

CITY OF STEINBACH
Regular Council Meeting
June 16, 2020

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, June 16, 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.

R20-123 4. Councillor D. Penner, Councillor J. Siemens RESOLVED that the agenda be adopted, as amended.

-Un. Carried-

R20-124 5. Councillor B. Hiebert, Councillor J. Hiebert RESOLVED that the minutes of the June 2, 2020 Regular Council Meeting be approved.

-Un. Carried-

R20-125 6. Councillor D. Penner, Councillor J. Siemens RESOLVED that the following accounts be approved for payment:

Accounts Payable (June 10, 2020)	\$757,371.18
Monthly Payroll No. 6 (June 5, 2020)	\$49,820.97
Monthly Payroll No. 12 (June 9, 2020)	\$239,185.62

-Un. Carried-

R20-126 7. Councillor J. Hiebert, Councillor B. Hiebert RESOLVED that the Financial Statements for the period ending May 31, 2020 be accepted.

-Un. Carried-

8. 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 2148.

By-Law 2148
78 First Street
Owner: VP Enterprises Inc.
Applicant: Edwin Pankraz

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

8.1 City Manager, Troy Warkentin, introduced rezoning By-Law 2148 and reported that notices pursuant to The Planning Act had been completed.

8.2 An item of correspondence had been received from Manitoba Municipal Relations - Community Planning Branch generally voicing no concerns. Manitoba Municipal Relations - Community Planning Branch provided that commenting agencies replied with no concerns.

8.3 Lisa Swaikoski, 75 Donald Avenue provided correspondence of concern.

8.4 Edwin Pankratz, the applicant was present at the meeting and provided the following:

- He thanked Council for the opportunity to present his project.
- He is seeking to rezone 78 First Street and consolidate with 70 First Street which is zoned RMD.
- The intent is to build a second building with 10 units - a copy of the building at 70 First Street.
- He has sent letters to the neighbors of his intent. The neighbors he has met encouraged him with his project. He had no complaints from the neighbors during the construction of his building at 70 First Street.
- It has been great to work with City staff in the Planning and Zoning Department.
- He indicated that the location of his property is to fulfill the rental demand to the central area of the City, making it walk able to work and many amenities.
- All the units at 70 First Street have been rented prior to occupancy permit and inspection. This does indicate the need for rental units in Steinbach.
- The building is three storeys in the front and two storeys in the back. Total height is the total height for low density. They have limited the number of windows facing neighboring properties.

8.5 Frank Derksen, 61 Cloverdale Street, was present at the hearing objecting to the rezoning. He voiced concerns of traffic and the congestion on First Street from additional rental property. He also had concerns of walking safety to the park.

8.6 Ian Torrie, 68 Westdale Street, was present at the hearing objecting to the rezoning. He voiced traffic concerns and the amount of development happening in the area.

8.7 Carolyn Summerville, 146 First Street, was present at the hearing objecting to the rezoning. She voiced concerns of affordability of the units and traffic concerns. She suggested that a side by side be built.

8.8 Leah Reimer, 138 First Street, was present at the hearing objecting to the rezoning. She has lived here for 66 years and appreciated the neighborhood.

8.9 Mr. Pankraz returned to the podium and provided that building a side by side was not a viable project for them. The park is a hidden gem in the City, and he did not notice any safety concerns during the construction at 70 First Street. He did not speak to the concerns of traffic as that was not a requirement of the project. Mr. Pankraz was prepared to answer questions of Council.

8.10 There being no further discussion Council meeting re opened at 8:04 p.m.

R20-127 9. Councillor M. Zwaagstra, Councillor J. Siemens RESOLVED that the City of Steinbach give second reading to By-Law 2148, subject to the execution of a development agreement.

-Un. Carried-

R20-128 10. Councillor J. Hiebert, Councillor D. Penner RESOLVED that the City of Steinbach give third reading to By-Law 2148, subject to the execution of a development agreement.

-Un. Carried-

R20-129 11. Councillor J. Siemens, Councillor S. Penner RESOLVED that the Building Permits as issued during the month of May be accepted.

-Un. Carried-

R20-130 12. Councillor M. Zwaagstra, Councillor B. Hiebert RESOLVED that the City of Steinbach receive and approved the 2020 PSAB based budget.

-Un. Carried-

13. Correspondence from the R.M. of Lac Du Bonnet regarding the 2020 Eastern District Golf Tournament was acknowledged.

Received as information.

14. Mayor Earl Funk provided that a letter was sent to Premier Brian Pallister commending him for moving the province closer to reopening of the economy and the appreciation of the upcoming of Phase 3 “Restoring Safe Services”. In the letter he reiterated concern to allow churches and other faith-based institutions to reopen to full capacity at the earliest opportunity.

14.1 Mayor gave members of Council and opportunity to provide comment.

15. Councillor S. Penner, Councillor D. Penner RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment: 8:27 p.m.

*dr

Mayor

City Manager