

CITY OF STEINBACH
Regular Council Meeting
January 18, 2022

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, January 18, 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, 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. Councillor Susan Penner opened the meeting.

R22-010 4. Councillor B. Hiebert, Councillor J. Siemens RESOLVED that the agenda be adopted.

-Un. Carried-

R22-011 5. Councillor J. Hiebert, Councillor M. Zwaagstra RESOLVED that the minutes of the January 4, 2022 Regular Council Meeting be approved.

-Un. Carried-

R22-012 6. Councillor J. Siemens Councillor J. Hiebert RESOLVED that Councillor Damian Penner be excused from the meeting.

-Un. Carried-

R22-013 7. Councillor J. Hiebert, Councillor S. Penner RESOLVED that the following accounts be approved for payment:

Accounts Payable (January 12, 2022)	\$651,799.75
Bi-weekly Pay Period No. 1 (January 5, 2021)	\$235,896.67
Monthly Pay Period No. 1 (January 11, 2022)	\$47,787.87

-Un. Carried-

R22-014 8. Councillor S. Penner, Councillor M. Zwaagstra RESOLVED that the building permits as issued during the month of December 2021 be accepted. (list attached)

-Un. Carried-

9. 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 2191 - Park Road West.

By-Law 2191

Owners: Penn-Co Construction Holdings Ltd &
South Eastern Regional Shopping Centre Ltd.

Applicant: HTFC Planning and Design

Part of W 1/2 of SE 10-7-6 EPM Exc Plans 15225 & 24186 & Lot 4 Block 1 Plan 15225
Park Road West & 195 Park Road West

Purpose: 1. To re-zone a portion of Part of W 1/2 of SE 10-7-6 EPM Exc Plans 15225 & 24186 from "RHD" Residential High Density to "C3" Commercial Corridor and from "RMD" Residential Medium Density to "RHD" Residential High Density.

2. To re-zone Lot 4 Block 1 Plan 15225 to "RHD" Residential High Density and "C3" Commercial Corridor from "DR1" Development Reserve 1.

9.1 Troy Warkentin, City Manager, introduced rezoning By-Law 2191, and reported that Notices pursuant to The Municipal Act had been completed.

9.2 Troy Warkentin, City Manager, provided there is a letter of correspondence on file received from HTFC Planning and Design, the applicant. The applicant provided information on the proposed development and rezoning amendment.

9.3 Written correspondence has been received from Manitoba Municipal Relations - Community Planning Branch regarding By-Law 2191 voicing no concerns,

9.4 There was no one present at the public hearing.

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

R22-015 10. Councillor M. Zwaagstra, Councillor J. Siemens RESOLVED that the City of Steinbach give second reading to By-Law 2191, being a rezoning by-law, subject to the execution of a Development Agreement.

-Un. Carried-

R22-016 11. Councillor J. Siemens, Councillor J. Hiebert RESOLVED that the City of Steinbach give third reading to By-Law 2191, being a rezoning by-law, subject to the execution of a Development Agreement.

-Un. Carried-

12. Council meeting recessed and Public Hearing was called to order at 7:35 p.m., by Mayor Earl Funk. Public Hearing was to consider rezoning By-Law 2176 - Essex Drive.

By-Law 2176

Owners: Goldmark Developments Inc.

Applicant: Loewen Henderson Banman Legault LLP

Part of Lot 36 Plan 65170

Purpose: 1. To re-zone the properties from "RLD" Residential Low Density to "RMD" Residential Medium Density.

12.1 Troy Warkentin, City Manager, introduced rezoning By-Law 2176, and reported that Notices pursuant to The Municipal Act had been completed.

12.2 Troy Warkentin, City Manager provided written correspondence has been received from Manitoba Municipal Relations - Community Planning Branch regarding By-Law 2191 voicing no concerns.

12.3 Troy Warkentin, City Manager, provided there is no further written correspondence on file.

12.4 David Banman on behalf of the developer was present at the public hearing and provided the following. He provided this is the final stage of the development. The development has different types of housing units - single family duplex. The final development would include multi-family which would add more density and be a good fit for the neighborhood. Mr. Banman was prepared to answer questions of council.

12.5 There being no further discussion, Council meeting re-opened at 7:50 p.m.

R22-017 13. Councillor M. Zwaagstra, Councillor J. Siemens RESOLVED that the City of Steinbach give second reading to By-Law 2176 being a rezoning by-law, subject to the execution of a Development Agreement.

-Un. Carried-

R22-018 14. Councillor B. Hiebert, Councillor J. Siemens RESOLVED that pursuant to Section 326 of The Municipal Act, the supplemental taxes and other property taxes as presented be adjusted.

Roll No. 451 0000602.000 5326151 Manitoba Ltd. revised assessment -\$3,416.75

Roll No. 451 0004050.000 6808400 Manitoba Ltd. revised assessment -\$5,759.92

Roll No. 451 0266420.000 Andrew & Colleen Neufeld revised assessment -\$143.46

Roll No. 451 0426126.000 Lester & Flocelia Maninang revised assessment -\$252.84

Roll No. 451 0128400.000 Lindsay Falk waste removal adjustment -\$145.00

-Un. Carried-

R22-019 15. Councillor J. Hiebert, Councillor M. Zwaagstra RESOLVED that the City of Steinbach accept the following accounts receivable be added to the property tax roll.

Roll No. 451 0000840.500 Bosco Holdings Inc. \$6,907.45
Roll No. 451 0014683.000 Devon Penner & Ainslie Devuono \$690.00
Roll No. 451 0046060.000 Shayne C.R. Barkman & Clinton D. Barkman \$205.00
Roll No. 451 0067000.000 Shayne C.R. Barkman & Clinton D. Barkman \$535.00
Roll No. 451 0125600.000 Candace Barkman \$120.00
Roll No. 451 0154200.000 MTS Inc. c/o Bell Canada \$535.00
Roll No. 451 0283460.000 Rosita Peters \$475.00
Roll No. 451 0464083.000 4313682 Manitoba Ltd. \$3,804.05

-Un. Carried-

16. Minutes of the Jake Epp Library of November 16, 2021 and December 16, 2021 were acknowledged.

Received as information.

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

-Un. Carried-

Time of adjournment: 7:55 p.m.

*dr

Mayor

City Manager