

CITY OF STEINBACH
Regular Council Meeting
April 3, 2018

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, April 3, 2018 at City of Steinbach Council Chambers.
2. Mayor Chris Goertzen called the meeting to order at 7:30 p.m., with the following members of Council present: Councillors Earl Funk, Jac Siemens, Susan Penner, John Fehr and Michael Zwaagstra. Also present: City Manager, Troy Warkentin, City Clerk, Deb Rempel and Corporate Services Manager Rhona Dundas.
3. Councillor Jac Siemens opened the meeting.
- R18-066 4. Councillor Fehr, Councillor S. Penner RESOLVED that the agenda be adopted.

-Un. Carried-
- R18-067 5. Councillor Zwaagstra, Councillor J. Siemens RESOLVED that the minutes of the March 20, 2018, Regular Council Meeting be approved.

-Un. Carried-
6. Council meeting recessed and Public Hearing was called to order at 7:35p p.m., by Mayor Chris Goertzen. Public Hearing was to consider Variance V-2018-04.
7. Variance V-2018-04
172 Chrysler Gate
Owner/Applicant: Edward and Sandra Voth

Purpose: To allow a rear yard setback of 16.9 feet whereas the “RLD” Residential Low Density Zone requires a minimum of 25 feet.
- 7.1 Troy Warkentin, City Manager introduced Variance V-2018-04.
- 7.2 Troy Warkentin, City Manager, reported that notices pursuant to The Planning Act had been completed.
- 7.3 No correspondence had been received.
- 7.4 The applicant was present at the meeting prepared to answer questions.
- 7.5 There was no other representation at the hearing.
- 7.6 There being no further discussion, Council meeting re-opened at 7:38 p.m.
- R18-068 8. Councillor Fehr, Councillor Funk RESOLVED that the City of Steinbach approve application for Variance V-2018-04.

-Un. Carried-
9. Council meeting recessed and Public Hearing was called to order at 7:40 p.m., by Mayor Chris Goertzen. Public Hearing was to consider Variance V-2018-05.
10. Variance V-2018-05
185 Woodhaven Avenue
Owner: Rest Haven Nursing Home of Steinbach Inc.
Applicant: Chantal Alary of ft3 Architecture Landscape Interior Design

Purpose: To allow a front yard setback of eleven feet six inches whereas the “RHD” Residential High Density Zone requires a minimum of twenty five feet.
- 10.1 Troy Warkentin, City Manager introduced Variance V-2018-05.

10.2 Troy Warkentin, City Manager, reported that notices pursuant to The Planning Act had been completed.

10.3 No correspondence had been received.

10.4 Jerald Peters, 66 Cameron Drive Winnipeg, Manitoba on behalf of the applicant ft3 Architecture Landscape Interior Design was present at the hearing and provided the following. Resthaven Nursing Home is planning on an addition to add 142 new personal care residential beds, which will be divided into four small pods with individual residential quarters. The building will be three storeys in height. They are requesting a front yard variance to accommodate the design plan. The applicant was prepared to answer questions of Council.

10.5 David Driedger, CAO of Resthaven Nursing Home was present at the hearing and provided that they had mailed letters (approximately 50) to the neighbors and held an Open House on March 14, 2018 which was attended by 4 people. They have had no concerns regarding the variance from the attendees.

10.6 Timothy McAllister, 121 Giesbrecht Street was present at the hearing and asked if the variance was denied what was the alternate plan? Mr. McAllister provided that he has been a resident on Giesbrecht Street for the last number of years. He was pleased with the upcoming project however he objected to the 11.5' front yard variance. He felt it was a significant variance along a public sidewalk and that the variance was a violation to the standards in the City's zoning by-law.

10.7 Jerald Peters, ft3 Architecture Landscape Interior Design returned to the podium and provided that a shade study was completed showing that the tress on the property provide as much shade as the new building would. The attempt is to retain all the trees along Giesbrecht Street and Woodhaven Avenue.

10.8 There being no further discussion, Council meeting re-opened at 7:56 p.m.

R18-069 11. Councillor Zwaagstra, Councillor Fehr RESOLVED that the City of Steinbach approve application for Variance V-2018-05, subject to the execution of a development agreement.

-Un. Carried-

12. Council meeting recessed and Public Hearing was called to order at 8:01 p.m., by Mayor Chris Goertzen. Public Hearing was to consider Conditional Use CU-2018-02.

13. Conditional Use CU-2018-02
32 PTH 52 West
Owner/Applicant: Schinkel Properties Inc.

Purpose: To allow a funeral home on the subject property.

13.1 Troy Warkentin, City Manager introduced Conditional Use CU-2018-02.

13.2 Troy Warkentin, City Manager, reported that notices pursuant to The Planning Act had been completed.

13.3 Five letters of correspondence had been received from the following:

1. Marina Klassen, 128 Peters Lane, Mitchell
2. Elvira Trubaev, 9-40 PTH 52 West
3. Loreena Dickey, 14-40 PTH 52 West
4. J. Marie Klassen, 211-20 PTH 52 West
5. Liudmila Savelieva, 16-40 PTH 52 West

13.4 Justin Schinkel, applicant on behalf of Schinkel Properties representing the business plan was present at the hearing and provided the following. The intent is to have a funeral home locate on the property. The funeral home would consist of a small chapel of 100 seats. The requirement is 25 parking stalls and there is ample parking in the area. He has spoken to concerned neighbors regarding the parking.

13.5 Carly Frey, 309-20 PTH 52 West was present at the hearing objecting to the Conditional Use. She expressed concern of decrease in property value in the neighborhood and provided that parking is a daily issue at any time of day.

13.6 Marcel Jodoin, 375 Hanover Street was present at the hearing and voiced concerns of parking. He provided that there is no room for over flow parking, people are currently parking in assigned parking and other business lots. He questioned if the parking stalls complied with the City of Steinbach by-law. Funerals are unpredictable it would be difficult to ask people to move when they are parking on private property.

13.7 Devin Friesen, 301-20 PTH 52 West was present at the hearing and objecting to Conditional Use CU-2018-02 he voiced concerns regarding his property value and parking. He indicated on several occasions his parking stall is occupied by customers visiting current establishments in the area.

13.8 Hildi Kehler, El Vecino Foods, 104-20 PTH 52 West was present at the hearing objecting to the application, voicing concerns of parking.

13.9 Jerry Korman, 202-20 PTH 52 West was present at the hearing voicing concern of parking.

13.10 Timo Gerzen, Grand Denture Clinic, 102B-20 PTH 52 West was present at the hearing voicing parking concern and provided that people do not adhere to parking signs.

13.11 Gary Reimer, 8 PTH 52 West was present at the hearing objecting to the application due to insufficient parking on the site.

13.12 Justin Schinkel, the applicant returned to the podium and provided that he believes that this would not affect the property value. The business owner has a plan to have additional parking at the back of the property and have a back entrance to the building. Parking signs would be installed to mitigate parking and he believes there is adequate space. He will work with City administration to confirm parking complies.

13.13 There being no further discussion, Council meeting re-opened at 8:36 p.m.

R18-070 14. Councillor Siemens, Councillor Zwaagstra RESOLVED that the City of Steinbach deny application for Conditional Use CU-2018-02.

-Un. Carried-

R18-071 15. Councillor Fehr, Councillor S. Penner RESOLVED that the following accounts be approved for payment:

Disbursements (March 28, 2018)	\$383,551.78
Payroll (March 20, 2018)	\$212,935.06

-Un. Carried-

R18-072 16. Councillor Siemens, Councillor Funk RESOLVED that the Financial Statements for the period ending January 31, 2018, be accepted.

-Un. Carried-

R18-073 17. Councillor Funk, Councillor Zwaagstra RESOLVED that the Financial Statements for the period ending February 28, 2018, be accepted.

-Un. Carried-

R18-074 18. Councillor S. Penner, Councillor Siemens RESOLVED that the City of Steinbach accept the following accounts receivables to be added to the property tax roll.

451 0001010.000	\$168.00
451 0124400.000	\$105.00
451 0156500.000	\$358.00
451 0160400.000	\$362.25
451 0160625.000	\$168.00
451 0214860.000	\$105.00

-Un. Carried-

19. Correspondence from Zaporizhzhia City Council, its Executive Committee and Deputy Mayor, Valerii Edeliiev was acknowledged regarding the willingness to develop partnership relations between the City of Steinbach and Zaporizhzhia.

19.1 Mayor Goertzen provided that he will continue dialogue through the Mayor’s office.

20. Minutes of the Jake Epp Library of January 17, 2018, February 21, 2018 and March 21, 2018 were acknowledged.
Received as information.

21. Correspondence from Ted Falk, MP for Provencher was acknowledged requesting that the City of Steinbach consider an endorsement regarding a rural crime study under consideration by the Federal government.

R18-075 22. Councillor Funk, Councillor Zwaagstra
RESOLVED that the City of Steinbach supports
Motion - 167- Shannon Stubbs - That the Standing Committee on Public Safety and National Security be instructed to undertake a study on rural crime in Canada and consider factors, including but not limited to: (i) current rural crime rates and trends; (ii) existing RCMP and other policing resources and policies in rural, remote, and Indigenous communities, particularly in relation to population density, policing geographic area, and staff shortages; (iii) current partnerships with provincial and municipal police; (iv) possible recommendations to improve rural crime prevention and to curb emerging crime rates, and that the committee report its findings to the House within six months of the adoption of this motion.
BE IT FURTHER RESOLVED that the City of Steinbach supports this motion on the basis that it may provide the government the necessary information it needs to address this serious and growing problem.

-Un. Carried-

23. Councillor Siemens, Councillor Funk RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment: 8:55 p.m.

*dr

Mayor

City Manager