

CITY OF STEINBACH
Regular Council Meeting
December 3, 2024

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, December 3, 2024, at City of Steinbach Council Chambers.

2. Deputy Mayor Michael Zwaagstra called the meeting to order at 7:30 p.m., with the following members of Council present: Councillors Damian Penner, Bill Hiebert, Susan Penner & Jac Siemens. Also present: City Manager, Troy Warkentin, Manager, Corporate Services, Adam Thiessen, City Planner, Lacey Gaudet and City Clerk, Amanda Dubois.

3. Councillor B. Hiebert opened the meeting.

R24-231 4. Councillor S. Penner, Councillor B. Hiebert RESOLVED that the agenda be adopted as amended.

Remove Item 8B: Southeast Event Centre Operating Agreement

-Un. Carried-

R24-232 5. Councillor J. Siemens, Councillor D. Penner RESOLVED that the minutes of the November 19, 2024, Regular Council Meeting be approved.

-Un. Carried-

R24-233 6. Councillor B. Hiebert, Councillor D. Penner RESOLVED that Mayor Earl Funk and Councillor Jake Hiebert be excused from the meeting.

-Un. Carried-

7. Troy Warkentin, City Manager presented a report on the Official Community Plan and Zoning By-Law.

7.1 A regular review and update of the Official Community Plan is required every five years and the process started in 2023. Significant changes to both land use policy documents are being proposed.

7.2 Official Community Plan proposed changes include:

- land development: expanding sections to include policies on affordable housing.
- transportation policies: increasing active transportation networks and ensure new developments create active transportation connections.
- municipal services and utilities: expanding sections to ensure that buildings connected to municipal water systems shall also not be serviced by private wells.
- commercial policy areas: several policy changes including business attraction and retention will be encouraged through policies and zoning and through the central business district and transitional district policy areas, such as the city recognizing the importance of larger outdoor spaces and promoting street festivals, parades and other special events.

7.3 Zoning By-Law review proposed changes include:

- significant efficiencies were gained by eliminating the overlap of redundant policies and language, which reduces the document from 155 pages to 106 pages.
- zoning district policies: in the central business district, removing the requirement for street edge landscaping. In the transitional Pod, permitted offices and personal services as of right.
- parking: replacing requirements previously based on hard to measure metric with requirements based on square footage.
- use specific development standards: to include data processing centers (bit coin mining), proposed to be conditional uses in industrial categories
- the removal of definitions for terms that are no longer used and suggesting combining uses to eliminate overlap.
- the revision of the definition of social services facilities and the addition of a new definition to represent emergency residential shelters and supervised consumption sites within the city.

7.4 City Planner, Lacey Gaudet, spoke regarding proposed timelines and next steps.

- both the Official Community Plan and Zoning By-Law document drafts have been completed and have been informally circulated for review and comment by the Community Planning office, as they are the approving authority.

- Public engagement will occur mid-January 2025, first reading of both documents could then proceed in February, allowing for Public Hearings to occur in March.

7.5 Mr. Warkentin was prepared to answer questions of council.

R24-234 8. Councillor S. Penner, Councillor D. Penner RESOLVED that the City of Steinbach accept the recommendations as provided by administration respecting the proposed amendments to the City of Steinbach official Community Plan and Zoning By-law. BE IT FURTHER RESOLVED that City Council authorizes administration to prepare an amended Official Community Plan and Zoning By-Law for further review, consideration and adoption.

-Un. Carried-

R24-235 9. Councillor D. Penner, Councillor B. Hiebert RESOLVED that the following accounts be approved for payment:

Accounts Payable (November 27, 2024)	\$	4,363,911.85
Bi-Weekly Pay Period No. 24 (November 19, 2024)	\$	296,150.70

-Un. Carried-

R24-236 10. Councillor J. Siemens, Councillor S. Penner RESOLVED that the Financial Statements ending October 31, 2024, be accepted.

-Un. Carried-

R24-237 11. Councillor D. Penner, Councillor B. Hiebert RESOLVED that the City of Steinbach approve the following 2025 Emergency Plan amendments.

DATE (DD-MM-YYYY)	Concerning Section(s) List section & changes made
01-12-2024	<p>Action Guidelines</p> <p>Section 1 - Remove reference to WebEOC.</p> <p>Emergency Plan</p>
11-18-2024	<p>Section 2 - Updated contact information</p> <p>Section 4 - Updated contact information</p> <p>Section 5 - Updated contact information</p> <p>Section 6 - Updated contact information</p> <p>Section 8 - Updated contact information</p> <p>Hazard Analysis</p>
11-18-2024	<p>Section 8 - Update population counts & maps</p>

-Un. Carried-

R24-238 12. Councillor S. Penner, Councillor J. Siemens RESOLVED that the City of Steinbach approve application for subdivision 4451-2024-9020 as applied for by Allison Dreidger of Bluestem Development on behalf of Clearview Consumers Co-op Ltd., subject to the execution of a development agreement.

-Un. Carried-

R24-239 13. Councillor J. Siemens, Councillor B. Hiebert RESOLVED that the City of Steinbach accept Municipal Board Order A-24-245, being a 2016 Realty Tax Adjustment.

-Un. Carried-

- R24-240 14. Councillor S. Penner, Councillor D. Penner resolved that the City of Steinbach accept the 2025 Regular Council Meeting dates as presented.

1st and 3rd Tuesday of each month - 7:30 p.m.

Tuesday, January 7, 2025
Tuesday, January 21, 2025
Tuesday, February 4, 2025
Tuesday, February 18, 2025
Tuesday, March 4, 2025
Tuesday, March 18, 2025
Tuesday, April 1, 2025
Tuesday, April 15, 2025
Tuesday, May 6, 2025
Tuesday, May 20, 2025
Tuesday, June 3, 2025
Tuesday, June 17, 2025
Wednesday, July 2, 2025
Tuesday, July 15, 2025
Tuesday, August 5, 2025
Tuesday, August 19, 2025
Tuesday, September 2, 2025
Tuesday, September 16, 2025
Tuesday, October 7, 2025
Tuesday, October 21, 2025
Tuesday, November 4, 2025
Tuesday, November 18, 2025
Tuesday, December 2, 2025
Tuesday, December 16, 2025

-Un. Carried-

- R24-241 15. Councillor J. Siemens, Councillor B. Hiebert RESOLVED that the City of Steinbach give first reading to By-Law 2258, being the Animal Control by-law.

-Un. Carried-

- R24-242 16. Councillor J. Siemens, Councillor B. Hiebert

WHEREAS the Federation of Canadian Municipalities (FCM) Green Municipal Fund program provides financial support to municipalities to enhance the quality of life for people in Canada by accelerating a transformation to resilient, net-zero communities.

AND WHEREAS the City of Steinbach seeks to identify and assess climate risks to enhance community resilience and sustainability of the City of Steinbach and develop a climate adaptation plan.

THEREFORE BE IT RESOLVED that the City of Steinbach apply for a funding opportunity from the Federation of Canadian Municipalities' Local Leadership for Climate Adaptation initiative to assist in the creation of a climate risk assessment and climate adaptation plan.

-Un. Carried-

17. Minutes of the Seine Rat Roseau Watershed District of October 15, 2024, November 4, 2024 and November 7, 2024 were acknowledged.
Received as information.

18. Correspondence from Manitoba Justice regarding the Urban Policing Grant were acknowledged.
Received as information.

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

-Un. Carried-

Time of adjournment: 8:24 p.m.

*ad