

CITY OF STEINBACH  
Regular Council Meeting  
September 15, 2020

MINUTES

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

3. Councillor Jac Siemens opened the meeting.

R20-167 4. Councillor S. Penner, Councillor M. Zwaagstra RESOLVED that the agenda be adopted.

-Un. Carried-

R20-168 5. Councillor J. Hiebert, Councillor J. Siemens RESOLVED that the minutes of the September 1, 2020 Regular Council Meeting be approved.

-Un. Carried-

R20-169 6. Councillor D. Penner, Councillor S. Penner RESOLVED that the following accounts be approved for payment:

Accounts Payable (September 9, 2020)	\$831,037.90
Bi-Weekly Payroll No. 18 (September 1, 2020)	\$262,717.10

-Un. Carried-

R20-170 7. Councillor J. Siemens, Councillor J. Hiebert RESOLVED that the Financial Statements for the period ending August 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 2154 and Subdivision 4451-2020-8330.

By-Law 2154

Owner: Stonebridge Development Corporation

Applicant: Loewen Henderson Banman Legault LLP

Lot 60, Plan 5984

Purpose: To Rezone a portion of the subject property from “RMD” Residential Medium Density zone to “RSF” Residential Single Family zone.

Subdivision 4451-2020-8330

Owner: Stonebridge Development Corporation

Applicant: Loewen Henderson Banman Legault LLP

Purpose: To allow the creation of 37 “RSF” Residential Single Family lots and 7 “RMD” Residential Medium Density lots, and the creation of Winston Place.

The applicant is proposing to re-zone a portion of the property and subdivide the property to allow for residential development.

8.1 City Manager, Troy Warkentin, introduced rezoning By-Law 2154 and reported that notices pursuant to The Planning Act had been completed.

September 15, 2020 - pg. 2

8.2 City Manager, Troy Warkentin introduced subdivision 4451-2020-8330 and the creation of Winston Place and reported that notices pursuant to The Planning Act had been completed.

8.3 An item of correspondence has been received from Manitoba Municipal Relations - Community Planning Branch voicing no concerns. Manitoba Municipal Relations - Community Planning Branch provided that commenting agencies had no concerns.

8.4 No further correspondence has been received to rezoning By-Law 2154.

8.5 Keith Unger, on behalf of the developer was present at the meeting and provided that the development allows for several different lot sizes and demographics. The lots vary in size to allow for a diverse development and will be a good fit in the neighborhood. The homes fill the gap between an entry level home and an executive home. Some of the homes will offer garages. Mr. Unger was prepared to answer questions of Council.

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

8.7 There being no further discussion, Council meeting re-opened at 7:43 p.m.

R20-171 9. Councillor M. Zwaagstra, Councillor S. Penner RESOLVED that the City of Steinbach give second reading to By-Law 2154, being a rezoning by-law, subject to the execution of a Development Agreement.

-Un. Carried-

R20-172 10. Councillor J. Hiebert, Councillor B. Hiebert RESOLVED that the City of Steinbach give third reading to By-Law 2154, being a rezoning by-law, subject to the execution of a Development Agreement.

-Un. Carried-

R20-173 11. Councillor D. Penner, Councillor J. Siemens  
RESOLVED that the City of Steinbach approve application for subdivision 4451-2020-8330, as applied for by Loewen Henderson Banman Legault LLP, subject to the prior execution of a development agreement;  
BE IT FURTHER RESOLVED that the City of Steinbach approve the creation of Winston Place.

-Un. Carried-

12. Councillor S. Penner excused herself from the meeting due to a possible conflict of interest.

13. Council meeting recessed and Public Hearing was called to order at 7:47 p.m., by Mayor Funk. Public Hearing was to consider Conditional Use CU-2020-02.

Conditional Use CU-2020-02

38 Industrial Road

Owners: Three Seventeen Holdings Inc.

Applicants: Superior Projects

Purpose: To allow the subject property to be utilized for the purpose of outdoor storage.

13.1 City Manager, Troy Warkentin, introduced Conditional Use CU-2020-02 and reported that notices pursuant to The Planning Act had been completed.

13.2 There is no written correspondence on file.

13.3 Evan Schinkel, the applicant, representing Superior Projects, was present at the hearing and provided that the conditional use request was to be used for Lumberzone which is located across the street for the purpose of lay down storage of material on a gravel pad. The applicant was prepared to answer questions.

13.4 There was no one at the public hearing with questions or concerns.

13.5 There being no further discussion Council meeting re opened at 7:50 p.m.

R20-174 14. Councillor D. Penner, Councillor M. Zwaagstra RESOLVED that the City of Steinbach approve Conditional Use CU-2020-02.

-Un. Carried-

15. Council meeting recessed and Public Hearing was called to order at 7:51 p.m., by Mayor Funk. Public Hearing was to consider Variance V-2020-23.

Variance V-2020-23

111 Commerce Drive

Owners: Three Seventeen Holdings Inc.

Applicants: Superior Projects

Purpose: 1. To excuse required hard surfaced parking stalls.

15.1 City Manager, Troy Warkentin, introduced Variance V-2020-23 and reported that notices pursuant to The Planning Act had been completed. Mr. Warkentin noted that an Outstanding Work order identifying site deficiencies issued on February 2, 2015 remains outstanding on the file.

15.2 There is no written correspondence on file.

15.3 Joel Hartung, 27 Pleasant Drive, shareholder and on behalf of Three Seventeen Holdings Inc. was present at the hearing. He provided that in 2013 this was a new business venture of the group and was a learning process. They had received a quote for the paving in 2015 and during this time they were offered a once in a life time additional business opportunity which they pursued and this caused the halting of the paving project. He provided that the Steinbach location will be the central hub and the plans include the paving of the parking lot. He apologized that they had not completed the required paving as required in 2013. He asked council to consider his request to the variance.

15.4 Evan Schinkel, the applicant, representing Superior Projects, was present at the hearing and provided that the variance request was to excuse the required paving from the original building permit issued in 2013 for Lumberzone. Mr. Schinkel provided a site plan of the proposed addition and renovation to the property. He indicated that the initial paving requirement would not work with the new plan. He asked council to excuse the requirement of the paving required in 2013 building permit and site plan. Mr. Schinkel was prepared to answer questions of Council.

15.5 There was no one at the Public hearing with questions or concerns.

15.6 There being no further discussion Council meeting re opened at 8:05p.m.

R20-175 16. Councillor M. Zwaagstra, Councillor J. Hiebert RESOLVED that the City of Steinbach approve Variance V-2020-23, subject to the applicant completing the hard surfacing of the parking area to the equivalent of the required parking pursuant to the original building permit in 2013 and that the hard surfacing to be completed within one year of occupancy of any new construction.

-Carried-

Voting in Favor: M. Zwaagstra, J. Hiebert, B. Hiebert, J. Siemens. E. Funk  
Voting Against: D. Penner

17. Delegation - Mr. Daryl Braun, Communications - Shock Trauma Air Rescue Service (STARS) was present at the meeting and provided a power point presentation. STARS was founded in 1985, in 2011 Winnipeg joined STARS. STARS has flown over 45,000 missions since 1985 and no patient has received a bill for being transported by STARS. STARS innovation is provided through fundraising.

Mr. Braun provided that Manitoba's contract with STARS expires in 2022. He asked if the City would consider an annual contribution to STARS. The City's contribution and the contribution of other Municipalities will help to continue the services of STARS.

Mr. Braun was prepared to answer questions of Council.

17.1 Mayor Funk thanked Mr. Braun for the information he provided and Council will take his request under consideration.

17.2 Mr. Braun left the meeting at 8:27 p.m.

R20-176 18. Councillor M. Zwaagstra, Councillor S. Penner RESOLVED that the Building Permits as issued during the month of August 2020 be accepted. (List attached).

-Un. Carried-

R20-177 19. Councillor J. Siemens, Councillor J. Hiebert RESOLVED that the City of Steinbach accept the following approved Excavator’s Licences as issued by the Operations Department.

Licence No. 20-14	Pro-Action	Johnnie Unrau
Licence No. 20-15	Swift High Speed	Chris Teetaert

-Un. Carried-

R20-178 20. Councillor M. Zwaagstra, Councillor B. Hiebert RESOLVED that the City of Steinbach give first reading to By-Law 2156, being a street naming by-law.

-Un. Carried-

R20-179 21. Councillor J. Siemens, Councillor J. Hiebert RESOLVED that the City of Steinbach give second reading to By-Law 2156, being a street naming by-law.

-Un. Carried-

R20-180 22. Councillor S. Penner, Councillor J. Siemens

WHEREAS Section 35(1) of The Municipal Assessment Act provides authority that a council shall each year by resolution appoint a board of revision consisting of not less than three members;

AND WHEREAS one of the appointed members of the board shall serve as the presiding officer of the board;

THEREFORE BE IT RESOLVED that the following persons be appointed to the 2021 Board of Revision scheduled to be held on October 27, 2020, with the designated role, and the amount of honorarium, as follows:

Dwight Reimer	Presiding Officer	\$300.00
Jack Kehler	Member	\$250.00
Abe Hiebert	Member	\$250.00

-Un. Carried-

23. Councillor Siemens asked if the STARS presentation could be added to the Fall Study Session agenda.

23.1 Council consensus to add STARS presentation to the Fall Study Session.

24. Councillor B. Hiebert, Councillor S. Penner RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment: 8:31 p.m.

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Mayor

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City Manager