



MEETING OF THE
TOWN OF SUNDRE
MUNICIPAL COUNCIL

Monday,
May 26, 2025
4:00 p.m.

PUBLIC HEARING 20250526 (2)
Municipal Development Plan Amendment

BYLAW No. 2025-10



TOWN OF SUNDRE

BYLAW 2025-10

BEING A BYLAW OF THE TOWN OF SUNDRE TO AMEND BYLAW 2024-04 (Municipal Development Plan)

WHEREAS, Section 632 of the *Municipal Government Act*, R.S.A. 2000, Chapter M-26 and amendments thereto requires council to enact a Municipal Development Plan;

AND WHEREAS, Section 191 (1) of the *Municipal Government Act*, R.S.A. 2000 Chapter M-26 and amendments thereto authorizes Council to adopt a bylaw to amend a bylaw;

NOW THEREFORE, the Council of the Town of Sundre, in the Province of Alberta hereby enacts the following amendments to Bylaw 2024-04, Municipal Development Plan.

Portions of Bylaw 2024-04, Municipal Development Plan to be amended as follows:

Add:

5.3 Commercial

5.3.4 Transitional areas between higher-intensity commercial or institutional uses and lower-intensity residential neighborhoods shall support a compatible mix of land uses such as medium-density housing, small-scale retail, offices, and community services to reduce land use conflicts, enhance walkability, and contribute to vibrant, livable communities.

This Bylaw shall come into full force and effect upon the date of the third and final reading.

READ A FIRST TIME this 12th day of May, 2025 Motion No. 174-12-05-25;

PUBLIC HEARING HELD this 26th day of May, 2025 Motion No. 175-12-05-25;

READ A SECOND TIME this ____ day of _____, 2025 Motion No. _____

READ A THIRD AND FINAL TIME this ____ day of _____, 2025 Motion No. _____

Mayor, Richard Warnock

Acting Chief Administrative Officer, Chris Albert

PUBLIC HEARING 20250526 (2)
BYLAW NO. 2025-10

A Public Hearing pursuant to Sections 230 and 606 of the *Municipal Government Act*, R.S.A 2000, Chapter M-26, as amended, and Town of Sundre Council Procedural Bylaw 2025-08 on Bylaw 2025-10 will be held on Monday, May 26, 2025, at 4:00 p.m. in the Town of Sundre Council Chambers.

Bylaw 2025-10 is to amend portions of Bylaw 2024-04, Municipal Development Plan as follows:

Add: 5.3 Commercial

5.3.4 Transitional areas between higher-intensity commercial or institutional uses and lower-intensity residential neighborhoods shall support a compatible mix of land uses such as medium-density housing, small-scale retail, offices, and community services to reduce land use conflicts, enhance walkability, and contribute to vibrant, livable communities.

A copy of the proposed Bylaw may be inspected by the public during regular office hours, 8:00 am to 4:00 pm, Monday to Friday at the Town Office (717 Main Avenue W.), or can be found on the Town's website (www.sundre.com). Please contact the Town Office if you would like an opportunity to review and provide input on the proposed amendments prior to the Public Hearing.

Any person who claims to be affected by the Bylaw may present suggestions or concerns by making a submission to the Public Hearing. Written submissions to the Public Hearing or the name of any person(s) wishing to make an oral presentation at the Public Hearing must be received by the Planning and Development Department prior to 12:00 noon on Wednesday May 21, 2025 as outlined in Bylaw No. 2025-08. If your written submission is not received by this time, please provide fifteen (15) copies for distribution at the Public Hearing. Each person or group representative wishing to address Council at the Public Hearing shall complete their verbal presentation within five (5) minutes. Any person wishing to attend or be heard by Council via telephone may do so by registering your name, and contact information with Legislative Services at townmail@sundre.com by noon on May 21, 2025.

Please note that written submissions will become public documents once submitted to the Town, unless otherwise requested.

Date of Publication: May 13 & May 20, 2025

May 13/25

The Albertan, Tuesday, May 13, 2025 • A5



**TOWN OF
SUNDRE**
Visit Live Explore

403.638.3551

717 Main Avenue West

E-mail: townmail@sundre.com

Web site: www.sundre.com

**AFTER-HOUR EMERGENCIES, INVOLVING GAS,
WATER & SEWER PLEASE CALL 403.638.7150**

Fax 403.638.2100
Arena 403.638.3177
AquaPlex 403.638.9370
GMP/FCSS 403.638.1011
Sundre Library 403.638.4000

COUNCIL MEETINGS

Monday, May 26, 2025 • 4pm

Monday, June 9, 2025 • 4pm

Monday, June 23, 2025 • 4pm



2025 COUNCIL MEETING DATES

June 9, 2025: Q1 (2025) Financial Reporting
September 8, 2025: Q2 (2025) Financial Reporting
November 24, 2025: Q3 (2025) Financial Reporting
December 8, 2025: Budget Decision



All Regular Meetings of Council Commence at 4:00 p.m.
The public is invited to attend all Regular Meetings of Council.

ATTENTION: TOWN OF SUNDRE PROPERTY OWNERS

If you have not received the 2025 Property Tax and Assessment Notice in the mail through Canada Post #44, if you have purchased the property recently and/or if the town office notices a change of the notice is needed to accept the property payment and to July 1st, 2025. Late penalties are incurred when payment is not received by the due date.

FINAL DATE to submit a FORMAL ASSESSMENT COMPLAINT is June 30th, 2025.

MEET AND GREET WITH THE MAYOR

Mayor Wharmby invites you to meet with him to discuss any matters of concern or about you may have for the Town of Sundre.

Appointments will be available for email: mwharmby@sundre.com or phone: 403.638.3551

PUBLIC HEARING 20250526 (1) BYLAW NO. 2025-09

A Public Hearing pursuant to Sections 230 and 236 of the Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended, and Town of Sundre Council Procedural Bylaw 2025-08 or Bylaw 2025-09 will be held on Monday, May 26, 2025, at 4:00 p.m. at the Town of Sundre Council Chambers.

Address: 705 Main Street, Sundre, Saskatchewan S0P 0A0. The public is invited to attend the hearing and to provide input on the proposed Bylaw.

A copy of the proposed Bylaw may be inspected by the public during regular office hours, 9:00 a.m. to 4:00 p.m., at the Town of Sundre Office, 717 Main Avenue West, Sundre, Saskatchewan. A copy can be found on the Town's website: www.sundre.com. Please contact the Town Office if you would like an opportunity to review and provide input on the proposed Bylaw.

Any person who claims to be affected by the Bylaw may present suggestions or concerns to the Mayor at the Public Hearing. Sufficient notice must be given to the Mayor at least 10 business days prior to the Public Hearing. The Mayor will then refer the matter to the Planning and Development Committee for their consideration. The public hearing will be held on Monday, May 26, 2025, at 4:00 p.m. at the Town of Sundre Council Chambers. If you wish to submit a written submission, it must be received by the Town Office no later than May 23, 2025. If you wish to submit a written submission, it must be received by the Town Office no later than May 23, 2025. If you wish to submit a written submission, it must be received by the Town Office no later than May 23, 2025.

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Date of Publication: May 13 & May 20, 2025

COMPOST

MAY 15

RECYCLE

MAY 22

GARBAGE

MAY 29

Check out our web site www.sundre.com for current information

HIGHWAY 27 CONSTRUCTION UPDATE – MAY 2

Construction crews have been working on the road work on Highway 27. The Highway 27 project is a \$1.5 million project to improve the road surface and drainage. The project is being completed in two phases. The first phase is the resurfacing of the road surface and the second phase is the installation of drainage systems. The project is being completed by the Highway 27 Construction Team.

Looking ahead, crews will continue forming and pouring curbs on Centre Street, and will begin grading and concrete work on 1st Street over the next couple of weeks. Major concrete and paving work is planned on 1st and 4th Streets over the next two weeks. New streetlights will be installed on 1st and 4th Streets by next week, though they will not yet be operational. Starting May 21, new traffic patterns will be in place as crews start work on the opposite side of Highway 27. A new 1.5 km road will be a challenge and paving that 1.5 km road will be the final phase of the project. The project will be completed by May 21, 2025, with some minor work still to be done. The project is being completed by the Highway 27 Construction Team.

ATTENTION: TOWN OF SUNDRE RATEPAYERS

The Town of Sundre has received the 2025 and 2026 Property Tax and Assessment Notice from the Municipal Government Act, R.S.A. 2000, Chapter M-26. The notice is being sent to all ratepayers in the Town of Sundre.

The assessment roll will be open for inspection or complaint for 60 days at which time the complaint period will close for 2025.

All complaints must be received at the Town Office with the appropriate appeal fee or notice by May 30th, 2025.

Dated April 23rd, 2025
Lorrie Nelson
Town of Sundre

PUBLIC HEARING 20250526 (2) BYLAW NO. 2025-10

A Public Hearing pursuant to Sections 230 and 236 of the Municipal Government Act, R.S.A. 2000, Chapter M-26, as amended, and Town of Sundre Council Procedural Bylaw 2025-08 or Bylaw 2025-09 will be held on Monday, May 26, 2025, at 4:00 p.m. at the Town of Sundre Council Chambers.

Address: 705 Main Street, Sundre, Saskatchewan S0P 0A0. The public is invited to attend the hearing and to provide input on the proposed Bylaw.

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KICK IT TO THE CURB!

9:00 AM to 6:00 PM on the following dates:

Saturday, May 31 and Sunday, June 1 • Saturday, June 20 and Sunday, June 21 • Saturday, July 12 and Sunday, July 13 • Saturday, August 23 and Sunday, August 24 • Saturday, September 13 and Sunday, September 14

On Saturday morning, place your curbside items OUTSIDE at the curb of your yard with a "FREE" sign. The items will be picked up by the Town of Sundre on the following day. The items will be picked up by the Town of Sundre on the following day. The items will be picked up by the Town of Sundre on the following day.

All unclaimed items must be returned indoors by 6:00 PM on Sunday.

THE 2025 CANDIDATE'S GUIDE

Alberta 2025 Municipal Election October 20, 2025 is Available for Pick Up at the Town Office. Drop off Form: Return Office • Phone: 403-638-3551 • Email: info@sundre.com

COMMUNITY GARAGE SALE

Where: **TOWN OFFICE PARKING LOT**
When: **MAY 17th SATURDAY**

Bring your stuff! Table & signage! Food Trucks & Bazaar! Numerous lots of parking available!

Call to Book your spot
Contact: Phone: 403-908-8761 or Moe: 403-638-1024

*Please follow all posted signs, signage, and rules with you at the event of course!

EMERGENCY MANAGEMENT

The Town of Sundre Emergency Management Team is currently preparing for the 2025 hazard season, with a primary emphasis on the issue of flooding, wildfire, and severe weather. We encourage all residents to download the Alberta Emergency Alert App. Additionally, residents are advised to download the Town of Sundre App and ensure that push notifications are enabled on their devices to receive timely updates and information regarding potential hazard events. It is also important for each household to prepare an evacuation kit containing essential items such as medications, passports, and other pertinent documents.

Let us work together to ensure preparedness and safety within our community.

may 20/25

The Albertan, Tuesday, May 20, 2025 • A5



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SUNDRE**

Visit. Live. Explore.

403.638.3551

717 Main Avenue West

E-mail: townmail@sundre.com

Web site: www.sundre.com

**AFTER-HOUR EMERGENCIES, INVOLVING GAS,
WATER & SEWER PLEASE CALL 403.638.7350**

Fax 403.638.2100

Arena 403.638.3177

AquaPlan 403.638.9370

GNP/FCSS 403.638.1011

Sundre Library
403.638.4000

COUNCIL MEETINGS

Monday, May 26, 2025 • 4pm

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Monday, June 23, 2025 • 4pm



2025 COUNCIL MEETING DATES

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September 8, 2025: Q2 (2025) Financial Reporting
November 24, 2025: Q3 (2025) Financial Reporting
December 8, 2025: Budget Decision



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The public is invited to attend all Regular Meetings of Council.**

ATTENTION: TOWN OF SUNDRE PROPERTY OWNERS

If you have not received the 2025 Property Tax and Assessment Notice in the mail, please contact the Town of Sundre at 403.638.3551 or visit our website at www.sundre.com. Late penalties are incurred when payment is not received by the due date.

FINAL DATE to submit a FORMAL ASSESSMENT COMPLAINT is June 30th, 2025.

MEET AND GREET WITH THE MAYOR

Mayor Wernick invites you to meet with him to discuss any matters of concern or ideas you may have for the Town of Sundre.

Appointments will be available for individual one-on-one discussions.

Please call Legislative Services at 403.638.3551 or visit www.sundre.com to book an appointment.

PUBLIC HEARING: 20250526 (1) BYLAW NO. 2025-09

A Public Hearing pursuant to Sections 250 and 260 of the Municipal Government Act, R.S.A. 2000, Chapter 246, as amended, and Town of Sundre Council Bylaw 2025-06, a Bylaw 2025-06 will be held on Monday, May 26, 2025, at 4:00 p.m. at the Town of Sundre Council Chambers.

Bylaw 2025-09 is to amend the Town of Sundre (Official Map) by designating the land use designation of a portion legally described as Plan 2025-09, Block 1, Lot 1 of Block 1, Section 16, Township 16N, Range 10E, County of Sundre, Alberta, as follows:

A copy of the proposed Bylaw may be inspected by the public during regular office hours, 9:00 a.m. to 5:00 p.m., Monday through Friday, at the Town of Sundre, 717 Main Avenue West, in the Town of Sundre Council Chambers. Please contact the Town Office if you would like an opportunity to review and provide input on the proposed amendment prior to the Public Hearing.

Any person who claims to be affected by the Bylaw may present suggestions or comments by making a statement at the Public Hearing. Written statements or, in the absence of a statement, a person wishing to make an oral presentation at the Public Hearing must be received by the Planning and Development Department prior to 12:00 noon on Wednesday, May 21, 2025, as outlined in Bylaw No. 2025-06. If your written submission is not received by the Planning and Development Department prior to 12:00 noon on Wednesday, May 21, 2025, your written submission will not be considered at the Public Hearing.

No 2025-09. If your written submission is not received by the Planning and Development Department prior to 12:00 noon on Wednesday, May 21, 2025, your written submission will not be considered at the Public Hearing.

Please note that written submissions will become public documents once submitted to the Town, unless otherwise requested.

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RECYCLE

MAY 22

GARBAGE

MAY 29

COMPOST

JUNE 5

Check out our web site www.sundre.com for current information

HIGHWAY 27 CONSTRUCTION UPDATE - MAY 12

Progress continues on Highway 27 with new coloured concrete poured for sidewalks, pedestrian buffers, and shoulders on 2nd, 3rd, and 4th Streets. On the south side of 4th Street, curbs and sidewalks are complete and asphalt is being placed. Work has also been done on Centre Street and 1st Street, while streetlight poles are now installed in multiple locations, with wiring to follow.

Please note: milling and paving on Highway 27, originally scheduled for overnight work, will now take place during daytime hours starting early in the morning. Milling from 11 Street NE to the bridge, and from 5th Street to the west construction limits, will take place May 14-15, starting at 4:00 a.m. Asphalt paving will follow May 21-25, with work beginning at 6:00 a.m. each day. Lane parking is scheduled for May 24-27. There may be early morning noise and traffic delays are expected. Visit www.sundre.com/highway27 for more details.

ATTENTION: TOWN OF SUNDRE RATEPAYERS

The Town of Sundre has made the combined Taxation Notice and Property Assessment dated April 23rd, 2025 as required by section 311 (1) of the Municipal Government Act, R.S.A. 2000, Chapter 246. The notice of Assessment is dated April 23rd, 2025.

If an assessment notice is left open for inspection or complaint for 60 days at which time the complaint period will close for 2025.

All complaints must be received at the Town Office with the appropriate appeal fee on Wednesday, June 4th, 2025.

Dated April 23rd, 2025:

Linda Nelson

Town & Infrastructure Officer

Town of Sundre

PUBLIC HEARING: 20250526 (2) BYLAW NO. 2025-10

A Public Hearing pursuant to Sections 250 and 260 of the Municipal Government Act, R.S.A. 2000, Chapter 246, as amended, and Town of Sundre Council Bylaw 2025-06, a Bylaw 2025-10 will be held on Monday, May 26, 2025, at 4:00 p.m. at the Town of Sundre Council Chambers.

Bylaw 2025-10 is to amend the Town of Sundre (Official Map) by designating the land use designation of a portion legally described as Plan 2025-10, Block 1, Lot 1 of Block 1, Section 16, Township 16N, Range 10E, County of Sundre, Alberta, as follows:

3.1.4 Transitional area between higher-intensity commercial or institutional uses and lower-intensity uses within the jurisdiction of a municipality that is located within the boundaries of the municipality, shall be used for commercial or institutional uses that are compatible with the surrounding area and contribute to the overall appearance of the area.

A copy of the proposed Bylaw may be inspected by the public during regular office hours, 9:00 a.m. to 5:00 p.m., Monday through Friday, at the Town of Sundre, 717 Main Avenue West, in the Town of Sundre Council Chambers. Please contact the Town Office if you would like an opportunity to review and provide input on the proposed amendment prior to the Public Hearing.

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Saturday, September 13 and Sunday, September 14

On Saturday morning, place your unwanted items OUTSIDE at the front of your yard with a "KICK IT TO THE CURB!" sign attached to your curbside with your name and phone to pick up any treasures with a free note attached to the item.

All unwanted items must be returned outdoors by 5:00 PM on Sunday.

THE 2025 CANDIDATE'S GUIDE

Alberta 2025 Municipal Election October 20, 2025. Available for Pick-Up at the Town Office & Public Access Machines. Available online at www.sundre.com & www.alberta.ca.

EMERGENCY MANAGEMENT

Your Town of Sundre Emergency Management team would like to remind everyone to prepare for the upcoming hazard season. It's important to be ready for potential flooding, fire, and extreme weather events.

One key step you can take is to build a 72-hour emergency kit for yourself and your family. This kit will provide essential supplies to help you manage during the initial aftermath of an emergency.

For guidance on what to include in your kit and for more valuable emergency planning tips, please visit www.sundre.com/emergency. You can also easily find this information by doing a web search for "72 hour kit".

Having a little time for planning can significantly contribute to your safety and well-being during these events.

Public Hearing 20250526 (2): Bylaw 2025-10 MDP Amendment

POSTED: MAY 13, 2025

PUBLIC HEARING 20250526 (2)

BYLAW NO. 2025-10

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Add: 5.3 Commercial

5.3.4 Transitional areas between higher-intensity commercial or institutional uses and lower-intensity residential neighborhoods shall support a compatible mix of land uses such as medium-density housing, small-scale retail, offices, and community services to reduce land use conflicts, enhance walkability, and contribute to vibrant, livable communities.

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