

CITY OF STEINBACH  
Regular Council Meeting  
November 1, 2022

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, November 1, 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.

R22-247 4. Councillor J. Siemens, Councillor D. Penner RESOLVED that the agenda be adopted as amended.

Amendment: Item 12. A. Resolution - J. Siemens AMM election

-Un. Carried-

R22-248 5. Councillor B. Hiebert, Councillor J. Hiebert RESOLVED that the minutes of the October 18, 2022 Regular Council Meeting be approved.

-Un. Carried-

6. Council meeting recessed and Public Hearing was called to order at 7:35 p.m., by Mayor Earl Funk. Public Hearing was to consider Conditional Use CU-2022-03.

Conditional Use CU-2022-03

Owner and Applicant: Rachel Friesen  
Lot 8, Block 5, Plan 10121  
378 Second Street

Purpose: To allow the operation of a daycare centre out of the subject property.

6.1 Troy Warkentin, City Manager introduced Conditional Use CU-2022-03 and reported that notices pursuant to The Planning Act had been completed.

6.2 There are no items of correspondence are on file.

6.3 The applicant was present and prepared to answer questions of Council.

6.4 There being no further discussion Council meeting re opened at 7:39 p.m.

R22-249 7. Councillor S. Penner, Councillor J. Hiebert RESOLVED that the City of Steinbach approve Conditional Use CU-2022-03.

-Un. Carried-

8. Council meeting recessed and Public Hearing was called to order at 7:40 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

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.

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

8.2 Troy Warkentin, City Manager provided a brief historical report to the file. By-Law 2213 had been heard by Council at a Public Hearing on September 6, 2022. After that meeting an error in some of the information provided to the public was discovered. This has resulted in new advertising and notices being issued as required to advise the public of a new public hearing relating to the subject property.

At the September 6, 2022 meeting written correspondence to By-Law 2213 was received from the following and will remain on file for the subject property:

- JP and Kerilee Craft, 588, 600 Loewen Boulevard and Unit 2 -330 PTH 12 N
- R.M. of La Broquerie

Attending the September 6, 2022 meeting providing comment, concern and objection:

- Ray Fast, 435 Loewen Boulevard
- Duane Engel, 429 Loewen Boulevard

8.3 Troy Warkentin, City Manager provided that the City is in receipt of a resolution from the R.M. of La Broquerie withdrawing their objection to By-Law 2213.

8.4 Waldo Neustaedter, on behalf of the applicant was present at the meeting prepared to answer questions.

8.5 There was no one present at the meeting.

8.6 There being no further discussion Council meeting re opened at 7:43 p.m.

R22-250 9. Councillor D. Penner, Councillor S. Penner RESOLVED that the City of Steinbach give second reading to rezoning By-Law 2213, subject to the execution of a Development Agreement.

-Un. Carried-

10. Council meeting recessed and Public Hearing was called to order at 7:45 p.m., by Mayor Earl Funk. Public Hearing was to consider Official Community Plan By-Law 2216.

By-Law 2216 - Official Community Plan

Owner: 10083559 Manitoba Inc. and James Wiens

Applicant: 6204741 Manitoba Inc.

Part of Lot 2 Plan 4595

Ex SW 10' & Ex Lane 6854 and Lot 2 Plan 4595 Ex Lane 6854

Part of 78 PTH 52 West & 6 First Street

Purpose: To redesignate a portion of 78 PTH 52 West & 6 First Street from Industrial Policy Area to Central Business District Policy Area.

10.1 Troy Warkentin, City Manager introduced Official Community Plan By-Law 2216 and reported that notices pursuant to The Planning Act had been completed.

10.2 Manitoba Municipal Planning, Community Planning Branch provided correspondence to By-Law 2216 indicating no concerns were raised by provincial departments and commenting agencies.

10.3 Written correspondence to By-Law 2216 was received from

1. Loewen Windows, 77 PTH 52 West
2. Luke Wiebe, La Broquerie
3. Darian and Helen Wiebe, 20 Giesbrecht Street

10.4 Mike Fast, 560 Henry Street, applicant, was present at the public hearing and provided the following:

He has met with the neighbor to combine the lots to consolidate the properties. First Street has gone through several changes. This change does not affect adjacent parcels. Most property parcels in the area have been purchased by future developers. He indicated that a variance would not be required.

Mr. Fast was prepared to answer questions of Council.

10.5 Carlin Marsden, 12 First Street was at the public hearing providing that he lived next door. He voiced concerns of construction noise. He asked if there were plans for a noise buffer during construction.

10.6 Evan Schroeder, on behalf of Swift Communications, was speaking in favor of the redesignation of the property. He indicated the land to be consolidated with 6 First Street is currently of no use. The property is a triangular area, if the property is consolidated with the neighboring property it would make it useable. The designation needs to be amended to allow for residential building. A multi family building on the property would allow for people to walk to work in the area.

10.7 Jon Sawatzky, representing Loewen Windows and Doors was present at the hearing objecting to the redesignation to By-Law 2216 and rezoning By-Law 2215. He voiced the following concerns:

- The development being too close to a busy highway.
- Intersection traffic and safety concerns. There is a busy intersection with a gas station and a Tim Hortons located across the street.
- Reduction of visibility at the already busy and congested intersection.
- Indicated concerns of appearance of the building.

10.8 Mr. Fast returned to the podium and provided that construction is not to happen for awhile. He provided that they have made a change in the plan to locate the building 8' from the property line at PTH 52 West.

10.9 Council discussion and questions followed.

10.10 There being no further discussion Council meeting re opened at 8:04 p.m.

R22-251 11. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the City of Steinbach give second reading to Official Community Plan By-Law 2216.

-Carried-  
Voting in Favor: M. Zwaagstra, D. Penner, S. Penner, B. Hiebert, E. Funk  
Voting Against: J. Siemens, J. Hiebert

12. Council meeting recessed and Public Hearing was called to order at 8:10 p.m., by Mayor Earl Funk. Public Hearing was to consider rezoning By-Law 2215.

By-Law 2215

Owner: 10083559 Manitoba Inc. and James Wiens

Applicant: 6204741 Manitoba Inc.

Part of Lot 2 Plan 4595

Ex SW 10' & Ex Lane 6854 and Lot 2 Plan 4595 Ex Lane 6854

Part of 78 PTH 52 West & 6 First Street

By-Law 2215 Purpose: To rezone the proposed lots from "RLD" Residential Low Density to "RMD" Residential Medium Density.

12.1 Troy Warkentin, City Manager introduced rezoning By-Law 2215 and reported that notices pursuant to The Planning Act had been completed.

12.2 Manitoba Municipal Planning, Community Planning Branch provided correspondence to By-Law 2215 indicating no concerns were raised by provincial departments and commenting agencies.

12.3 Written correspondence to By-Law 2215 was received from

1. Loewen Windows, 77 PTH 52 West
2. Luke Wiebe, La Broquerie
3. Darian and Helen Wiebe, 20 Giesbrecht Street

12.4 Mike Fast, 560 Henry Street, applicant, was prepared to answer questions.

12.5 Luke Wiebe, R.M. of La Broquerie was present at the hearing and provided that he is in favor of development and proper planning. He had questions regarding the landscape and buffers of the property and asked if the plans would be rectified prior to approval. He questioned if the frontage met the requirement and asked if a Variance would be required?

12.6 Evan Schroeder, Swift Communications was present at the hearing speaking in favor of the rezoning of the property. He reiterated that the land to be consolidated with 6 First Street is currently of no use. The property is a triangular area, if the property is consolidated with the neighboring property it would make it useable. The rezoning amended will allow for a residential multi-family building on the property.

12.7 There being no further discussion Council meeting re opened at 8:20 p.m.

R22-252 13. Councillor M. Zwaagstra, Councillor S. Penner RESOLVED that the City of Steinbach give second reading to rezoning By-Law 2215.

-Carried-  
Voting in Favor: M. Zwaagstra, S. Penner, D. Penner, B. Hiebert, E. Funk  
Voting Against: J. Siemens, J. Hiebert

14. Council meeting recessed and Public Hearing was called to order at 8:53 p.m., by Mayor Earl Funk. Public Hearing was to consider rezoning By-Law 2217.

By-Law 2217

Owner: Eleazar Legaspo and Rebecca Legaspo  
Applicant: Kingdom Home Building Inc.  
Lot 16 Block 2 Plan 12916  
205 McKenzie Avenue

By-Law 2217 Purpose: To rezone the proposed lot from “RLD” Residential Low Density to “RMD” Residential Medium Density.

14.1 Troy Warkentin, City Manager introduced rezoning By-Law 2217 and reported that notices pursuant to The Planning Act had been completed.

14.2 Written correspondence has been received from the following:

1. Reinhard Felhofer - 425 Cottonwood Drive
2. Vic Froese - 398 Cottonwood Drive
3. Vasylyna Pokryskchenko and Anatoli Sezsnojov - 402 Cottonwood Drive
4. Harkamaljit Sandhu - 410 Cottonwood Drive
5. Chris and Tess Doerksen - 406 Cottonwood Drive
6. Pat and Nancy Nickle - 417 Cottonwood Drive
7. Gilles LeBrun - 181 McKenzie Avenue
8. Ivan and Minna Hiebert - 511 Cottonwood Bend
9. Ben and MaryAnne Klassen - 501 Cottonwood Bend
10. Jonathan Funk - 488 Cottonwood Bend
11. Marcella Barkman - 477 Cottonwood Bend
12. Kaylee Toews - 216 McKenzie Avenue
13. William Giesbrecht - 222 McKenzie Avenue
14. Jeremy Plett - 215 McKenzie Avenue
15. Kory and Pat Kowalchuk - 478 Cottonwood Bend
16. Fred and Lisa Hiebert - 411 Cottonwood Drive
17. John Mearon and Virginia Acuna Hernandez - 210 McKenzie Avenue
18. Henry Thorimbert - 185 McKenzie Avenue
19. Joshua McKay - 171 McKenzie Avenue
20. Samuel Peters - 421 Cottonwood Drive
21. Sheldon Peters - 232 McKenzie Avenue
22. Margaret Warkentin - 487 Cottonwood Bend

14.3 Luke Wiebe, on behalf of Kingdom Home Building Inc was present at the public hearing. He provided that his intention is to build a 4-unit multi-family building. The current house is an older home and the owner has asked him to build the 4-unit complex. Her intention is to continue to live there and have rental suites. He looks forward to continuing to build in Steinbach. Mr. Wiebe was prepared to answer questions of Council.

14.4 Cory Kowalchuk, 478 Cottonwood Bend was present at the hearing and voiced concerns of the zoning change from Residential Low Density “RLD” to Residential Medium Density “RMD” for the construction of a 4-plex. He provided 22 letters of objection. The objections voiced concerns of increase in traffic, noise, property value decrease, privacy concerns,  
- Mr. Kowalchuk had questions of the buffering and elevation (drainage) regarding the lot.

14.5 Virginia Hernandez, 210 McKenzie Avenue was present at the hearing objecting to the rezoning. She voiced concerns of the increase in traffic and the safety of the residents living in the area. She voiced concerns of losing privacy.

14.6 Luke Wiebe returned to the podium and provided that the home is older and is not affordable to renovate. He provided they will follow all City by-laws and policies.

14.7 There being no further discussion Council meeting re opened at 8:50 p.m.

15. Councillor J. Siemens RESOLVED that the City of Steinbach deny second reading to rezoning By-Law 2217.

16. Motion lost due to no seconder.

R22-253 17. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the City of Steinbach give second reading to rezoning By-Law 2217.

-Carried-  
Voting in Favor: M. Zwaagstra, D. Penner, B. Hiebert, J. Hiebert, S. Penner  
Voting Against: J. Siemens, E. Funk

18. Troy Warkentin, City Manager provided a report on Southeast Event Centre project. October 1, 2019 Under a Memorandum of Understanding "MOU" between the Southeast Event Centre and the City; the City agreed to commit \$10,000,000.00 of City funding to the project of which \$7,500,000.00 would be raised from a debt issue and \$2,500,000.00 from City reserves.

Southeast Event Centre Group has committed to coordinate and source community donations of \$25,500,000.00 for the project which forms an integral part of the project funding plan.

May 12, 2022 the City issued a pre-qualification for bidders. Four proposals were received and the City approved all four contractors to be qualified to tender the project. July 28, 2022 the four general contractors were invited to bid on the project. At the closing of the tender on September 13, 2022 the City received 3 bids. Recommendation by the project consultants, Verne Reimer Architecture Incorporated, is to award the tender to Graham Construction and Engineering for the amount of \$75,331,000.00 Less project scope reductions as noted through the guaranteed maximum price "GMP" proposal and funding availability.

Revisions under the GMP proposal from Graham Construction totaled \$14,331,000.00 which would result in a contract award of \$61,000,000.00.

Key areas of revision were noted and the project is expected to proceed as one phase rather than two stages. In order for this to proceed the Centennial Arena will be demolished during the summer of 2023 and result in only one ice surface available for the winter of 2023/2024.

Completion of the project is anticipated by the fall of 2024.  
The following resolutions resulted:

R22-254 19. Councillor M. Zwaagstra, Councillor J. Siemens RESOLVED that the City of Steinbach award the contract tender for the construction of the Southeast Event Centre project to Graham Construction and Engineering Inc., being the low bid and for a reduced scope of work. For a guaranteed maximum price (GMP) of \$61,000,000.00 (plus applicable taxes).

-Un. Carried-

Other tenders received:

Penn-Co Construction Canada (2003) Ltd. \$79,170,914.00

Wright Three-Way SEC Joint Venture \$89,066,232.00

R22-255 20. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that City of Steinbach approve additional City funds of \$11,400,000.00 to be provided through the Recreation Reserve fund, Land and Building Reserve Fund and anticipated surplus funds; and \$1,785,000.00 provided from the General Operating fund. BE IT FURTHER RESOLVED that administration prepare a Local Improvement Plan to authorize additional debt funding of up to \$5,000,000.00 for the project for consideration by Steinbach City Council.

-Un. Carried-

R22-256 21. Councillor D. Penner, Councillor B. Hiebert RESOLVED that the following accounts be approved for payment:

Accounts Payable (October 26, 2022)	\$2,130,751.06
Bi-weekly Pay Period No. 21 (October 12, 2022)	\$256,310.19
Monthly Pay Period No. 10 (October 13, 2022)	\$49,768.38
Bi-weekly Pay Period No. 22 (October 25, 2022)	\$292,117.43

-Un. Carried-

R22-257 22. Councillor S. Penner, Councillor D. Penner RESOLVED that the City of Steinbach give first reading to By-Law 2166 being a road closing and street renaming by-law.

-Un. Carried-

23. Minutes of the Seine Rat Roseau Watershed District of September 20, 2022 and September 21, 2022 were acknowledged.  
Received as information.

R22-258 24. Councillor S. Penner, Councillor J. Hiebert RESOLVED that the City of Steinbach support Councillor J. Siemens and his intention to run for a position on the Association of Municipal Municipality (AMM) - Eastern District Board of Directors.

-Un. Carried-

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

-Un. Carried-

Time of adjournment: 9:30 p.m.

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Mayor

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City Manager