

CITY OF STEINBACH  
Regular Council Meeting  
March 3, 2020

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, March 3, 2020 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, Jake Hiebert, Susan Penner, Bill Hiebert, Jac Siemens and Michael Zwaagstra. Also present: City Manager, Troy Warkentin, City Clerk, Deb Rempel and Manager, Corporate Services, Adam Thiessen.

3. Councillor Bill Hiebert opened the meeting.

R20-040 4. Councillor S. Penner, Councillor M. Zwaagstra RESOLVED that the agenda be adopted.

-Un. Carried-

R20-041 5. Councillor J. Hiebert, Councillor D. Penner RESOLVED that the minutes of the February 18, 2020 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 By-Law 2136 and By-Law 2137.

By-Law 2136 - Secondary Plan

110 PTH 12 North

Owners: 10027732 Manitoba Inc.

Applicant: Loewen Henderson Banman Legault LLP

Purpose: The plan is to be used as a guide that will outline as to how the property will be developed.

By-Law 2137 - rezoning

110 PTH 12 North

Owners: 10027732 Manitoba Inc.

Applicant: Loewen Henderson Banman Legault LLP

Purpose: To rezone the property from "DR1" Development Reserve 1 to "C-MX" Commercial Mixed Use Zone.

The applicant is proposing to re-zone and develop the property as a commercial/residential mixed use site.

6.1 City Manager, Troy Warkentin, introduced Secondary Plan By-Law 2136 and Rezoning By-Law 2137. He reported that notices pursuant to The Planning Act had been completed.

6.2 By-Law 2136 - One item of correspondence has been received from Manitoba Municipal Relations - Community Planning voicing no concerns. Commenting agencies; Manitoba Infrastructure - Highways Planning; Hanover School District; Historic Resources Branch; Manitoba Agriculture and Resource Development; Conservation and Climate - Water Stewardship; Conservation and Climate - Environmental Compliance; Conservation and Climate - Lands Branch; and Bell MTS replied with no concerns.

6.3 No further correspondence has been received to Secondary Plan By-Law 2136.

6.4 By-Law 2137 - One item of correspondence has been received from Manitoba Municipal Relations - Community Planning voicing no concerns. Commenting agencies; Agriculture and Resource Development; Conservation and Climate - Environmental Compliance, Conservation and Climate - Lands Branch and Bell MTS replied with no concerns.

6.5 No further correspondence has been received to By-Law 2137.

6.6 David Banman, 355 Valerie Lane and on behalf of the developers, (David Banman, Keith Unger, Tim Giesbrecht and Stacey Hiebert) were present at the meeting and provided an overview power point presentation. The project covers a 20 acre parcel of land along PTH 12 North neighboring Superstore. The project is referred to as Millbrook Market. The Land proposes commercial mixed use, high density residential and parks and open space. The development will provide a unique and innovative neighborhood, There will be commercial within the core area with residential and mixed use; retail, restaurants, office space and residential. The design is integrating transportation routes and pedestrian corridors, connecting the market with the community. Mr. Banman was prepared to answer questions of Council.

6.7 Keith Unger, 122 Granite Park Boulevard provided additional information on the development of the property. There may be possible mixed use within commercial and multi-family as well as possibly large retail business in the hub of the property.

6.8 There was no one present with questions or concerns at the meeting.

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

R20-042 7. Councillor M. Zwaagstra, Councillor J. Siemens RESOLVED that the City of Steinbach give second reading to By-Law 2136, being a Secondary Plan by-law.

-Un. Carried-

R20-043 8. Councillor J. Hiebert, Councillor B. Hiebert RESOLVED that the City of Steinbach give third reading to By-Law 2136, being a Secondary Plan by-law.

-Un. Carried-

R20-044 9. Councillor J. Siemens, Councillor D. Penner RESOLVED that the City of Steinbach give second reading to By-Law 2137, being a rezoning by-law, subject to the execution of a development agreement.

-Un. Carried-

R20-045 10. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the City of Steinbach give third reading to By-Law 2137, being a rezoning by-law, subject to the execution of a development agreement.

-Un. Carried-

11. Council meeting recessed and Public Hearing was called to order at 8:03 p.m., by Mayor Funk. Public Hearing was to consider By-Law 2143, By-Law 2140 and subdivision 4451-2019-8250 for the extension of Rosebrook Trail, Kootenay Way, Jasper Drive and the creation of Caribou Bay and Pacific Bay.

By-Law 2143

McKenzie Avenue

Owners: Sincerus (Parkhill) GP Ltd.

Applicant: Jordan Sodomsky

Purpose: To repeal By-Law 2072, Secondary Plan.

The secondary plan does not provide any additional information that is not already included within the City approved conceptual plan.

By-Law 2140

McKenzie Avenue

Owners: Sincerus (Parkhill) GP Ltd.

Applicant: Jordan Sodomsky

To rezone a portion of the subject parcel for the purpose of residential development. The developer is proposing to zone portions of the land as  
“RSF” Residential Single Family to “RHD” Residential High Density  
“RSF” Residential Single Family to “RLD” Residential Low Density  
“RSF” Residential Single Family to “RMD” Residential Medium Density  
“RMD” Residential Medium Density to “RLD” Residential Low Density

Subdivision 4451-2019-8250

McKenzie Avenue

Owners: Sincerus (Parkhill) GP Ltd.

Applicant: Jordan Sodomsky

Purpose: To allow the creation of 28 “RSF” Residential Single Family lots, 15 “RLD” Residential Low Density lots, 16 “RMD” Residential Medium Density Lots, 1 “RHD” Residential High Density Lot and the extension of Rosebrook Trail, Kootenay Way, Jasper Drive & the creation of Caribou Bay & Pacific Bay.  
The applicant is developing the next phase of a multi-phase residential development.

11.1 City Manager, Troy Warkentin, introduced By-Law 2143; By-Law 2140 and Subdivision 4451-2019-8250. He reported that notices pursuant to The Planning Act had been completed.

11.2 One item of correspondence has been received from Manitoba Municipal Relations - Community Planning voicing no concerns.

11.3 No further correspondence has been received to Secondary Plan By-Law 2143 and rezoning By-Law 2140 and subdivision 4451-2019-8250.

11.4 Jordan Sodomsky on behalf of Sincerus (Parkhill) GP Ltd., the developer was present at the meeting and provided that they are excited to proceed with Phase 2 of the development. They are making zoning changes following real estate agent recommendations to provide for the market in the area. The changes will continue to compliment the current development in the area. Mr. Sodomsky was prepared to answer questions of Council.

11.5 Gary Harder, 358 Bush Farm Road was present at the hearing voicing concerns of traffic along Bush Farm Road and asked if hard surfacing would be a requirement of the subdivision. He objected to By-Law 2143, By-Law 2140 and also objected to Subdivision 4451-2019-8250.

11.6 Mr. Troy Warkentin provided comment on City policies and criteria regarding the requirement for developers to improve roads when development occurs.

11.7 There being no further discussion, Council meeting re-opened at 8:17 p.m.

R20-046 12. Councillor S. Penner, Councillor D. Penner RESOLVED that the City of Steinbach give second reading to By-Law 2143.

-Un. Carried-

R20-047 13. Councillor J. Hiebert, Councillor J. Siemens RESOLVED that the City of Steinbach give third reading to By-Law 2143.

-Un. Carried-

R20-048 14. Councillor M. Zwaagstra, Councillor S. Penner RESOLVED that the City of Steinbach give second reading to By-Law 2140, being a rezoning by-law, subject to the execution of a development agreement.

-Un. Carried-

- R20-049 15. Councillor J. Hiebert, Councillor B. Hiebert RESOLVED that the City of Steinbach give third reading to By-Law 2140, being a rezoning by-law, subject to the execution of a development agreement.
- Un. Carried-
- R20-050 16. Councillor M. Zwaagstra, Councillor D. Penner  
RESOLVED that the City of Steinbach approve application for subdivision 4451-2019-8250 as applied for by Jordan Sodomsky on behalf of Sincerus (Parkhill) GP Ltd., subject to the execution of a Development Agreement;  
BE IT FURTHER RESOLVED that the City of Steinbach approve the extension of Rosebrook Trail, Kootenay Way, Jasper Drive;  
BE IT FURTHER RESOLVED that the City of Steinbach approve the creation of Caribou Bay and Pacific Bay.
- Un. Carried-
- R20-051 17. Councillor D. Penner, Councillor J. Hiebert RESOLVED that the City of Steinbach give third reading to By-Law 2131, Local Improvement Plan 2020-01, Kroeker Avenue infrastructure reconstruction.
- Un. Carried-
- R20-052 18. Councillor M. Zwaagstra, Councillor B. Hiebert RESOLVED that the City of Steinbach award the tender for the 2020 Kroeker Avenue Reconstruction project to Maple Leaf Construction Ltd. in the amount of \$1,797,432.00 (plus applicable taxes).
- Other tenders received:
- |                                 |                |
|---------------------------------|----------------|
| Friesen Hauling and Excavating  | \$1,874,750.50 |
| Fanset Construction Co. Ltd.    | \$1,886,485.00 |
| Diamond Ready Mix Concrete Ltd. | \$1,996,900.00 |
| Darco Group Ltd.                | \$1,916,900.00 |
| Borland Construction Inc.       | \$2,131,965.00 |
| Bituminex Paving Ltd.           | \$2,185,925.00 |
- Un. Carried-
- R20-053 19. Councillor J. Siemens, Councillor J. Hiebert RESOLVED that the following accounts be approved for payment:
- |                                             |              |
|---------------------------------------------|--------------|
| Accounts Payable (February 26, 2020)        | \$281,018.56 |
| Bi-weekly Payroll No. 4 (February 19, 2020) | \$231,013.85 |
- Un. Carried-
- R20-054 20. Councillor B. Hiebert, Councillor S. Penner RESOLVED that the Financial Statements for the period ending December 31, 2019 be accepted.
- Un. Carried-
- R20-055 21. Councillor S. Penner, Councillor J. Siemens RESOLVED that the City of Steinbach give third reading to By-Law 2144, street renaming by-law.
- Un. Carried-
- R20-056 22. Councillor J. Siemens, Councillor M. Zwaagstra RESOLVED that the City of Steinbach give third reading to By-Law 2138, being the Fire Department Rescue Truck debenture issue by-law.
- Un. Carried-
- R20-057 23. Councillor J. Siemens, Councillor B. Hiebert RESOLVED that the City of Steinbach third first reading to By-Law 2139, being the Elmdale Street Reconstruction debenture issue by-law.
- Un. Carried-

24. Correspondence from Manitoba Infrastructure - Emergency Measures Organization regarding 2020 Flood Preparedness Seminars was acknowledged. Received as information.
25. Minutes of Jake Epp Library of February 19, 2020 were acknowledged. Received as information.
26. Councillor D. Penner, Councillor J. Siemens RESOLVED that the meeting be adjourned.

Time of adjournment: 8:33 p.m.

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Mayor

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City Manager