

CITY OF STEINBACH
Regular Council Meeting
September 17, 2024

MINUTES

1. Minutes of the Regular Council Meeting of City of Steinbach Council held on Tuesday, September 17, 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, Michael Zwaagstra, Damian Penner, Bill Hiebert & Jac Siemens. Also present: City Manager, Troy Warkentin, Manager, Corporate Services, Adam Thiessen and Tax and Revenue Manager, Kara Mantie.

3. Councillor Jake Hiebert opened the meeting.

R24-177 4. Councillor D. Penner, Councillor B. Hiebert RESOLVED that the agenda be adopted.

-Un. Carried-

R24-178 5. Councillor J. Siemens, Councillor J. Hiebert RESOLVED that the minutes of the September 3, 2024, Regular Council Meeting be approved.

-Un. Carried-

R24-179 6. Councillor M. Zwaagstra, Councillor J. Hiebert RESOLVED that Councillor Susan Penner be excused from the meeting.

-Un. Carried-

7. Council meeting recessed, and Public Hearing was called to order at 7:38 p.m., by Mayor Earl Funk. Public Hearing was to consider Variance V-2024-12.

Variance V-2024-12

Owner: 6135367 Manitoba Inc.

Applicant: 6135367 Manitoba Inc.

Civic Address: 322 Reimer Avenue

Legal: Lot 16, Block 6, Plan 8532

Purpose of Variance V-2024-12: To allow a detached accessory building to have a total square footage of 1,232 square feet whereas single family dwellings in the 'C2' Commercial Community Zone can have a maximum square footage of 700 square feet; and to allow the maximum height of an accessory building to be 29.5 feet whereas the maximum height allowance is 15 feet. The applicant is proposing to construct a detached garage on the rear side of the property.

7.1 Troy Warkentin, City Manager, introduced Variance V-2024-12, and reported that notices pursuant to The Planning Act had been completed.

7.2 The applicant was present at the public hearing and explained why the variance was required and was prepared to answer questions of Council.

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 7:46 p.m.

R24-180 8. Councillor J. Siemens, Councillor D. Penner RESOLVED that the City of Steinbach approve Variance V-2024-12 subject to an approved site plan including a lot grading plan being submitted and approved by the City.

-Un. Carried-

9. Council meeting recessed, and Public Hearing was called to order at 7:51 p.m., by Mayor Earl Funk. Public Hearing was to consider Variance V-2024-13.

Variance V-2024-13

Owner: 6634479 Manitoba Ltd.

Applicant: Three Way Builders Ltd.

Civic Address: 98 Industrial Road

Legal: Lot 3, Plan 71426

Purpose of Variance V-2024-13: To permit barbed wire atop a fence in the 'M1' Light Industrial Zone whereas Zoning By-Law 2100 only permits barbed wire atop fences in the 'M2' Heavy Industrial Zone.

9.1 Troy Warkentin, City Manager, introduced Variance V-2024-13, and reported that notices pursuant to The Planning Act had been completed.

9.2 The applicant was present at the public hearing.

9.3 Oliver Kopp, General Manager of The Rental House & future tenant of the property, was present at the public hearing and explained why the variance is required and was prepared to answer questions from council.

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

9.5 There being no further discussion Council meeting re-opened at 7:54 p.m.

R24-181 10. Councillor M. Zwaagstra, Councillor B. Hiebert RESOLVED that the City of Steinbach approve Variance V-2024-13.

-Un. Carried-

11. Troy Warkentin, City Manager, reported on the significant storm that occurred over the last 24 hours. According to media reports, a total of approximately six inches of rain fell in Steinbach during this period, and due to the saturated ground conditions and the amount of rain that fell, especially during this morning, the City experienced significant overland stormwater flows in all neighborhoods. He further provided that the City's open drainage channels, creeks, and ditches throughout the City are either at capacity or over capacity, with some spilling over their banks. The stormwater flood pump at the Park Road West lift station was operating at 9 a.m. and continues to be in operation until the sewer system flows return to normal ranges. All lift stations are functional and pumping at full capacity. Overland storm water flows impacted many roads. Many peripheral gravel roads were impacted and 16 wash out areas were identified. TG Smith Centre experienced overland flooding with water entering the building which resulted in damage to the ice surface. It is expected to be restored in 2 weeks. Staff are working to monitor & maintain City facilities and will do a full assessment of the impact on City facilities & infrastructure over the next several days. Furthermore, they will determine the number of residential or private properties affected by either overland flooding or sewer backups.

R24-182 12. Councillor J. Hiebert, B. Hiebert RESOLVED that the following accounts be approved for payment:

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| Accounts Payable (September 11, 2024) | \$ | 1,038,586.46 |
| Monthly Pay Period No. 9 (September 5, 2024) | \$ | 49,675.25 |

-Un. Carried-

R24-183 13. Councillor J. Siemens, Councillor D. Penner RESOLVED that the Financial Statements ending July 31, 2024, be accepted.

-Un. Carried-

R24-184 14. Councillor M. Zwaagstra, Councillor B. Hiebert RESOLVED that the building permits as issued during the month of August 2024 be accepted. (list attached)

-Un. Carried-

15. Councillor M. Zwaagstra excused himself from the meeting due to a conflict of interest.

R24-185 16. Councillor J. Siemens, Councillor J. Hiebert RESOLVED that the City of Steinbach give first reading to By-Law 2250, being a rezoning by-law.

-Un. Carried-

17. Councillor M. Zwaagstra returned to the meeting.

18. Councillor M. Zwaagstra discussed concerns regarding a homeless encampment on Main Street addressing safety concerns for people in the area, businesses and people in the encampment. The question was asked of the City Manager for any information that has come to the city regarding this. He further asked council if they should look at creating a by-law or policy to deal with these concerns.

18.1 City Manager, Troy Warkentin, replied that over several years, these encampments have been dealt with on a case-by-case basis. City staff work with several groups (property owners, RCMP & not for profit organizations) to deal with these cases. For the encampment at 447 Main Street, the camp was first noticed sometime in August. It is the City's understanding that a formal trespass notice was issued by the property owners to the unauthorized individuals as of September 5th and as of September 16th, all individuals had left the property.

18.2 Further discussion followed between council resulting in council asking City administration to investigate how other municipalities/cities are dealing with homelessness/encampments and report back to council.

19. Letter from Manitoba Consumer Protection and Government Services regarding the Canada Community-Building Fund Allocations was acknowledged.
Received as information.

R24-186 20. Councillor M. Zwaagstra, Councillor D. Penner RESOLVED that the City of Steinbach provide a letter of support addressing the concerns raised by Harv's Air regarding the location and height of the proposed telecommunication tower to be installed by SLI Towers on NE 23-6-6E (Hanover Road East).

-Un. Carried-

21. Councillor D. Penner, Councillor B. Hiebert RESOLVED that the meeting be adjourned.

-Un. Carried-

Time of adjournment: 8:26 p.m.

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Mayor

City Manager