

CITY OF STEINBACH
Regular Council Meeting
June 5, 2018

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, June 5, 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, Cari Penner, John Fehr and Michael Zwaagstra. Also present: City Manager, Troy Warkentin, Corporate Services Manager Rhona Dundas and City Clerk, Deb Rempel.

3. Councillor Earl Funk opened the meeting.

R18-119 4. Councillor Zwaagstra, Councillor C. Penner RESOLVED that the agenda be adopted.

-Un. Carried-

R18-120 5. Councillor Fehr, Councillor Siemens RESOLVED that the minutes of the May 15, 2018, Regular Council Meeting be approved.

-Un. Carried-

R18-121 6. Councillor Funk, Councillor C. 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 7:37 p.m., by Mayor Chris Goertzen. Public Hearing was to consider rezoning By-Law 2094.

By-Law 2094

Lexington Village

Owner: Goldmark Developments Inc.

Applicant: Loewen Banman Henderson Legault LLP

Purpose: 1. To rezone the properties to align with the overall concept plan for the development.

7.1 City Manager, Troy Warkentin, introduced By-Law 2094 and reported that notices pursuant to The Planning Act had been completed.

7.2 One item of correspondence has been received from Manitoba Municipal Relations - Community Planning on behalf of commenting agencies. Bell MTS; Manitoba Growth Enterprise and Trade - Mines Branch; Sustainable Development - Environmental Compliance, Lands Branch and Water Stewardship replied with no concerns.

7.3 No objections were received and no objectors were present.

7.4 David Banman, on behalf of the applicant was present at the hearing and prepared to answer questions.

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

R18-122 8. Councillor Fehr, Councillor Siemens RESOLVED that the City of Steinbach give second reading to By-Law 2094, being a rezoning by-law.

-Un. Carried-

R18-123 9. Councillor C. Penner, Councillor Zwaagstra RESOLVED that the City of Steinbach give third reading to By-Law 2094, being a rezoning by-law.

-Un. Carried-

10. Council meeting recessed and Public Hearing was called to order at 7:45 p.m., by Mayor Chris Goertzen. Public Hearing was to consider Variance V-2018-08.

Variance V-2018-08
426 Rockwood Street
Owner: Square Prairie Ltd.
Applicant: Stacey Heese

Purpose: 1. To allow an accessory building of 3000 square feet whereas the maximum size permitted in the 'RR' Rural Residential Zone is 1000 square feet; and
2. To permit a home based business to utilize a 3000 square foot shop whereas the cumulative size of all home-based businesses must not exceed 25 percent of the total gross floor area of the dwelling unit and accessory building or 800 square feet, whichever is less.

10.1 City Manager, Troy Warkentin, introduced Variance V-2018-08 and reported that notices pursuant to The Planning Act had been completed.

10.2 No objections were received and no objectors were present.

10.3 Stacey Heese, 36026 Road 39E, the applicant was present at the hearing and provided that he was seeking to build a shop on the lot for his business. He employs 4-6 employees. They produce concrete countertops. He indicated that there are larger shops in the area and felt he had the space to build a shop on this parcel.

10.4 The applicant was prepared to answer questions.

10.5 There being no further discussion, Council meeting re-opened at 7:55 p.m.

R18-124 11. Councillor Zwaagstra, Councillor C. Penner
WHEREAS Stacey Heese applied to the City of Steinbach under Variance V-2018-08;

NOW THEREFORE BE IT RESOLVED that the City of Steinbach deny a home-based business on the site to exceed the maximum permitted sizing as provided in the City of Steinbach Zoning By-Law 2055;

BE IT FURTHER RESOLVED that the City of Steinbach approve application to Variance V-2018-08 for an accessory building of 3000 square feet.

-Carried-

Voting in Favor: J. Siemens, M. Zwaagstra, E. Funk, C. Penner
Voting Against: C. Goertzen, J. Fehr

12. Council meeting recessed and Public Hearing was called to order at 8:05 p.m., by Mayor Chris Goertzen. Public Hearing was to consider rezoning By-Law 2097 and Variance V-2018-07.

By-Law 2097 and Variance V-2018-07
122 and 124 Brandt Street
Owner /Applicant: Russell and Michelle Bezditny

By-Law 2097 Purpose: To rezone the properties from "RLD" Residential Low Density Zone to "RMD" Residential Medium Density Zone to allow for the development of a multi-family building on the property.

Variance V-2018-07 Purpose: To allow a rear yard setback of nineteen feet whereas a minimum of twenty five feet is required in the "RMD" Residential Medium Zone.

12.1 City Manager, Troy Warkentin, introduced By-Law 2097 and Variance V-2018-08 consecutively firstly By-Law 2097 followed by Variance V-2018-07.

12.2 Notices pursuant to The Planning Act had been completed.

12.3 One item of correspondence has been received from Manitoba Municipal Relations - Community Planning on behalf of commenting agencies. Manitoba Infrastructure - Highway Planning and Design; Bell MTS; Manitoba Agriculture; Manitoba Growth Enterprise and Trade - Mines Branch; Sustainable Development - Environmental Compliance, Lands Branch and Water Stewardship replied with no concerns.

12.4 No further correspondence was received.

12.5 Teresa Burgess, 56 Donald Avenue was present at the hearing objecting to the rezoning. She voiced concerns of traffic and parking; pedestrian safety - there is no sidewalk; underground infrastructure concern. Ms. Burgess felt the project is too close to a busy intersection.

12.6 Larry Burgess, 56 Donald Street was present at the hearing and objected to the rezoning. He voiced concerns that the building would not line up with the other buildings along the street.

12.7 Russell Bezdity, 31056 Road 33N, Mitchell the applicant and owner was present at the hearing and provided that his intention is to remove two older houses and build 1000 to 1100 square feet units. He owns the property to the back of the proposed lots and does feel the project suits the neighborhood. He indicated he will try to keep as many trees as possible on the property.

12.8 Larry Burgess, 56 Donald Avenue returned to the podium seeking clarification on the proposal if the lots being rezoned must be consolidated prior to rezoning.

12.9 City Manager, Troy Warkentin provided that the consolidation of the properties will be addressed in the Development Agreement.

12.10 Russell Bezdity, 31056 Road 33N, Mitchell returned to the podium and iterated that the houses are old and in need of repair. The new building will give a new look to the neighborhood.

12.11 There being no further discussion, Council meeting re-opened at 8:25 p.m.

R18-125 13. Councillor Zwaagstra, Councillor Funk RESOLVED that the City of Steinbach give second reading to By-Law 2097, being a rezoning by-law.

-Un. Carried-

14. David Banman, 355 Valerie Lane appeared before Council as a delegate. He provided that he would like council to consider Sunday Shopping and commented on the following. There are businesses that are open on Sunday, however grocery stores and department stores are closed. Many years ago all stores were closed, now restaurants, gas stations, convenience stores, arenas, aquatic centre and others are open. Church is held at other times other than Sunday morning depending on religion and as well churches offer various options to attend worship. Many citizens work shift work and have varying schedules. If Steinbach would have Sunday shopping many of these workers would not have to drive to Winnipeg on Sunday to shop.

Mr. Banman informed Council that he has reached out to employers-retailers and requested Council to start dialogue to allow Sunday Shopping - which reflects the realities of the community.

14.1 Mayor Goertzen thanked the delegate for the presentation and looks forward to further dialogue.

14.2 The delegation left the meeting at 8:35 p.m.

R18-126 15. Councillor Funk, Councillor Siemens RESOLVED that the following accounts be approved for payment:

Disbursements (May 30, 2018)	\$1,382,461.84
Payroll (May 16, 2018)	\$210,091.28
Payroll (May 30, 2018)	\$243,822.66

-Un. Carried-

R18-127 16. Councillor Siemens, Councillor Funk RESOLVED that the City of Steinbach accept the minor Subdivisions as issued by the Planning and Zoning Department.

Minor Subdivision Approval January 1, 2018 - May 31, 2018

File Number	Address/Applicant	Date of Completion	Type of Subdivision
4451-2017-7889	Goldmark Developments Inc. 5 & 7 Crescentwood Drive	January 04, 2018	Duplex Split
4451-2017-7886	Goldmark Developments Inc. 42-50 Crescentwood Drive	January 17, 2018	5 Unit Town House
4451-2017-7890	Goldmark Developments Inc. 15 & 17 Crescentwood Drive	January 17, 2018	Duplex Split
4451-2018-7972	Dale & Beth Friesen 68 & 70 Parkhill Crescent	February 28, 2018	Duplex Split
4451-2018-7976	Alexander & Natalia Geisler 125 & 127 Grandview Drive	March 2, 2018	Duplex Split
4451-2015-7541	BCDP Investments Inc. Doug Puttaert	March 16, 2018	Boundary Realignment
4451-2017-7885	Goldmark Developments Inc. 116 & 118 Crescentwood Drive	March 27, 2018	Duplex Split
4451-2018-8024	Prairie Homes Inc. 214 & 216 Chrysler Gate	May 23, 2018	Duplex Split

-Un. Carried-

17. Councillor Zwaagstra, Councillor Fehr RESOLVED that the City of Steinbach give first reading to Zoning By-Law 2100 as amended.

18. Councillor C. Penner RESOLVED that the City of Steinbach amend Zoning By-Law 2100 referring to surfacing;

Surfacing
134.4

The following standards apply to the surfacing of required parking areas and driveways:

a. The owner must hard surface any required parking areas and driveways to a minimum surfacing standard as approved by the City of Steinbach, except as exempted under clause (b) of this section;

b. Where a use is a single- or two-family dwelling, the owner must provide all required parking areas and driveways with all weather, adequately drained surface, constructed and maintained so loose material is not dislodged, thrown or carried onto adjoining public streets or lanes.

134.5

Where there has been a change in use, the owner is required to hard surface any required parking areas and driveways of the new use in accordance with Section 134.4.

New definition to be included in Part 6, to read:

Hard surfacing means the use of asphalt, concrete, paving stones or other surfacing approved by the City of Steinbach.

No Secorder.

R18-128 19. Councillor Fehr, Councillor Funk RESOLVED that the City of Steinbach amend Zoning By-Law 2100 referring to surfacing;

Surfacing

134.4

The following standards apply to the surfacing of required parking areas and driveways for sites abutting a paved street or lane:

a. The owner must hard surface any required parking areas and driveways to a minimum surfacing standard as approved by the City of Steinbach, except as exempted under clause (b) of this section;

b. Where a use is a single- or two-family dwelling, the owner must provide all required parking areas and driveways with an all-weather, adequately drained surface constructed and maintained so loose material is not dislodged, thrown or carried onto adjoining public streets or lanes.

134.5

For sites where frontage and flankage abut an unpaved public road, the owner must surface any required parking areas and driveways with an all-weather, adequately drained surface, constructed and maintained so loose material is not dislodged, thrown or carried onto adjoining public streets or lanes.

134.6

Where there has been a change in use, the owner is required to surface any required parking areas and driveways of the new use in accordance with Section 134.4 or Section 134.5.

New definition to be included in Part 6, to read:

Hard surfacing means the use of asphalt, concrete, paving stones or other surfacing approved by the City of Steinbach.

-Carried-

Voting in Favor: J. Fehr, E. Funk, J. Siemens, M. Zwaagstra

Voting Against: C. Goertzen, C. Penner

R18-129 20. Vote on Original motion - Councillor Zwaagstra, Councillor Fehr RESOLVED that the City of Steinbach give first reading to Zoning By-Law 2100 as amended:

Amendment :

Surfacing

134.4

The following standards apply to the surfacing of required parking areas and driveways for sites abutting a paved street or lane:

a. The owner must hard surface any required parking areas and driveways to a minimum surfacing standard as approved by the City of Steinbach, except as exempted under clause (b) of this section;

b. Where a use is a single- or two-family dwelling, the owner must provide all required parking areas and driveways with an all-weather, adequately drained surface constructed and maintained so loose material is not dislodged, thrown or carried onto adjoining public streets or lanes.

134.5

For sites where frontage and flankage abut an unpaved public road, the owner must surface any required parking areas and driveways with an all-weather, adequately drained surface, constructed and maintained so loose material is not dislodged, thrown or carried onto adjoining public streets or lanes.

134.6

Where there has been a change in use, the owner is required to surface any required parking areas and driveways of the new use in accordance with Section 134.4 or Section 134.5.

New definition to be included in Part 6, to read:

Hard surfacing means the use of asphalt, concrete, paving stones or other surfacing approved by the City of Steinbach.

-Un. Carried-

21. Correspondence regarding AMM news and the Eastern District board meeting of May 24, 2018, was acknowledged from the Association of Manitoba Municipalities.
Received as information.

22. Minutes of the Seine-Rat River Conservation District for April 17, 2018 were acknowledged.
Received as information.

23. Correspondence and a grant request were acknowledged from enVision Foundation Inc.
Received as information.

24. Correspondence from Steve Derksen, Mooney Avenue was acknowledged. He asked what plans are for the Clearspring Greens area and asked that a sidewalk and walking pathways be built in the neighborhood.

R18-130 25. Councillor Siemens, Councillor Fehr RESOLVED that the City of Steinbach refer the request to the next Study Session of Council. (July 2018)

-Un. Carried-

26. Correspondence from Paul and Margaret Friesen, 478 Cottonwood Bend was acknowledged. They asked that the sidewalk that runs from McKenzie Avenue to Cottonwood Drive (along their property) be removed.

R18-131 27. Councillor Siemens, Councillor Zwaagstra RESOLVED that administration provide a report of possible options / solutions by the end of July 2018.

-Un. Carried-

28. Councillor C. Penner, Councillor Funk RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment: 9:02 p.m.

*dr

Mayor

City Manager