

CITY OF STEINBACH
Regular Council Meeting
December 18, 2018

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, December 18, 2018 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 Damian Penner, Bill Hiebert, Jac Siemens, Michael Zwaagstra and Jake Hiebert. Also present: City Manager, Troy Warkentin and City Clerk, Deb Rempel.

3. Councillor Jac Siemens opened the meeting.

R18-282 4. Councillor M. Zwaagstra, Councillor B. Hiebert RESOLVED that the agenda be adopted as amended.

Item 6.A. Public Hearing By-Law 2109 rezoning - postponed.

-Un. Carried-

R18-283 5. Councillor D. Penner, Councillor J. Siemens RESOLVED that the minutes of the December 4, 2018, Regular Council Meeting be approved.

-Un. Carried-

R18-284 6. Councillor J. Siemens, Councillor D. Penner RESOLVED that Councillor S. Penner be excused from the meeting.

-Un. Carried-

7. Council meeting recessed and Public Hearing was called to order at 7:40 p.m., by Mayor Earl Funk. Public Hearing was to consider By-Law 2112 Local Improvement Plan 2019-01, Elmdale Street reconstruction.

By-Law 2112

Local Improvement Plan 2019-01

Elmdale Street Reconstruction

Purpose: To proceed with a project to reconstruct the roadway on Elmdale Street between west of Barkman Avenue and Kroeker Avenue as a Local Improvement.

7.1 City Manager, Troy Warkentin, introduced By-Law 2112, Local Improvement 2019-01 and reported that Notices pursuant to The Municipal Act had been completed.

7.2 No correspondence or objections are on file.

7.3 There being no further discussion, Council meeting re-opened at 7:45 p.m.

R18-285 8. Councillor M. Zwaagstra, Councillor J. Siemens RESOLVED that the City of Steinbach give first reading to By-Law 2112 Local Improvement Plan 2019-01, Elmdale Street reconstruction.

-Un. Carried-

R18-286 9. Councillor D. Penner, Councillor J. Hiebert RESOLVED that the City of Steinbach give second reading to By-Law 2112 Local Improvement Plan 2019-01, Elmdale Street reconstruction.

-Un. Carried-

R18-287 10. Councillor M. Zwaagstra, Councillor D. Penner
WHEREAS Section 250 of The Manitoba Municipal Act provides authority to a municipality to acquire land;

NOW THEREFORE BE IT RESOLVED that the City of Steinbach purchase the parcel of land legally described as Lot 1 Block 1 Plan 17856 Ex Road Plan 55466 in the NW 1/4 3-7-6 EPM, commonly referred to as 316 Park Road West from Steinbach Community Development Corporation Inc. for \$1.00;

BE IT FURTHER RESOLVED that the signing officers of the City of Steinbach be authorized to execute all required land transfer documents;

-Un. Carried-

R18-288 11. Councillor J. Siemens, Councillor B. Hiebert RESOLVED that the following accounts be approved for payment:

Disbursements (November 28, 2018)	\$5,916,959.80
Payroll (December 6, 2018)	\$53,509.06
Payroll (December 11, 2018)	\$221,234.99

-Un. Carried-

R18-289 12. Councillor D. Penner, Councillor J. Hiebert RESOLVED that the Financial Statements for the period ending November 30, 2018 be accepted.

-Un. Carried-

R18-290 13. Councillor J. Siemens, Councillor M. Zwaagstra RESOLVED that the Business and Realty Taxes be cancelled in the amount of \$1,920.67 as outlined. (list attached)

-Un. Carried-

R18-291 14. Councillor M. Zwaagstra, Councillor D. Penner REOLVED that the building permits as issued during the month of November 2018 be accepted. (list attached)

-Un. Carried-

R18-292 15. Councillor D. Penner. Councillor B. Hiebert RESOLVED that the City of Steinbach accept the following approved Business Licences.

Licence No.	Applicant	Name of Business	Location	Trade
122	Bianka Hunt	Massage by Bianca	14 Ellice Ave	Massage Therapy
120	Reg Fast	Eco-Affordable Sales	300 Bush Farm Road	Automotive Repair & Sales

-Un. Carried-

R18-293 16. Councillor J. Siemens, Councillor B. Hiebert
RESOLVED that the City of Steinbach approve the following 2019 Emergency Plan Amendments:

**City of Steinbach and Rural Municipality of Hanover
Emergency plan
AMENDMENTS**

12-03-2018 24-07-2018 01-11-2018	Steinbach Hazard Analysis Sect. 2 & 3: Add Cold Storage Facility at Waste Water Treatment Plant Sect 2 & 3: update to reflect name change from Valeant to Bausch Health Sect 9: Update population Counts, rename Valeant to Bausch Health, add Alexander Way development on Map 16
24-11-2018 24-11-2018 30-11-2018	Hanover Hazard Analysis Sect. 1: Change site numbers to reflect new mapping system implemented in RM. Sect. 9: Update population counts to show pop. & dwelling units/section & new mapping system. Sect. 2, 3, 4 & 5: add Christians of the Gospel Faith private school info to facilities..

23-10-2018	Action Guidelines Part 2: Add recommended SOGs for Fire re immediate evacuation. Part 5: Add recommended SOGs for Fire re immediate evacuation. Part 3: Clarify steps and add info re evacuation & reception centre access. Part 8: Add information on establishing temporary internet & WIFI to a reception centre.
24-11-2018 01-11-2018 30-11-2018 12-01-2018 12-02-2018	Emergency Plan Part 24 (Hanover Maps) updated to reflect new mapping system in use in the R.M. Part 23 (Steinbach Maps) Updated to reflect name change from Valeant to Bausch Health on map 15 and add Alexander Way development to Map 16. Part 25 (Mutual Aid): verified agreements with other communities and partners are still valid and to show change from MOU to letter of understanding with Red Cross. Part 7, 10, 12, 14, 16, 19, and 21: Complete update & verify Contact information is still valid. Part 3 (Amendments): Update to reflect changes for the 2019 Emergency Plan

-Un. Carried-

R18-294 17. Councillor M. Zwaagstra, Councillor J. Siemens RESOLVED that the City of Steinbach give third reading to By-Law 2110, being the Council Remuneration by-law.

-Un. Carried-

R18-295 18. Councillor D. Penner, Councillor M. Zwaagstra RESOLVED that the City of Steinbach give first reading to By-Law 2113, being the McKenzie Avenue surface renewal debt issue by-law.

-Un. Carried-

R18-296 19. Councillor J. Siemens, Councillor B. Hiebert RESOLVED that the City of Steinbach give second reading to By-Law 2113, being the McKenzie Avenue surface renewal debt issue by-law.

-Un. Carried-

R18-297 20. Councillor M. Zwaagstra, Councillor J. Hiebert RESOLVED that the City of Steinbach give first reading to By-Law 2114, being the Supplementary Water Supply project debt issue by-law.

-Un. Carried-

R18-298 21. Councillor J. Hiebert, Councillor D. Penner RESOLVED that the City of Steinbach give second reading to By-Law 2114, being the Supplementary Water Supply project debt issue by-law.

-Un. Carried-

R18-299 22. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the City of Steinbach approve Condominium Plan as it relates to Subdivision 4451-2018-8053, as applied for by Helmut Buchholz, HIDJAK Ltd, subject to a shared / cross access agreement between the owners of 127 and 131 Industrial Road be entered into.

-Un. Carried-

R18-300 23. Councillor M. Zwaagstra, Councillor J. Siemens RESOLVED that the City of Steinbach accept the minor Variance applications as issued by the Planning and Zoning Department January 1 - December 13, 2018. (list attached)

-Un. Carried-

R18-301 24. Councillor B. Hiebert, Councillor D. Penner RESOLVED that the City of Steinbach accept the minor Subdivisions as issued by the Planning and Zoning Department, October 1 - December 13, 2018. (list attached)

-Un. Carried-

25. Correspondence was acknowledged from the Minister of Municipal Relation regarding The Red Tape Reduction and Government Efficiency Act.
 Received as information.

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26. Correspondence was acknowledged from Manitoba Good Roads Association congratulating the City on being the winner of the Clarion Hotel and Suites Shield for Urban Beautification Competition.

Received as information.

27. Consensus of Council that Councillor J. Hiebert attends the banquet to receive the award.

28. Councillor D. Penner enlightened Council with a poem.

29. Councillor M. Zwaagstra, Councillor B. Hiebert RESOLVED that the meeting be adjourned.

Time of adjournment: 8:10 p.m.

*dr



Mayor



City Manager

2018 Business taxes/Small balance write-offs				
2018 Business cancels				
Jur #	Roll #	Name	Amount	
000	0000460.090	TMR Enterprises	\$ (82.00)	Business closed
000	0000460.170	R & R Cycle Works	\$ (27.00)	Business moved
000	0000600.040	Royal Bank of Canada	\$ (3.50)	Write off
000	0000772.020	W & R Trucking	\$ (147.00)	Business closed
000	0000844.000	Century 21 Gold Key Realty Ltd	\$ (81.00)	Business closed
000	0001525.040	Prairie Kitchen's	\$ (138.50)	Business closed
000	0001535.010	Acklands Grainger Inc	\$ (245.00)	Business closed
000	0001545.030	Ike's Auto Sales	\$ (274.00)	Business closed
000	0001930.020	Holiday RV	\$ (227.00)	Duplicate assessment
000	0015040.020	Erika's Kitchen	\$ (1.00)	Write off
000	0015040.030	Heartbeat Counselling	\$ (1.00)	Write off
000	0015040.050	Eastman Safety Training Centre	\$ (2.00)	Write off
000	0017204.000	Avalon Drywall Inc.	\$ (40.15)	Business moved
000	0023500.030	WPS Canada Group Limited	\$ (145.00)	Business moved
000	0055400.000	Klippenstein Management Ltd.	\$ (59.00)	Business closed
000	0055200.070	Yoga Connections Inc	\$ (108.00)	Business moved
000	0064100.010	KAB Enterprises	\$ (41.90)	Business closed
000	0064100.060	Liberty Counselling Centre	\$ (4.50)	Write off
000	0065800.040	U Wellness & Anti-Aging	\$ (5.00)	Write off
000	0065800.200	Ingrid's Massage Therapy	\$ (6.75)	Business closed
000	0153900.000	MFZ Nutrition	\$ (14.70)	Business closed
000	0158200.010	Klassen Financial Services	\$ (51.00)	Business moved
000	0158200.040	Klassen Financial Services	\$ (31.00)	Business moved
000	0158900.070	Friesen Accounting	\$ (4.00)	Write off
000	0168100.000	Avenue Hair and Skin Studio	\$ (99.90)	Business closed
000	0169000.001	Rhyme or Reason Café	\$ (66.50)	Business closed
000	0464095.010	Eastman Safety Training Centre	\$ (11.50)	Not for profit
		Total	\$ (1,917.90)	
		2018 small balances	\$ (2.77)	Write off



City of Steinbach

Report prepared by:
Rhona Dundas
Senior Manager ,Corporate Services

Building Permits issued November 2018

Issue Date	Permit Number	Folio Number	Name	Joint Name	Property Address	Project Value	Project Purpose	# of Units	Contractor Name
11/2/2018	13177	451 0069200.000	ESAU, VIKTOR	ESAU, STEFANIE	193 HOME STREET	\$1,000.00	18'x18' SHED		OWNER
11/5/2018	13349	451 0004407.000	WIEBE, DANIEL GLEN	WIEBE, ELIZABETH ELLEN	8 MEADOWOOD PLACE	\$1,000.00	INSULATE & FIRE GUARD GARAGE		OWNER
11/16/2018	13353	451 0425031.000	PURUGGANAN, VIRGIL	PURUGGANAN, ARLENE	113 PARKHILL CRESCENT	\$15,000.00	BASEMENT DEVELOPMENT		OWNER
11/2/2018	13369	451 0464606.000	STONEBRIDGE DEVELOPMENT CORPORATION		89 WYNDHAM ESTATE DRIVE	\$257,000.00	HOUSE & ATTACHED GARAGE, UNDEVELOPED BASEMENT, DECK	1	ROCK SOLID HOMES INC
11/6/2018	13376	451 0464610.000	STONEBRIDGE DEVELOPMENT CORPORATION		97 WYNDHAM ESTATE DRIVE	\$720,000.00	HOUSE & ATTACHED GARAGE, DEVELOPED BASEMENT, DECK	1	CRAFTSMAN HOMES INC
11/13/2018	13377	451 0014575.000	LOEPPKY, DUSTIN JAMES		62 CARLETON DRIVE	\$224,000.00	HOUSE & ATTACHED GARAGE, DEVELOPED BASEMENT, DECK	1	VENICIA HOMES
11/23/2018	13380	451 0461400.510	WIENS, PAUL MARK	WIENS, GLORIA ANNE	99 CREEKSIDE DRIVE	\$4,000.00	SHED 12' X16'		OWNER
11/22/2018	13381	451 0000843.004	HIDJAK LTD		127 INDUSTRIAL ROAD	\$550,000.00	6 BAY WAREHOUSE		OWNER
11/30/2018	13382	451 0054500.000	KUMAR, MITESH		276 ELM AVENUE	\$12,000.00	COMMERCIAL KITCHEN RENOVATION		OWNER
11/9/2018	13383	451 0426000.000	GOLDMARK DEVELOPMENTS INC		MCKENZIE AVENUE (ANNEXED LAND)	\$123,000.00	HOUSE ONLY	1	THREE WAY BUILDERS
11/2/2018	13384	451 0461138.000	BERKELEY BEND LTD		8 44 BRIGHTON LANE	\$182,000.00	HOUSE & ATTACHED GARAGE, UNDEVELOPED BASEMENT, DECK	1	G & E HOMES
11/9/2018	13385	451 0130000.000	FEHR, JASON MATTHEW	FEHR, JENNIFER LYNN	90 POPLAR CRESCENT	\$10,000.00	FIRE RESTORATION		OWNER
11/15/2018	13386	451 0041800.000	BEZDITNY, RUSSELL PETER JACOB	BEZDITNY, MICHELLE COLLEEN	124 BRANDT STREET	\$1,800,000.00	MULTI FAMILY	16	RUSS BEZDITNY
11/23/2018	13389	451 0044072.000	HIEBERT, JOHN CLARENCE	HIEBERT, JACQUELINE MAY	149 GRANDVIEW DRIVE	\$212,000.00	HOUSE & ATTACHED GARAGE, DEVELOPED BASEMENT, COVERED DECK	=	OWNER
11/27/2018	13390	451 0202620.000	MORNINGSTAR, DEKODA JASON	BOUVIER, BERNADETTE MENNEE	320 FIFTH STREET	\$226,000.00	HOUSE & ATTACHED GARAGE, DEVELOPED BASEMENT, DECK (IN FILL LOT)	1	OWNER
11/21/2018	13391	451 0000300.000	NORTH VIEW DEVELOPMENT LTD			\$1,700,000.00	COMMERCIAL STRIP MALL		SUPERIOR PROJECTS INC
11/27/2018	13394	451 0000747.000	PRAIRIE PACIFIC INVESTMENTS LTD		289 PTH 12 NORTH	\$30,000.00	SHOP RENOVATION AND MEZZANINE ADDITION (UNIT 9)		LOEWEN, JESSE

	Current Month	YTD
Value of Permits Issued	\$6,067,000.00	\$51,218,468.60
Dwelling units added	22	148

Moved By _____

Seconded By _____

RESOLVED that the building permits as issued during the month of November 2018 be accepted.

Minor Variances January 1, 2018 - December 13, 2018

File Number	Address/Applicant	Date of Completion	Type of Variance
V-2018- 12 Minor	2 PTH 12 North 10002623 Manitoba Inc.	June 20, 2018	<i>Parking Aisle Width 22.5 feet</i>
V-2018- 13 Minor	36 Brentwood Drive Sunscape Inc.	June 06, 2018	<i>Rear Yard Setback 22.5 feet</i>
V-2018- 15 Minor	46 - 54 Alexander Way Goldmark Developments Inc.	July 17, 2018	<i>Side Yard 11.5 feet</i>
V-2018- 16 Minor	30 – 38 Alexander Way Goldmark Developments Inc.	July 17, 2018	<i>Side Yard 11.5 feet</i>
V-2018- 20 Minor	262 Stone Bridge Crossing Julius Schellenberg	August 2, 2018	<i>Front Yard 21.95 feet</i>
V-2018- 23 Minor	72 & 74 Parkhill Crescent Paperclip Adventures Inc.	September 6, 2018	<i>Front Yard 24.85 feet Side Yard 7.75 feet</i>
V-2018- 26 Minor	14 Preston Place Susan Mae Brown	September 6, 2018	<i>Front Yard 22 feet</i>
V-2018- 27 Minor	38 Alexander Way Goldmark Developments Inc.	November 14, 2018	<i>Side Yard 11.3 feet</i>
V-2018-28 Minor	117 & 119 Grandview Drive Michael Penner	December 5, 2018	<i>Front Yard 34.35 feet</i>

Moved By _____

Seconded By _____

RESOLVED that the City of Steinbach accept the minor Variance applications as issued by the Planning and Zoning Department from January 1, 2018 – December 13, 2018.

Minor Subdivision Approval October 1, 2018 - December 13, 2018

File Number	Address/Applicant	Date of Completion	Type of Subdivision
4451-2018-8047	Paperclip Advenutures Inc. 72 & 74 Parkhill Crescent	October 11, 2018	Duplex Split
4451-2018-8072	Sunny View Builders Inc. 19-21 Rosebrook Trail	November 8, 2018	Duplex Split
4451-2018-8073	Sjoerd & Edna Huese 543 & 547 Hanover Street	November 9, 2018	1 lot subdivision
4451-2018-8083	Goldmark Developments Inc. 5 & 7 Alexander Way	November 12, 2018	Duplex Split
4451-2018-8084	Goldmark Developments Inc. 9 & 11 Alexander Way	November 12, 2018	Duplex Split
4451-2018-8085	Goldmark Developments Inc. 31 & 33 Alexander Way	November 12, 2018	Duplex Split
4451-2018-8086	Goldmark Developments Inc. 30,32,34,36 & 38 Alexander Way	November 12, 2018	5 plex
4451-2018-8087	Goldmark Developments Inc. 35 & 37 Alexander Way	November 12, 2018	Duplex Split
4451-2018-8088	Goldmark Developments Inc. 39 & 41 Alexander Way	November 12, 2018	Duplex Split
4451-2018-8089	Goldmark Developments Inc. 43 & 45 Alexander Way	November 12, 2018	Duplex Split
4451-2018-8090	Goldmark Developments Inc. 47 & 49 Alexander Way	November 12, 2018	Duplex Split
4451-2018-8091	Goldmark Developments Inc. 77 & 79 Alexander Way	November 12, 2018	Duplex Split
4451-2018-8092	Goldmark Developments Inc. 46,48,50,52 & 54 Alexander way	November 12, 2018	5 plex
4451-2018-8066	Michael Penner Penn-Co International 117 & 119 Grandview Drive	December 11, 2018	Duplex Split

Moved By _____

Seconded By _____

RESOLVED that the City of Steinbach accept the minor Subdivisions as issued by the Planning and Zoning Department from October 1, 2018 – December 13, 2018.