

CITY OF STEINBACH  
Regular Council Meeting  
August 1, 2023

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, August 1, 2023 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 Jac Siemens, Bill Hiebert, Damian Penner, Susan Penner and Michael Zwaagstra. Also present: City Manager, Troy Warkentin, Manager, Corporate Services, Adam Thiessen and City Clerk, Amanda Dubois.

3. Councillor Jac Siemens opened the meeting.

R23-154 4. Councillor M. Zwaagstra, Councillor B. Hiebert RESOLVED that the agenda be adopted.

-Un. Carried-

R23-155 5. Councillor S. Penner, Councillor D. Penner RESOLVED that the minutes of the July 18, 2023 Regular Council Meeting be approved.

-Un. Carried-

R23-156 6. Councillor B. Hiebert, Councillor J. Siemens RESOLVED that the following accounts be approved for payment:

Accounts Payable (July 26, 2023)	\$ 875,670.54
Bi-weekly Pay Period No. 15 (July 19, 2023)	\$ 376,626.69
Monthly Pay Period No. 7 (July 12, 2023)	\$ 57,739.87

-Un. Carried-

7. 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 2230.

By-Law 2230 - Rezoning

Owner: Neustaedter Holdings Inc.

Applicant: Waldo Neustaedter

Civic Address: 84 & N/A McKenzie Avenue

Legal: Lot 1 & 2, Block 1, Plan 16260

Purpose: To rezone the subject properties from “DRI” Development Reserve 1 to “RSF” Residential Single Family, “RLD” Residential Low Density, and “RMD” Residential Medium Density. The land is being rezoned as part of a residential development.

7.1 Troy Warkentin, City Manager, introduced rezoning By-Law 2230, reported that notices pursuant to The Planning Act had been completed and that Community Planning had submitted their report indicating they had no concerns.

7.2 Waldo Neustaedter, 101-32 Brandt Street, on behalf of Neustaedter Holdings Inc. was present at the public hearing. He explained a mixture of single family, duplex, town homes and multi-family to accommodate a variety of housing needs within the community. The proximity of the new and existing schools in relation to the development will ensure educational needs are well served. Green space and connectivity to walking paths has also been taken into consideration. A LDS system and water retention area to alleviate drainage concerns. Mr. Neustaedter was prepared to answer questions of Council.

7.3 Council discussion and questions followed.

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

R23-157 8. Councillor D. Penner, Councillor S. Penner RESOLVED that the City of Steinbach give second reading to rezoning By-Law 2230, subject to the execution of a Development Agreement.

-Carried-

R23-158 9. Councillor M. Zwaagstra, Councillor B. Hiebert RESOLVED that the City of Steinbach give third reading to rezoning By-Law 2230, subject to the execution of a Development Agreement.

-Carried-

10. Council meeting recessed and Public Hearing was called to order at 7:44 p.m., by Mayor Earl Funk. Public Hearing was to consider Subdivision 4451-2023-8850, the road opening of Sterling Crescent and the extension of Lincoln Avenue.

Subdivision 4451-2023-8850

Owner: Neustaedter Holdings Inc.

Applicant: Waldo Neustaedter

Civic Address: 84 & N/A McKenzie Avenue

Legal: Lot 1 & 2, Block 1, Plan 16260

Purpose: To allow for the creation of 14 "RMD" Residential Medium Density Zone lots, 12 "RLD" Residential Low Density Zone lots, 44 "RSF" Residential Single Family Zone lots, 3 Public Reserves, the opening of Sterling Crescent and the extension of Lincoln Avenue.

10.1 Troy Warkentin, City Manager introduced Subdivision 4451-2023-8850, reported that notices pursuant to The Planning Act had been completed and that Community Planning had submitted their report indicating they had no concerns.

10.2 Waldo Neustaedter, 101-32 Brandt Street, on behalf of Neustaedter Holdings Inc. was present at the public hearing and was prepared to answer questions of Council.

10.3 Natasha Teleglow, 69 Coral Crescent, was present at the hearing and requested clarification on where the homes abutting her back yard would be located and what type of homes were permitted to be built.

10.4 Troy Warkentin, City Manager provided set back requirements and type of structures permitted in the zoning category.

10.5 There being no further discussion Council meeting re-opened at 7:52 p.m.

R23-159 11. Councillor J. Siemens, Councillor B. Hiebert  
RESOLVED that the City of Steinbach approve application for Subdivision 4451-2023-8550 as applied for by Waldo Neustaedter Holdings Inc. of Neustaedter Holdings Inc., subject to the execution of a Development Agreement;  
BE IT FURTHER RESOLVED THAT the City of Steinbach approve the opening of Sterling Crescent and the extension of Lincoln Avenue.

-Un. Carried-

12. Council meeting recessed and Public Hearing was called to order at 7:53 p.m., by Mayor Earl Funk. Public Hearing was to consider rezoning By-law 2231.

By-Law 2231 - Rezoning

Owner: Kathy Wiebe

Applicant: Kingdom Home Building Inc.

Civic Address: 360, 364 & 368 Third Street

Legal: Part of Lots 6, 7, 8 and all of Lot 9, Block 2, Plan 14716

Purpose: To rezone the subject properties from "RLD" Residential Low Density to "RMD" Residential Medium Density. The land is being rezoned as part of a residential development.

12.1 Troy Warkentin, City Manager, introduced rezoning By-Law 2231 and reported that notices pursuant to The Planning Act had been completed.

12.2 Troy Warkentin, City Manager, reported that as of the writing of the report, 2 written items of correspondence had been submitted. An additional 2 written items of correspondence

were received after the preparation of the report. Correspondence from the Community Planning office had also been received, indicating no concerns.

12.3 Luke Wiebe, 3001736E, RM of La Broquerie, on behalf Kingdom Home Building Inc., was present at the hearing and presented the following:

- The vision was to create a development with more amenities and a higher quality rental experience.

- If the development were to go ahead, an online survey would consider what the public would like to see in regard to options and features.

- Potential features could include gardens plots, swimming pool and hot tub, guest suites, common amenity room, golf simulator and lounge or coffee bar, based on available space and feedback.

- Mr. Wiebe indicated that the site is suited for multi-family housing based on market research and the existing vacancy rate of nearly 0% in Steinbach and Niverville.

- He believed that the area will be able to accommodate traffic.

- Mr. Wiebe was prepared to answer questions of Council.

13. Council discussion and questions followed.

14. Lisa Armstrong, 361 Third Street, was present at the public hearing to formally object and asked how the neighbourhood could trust them to manage to maintain a thirty-two unit complex when two single family homes were poorly managed.

15. Paul Peters, 369 Third Street, was present at the public hearing to strongly object. He stated it is not generally compatible or consistent with the neighbourhood. It is too big, too high and too many. The neighbourhood is a single dwelling neighbourhood and should remain so. He confirmed that he objected in writing as well and felt single story condo would be better suited to the neighbourhood.

16. Terry Banman, 379 Fourth Street, was present at the public hearing to object. He voiced concerns of having greenspace disappear. He presented a petition with over 40 signatures objecting to the development. A 3 storey building does not fit with the type of homes that exist and isn't suitable for the community. He is concerned that the proposed building will affect property values and has already experienced trouble regarding rentals in the area.

17. Graham Frey, 115 Lumber Avenue, was present at the public hearing to object. He voiced concerns that the peaceful neighbourhood they have will be affected. He stated that the two rentals that are currently there already cause problems.

18. Karen Penner, 375 Third Street, was present at the public hearing and explained that they have the type of neighbourhood where they all help each other out. She stated that all development is not bad, but that the proposed building does not belong in their neighbourhood. There will be an increase in traffic. She already has concerns about the upkeep of the rentals currently there, and is objecting.

19. Sandra Pauls, 163 Lumber Avenue, was present at the public hearing and stated that they have resided in that neighbourhood for 48 years and have seen it change and grow. She objects to the proposed development.

20. Luke Wiebe, 3001736E, RM of LaBroquerie, objected to his proposed development. He requested, out of respect for the residents in the Third Street area, that council table this hearing, to allow him to come up with a plan and return in two months. He would go door to door and speak to the community. He would also be willing to withdraw his application.

21. Council discussion followed.

22. Consensus of council was to proceed with the public hearing.

23. Nancy Von Gunten, 121 Lumber Avenue, was present at the public hearing, agrees with the neighbourhood and objects to the proposed development.

24. Marcella Reimer, 372 Third Street, was present at the public hearing and stated she is afraid of what will be ten feet from her property line. There are already unfriendly things occurring at the rentals that are presently there and objects.

25. Shiela Adrian, 373, Fourth Street, was present at the public hearing and objects to the proposal based on size, number of units and it not being the right fit for the neighbourhood.

26. Tim Lehman, 106 Lumber Avenue, was present at the public hearing to object to the plan as presented.

27. Greg Reimer, 348 Third Street, was present at the public hearing and objects based on its size. He hopes consideration is given to how bright it will be for surrounding neighbours when the parking lot and building are lit up.

28. Anika Gauthier, 117 Lumber Avenue, was present at the public hearing to object to the project and reiterated that the building does not fit into the neighbourhood and nothing belongs there except green space.

29. Kevin Von Gunten, 121 Lumber Avenue, was present at the public hearing to object to the proposal.

30. There being no further discussion, Council meeting re-opened at 8:38 p.m.

R23-160 31. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the City of Steinbach deny second reading to rezoning By-Law 2231.

-Un.Carried-

32. Council meeting recessed and Public Hearing was called to order at 8:45 p.m., by Mayor Funk. Public Hearing was to consider Conditional Use CU-2023-01.

Conditional Use CU-2023-01

Owners: Steinbach & Area Animal Rescue Inc.

Applicant: Graham Pollock

Civic Address: 39 Keating Road

Legal: Lot 1, Plan 49504

Purpose: To allow an RTM "Ready to Move" structure to be placed onto the subject property for the purpose of being utilized as an animal shelter. As per City of Steinbach Zoning By-Law 2100 all buildings moved within the city require a conditional use.

32.1 Troy Warkentin, City Manager, introduced Conditional Use CU-2023-01 and reported that notices pursuant to The Planning Act had been completed.

32.2 There was no further written correspondence to Conditional Use CU-2023-01 on file.

32.3 Graham Pollock, on behalf of Steinbach & Area Animal Rescue Inc. was present at the public hearing and was prepared to answer questions of Council.

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

32.5 There being no further discussion Council meeting re-opened at 8:54 p.m.

R23-161 33. Councillor S. Penner, Councillor J. Siemens RESOLVED that the City of Steinbach approve Conditional Use CU-2023-01.

-Un. Carried-

34. Correspondence from the Minister of Environment and Climate regarding the merit based grant program were acknowledged.  
Received as information.

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

-Un. Carried-

Time of adjournment: 8:58 p.m.

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