

CITY OF STEINBACH  
Regular Council Meeting  
October 19, 2021

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, October 19, 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 Bill Hiebert, Jake Hiebert, Susan Penner, Jac Siemens and Michael Zwaagstra. Also present: City Manager, Troy Warkentin, Manager, Corporate Services, Adam Thiessen and City Clerk, Deb Rempel.

3. Mayor Earl Funk opened the meeting.

R21-216 4. Councillor B. Hiebert, Councillor J. Hiebert RESOLVED that the agenda be adopted.

-Un. Carried-

R21-217 5. Councillor J. Siemens, Councillor M. Zwaagstra RESOLVED that the minutes of the October 5, 2021 Regular Council Meeting be approved.

-Un. Carried-

6. Councillor J. Hiebert, Councillor S. Penner RESOLVED that Councillor D. Penner be excused from the meeting.

-Un. Carried-

7. Council meeting recessed and Public Hearing was called to order at 7:36 p.m., by Mayor Funk. Public Hearing was to consider By-Law 2189, Subdivision 4451-2021-8494, and Variance V-2021-21.

By-Law 2189

Owner: 10008463 Manitoba Inc.

Applicant: Loewen Henderson Banman Legault LLP

Lot 50 Plan 67382

Harmony Lane

Purpose: To rezone the property from "DR1" Development Reserve to "RSF" Residential Single family.

7.1 Troy Warkentin, City Manager, introduced By-Law 2189 and reported that notices pursuant to The Planning Act had been completed.

7.2 Written correspondence has been received from Manitoba Municipal Relations - Community Planning Branch regarding By-Law 2189 voicing no concerns.

7.3 Written correspondence has been received from Kirby and Gemma Brown, 520 Hespeler Street South. The concern was to By-Law 2189, Subdivision 4451-2021-8494 and Variance V-2021-21. They expressed concerns of drainage and asked that the installation of a concrete bottom swale be a requirement of the project.

7.4 David Banman, on behalf of the applicant was present at the hearing. He provided this is Phase 11 of the subdivision, a project that has been ongoing for the past 12 - 13 years. This development will provide 37 larger estate style lots and will fit the nature of the neighborhood.

The applicant was prepared to answer questions of Council.

7.5 No further correspondence has been received to rezoning By-Law 2189.

8. Subdivision 4451-2021-8494  
Owner: 10008463 Manitoba Inc.  
Applicant: Loewen Henderson Banman Legault LLP  
Lot 50 Plan 67382  
Harmony Lane

Purpose: To allow the creation of 37 “RSF” Residential Single Family lots, the extension of Harmony Lane and the creation of Bentley Bay and Carrera Cove.

- 8.1 Troy Warkentin, City Manager, introduced Subdivision 4451-2021-8494 and reported that notices pursuant to The Planning Act had been completed.
- 8.2 Written correspondence received from Manitoba Municipal Relations - Community Planning Branch regarding Subdivision 4451-2021-8494 voiced no concerns.
- 8.3 David Banman, on behalf of the applicant was prepared to answer questions. He provided comment regarding drainage concern from a resident and advised that the developer is working with Engineers and the City’s Engineers and will comply with City requirements.
- 8.4 No further correspondence has been received to Subdivision 4451-2021-8494.

9. Variance V-2021-21  
Owner: 10008463 Manitoba Inc.  
Applicant: Loewen Henderson Banman Legault LLP  
Lot 50 Plan 67382  
Harmony Lane

Purpose: To allow an overall site area of 11.97 acres whereas the “DR1” Development Reserve 1 Zone requires a minimum site area of 20 acres.

- 9.1 Troy Warkentin, City Manager, introduced Variance V-2021-21 and reported that notices pursuant to The Planning Act had been completed.
- 9.2 No further correspondence has been received to Variance V-2021-21.
- 9.3 David Banman, provided that they will continue to develop the residual parcel at a later date and will make application for approval at that time.
- 9.4 There being no further discussion Council meeting re opened at 7:45 p.m.

- R21-217 10. Councillor M. Zwaagstra, Councillor S. Penner RESOLVED that the City of Steinbach give second reading to rezoning By-Law 2189, subject to the execution of a development agreement.

-Un. Carried-

- R21-218 11. Councillor S. Penner, Councillor J. Hiebert RESOLVED that the City of Steinbach give third reading to rezoning By-Law 2189, subject to the execution of a development agreement.

-Un. Carried-

- R21-219 12. Councillor M. Zwaagstra, Councillor B. Hiebert  
RESOLVED that the City of Steinbach approve application for subdivision 4451-2021-8494 as applied for by Loewen Henderson Banman Legault LLP on behalf of 10008463 Manitoba Ltd, subject to the execution of a Development Agreement; subject to By-Law 2189 being given third reading;  
BE IT FURTHER RESOLVED that the City of Steinbach approve the extension of Harmony Lane and the creation of Bentley Bay and Carrera Cove.

-Un. Carried-

R21-220 13. Councillor J. Siemens, Councillor J. Hiebert RESOLVED that the City of Steinbach approve Variance V-2021-21.

-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 rezoning By-Law 2190 and Variance V-2021-20.

By-Law 2190

Owner: Rene and Johanna Martens, Richard Penner and Kerri Martens

Applicant: Rick Penner

W1/2 of Lot 7 Plan 5054 Exc. Road Plan 6854

14 Ellice Avenue

Purpose: To rezone the property from “RLD” Residential Low Density to “RMD” Residential Medium Density to allow for the development of a multi-family building to be constructed on the site.

14.1 Troy Warkentin, City Manager, introduced By-Law 2190 and reported that notices pursuant to The Planning Act had been completed.

14.2 Written correspondence has been received from Manitoba Municipal Relations - Community Planning Branch regarding By-Law 2189 voicing no concerns.

14.3 Written correspondence has been received to rezoning By-Law 2190 from the following:  
- Pat Schroeder, 12 Ellice Avenue  
- Emery Wiebe, 10 Ellice Avenue  
- Matthew and Marlaena Guenther, 113 Autumnwood Drive  
- Lisa Grettsinger, 109 Autumnwood Drive

14.4 Emery & Kristin Wiebe provided a petition bearing 21 Signatures, representing 18 properties.

14.5 Rick Penner, 81 Cutlass Drive, applicant was present at the hearing and provided that this property had been previously applied for a rezoning and denied. They have carefully considered concerns and feedback from the public hearing meeting in August of 2020. They are proposing a 4 plex building, having the appearance of a duplex. The design has no side yard windows. There will be 2 parking stalls per unit. There will be a 62' rear yard and 15' side yard well above the requirement. He provided they feel this is a good fit in the neighborhood.

The applicant was prepared to answer questions of Council.

14.6 Emery Wiebe, 10 Ellice Avenue was present at the hearing. He expressed concerns of precedent if this project was allowed to move forward and the possibility of more development in the future. He expressed concerns of having a parking lot in the front yard of the property.

14.7 Benjamin Chidwick, 18 Ellice Avenue was present at the hearing and expressed concerns that the quiet of the neighborhood could change. He expressed concerns of the garbage location and the parking lot in the front of the property.

14.8 The applicant returned to the podium and provided that the property will have a 6 foot fence and the garbage will have an enclosure - as required.

15. Variance V-2021-20

Owner: Rene and Johanna Martens, Richard Penner and Kerri Martens

Applicant: Rick Penner

W1/2 of Lot 7 Plan 5054 Exc. Road Plan 6854

14 Ellice Avenue

Purpose: To allow an overall site width of 71 1/2 feet whereas the “RMD” Residential Medium Density zone requires a minimum of 75 feet.

15.1 Troy Warkentin, City Manager, introduced Variance V-2021-20 and reported that notices pursuant to The Planning Act had been completed.

15.2 No further correspondence has been received to Variance V-2021-20.

15.3 Rick Penner, the applicant was prepared to answer questions.

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

15.5 There being no further discussion Council meeting re opened at 8:07 p.m.

R21-221 16. Councillor J. Siemens, Councillor M. Zwaagstra RESOLVED that the City of Steinbach give second reading to By-Law 2190, being a rezoning by-law, subject to the execution of a Development Agreement.

-Un. Carried-

R21-222 17. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the following accounts be approved for payment:

Accounts Payable (October 13, 2021)	\$547,870.39
Bi-weekly Pay period No. 21 (October 13, 2021)	\$240,759.27
Monthly Pay Period No. 10 (October 7, 2021)	\$42,645.88

-Un. Carried-

R21-223 18. Councillor J. Hiebert, Councillor J. Siemens RESOLVED that the Financial Statements for the period ending September 30, 2021 be accepted.

-Un. Carried-

R21-224 19. Councillor M. Zwaagstra, Councillor J. Hiebert RESOLVED that the City of Steinbach give third reading to By-Law 2184, being a rezoning by-law, subject to the execution of a development agreement.

-Un. Carried-

20. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment: 8:15 p.m.

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Mayor

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City Manager