

CITY OF STEINBACH  
Regular Council Meeting  
August 20, 2024

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, August 20, 2024 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 Jake Hiebert, Susan Penner, Michael Zwaagstra, Bill Hiebert, & Jac Siemens. Also present: City Manager, Troy Warkentin.

3. Councillor B. Hiebert opened the meeting.

R24-162 4. Councillor J. Hiebert, Councillor M. Zwaagstra RESOLVED that the agenda be adopted as amended.

-Un. Carried-

R24-163 5. Councillor B. Hiebert, Councillor J. Siemens RESOLVED that the minutes of the August 6, 2024, Regular Council Meeting be approved.

-Un. Carried-

R24-164 6. Councillor J. Hiebert, Councillor S. Penner RESOLVED that Councillor Damian Penner be excused from the meeting.

-Un. Carried-

7. Council meeting recessed, and Public Hearing was called to order at 7:35 p.m., by Mayor Earl Funk. Public Hearing was to consider Variance V-2024-09.

Variance V-2024-09

Owner: Manitoba Hydro-Electric Board

Civic Address: Unit 2 - 40 North Gate Drive

Legal: Unit 2, Plan 62864

Purpose of Variance V-2024-09: To permit barbed wire atop a fence in the "C3" Commercial Corridor Zone whereas Zoning By-Law 2100 permits barbed wire atop fences in the "M2" Heavy Industrial Zone.

7.1 Troy Warkentin, City Manager, introduced Variance V-2024-09, and reported that notices pursuant to The Planning Act had been completed.

7.2 Rob Krywy, representing the Manitoba Hydro Electric Board, was present at the meeting and stated the fence was put in place to protect the assets on the site.

7.3 There was no one present at the public hearing with questions or concerns

7.4 There being no further discussion Council meeting re-opened at 7:38 p.m.

R24-165 8. Councillor M. Zwaagstra, Councillor J. Hiebert RESOLVED that the City of Steinbach approve Variance V-2024-09.

-Un. Carried-

9. Troy Warkentin, the City Manager, provided an update on the enforcement of By-law 2157, which was enacted in 2021 to address life safety standards for all rental properties within the city. The by-law covers essential safety requirements such as smoke detectors, carbon monoxide detectors, and egress standards. Initially, the city engaged in a public awareness campaign aimed at educating and informing homeowners, landlords, and tenants, with the goal of encouraging voluntary compliance.

City administration has determined that these voluntary measures have been insufficient. Despite estimates of several hundred rental units in the city, only a small number have taken the necessary steps to confirm compliance. As a result, the administration is now planning to adopt a more proactive approach.

This approach includes contacting all property owners who are believed to have basement or secondary suites within their dwellings, informing them of potential non-compliance, and giving them an opportunity to bring their properties up to standard. If compliance is not achieved, a outstanding work order will be placed against the property. In cases where a property cannot be brought into compliance, complete decommissioning of the suite will be required.

A media awareness campaign will be launched to encourage homeowners and tenants to contact the city to request inspections of any basement suites they are aware of.

9.1 Council members discussed the update, asked questions of administration and voiced their support of proposed measures to ensure rental suites comply with By-law 2157. This included applying potential fines for property owners who fail to comply with the safety standards, reinforcing the importance of adhering to the by-law for the safety of fire personnel and tenants.

R24-166 10. Councillor J. Hiebert, Councillor J. Siemens RESOLVED that the following accounts be approved for payment:

Accounts Payable (August 14, 2024)	\$	5,662,388.26
Monthly Pay Period No. 8 (August 7, 2024)	\$	44,166.13
Bi-weekly Pay Period No. 17 (August 13, 2024)	\$	355,186.90

-Un. Carried-

R24-167 11. Councillor S. Penner, Councillor M. Zwaagstra RESOLVED that the City of Steinbach re- appoint Reid & Miller Chartered Professional Accountants Inc. as the City Auditor for a one-year term (2024) in the estimated amount of \$60,500.00 (plus applicable taxes).

-Un. Carried-

R24-168 12 Councillor J. Siemens, Councillor B. Hiebert RESOLVED that the City of Steinbach accept the following business licences. (list attached)

-Un. Carried-

R24-169 13. Councillor S. Penner, Councillor M. Zwaagstra RESOLVED that building permits as issued during the month of July 2024 be accepted. (list attached)

-Un. Carried-

14. Correspondence from the Association of Manitoba Municipalities regarding the Manitoba Municipal Board Operational Review was acknowledged.  
Received as information.

15. Councillor J. Siemens was sent as a representative of the City to attend the August 12, 2024 Eastman Regional Municipal Meeting and provided the following:

- He provided background on the intent of the ERMCA, which is to determine priorities and lobby the province of Manitoba to make changes that benefit all ratepayers and residents of member municipalities, as well as to promote and support regional economic projects and programs.

- This meeting was to formally organize by accepting and approving a mission statement, by-law, election of chair, vice chair and appointment of the administrator, as well as assigning a fee structure including signing authorities.

- Steinbach would benefit to be part of a larger regional agenda by participating on a committee of this type, building relationships with local RMs, building a stronger voice for regional projects.

- With 11 meetings a year, the next meeting will be held September 9, 2024 at the RM of Tache.

15.1 Discussion of Council followed.

R24-170 16. Councillor J. Siemens, Councillor M. Zwaagstra RESOLVED that the City of Steinbach join the Eastman Regional Municipal Committee (ERMC) until December 31, 2024 with a pro-rated membership fee of \$250.00, and January 1 - December 31, 2025 with a membership fee of \$750.00.

-Un. Carried-

17. Councillor J. Hiebert, Councillor B. Hiebert RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment: 8:16 p.m.

\*ad

---

Mayor

---

City Manager