer report provided by TREK Geotechnical. He indicated that he expects that the R.M. of La Broquerie will be satisfied with the report provided. He believes the drainage and water concerns have been addressed in the report.

6.10 Ray Fast returned to the podium. He provided that there are 3 acres at the corner that the creek runs through. He had concerns of the water running. He asked if the waterways would be diverted?

6.11 Kelly and Leona Cote, 650 Loewen Boulevard were present at the hearing. They appreciated the comments previously made by the neighbor's concerns. They provided there is over land flooding in the area.

6.12 Council discussion and questions followed.

6.13 There being no further discussion Council meeting re opened at 8:19 p.m.

R22-201 7. Councillor M. Zwaagstra, Councillor S. Penner RESOLVED that the City of Steinbach give second reading to Official Community Plan By-Law 2211, subject to the execution of a Development Agreement.

-Un. Carried-

R22-202 8. Councillor J. Siemens, Councillor D. Penner RESOLVED that the City of Steinbach give second reading to rezoning By-Law 2212, subject to the execution of a Development Agreement.

-Un. Carried-

9. Council meeting recessed and Public Hearing was called to order at 8:29 p.m., by Mayor Earl Funk. Public Hearing was to consider rezoning By-Law 2213.

By-Law 2213 - Rezoning

Owner: 10014761 Manitoba Ltd.

Applicant: Loewen Henderson Banman Legault LLP

Part of SW 1-7-6 EPM

Old Tom Road / Loewen Boulevard

By-Law 2213 Purpose: To rezone a portion of the subject parcel for the purposes of residential development. The developer is proposing to zone a portion of the land from “DR1” Development Reserve 1 to “RSF” Residential Single Family, “RLD” Residential Low Density, “RHD” Residential High Density - the land is being rezoned a part of a multi-phase development.

9.1 Troy Warkentin, City Manager introduced rezoning By-Law 2213 and reported that notices pursuant to The Planning Act had been completed.

9.2 Written correspondence to By-Law 2213 was received from
- JP and Kerilee Craft, 588, 600 Loewen Boulevard and Unit 2 -330 PTH 12 N
- R.M. of La Broquerie

9.3 Ray Fast, 435 Loewen Boulevard provided that he is opposed to the rezoning. He voiced concerns of the high-density housing. The general area already has enough high density. He voiced traffic concerns and the traffic noise. The streets in the area are used as a by-pass and speedway. The infrastructure cannot sustain the traffic. He voiced further concern of active transportation safety.

He questioned the process of the Official Community Plan. He asked if a traffic impact study has been done?

9.4 J.P. Craft, 600 Loewen Boulevard returned to the podium with questions. He provided that the plan makes a lot of sense. He provided that he felt there is too much high and low density in the Phase 1 proposal. When is the plan for Phase 2 and if further changes could occur at that time.

9.5 Waldo Neustaedter returned to the podium. He provided that Mr. Craft had a fair question. He provided that the overall water drainage study is done on the whole development. He indicated that the drainage improvements will be completed on the whole parcel along with Phase 1. It is not financially feasible to complete the whole project. Green space will be integrated. A lift station will be built in this development.

9.6 Duane Engel, 429 Loewen Boulevard returned to the podium and reiterated concerns of traffic and the flow of traffic.

9.7 J.P. Craft, 600 Loewen Boulevard returned to the podium opposing to By-Law 2213. He expressed concerns of too much density in Phase 1 with no green space. He had questions of what percentage of the proposal is high density and what percentage is low density?

Was there a timeline for when Phase 2 would be built?

9.8 Council discussion and questions followed.

9.9 There being no further discussion Council meeting re opened at 8:47 p.m.

R22-203 10. Councillor S. Penner, Councillor M. Zwaagstra RESOLVED that the City of Steinbach give second reading to rezoning By-Law 2213, subject to the execution of a Development Agreement.

-Un. Carried-

R22-204 11. Council meeting recessed and Public Hearing was called to order at 8:53 p.m., by Mayor Earl Funk. Public Hearing was to consider Subdivision 4451-2022-8586 and the Road opening of Summit Way, Brookstone Crescent, Whitfield Drive, Black Creek Boulevard and Luxford Street.

Subdivision 4451-2022-8586

Owner: 10014761 Manitoba Ltd.

Applicant: Loewen Henderson Banman Legault LLP

Part of SW 1-7-6 EPM

Old Tom Road / Loewen Boulevard

Purpose: To allow for the creation of 95 parcel consisting of 30 “RSF” Residential Single-Family lots, 60 “RLD” Residential Low Density lots, 4 “RHD” Residential High Density lots, 1 “C-MX” Commercial Mixed-Use Lot, 2 Public Reserves and the opening of Summit Way, Brookstone Crescent, Whitfield Drive, Black Creek Boulevard and Luxford Street.

11.1 Troy Warkentin, City Manager introduced Subdivision 4451-2022-8586 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 Subdivision 4451-2022-8586, voicing no concerns. Manitoba Municipal Relations - Community Planning Branch regarding Subdivision 4451-2022-8586, provided that commenting agencies indicated specific requirements.

11.3 Written correspondence to Subdivision 4451-2022-8586 was received from - JP and Kerilee Craft, 588, 600 Loewen Boulevard and Unit 2 -330 PTH 12 N

11.4 Candace Morrow, applicant provided that they are aware of active transportation safety concerns. The development will connect with other trails and developments.

11.5 Ray Fast, 435 Loewen Boulevard was present at the public hearing and questioned the traffic flow along Old Tom Road.

11.6 Council discussion and questions followed.

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

- R22-205 12. Councillor D. Penner, Councillor J. Siemens
RESOLVED that the City of Steinbach approve application for Subdivision 4451-2022 8586 as applied for by Loewen Henderson Banman Legault LLP on behalf of the owners 10014761 Manitoba Ltd., subject to By-law 2211, By-Law 2212, and By-Law 2213 being given third reading; and the execution of a Development Agreement;
BE IT FURTHER RESOLVED THAT the City of Steinbach approve the opening of Summit Way, Brookstone Crescent, Whitfield Drive, Black Creek Boulevard and Luxford Street.

-Un. Carried-

13. Council meeting recessed and Public Hearing was called to order at 7:36 p.m., by Mayor Earl Funk. Public Hearing was to consider rezoning By-Law 2214.

By-Law 2214 - Rezoning

Owner(s):

417 Hospital Street: Cornelius and Maria Miller

425 Hospital Street: Douglas and Cara Duerksen

431 Hospital Street: Dennis and Marlene Dueck

Applicant: Reynold Peters of Southern Health Santé Sud

Description of Lot 2, Block 1, Plan 3906

By-Law 2214 Purpose: To rezone the proposed lots from “RLD” Residential Low Density to “E/I” Educational / Institutional.

13.1 Troy Warkentin, City Manager introduced rezoning By-Law 2214 and reported that notices pursuant to The Planning Act had been completed.

13.2 There is no written correspondence on file.

13.3 Reynold Peters, on behalf Southern Health Santé Sud was present at the public hearing. He provided that the properties are part of a future expansion of the Bethesda Hospital and will be used as a future parking lot.

13.4 There being no further discussion Council meeting re opened at 9:00 p.m.

R22-206 14. Councillor J. Siemens, Councillor J. Hiebert RESOLVED that the City of Steinbach give second reading to rezoning By-Law 2214.

-Un. Carried-

R22-207 15. Councillor J. Siemens, Councillor J. Hiebert RESOLVED that the City of Steinbach give third reading to rezoning By-Law 2214.

-Un. Carried-

R22-208 16. Councillor B. Hiebert, Councillor J. Hiebert RESOLVED that the following accounts be approved for payment:

Accounts Payable (August 31, 2022)	\$6,424,450.19
Bi-weekly Pay Period No. 17 (August 16, 2022)	\$302,353.85
Bi-weekly Pay Period No. 18 (August 30, 2022)	\$310,337.35

-Un. Carried-

R22-209 17. Councillor M. Zwaagstra, Councillor B. Hiebert RESOLVED that the City of Steinbach give first reading to By-Law 2163 being the Water and Wastewater Rates by-law.

-Un. Carried-

18. Correspondence from Cathy Schellenberg regarding Council's decision on parking restrictions on Cottonwood Drive was acknowledged.

Received as information.

19. Minutes of the Seine Rat Roseau Watershed District of June 21, 2022, June 24, 2022, July 12, 2022, July 18, 2022 and July 27, 2022.

Received as information.

20. Councillor D. Penner, Councillor J. Hiebert RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment: 9:10 p.m.

*dr

Mayor

City Manager