

CITY OF STEINBACH  
Regular Council Meeting  
July 2, 2019

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, July 2, 2019 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 Susan Penner, Bill Hiebert, Damian Penner, Jac Siemens, Jake Hiebert and Michael Zwaagstra. Also present: City Manager, Troy Warkentin, Acting Corporate Services Manager, Adam Thiessen and City Clerk, Deb Rempel.

3. Councillor Michael Zwaagstra opened the meeting.

R19-138 4. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the agenda be adopted.

-Un. Carried-

R19-139 5. Councillor J. Hiebert, Councillor D. Penner RESOLVED that the minutes of the June 18, 2019 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 Funk. Public Hearing was to consider Conditional Use CU-2019-03 and Variance V-2019-13.

Conditional Use CU-2019-03

216 Hanover Street

Owners: Blair Reimer and David Friesen

Applicant: Blair Reimer

Purpose: To allow a multi-family residential development within the "C1" Commercial Neighbourhood zone.

Variance V-2019-13

216 Hanover Street

Owners: Blair Reimer and David Friesen

Applicant: Blair Reimer

Purpose: To remove the commercial component required on the main floor of a multi-family building within the "C1" Commercial Neighbourhood zone.

6.1 City Manager, Troy Warkentin, introduced Conditional Use CU-2019-03 and Variance V-2019-13 and reported that notices pursuant to The Planning Act had been completed.

6.2 Two written objections from Toni Hiebert, 223 Hanover Street and Kayla Hiebert, Hanover Street have been received.

6.3. One written letter of objection from Marilyn Heinrichs, 330 Elm Avenue was provided.

6.4 Blair Reimer, the owner and applicant (38 Newcombe Crescent, Winnipeg) was present and provided that the City has a low vacancy rate and is proposing to build an eight suite apartment complex. This would accommodate young families and retired people at a reasonable rental rate. The area is in the core area of the City and close to several amenities.

6.5 The applicant was prepared to answer questions of Council.

July 2, 2019 - pg. 2

6.6 John Duerksen, 325 Elm Avenue was present at the hearing objecting to the proposed project. He provided a petition bearing 54 names objecting to the project. He provided that he lives next to the property and he chose to live in the area for its maturity. He voiced concerns for the preservation of the trees on the property, drainage and maintaining the equity of his property. He provided that this project was too much building for the space and provided minimal green space.

6.7 Jim Reimer, 228 Hanover Street was present at the hearing objecting to the proposal. He provided that the level of the density was not conducive to the neighborhood. He wanted to maintain the character of the neighborhood. He voiced concerns that the applicant did not consult or provide any information to the neighbors.

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

6.9 The applicant returned to the podium and provided that he has plans to save as many trees as possible and to plant shrubs, trees and construct a fence between the properties. He provided that a lot grading plan would be completed and approved by the City prior to construction.

6.10 There being no further discussion Council meeting re opened at 8:18 p.m.

R19-140 7. Councillor M. Zwaagstra, Councillor J. Siemens RESOLVED that the City of Steinbach deny the application for Conditional Use CU-2019-03.

-Un. Carried-

R19-141 8. Councillor M. Zwaagstra, Councillor J. Hiebert RESOLVED that the City of Steinbach deny the application for Variance V-2019-13.

-Un. Carried-

9. Council meeting recessed and Public Hearing was called to order at 8:23 p.m., by Mayor Funk. Public Hearing was to consider Variance V-2019-17.

Variance V-2019-17

210 Golfview Crescent

Owner: Kimberley Friesen

Applicant: Ron Richter for Richter Construction Ltd.

Purpose: The applicant is requesting to allow 805 square feet of accessory use whereas the "RSF" Residential Single Family zone permits a maximum of 500 square feet of accessory use.

The owner is proposing to build an outdoor kitchen and gazebo on the subject property.

9.1 City Manager, Troy Warkentin, introduced Variance V-2019-17 and reported that notices pursuant to The Planning Act had been completed.

9.2 No written objections have been received.

9.3 Kimberley Friesen, 210 Golfview Crescent, the owner, was present at the hearing and provided that this is an outdoor area that backs on to the golf course and a park. She has contacted the neighbors and they had no objection to the project.

Ms. Friesen was prepared to answer questions of Council.

9.4 There being no further discussion Council meeting re opened at 8:34 p.m.

R19-142 10. Councillor D. Penner, Councillor J. Siemens RESOLVED that the City of Steinbach approve the application for Variance V-2019-17.

-Un. Carried-

R19-143 11. Councillor S. Penner, Councillor B. Hiebert  
WHEREAS Section 250 of The Manitoba Municipal Act provides authority to a municipality to dispose of land;  
NOW THEREFORE BE IT RESOLVED that the City of Steinbach sell to Reimer Agencies Ltd. a parcel of vacant land at 123 Industrial Road, legally described as Lot 3, Plan 54128 for \$75,000.00; with a possession date of November 1, 2019;

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

-Un. Carried-

R19-144 12. Councillor D. Penner, Councillor J. Hiebert RESOLVED that the following accounts be approved for payment:

Disbursements (June 26, 2019)	\$680,642.39
Payroll (June 25, 2019)	\$267,549.15

-Un. Carried-

R19-145 13. Councillor J. Hiebert, Councillor B. Hiebert RESOLVED that the City of Steinbach accept the minor subdivisions as issued by The Planning and Zoning Department.

File No.	Applicant/Address	Date of Completion	Type of Subdivision
4451-2018-8109	Raphael Gossen 77 & 79 Grandview Dr	January 11, 2019	Duplex Split
4451-2019-8107	Two Knew Properties Ltd. 100 & 102 Grandview Dr	May 2, 2019	Duplex Split
4451-2019-8106	Two Knew Properties Ltd. 96 & 98 Grandview Dr	May 22, 2019	Duplex Split
4451-2018-8105	Three Way Builders Ltd, 55 & 57 Parkview Crescent	May 23, 2019	Duplex Split

-Un. Carried-

R19-146 14. Councillor M. Zwaagstra, Councillor J. Hiebert RESOLVED that the City of Steinbach give first reading to By-Law 2123, being a maximum speed limits by-law.

-Un. Carried-

R19-147 15. Councillor J. Siemens, Councillor D. Penner RESOLVED that the City of Steinbach give third reading to By-Law 2120, being a rezoning by-law, subject to the execution of a development agreement.

-Un. Carried-

R19-148 16. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the City of Steinbach approve the application for Variance V-2019-11.

-Un. Carried-

17. Mayor Earl Funk provided that a resident had visited his business and complimented the City for the wonderful service that the City provides to the residents and visitors. Mayor Funk asked that the City Manager pass the information to City staff.

18. Minutes of the Seine Rat River Conservation District of May 21, 2019 were acknowledged.

Received as information.

19. Councillor D. Penner, Councillor J. Hiebert RESOLVED that the meeting be adjourned.

Time of adjournment: 8:53 p.m.

\*dr

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Manager