

CITY OF STEINBACH
Regular Council Meeting
May 1, 2018

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, May 1, 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, Cari Penner, John Fehr and Michael Zwaagstra. Also present: City Manager, Troy Warkentin, Administrative Assistant, Amanda Dubois and Corporate Services Manager Rhona Dundas.
3. Councillor Michael Zwaagstra opened the meeting.
- R18-087 4. Councillor Fehr, Councillor C. Penner RESOLVED that the agenda be adopted.

-Un. Carried-
- R18-088 5. Councillor Siemens, Councillor Zwaagstra RESOLVED that the minutes of the March 20, 2018, Special Council Meeting be approved.

-Un. Carried-
- R18-089 6. Councillor C. Penner, Councillor Fehr RESOLVED that the minutes of the April 17, 2018, Regular Council Meeting be approved.

-Un. Carried-
7. Council meeting recessed and Public Hearing was called to order at 7:36 p.m., by Mayor Chris Goertzen. Public Hearing was to consider rezoning By-Law 2092 and Variance V-2018-03.

By-Law 2092 and Variance V-2018-03
First Street - (47, 55, 61, 65, 69, 77)

Applicants: 6135367 Manitoba Inc. and 5563985 Manitoba Ltd.
Owners: 6135367 Manitoba Inc. and 5563985 Manitoba Ltd. (45, 55 & 77 First Street) K & W Trucking Inc. (61 First Street), Kelly & Lorie Reimer (65 First Street), Michael & Melanie Fast and Morley & Lorenda Fast (69 First Street).

Purpose: To rezone the property from “RLD” Residential Low Density to “RMD” Residential Medium Density.

The applicant is proposing to re-zone the property to allow the development of multi-family development buildings.

Variance V-2018-03 seeks to allow a front yard setback of 15 feet whereas the “RMD” Residential Medium Density Zone requires a minimum of 25 feet.
- 7.1 City Manager, Troy Warkentin, introduced By-Law 2092 and Variance V-2018-03 and reported that notices pursuant to The Planning Act had been completed.
- 7.2 One item of correspondence has been received from Margaretha Miller, 45 First Street, objecting to the rezoning. She expressed concerns of the change in the neighborhood with apartments being next to her property.
- 7.3 Correspondence has been received from Manitoba Indigenous and Municipal Relations - Community and Regional Planning Branch indicating no concerns were received from other Government departments and commenting agencies.

7.4 Mr. Luke Wiebe, 30017 36 E RM of La Broquerie, applicant was present at the hearing provided that he recently purchased some of the property. He has contacted some of the neighbors with information of his intent. The project will comply with required parking stalls.

7.5 Mr. Luke Wiebe was prepared to answer questions of Council and correspondence received.

7.6 Mr. Luke Wiebe gave information on the project and provided the following:

- Previous developments include Niverville, and a converted Church in Roland
- Approximately 12,000 sq. ft. will be common green space
- Property will be fenced

7.7 Teresa Burgess, 56 Donald Avenue was present at the hearing to formally object to the rezoning and expressed concern that the proposed rezoning would have a huge impact on the entire neighbourhood, including:

- Past sewer back up and future sewer capacity
- School impacts
- Increase in traffic
- Children do play in the street

7.8 Mr. Luke Wiebe returned to the podium to address comments and questions.

- 2 storey townhouses are planned
- Will follow city infrastructure requirements
- Economics require higher density development rather than single family homes
- Development will be compatible with the neighbourhood
- Required parking will be developed

7.9 Troy Warkentin, City Manager referred to the engineering report. Parking will be part of the development agreement and overall required site plan, which is subject to an administrative review. The site plan that Mr. Wiebe provided does not indicate the location of the public sidewalk.

7.10 Mr. Wiebe provided that a site plan has been submitted and administration is reviewing.

7.11 Troy Warkentin, City Manager confirmed that some of the older properties affected by the proposed application have been constructed closer to the street. All other properties in the vicinity not subject to the rezoning application appear to be within or exceed the minimum setback requirements.

7.12 There being no further discussion, Council meeting re-opened at 8:06 p.m.

R18-090 8. Councillor S. Penner, Councillor Zwaagstra RESOLVED that the City of Steinbach give second reading to By-Law 2092, subject to the execution of a development agreement and infill policy.

-Un. Carried-

R18-091 9. Councillor S. Penner, Councillor Zwaagstra RESOLVED that the City of Steinbach approve Variance V-2018-03 subject to third reading of Zoning By-law 2092.

-Defeated-

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

10. Michael M. Kowalson - Senior Advisor - Community and Stakeholder Relations Manitoba, and Grant Therrian, Provincial Director - STARS ambulance appeared before Council as a delegation.

Mr. Therrian provided that STARS, founded in 1985 is a not for profit organization that exists to save lives. Their patients are the reason they fly. 1000's rely on STARS annually and have 6 bases across 3 provinces in western Canada. In 2012 STARS signed a 10 year service agreement with the Government of Manitoba. Since setting up a base in Manitoba, they have flown over 2600 missions and have been to Steinbach 24 times in the past year. The Health Sciences Centre Heli-Pad was opened in 2016 and has allowed STARS to provide better service to patients. Innovations include carrying blood on board for roadside blood transfers, night vision technology that allows STARS to fly to communities night or day, and onboard ultrasound. The mobile simulation lab that brings training to communities to physicians and nurses, provided at no cost. Grant Therrian confirmed that 11% of support comes from the foundation and 89% comes from the Province.

Mr. Kowalson spoke regarding the allies and relationships including businesses, individual owners, volunteers, foundations and Municipal partners. STARS relies on Government funding to stay in the air, and on allies to keep STARS on the cutting edge of critical medical care. STARS rescue on the island, May 16th and 17th Critical Care on the Air Radiothon partnered with GoldenWest Radio.

Rural residents are at a disadvantage by time and distance for medical assistance. Every year operating costs increase. Currently, approximately 40 municipalities in Manitoba partnered. STARS is requesting you consider partnering with STARS with a pledge of annual support through the City of Steinbach protective services budget.

Mayor Chris Goertzen thanked STARS on behalf of City Council for all that they do for the community and for Manitoba.

11. The delegation left the meeting at 8:39 p.m.

12. Berny Hiebert, 28 Lyndhurst Gate, appeared before Council as a delegation. He provided that he is not opposed to the Brighton and Lyndhurst sidewalk to be built this year but would request the proposed sidewalk along Brighton Lane be moved closer to the curb. They have previously emailed and met in person with Phil Kalyta, City Engineer and Troy Warkentin, City Manager regarding their concerns and provided them for council.

12.1 Phil Kalyta, City Engineer was present and explained that the sidewalk will be placed and designed as per the City's standard construction specification manual as approved by Council. This is done to create consistency. Everything in the right-of-way has its place including street lighting, gas lines, telephone and communication cables, television cables, wastewater sewer, land drainages sewer, water mains and catch basins. This is done so that when utilities have to go do work they know exactly where everything is. This sidewalk project has been tendered, awarded and slated to start installation.

12.2 Discussion of Council followed.

13. The delegation left the meeting at 9:10 p.m.

14. Troy Warkentin, City Manager reported to Council that temporary 70 km/hour speed zone signs have been erected on PTH 52 West, west of Lund Road to a point west of Industrial Road. Correspondence has been received that Highway Traffic Board has accepted the recommendations of the Manitoba Infrastructure's Director of Traffic Engineering Branch.

R18-092 15. Councillor Fehr, Councillor C. Penner RESOLVED that the following accounts be approved for payment:

Disbursements (April 25, 2018)	\$933,855.81
Payroll (April 17, 2018)	\$214,651.96

-Un. Carried-

R18-093 16. Councillor S. Penner, Councillor Siemens RESOLVED that the Financial Statements for the period ending March 31, 2018 be accepted.

-Un. Carried-

R18-094 17. Councillor Fehr, Councillor Funk RESOLVED that the City of Steinbach give second reading to By-Law 2093, being the Heritage Parkway Road opening and creation of a Public Reserve.

-Un. Carried-

R18-095 18. Councillor C. Penner, Councillor Funk RESOLVED that the City of Steinbach give third reading to By-Law 2093, being the Heritage Parkway Road opening and creation of a Public Reserve.

-Un. Carried-

R18-096 19. Councillor Fehr, Councillor Siemens RESOLVED that the City of Steinbach give third reading to By-Law 2095, being the 2018 Realty and Education Tax Levy.

-Carried-

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

R18-097 20. Councillor Zwaagstra, Councillor Funk RESOLVED that the City of Steinbach give third reading to By-Law 2096, being the 2018 Business Tax Levy.

-Un. Carried-

R18-098 21. Councillor S. Penner, Councillor Zwaagstra RESOLVED that the City of Steinbach first reading to By-Law 2094, being a rezoning by-law.

-Un. Carried-

R18-099 22. Councillor C. Penner, Councillor Funk RESOLVED that the City of Steinbach give first reading to By-Law 2097, being a rezoning by-law.

-Un. Carried-

23. Councillor Siemens questioned why there was no report filed by administration prior to the meeting regarding the sidewalk issue and delegation, and expressed his disappointment that they were forced to make a decision without background information and appreciates Mr. Kalyta's report tonight as well as the Hiebert's presentation. This issue has been ongoing. It would have been appropriate to have a report before having to make a decision and questioned why none was received from administration.

24. Mayor Goertzen explained the history of the issue, and confirmed that when a delegation is made, not all the information is known. Administration was instructed to be prepared to answer any questions council may have.

25. Troy Warkentin, City Manager provided that under normal process of delegations council only receives the presentation/information. In this instance, council chose to deal with the matter immediately.

R18-100 26. Councillor Funk, Councillor S. Penner RESOLVED that the Steinbach Community Development Corporation Financial Report ending December 31, 2017, from Chambers Fraser professional accountants be accepted.

-Un. Carried-

R18-101 27. Councillor Siemens, Councillor C. Penner RESOLVED that the Jake Epp Library Financial Report ending December 31, 2017, from Chambers Fraser professional accountants be accepted.

-Un. Carried-

R18-102 28. Councillor Fehr, Councillor Funk, RESOLVED that the Federal Gas Tax Annual Expenditure Report ending December 31, 2017, from Chambers Fraser professional accountants be accepted.

-Un. Carried-

R18-103 29. Councillor Funk, Councillor Fehr RESOLVED that Handi-Transit Financial Report ending December 31, 2017, from Chambers Fraser professional accountants be accepted.

-Un. Carried-

30. Correspondence was acknowledged from the Eden Foundation with information regarding a concert entitled "Harmony for Hope" being held on May 6, 2018 at the Steinbach Mennonite Church.

Received as information.

31. Correspondence was acknowledged from Employment and Social Development Canada in response to the City's correspondence regarding the change in eligibility requirements for the 2018 Canada Summer Jobs (CSJ) program.

Received as information.

32. Councillor C. Penner, Councillor Siemens RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment: 9:30 p.m.

*ad

Mayor

City Manager