



**MEETING OF THE  
TOWN OF SUNDRE  
MUNICIPAL COUNCIL**

**Monday,  
September 12, 2022  
6:00 p.m.**

**PUBLIC HEARING 20220912**

**BYLAW 2022-05**

**PUBLIC HEARING 20220912  
AGENDA**

September 12, 2022  
6:00 p.m.  
Sundre Municipal Council Chambers

1. Call to Order
2. Purpose of Bylaw 2022-05
3. Confirmation of Notices
4. Development Authority's Report
5. Council Questions to the Development Authority
6. Public Communication (letters/emails)
7. Those in Favour of the Bylaw
8. Those Opposed to the Bylaw
9. Any other person(s) deemed to be affected by the Bylaw
10. Development Officers closing statements?
11. Further questions for the Development Authority
12. Adjournment of the Public Hearing



**TOWN OF SUNDRE**

**BYLAW 2022 - 05**

BEING A BYLAW OF THE TOWN OF SUNDRE, IN THE PROVINCE OF ALBERTA TO AMEND THE LAND USE BYLAW (BYLAW X) OF THE TOWN OF SUNDRE.

**WHEREAS** pursuant to the *Municipal Government Act* R.S.A. 2000, Chapter M-26 as amended or replaced from time to time, provides that a Council must pass a Land Use Bylaw;

**WHEREAS** the Council deems it desirable to amend Bylaw 2018-10 to allow the development of Block 1, Plan 9411097 of NE-33-32-05-W5M.

**NOW THEREFORE THE COUNCIL OF THE TOWN OF SUNDRE, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, AND PURSUANT TO THE AUTHORITY CONFERRED UPON IT BY THE MUNICIPAL GOVERNMENT ACT, R.S.A. 2000, C. M-26, AS AMENDED, ENACTS AS FOLLOWS:**

1. That Schedule A – Land Use District Map of the Land Use Bylaw 2018-10 be amended by redesignating portions of Block 1, Plan 9411097 of NE-33-32-05-W5M from Urban Reserve (UR) to Residential Single Detached District (R-1) and Public Services District (PS) as shown on attached Schedule “A” attached to and forming part of this Bylaw.
2. That Schedule “B” – “Brookside Estates Phase 4 and 5 Outline Plan and Land Use Redesignation” be adopted as shown on attached Schedule “B” attached to and forming part of this Bylaw.
3. This Bylaw comes into full force and takes effect on the date of third and final reading.

**READ A FIRST TIME** this 27<sup>th</sup> day of June, 2022 Motion No. 226-27-06-22

**PUBLIC HEARING HELD** this 12<sup>th</sup> day of September 2022

**READ A SECOND TIME** this \_\_\_\_ day of \_\_\_\_\_ 2022 Motion No. \_\_\_\_\_

**READ A THIRD AND FINAL TIME** this \_\_\_\_ day of \_\_\_\_\_ 2022 Motion No. \_\_\_\_\_

\_\_\_\_\_  
Mayor, Richard Warnock

\_\_\_\_\_  
Chief Administrative Officer, Linda Nelson

**SCHEDULE "A"**  
**Bylaw 2022-05**  
**Land Use Bylaw amendment**



**Legend**

- Subject Lands
- General Residential (R2)
- Public Service (PS)



**1:3,000**

Sep 07, 2022 - 2:20pm W:\2022\024\_Bpmx\_SW\Sundre\_TIP\S 0 Technical\MS 1 Technical Production\S 1.1 AutoCAD\2022 024 Subdivision\_Aug 03, 2022.dwg Layout Proposed LU



**Brookside Development Sundre, Alberta**  
**Proposed Land Use Map**

Plan 9411097; Block 1  
 September 2022



**BROOKSIDE ESTATES**

# **PHASE 4 & 5 OUTLINE PLAN AND LAND USE REDESIGNATION**



Submitted to:  
**TOWN OF SUNDRE**

Submitted by:  
**B&A PLANNING GROUP**

Revised on:  
**SEPTEMBER 7, 2022**

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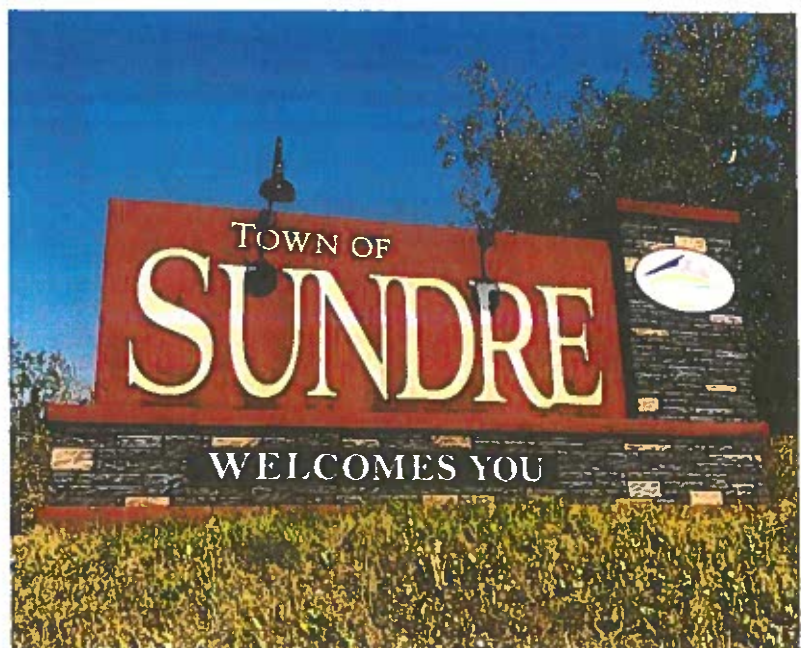
# 1.0

## SECTION 1.0

# Overview

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This Report has been prepared by B&A Planning Group, with a team of technical experts, on behalf of Everblue Nursery in support of the Brookside Land Use Redesignation and Outline Plan for approximately 6.89 hectares (17.02 acres) of land in the Town of Sundre. The Brookside Outline Plan area is delineated within two phases, Phase 4 and Phase 5, to be developed sequentially.



## 1.1 BACKGROUND

The Brookside residential development was originally contemplated by a different development group in 1999. A team of professional consultants developed a proposed residential subdivision, phasing, and servicing plan for the lands. Earlier Brookside phases immediately north of the plan area began building out in the early 2000s and the Sundre Senior's Supportive Living Centre, on the west side of the Plan area, opened in 2016. Since that time the plan area has remained vacant and undeveloped. Before development of this area the lands were used for agricultural purposes.

## 1.2 PLAN RATIONALE

The Brookside Outline Plan area is 6.89 hectares (17.02 acres) in size, which is proposed to be developed in two (2) phases (Phase 4 and Phase 5, respectively). The Phase 4 area is expected to develop gradually with 8-12 lots brought on (registered) per year based on market conditions. This approach ensures fiscally responsible and contextually appropriate development for the Town. Continuation of the previously developed Brookside residential phases is the logical progression for residential development in Sundre.

## 1.3 VISION

Brookside Estates is envisioned to be a high-quality, contiguous, residential neighbourhood that complements the unique environmental features and established community structure in which it is situated. Residents of this Brookside development will benefit from access to beautiful natural areas, and manicured open spaces, with pathways connecting the neighbourhood to its surrounding communities. Single detached homes will complement previous Brookside phases and reflect the small town values of Sundre. Semi-detached and townhome development in Phase 5 will provide housing diversity for the Town, and support the Senior's Centre in providing opportunities for downsizing, or aging-in-place. Development within Brookside may echo the natural beauty of Sundre with the use of natural colours and materials, livening the streets with trees and neighbourhood destinations. Exact details regarding built form will be confirmed at the Development Permit stage.





# 2.0

## SECTION 2.0

# Context

## 2.1 LOCATION AND OWNERSHIP

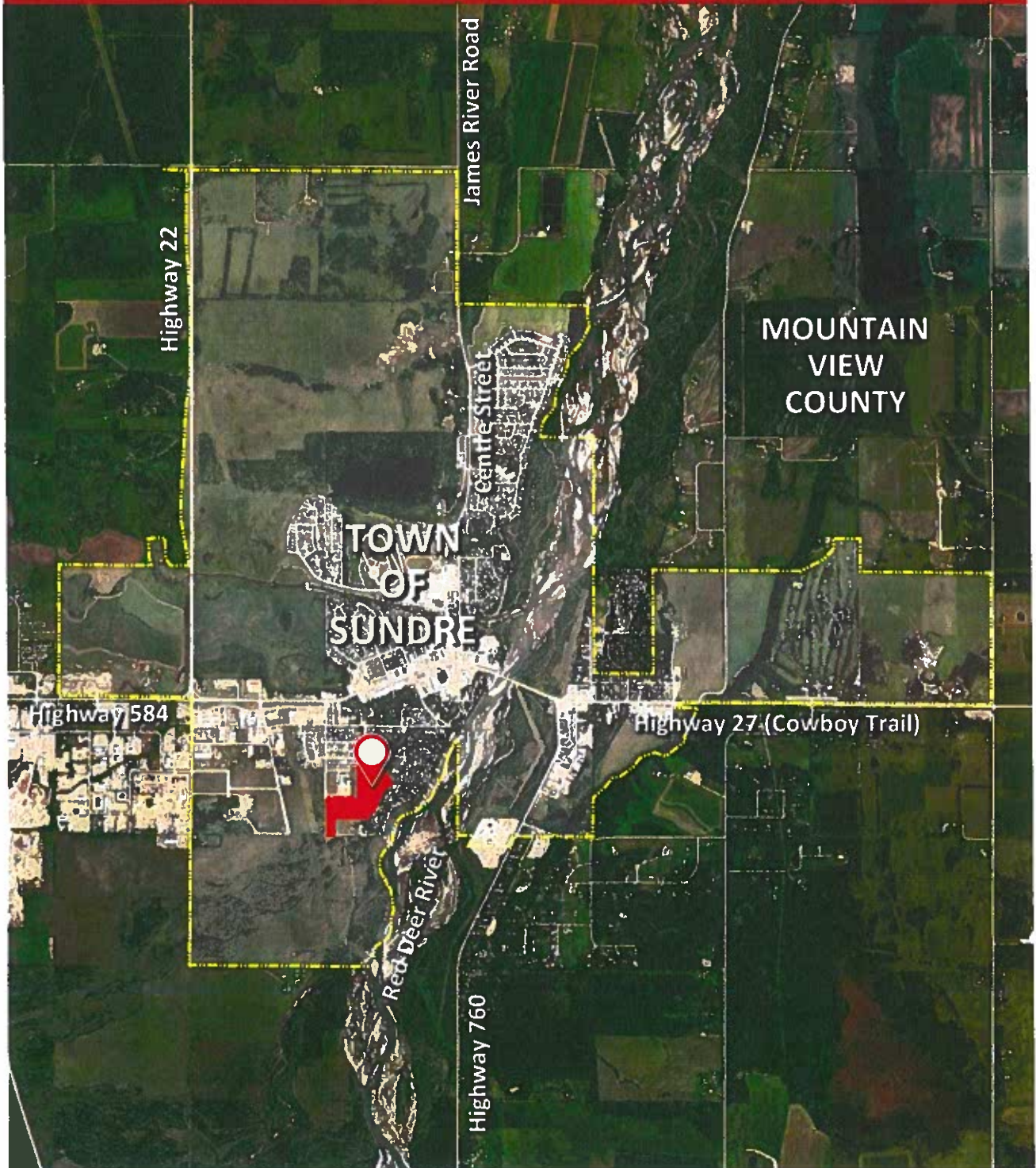
The Brookside plan area is an irregular shaped parcel located in the Town of Sundre, southwest of the downtown area, and west of the Red Deer River. These 6.89 hectares (17.02 acres) are accessed via 5 Street SW and 6 Street SW which is only developed to the southern boundary of the existing Senior's Facility. The subject lands are bordered by the Sundre Senior's Supportive Living Centre to the west, existing residential development to the north, and seasonal residential development known as the Riverside RV Village to the east between the plan area and the Red Deer River. A single residential parcel also borders the plan area to the south and beyond that is vacant land. The plan area comprises a single legal parcel as follows:

Table 1: Ownership

Legal Description	Hectares	Acres	Ownership
Block 1, Plan 9411097 of NE-33-32-05-W5M	6.89	17.02	Steve Bouchet-Bert



Figure 1: Location





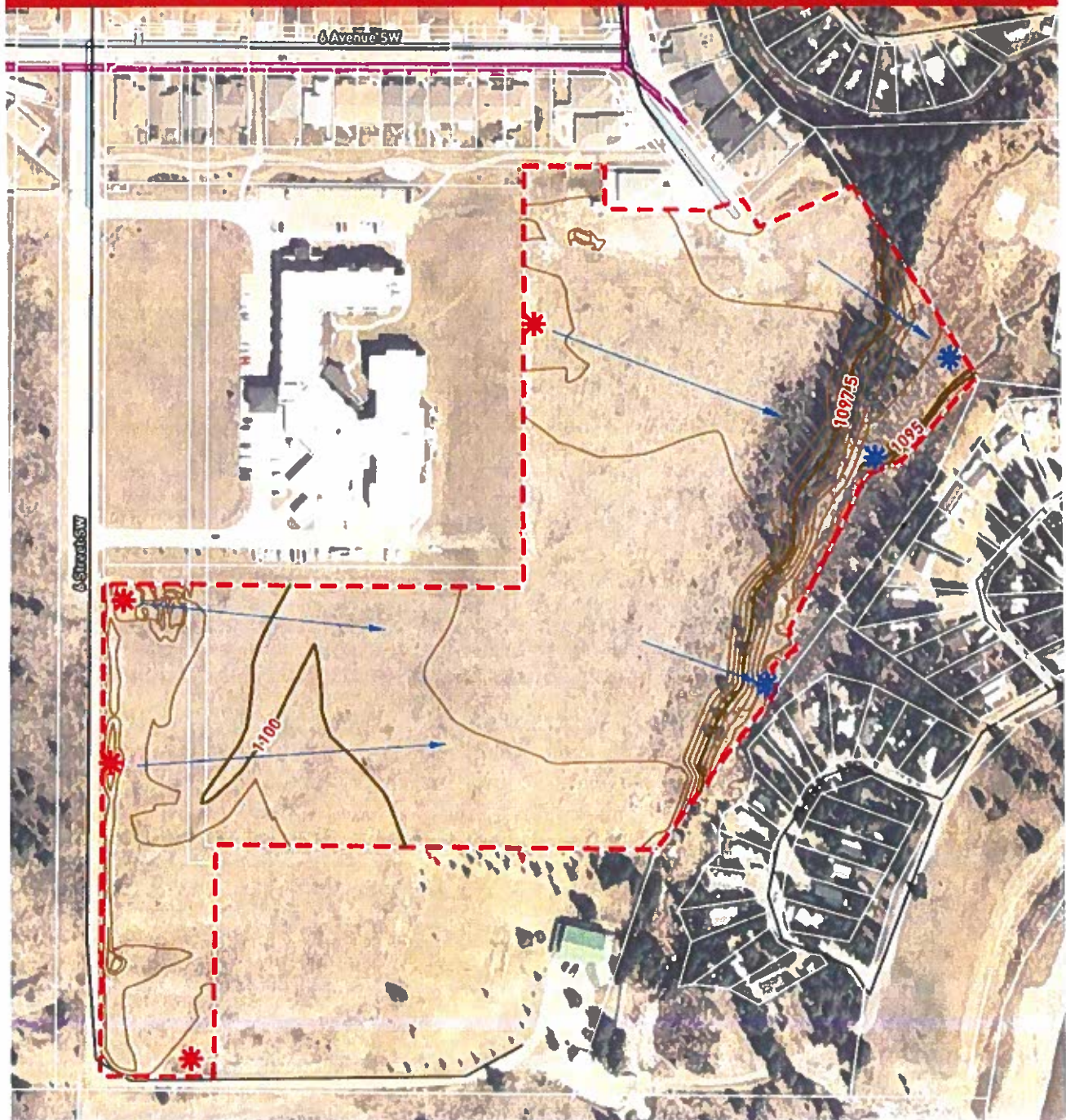
## 2.2 EXISTING CONDITIONS

The subject site consists of undeveloped natural land that is generally flat. Trees border the site along the east property line. Fencing is located along the property lines that are adjacent to neighbouring residential sites. A tributary to the Red Deer River is approximately 360 m north of the subject site and the Red Deer River is approximately 130 m east of the subject site. The general area slopes east towards the Red Deer River. There are no oil and gas wells, pipelines, or facilities at the subject site now or in the past.





Figure 2: Existing Conditions



- |   |   |   |
|---|---|---|
| <span style="color: red;">---</span> Subject Site | Cadastral Unework   | — Road  |
| <span style="color: red;">*</span> High Point     | <span style="color: blue;">→</span> Flow Direction          | <span style="color: pink;">---</span> Sanitary Main |
| <span style="color: blue;">*</span> Low Point     | <span style="color: brown;">---</span> Major Contour (1m)   | <span style="color: blue;">---</span> Water Main    |
|   | <span style="color: brown;">---</span> Minor Contour (0.2m) | Quarter Section Grid                                |



## 2.3 TECHNICAL REVIEW

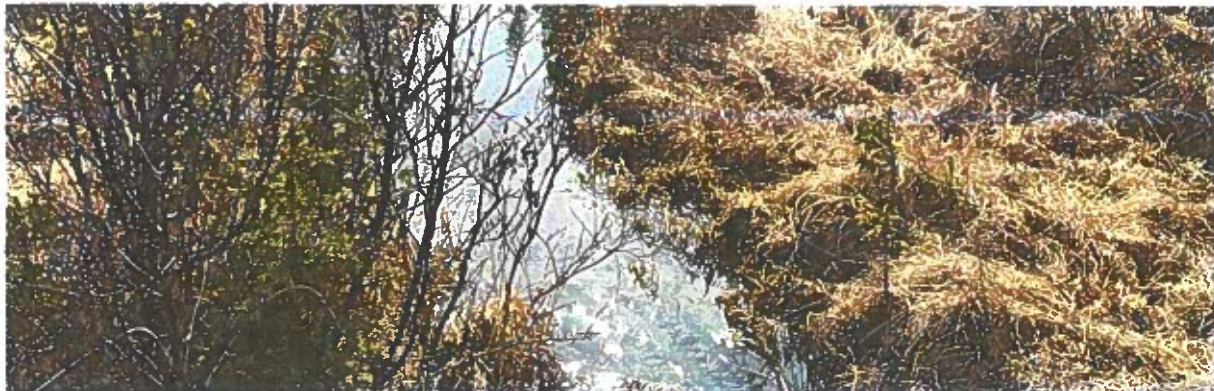
### 2.3.1 Geotechnical

A geotechnical evaluation was completed by Almor Testing Services Ltd. In September 1998. The findings of this report were verified by Almor during a site visit on March 4, 2022, and reported in an Addendum to the original (1998) report. Recommendations include frost wall footing construction at a depth of 1.2-1.5m below grade to a maximum depth of 1.5-2.0m (if basements are proposed). Weeping tile and a sump pump system will be required. The predominate material to be a mixture of free draining silty sandy gravel soils. Based on these conditions an asphalt pavement structural design is proposed to consist of 'Type B' asphaltic concrete with granular base course crushed gravel and granular sub-base gravel. The prepared sub-grade is to be proof-rolled and loose areas are to be replaced with approved materials. It is recommended not to install subgrade drains if conditions are verified during construction.

Almor Testing reviewed the contour plan for the east side of the subject site, adjacent to a creek valley bed, and reported their findings on June 15, 2022. Based on site observations, building envelopes are to be setback a minimum of 7.0m from the rear yard property line and crest-of-slope, which aligns with the Town's Land Use Bylaw. Solid vegetation on and above the slope does not indicate any creep or movement on the slope, and there are no indications of slumping or shallow instability.

### 2.3.2 Phase I Environmental Site Assessment

A Phase 1 ESA was completed by Environmental Diagnostics Inc. on December 15th 2021. No evidence was found of the presence and/or a significant release of any hazardous substance, hazardous waste, petroleum products and other potential contamination at the subject property now or in the past. No adjacent properties of major environmental concern were identified, and no further environmental work is recommended for the subject site.



### 2.3.3 Biophysical Impact Assessment (BIA)

A BIA was completed for the plan area by Trace Associates Inc. on May 2, 2022. This investigation found that the terrain is nearly level throughout most of the site, sloping gradually from the southwest corner to the northeast. On the east side of the site, the topography slopes towards two unnamed small permanent watercourses that flow north to a tributary of the Red Deer River. Based on the Agricultural Region of Alberta Soil Information Database, soils on site are comprised of Orthic Dark Grey Chernozems and Orthic Regosols, not ideal for agricultural production. One potential wetland was identified within the plan area, a temporary graminoid marsh and two unnamed watercourses located within the proposed MR. The extent and classification of these features are to be confirmed through a field assessment. The site consists primarily of non-native grassland, a temporary marsh, and coniferous forestland bordering the marsh. No rare plant species or rare ecological communities were reported. The site is within no provincially mapped key wildlife layers and does not contain an Important Bird Area.

### 2.3.4 Historical Resource Inventory

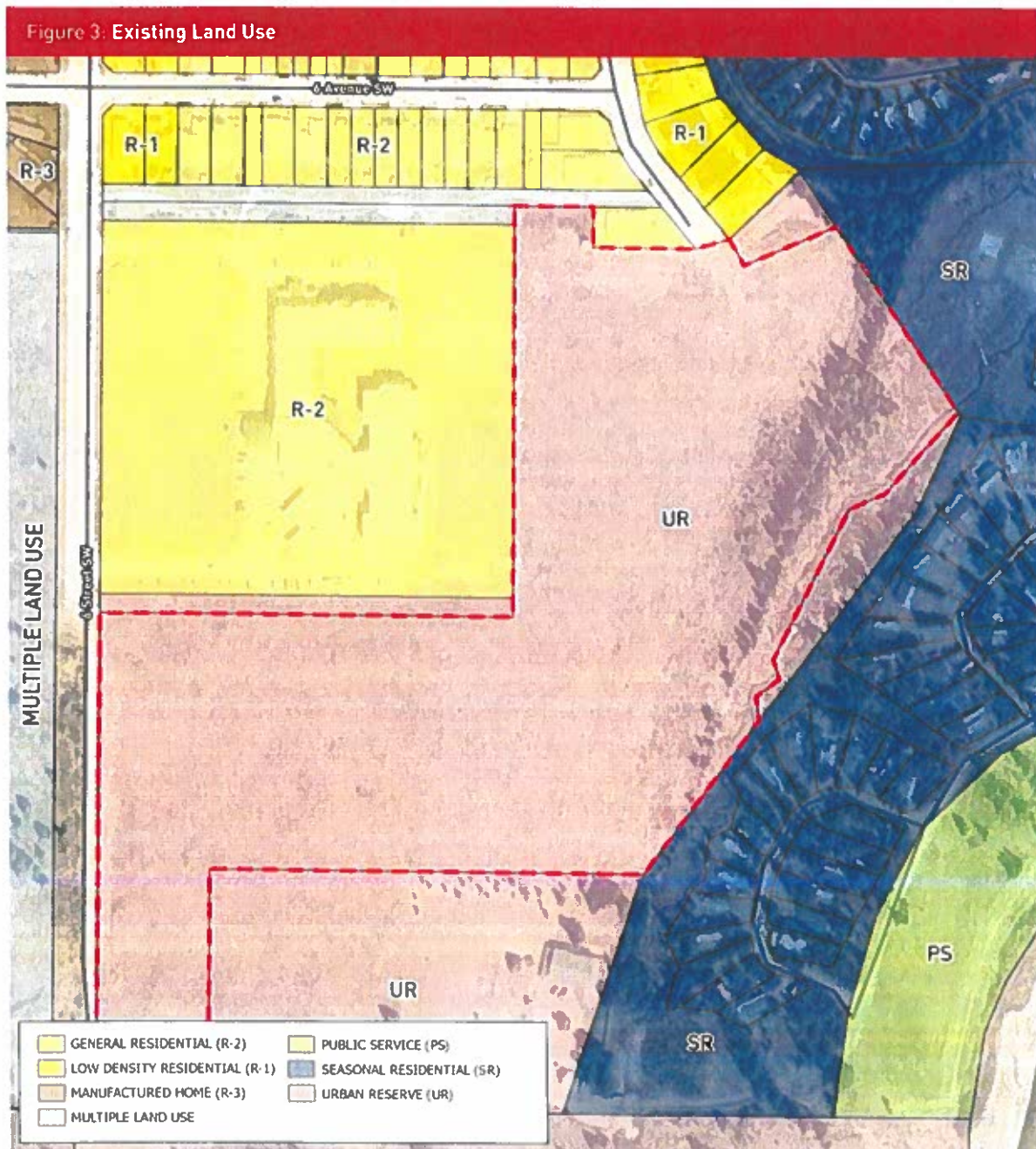
Historic Resources Act approval was granted for the proposed development concept on May 6 2022. In the event that any historic resource is uncovered during excavation the developer shall forthwith notify the Minister of the discovery.





## 2.4 EXISTING AND ADJACENT LAND USES

The properties surrounding the subject site are residential (R2), seasonal RV (SR), a senior's complex that was developed in the last few years (R2), and natural land. The Sundre Land Use Bylaw (2018-10) designates the plan area as Urban Reserve (UR), intended to reserve land for future subdivision and development until an overall plan is prepared and approved by Council.



## **2.5 PLANNING CONTEXT AND POLICY ALIGNMENT**

### **2.5.1 Town of Sundre Municipal Development Plan (MDP) Bylaw 2021-07**

The Town of Sundre's MDP was approved in September 2013 and amended as recently as September of 2021. Looking forward to 2035, the Town strives to be a community known for its beautiful natural environment, offering residents a high quality of life and prosperous economy. Responsible growth is a key responsibility of the Town, the Brookside phasing strategy supports the Town in this goal by proposing contiguous development and developing incrementally and responding directly to current conditions. The MDP identifies the plan area as future residential land use and outlines a goal for residential development that accommodates a wide variety of lifestyles, ages and incomes. Phase 4 is proposed to include single-family detached residential development, and the built form of Phase 5 is to be determined at the time of subdivision at the developer's discretion based on current market demands. It is likely that Phase 5 will include a mix of housing forms supported by the proposed R2 land use district. Residential development in proximity to the Seniors Facility will create opportunities for aging in place, and for residents to stay in the same area as they downsize, or transition towards supportive living.

### **2.5.2 Town of Sundre Parks, Open Space, and Trails Plan (Policy 171/18)**

This Plan establishes a vision and guiding policy for Sundre's community parks, natural spaces and pedestrian linkages. According to the definitions of this Plan, Brookside Phase 4 proposes to include two 'Sub-Neighbourhood Parks' providing local recreation opportunities for the immediate neighbourhood. Amenities within these parks may include informal play areas, benches, or children's play structures. A 'Natural Park' is proposed along the eastern side of the Plan area along the top of slope where an existing water course resides. Amenities within this space will be limited due to the existing slope. A 'Linear Park' is proposed adjacent to the existing MR along the south side of Sundre Seniors Supportive Living, a path will continue this connection between properties and 6 Street SW. Within Phase 5 a linear MR is envisioned along the existing Utility Right-of-Way to connect the existing Senior's Facility with the lands to the south and the Red Deer River.

### **2.5.3 Town of Sundre and Mountain View County Intermunicipal Development Plan (IDP)**

Although the plan area is not included in within the IDP as a referral area, fringe area, or urban referral area, the Brookside Phase 4 and 5 Outline Plan area will support the goals of the IDP to enable the Town to grow in an orderly manner.



# 3.0

## SECTION 3.0

# Brookside Concept Plan

## 3.1 RESIDENTIAL

Brookside Estates is to be a residential neighbourhood consisting of single detached, semi-detached, and town homes. Phase 4 contemplates approximately Thirty-three (33) residential lots ranging in size from 50 feet to 60 feet wide. This is consistent with previous Brookside phases and reflects an efficient development pattern. The proposed land use district is the General Residential District (R-2). R-2 allows a variety of dwelling types and uses compatible with a residential area, all of which are connected to the municipal sewer and water systems. Permitted uses include duplex dwellings, semi-detached dwellings, single-detached dwellings, and public parks. Phase 4 is anticipated to be single-detached dwellings, and Phase 5 is envisioned to consist of a potential Townhouse site and additional semi-detached or single-family development.

Together, the two phases of Brookside Estates are anticipated to provide 87 units (33 single family and 54 semi-detached or townhouse) providing an overall density of 5.6 units per acre (upa). Based on an estimated 3.3 persons per single family unit and 2.2 persons per semi-detached unit, the development may accommodate a population of 228 people. Home-based job estimations are based on City of Calgary standards applying a metric of 3.8 home-based jobs per 100 people. For Brookside Estates this results in 9 home-based jobs.

<b>Table 2: Development Concept Statistics</b>	<b>Hectares</b>	<b>Acres</b>	<b>%</b>
Total Area	6.89	17.02	
Non-Developable Area (ER)	0.63	1.55	
Gross Developable Area (Total Area - ER)	6.26	15.47	100%
MR / Storm Retention (PS)	0.62	1.52	10%
Roads	0.91	2.24	14%
Residential (R2)	4.74	11.71	76%
<b>Single Family</b>			
Anticipated Units		33 units	
Population (3.3 ppu)		109 people	
Local Jobs (3.8/100 ppl)		5 jobs	
<b>Semis/Townhouse</b>			
Anticipated Units		54 units	
Population (2.2 ppu)		119 people	
Local Jobs (3.8/100 ppl)		5 jobs	
Total Units		87 units	
Total Population + Jobs		236	
Density		5.6 upa	
People + Jobs / hectare		37.8	
People + Jobs / acre		15.3	

Figure 4: Proposed Land Use

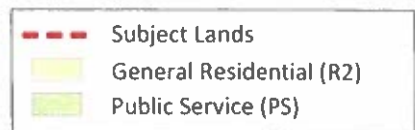
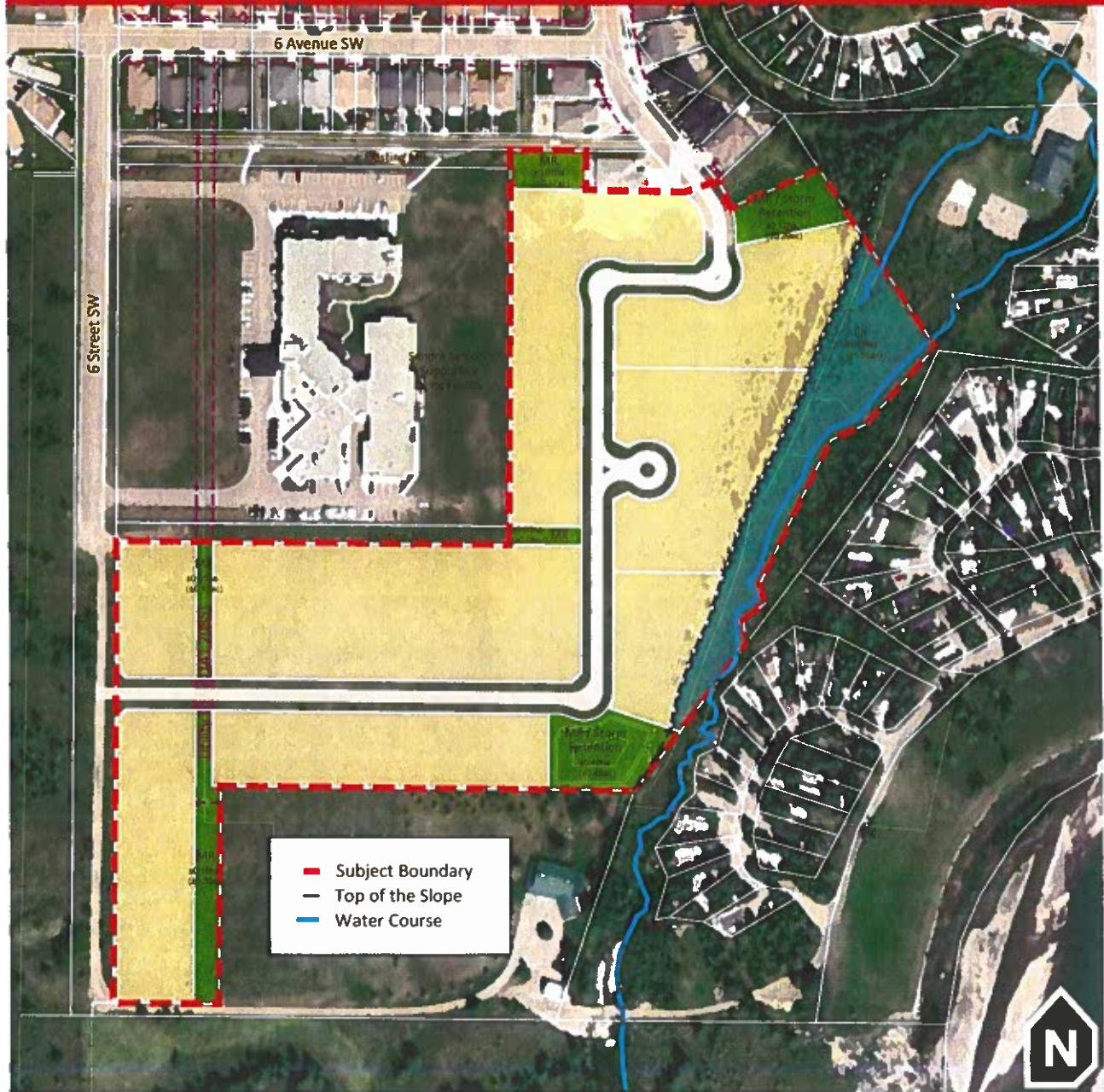




Figure 5: Development Concept





## 3.2 MUNICIPAL & ENVIRONMENTAL RESERVE

Municipal Reserve within the plan area will be dedicated by land to be used as open space for passive and active recreational use by surrounding residents and for storm retention. Within Brookside Estates, the total land area to be dedicated as MR accounts for nearly 10% of the Gross Developable Area. This exceeds the 0.306 hectares (0.756 acres) of Deferred Reserve owing from previous subdivisions as per Deferred Reserve Caveat 171253332 (2017). These lands will be designated Public Service District (PS) in accordance with the Sundre Land Use Bylaw (2018-10). This district is intended to provide an area for the development of land for preservation of public land in its natural state and other uses which are compatible with the area such as public parks.

Approximately 0.63 hectares (1.55 acres) of natural lands on the eastern edge of the plan area will be dedicated as Environmental Reserve in alignment with the Municipal Government Act and Sundre Parks, Open Space and Trails Plan. These lands are considered undevelopable due to slopes, vegetation, and the presence of a water course. As per the Sundre Land Use Bylaw, these lands will also be dedicated PS.

**Table 3: Proposed Municipal Reserve Disposition**

Dedication	Hectares	Acres	%
Total Area	6.89	17.02	
Non-Developable (Environmental Reserve)	0.63	1.55	
Gross Developable Area	6.26	15.47	100%
Deferred Reserve Owing	0.306	0.756	5%
Proposed MR Dedication by Land	0.61	1.51	10%

**The MR/ER dedication is allocated amongst four (4) types of open spaces:**

**1** *Neighbourhood Park*

- This open space will be used as neighbourhood destination for passive recreation. Programming within this space may consist of a play structure, picnic area, or landscaped area.

**2** *Storm Retention*

- Within these open spaces it is proposed to extend an existing storm pond on the northeast boundary of the Phase 4 lands, which was previously dedicated as MR. An additional storm pond is proposed for Phase 5 in the southeast corner of the site, where those lands naturally drain.

**3** *Linear Open Space*

- As a continuation of the existing MR dedication along the southern boundary of the Sundre Seniors Supportive Living Facility, two linear open spaces with future north-south and east-west trails will connect pedestrians between 6 Street SW, Brookside, the existing Senior's Facility, and 5 Street SW.

**4** *Natural Open Space*

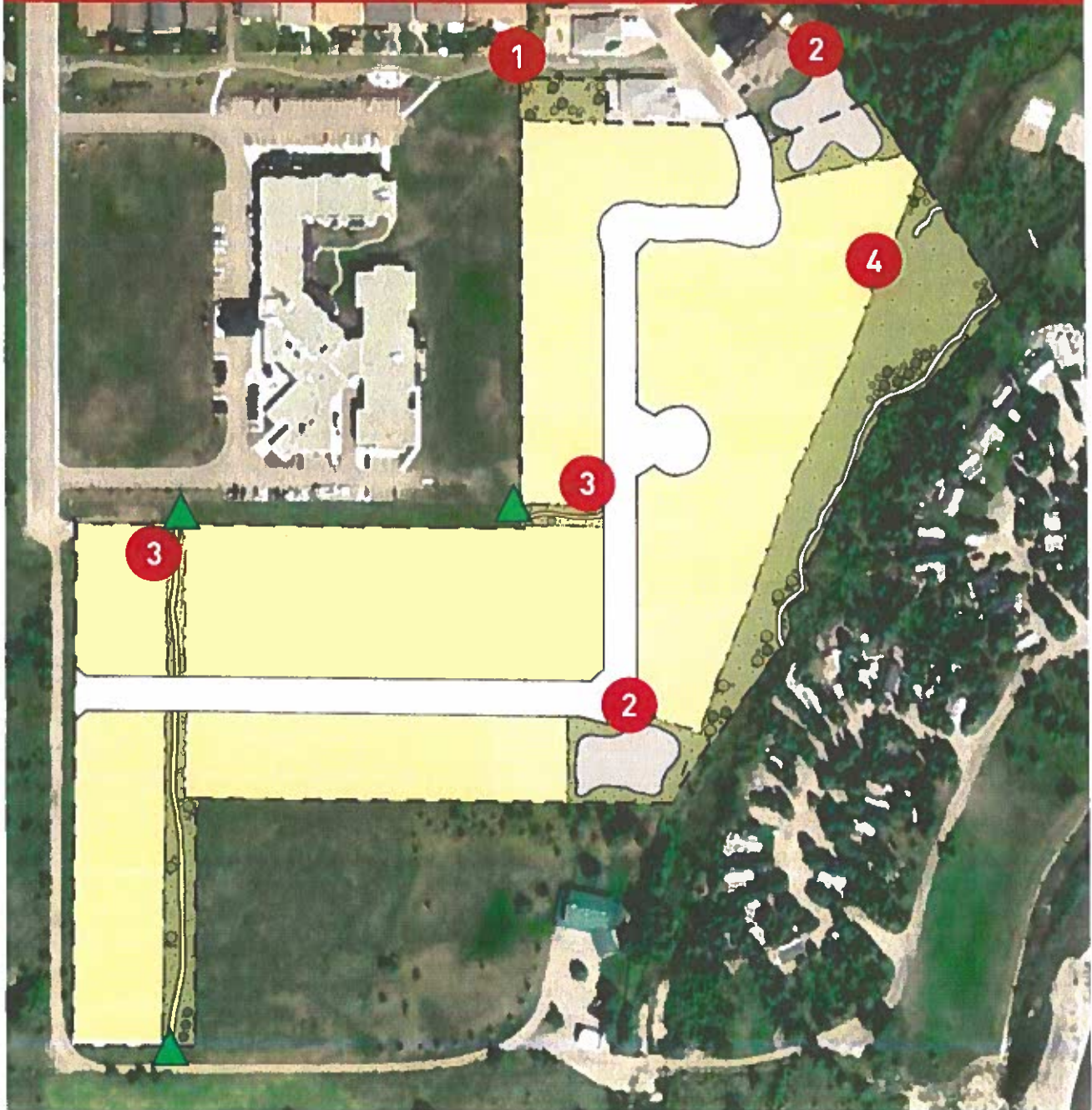
- An existing watercourse and slope exist in this open space. The top of slope was determined by a Topographic Survey completed by Tagish Engineering. This open space will remain in a naturalized state, acting as a buffer between the Riverside RV community and Brookside.



## **FireSmart**

As per the Town of Sundre Parks, Open Space & Trails Plan, FireSmart Canada is an initiative to lessen the risk of wildfires. This program helps highlight the shared responsibility of those who live and work in or near forested areas. Residents and developers of Brookside are encouraged to visit [www.firesmartcanada.ca](http://www.firesmartcanada.ca) to learn more about recommendations and tools to implement FireSmart and protect their home, their community, and the natural environment.

Figure 6. Open Space



▲ Future Trail / Pathway Connections

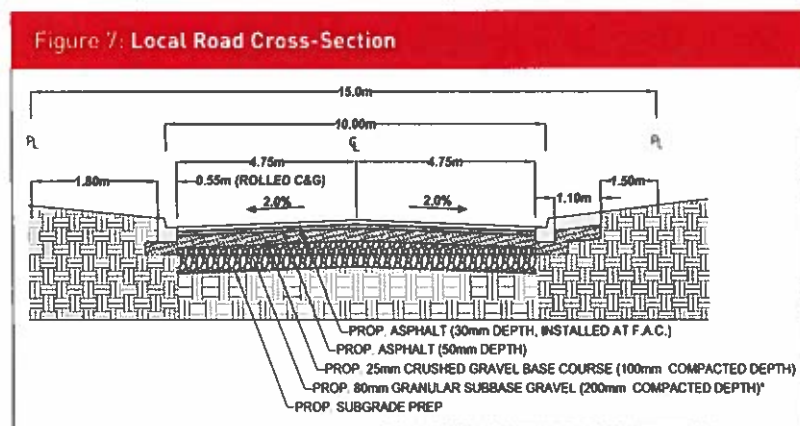
## 3.3 TRANSPORTATION

### 3.3.1 Regional Transportation

The plan area's primary access roads, 5 Street and 6 Street SW, connects with Highway 27 approximately 0.5 km northwest of the plan area. Highway 27 provides access to the Sundre downtown and regional connection to nearby municipalities such as the Town of Olds. The CastleGlenn Highway 27 Study recommended Highway 27 be upgraded to a four lane cross-section with a raised median and separate left turn lanes up to the 6 Street SW intersection. Highway 27 intersects with Highway 22 at the western edge of the Town of Sundre, where Highway 22 provides a regional northern connection. Highway 22 continues south at an intersection with Highway 27 approximately 8 km east of the Sundre Town limits.

### 3.3.2 Local Transportation

Access to the plan area is provided by an extension of 5 Street SW, continuing the 15.0 m right-of way providing a paved road for two-way local traffic and a sidewalk on one side. This extension is proposed to continue south, ultimately connecting with an extension of 6 Street SW, through the Phase 5 area.



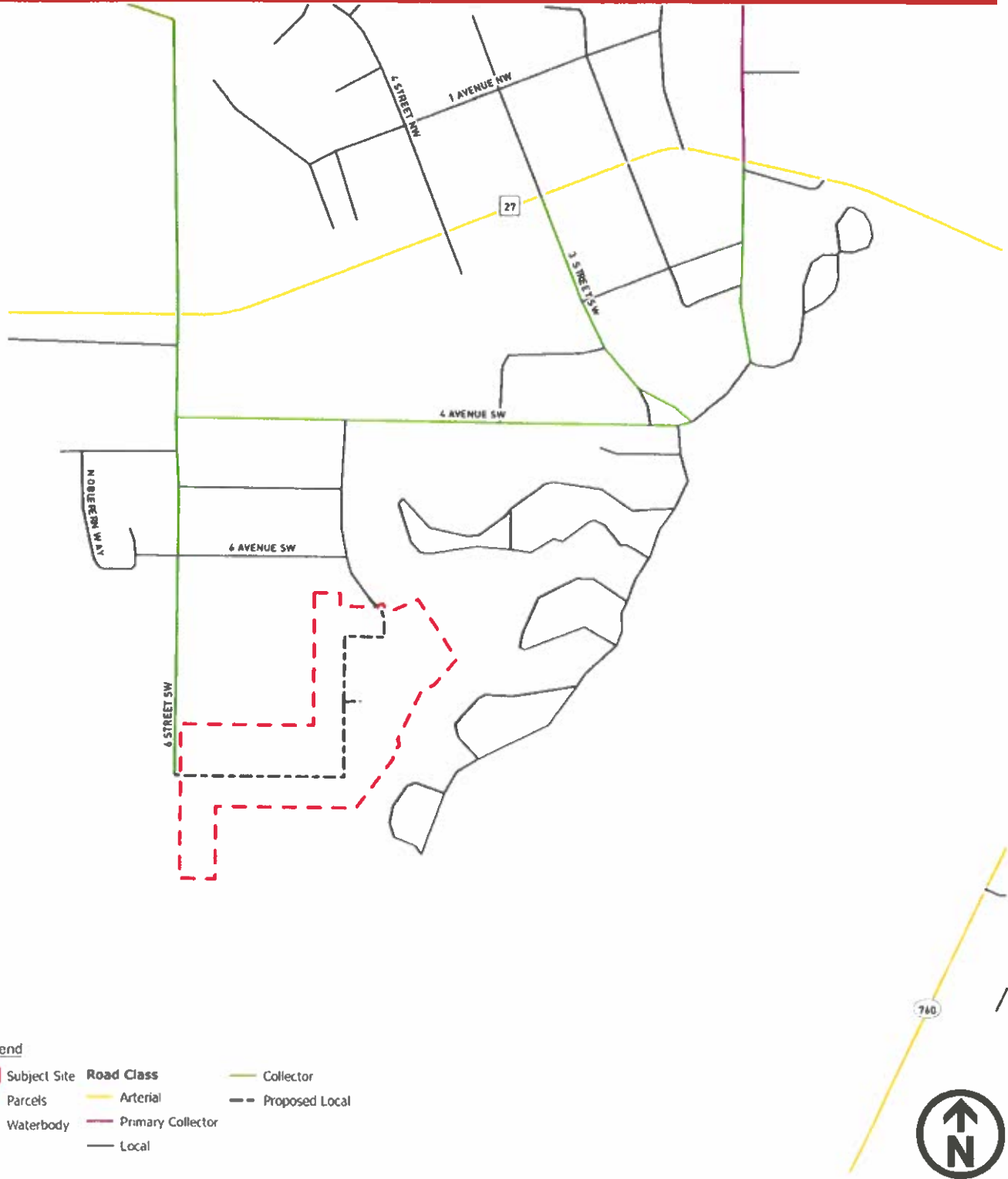
### 3.3.3 Transportation Impact Assessment

A Transportation Impact Assessment was completed by Bunt & Associates on May 3, 2022. This study included an analysis of forecasted trip generation based on the proposed residential development, collision history analysis, and an analysis of the 6 Street SW and Highway 27 intersection. Based on this analysis the report concludes that the study area intersection continues to operate acceptably with additional site traffic long term after development completion, and that an upgraded crossing treatment is not warranted. The study area intersection is already fully illuminated with street lighting and no further safety analysis is required for the highway.

Bunt further advised that their analysis shows there is plenty of capacity at the 6 Street / Highway 27 intersection, so they do not foresee any future issues unless there is significant growth in other areas that add through traffic to the highway. As TIAs typically have a shelf life of 2 years, Phase 5 may need to be reassessed in the future when plans for this area are confirmed.



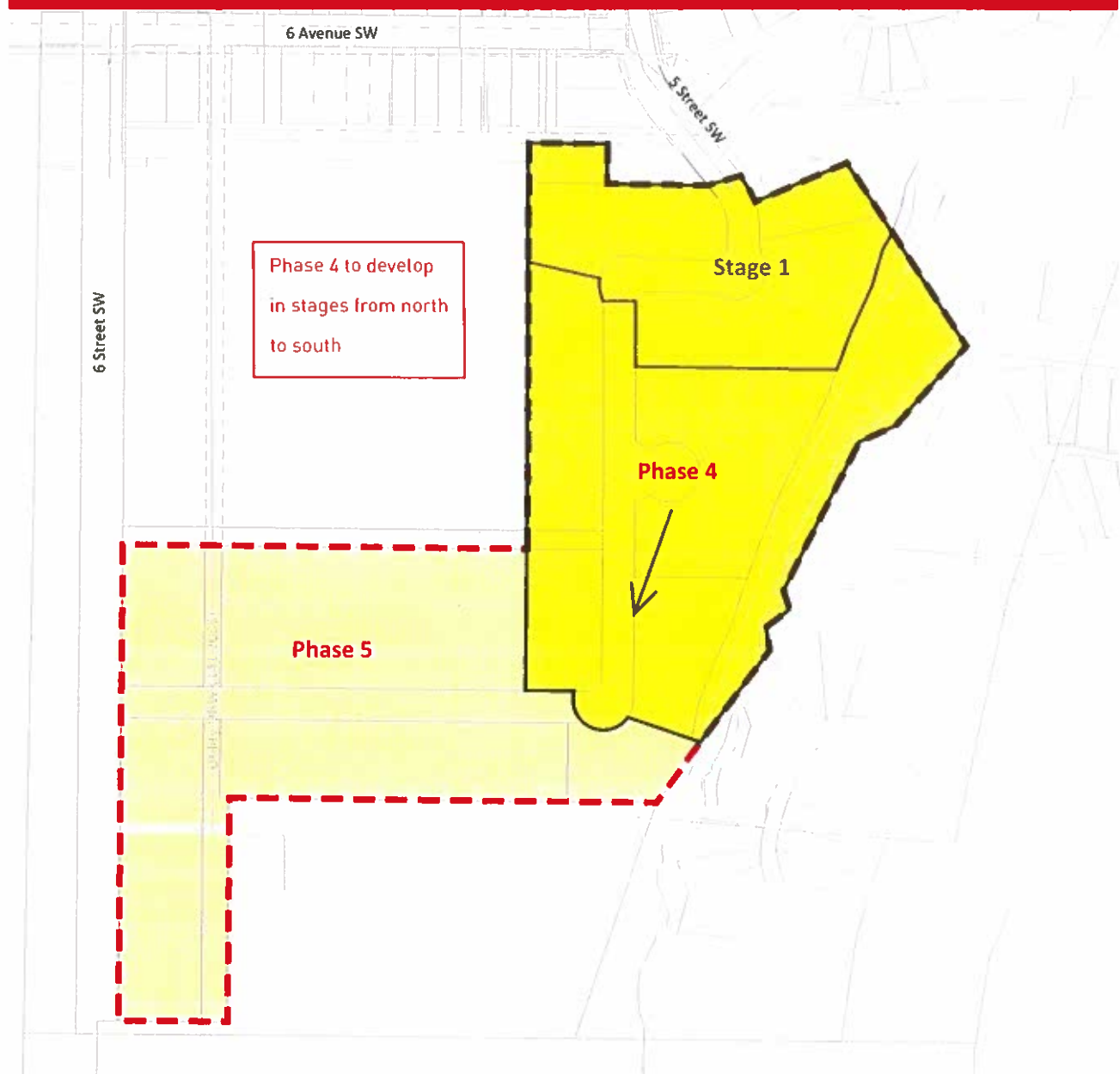
Figure 8: Transportation



### 3.4 PHASING

The plan area will be developed in two phases (Phase 4 and 5). Phase 4 will be developed first, with approximately 8-12 lots brought on (registered) per year based on market conditions. The overall development pattern of Phase 5 is to be determined at the detailed design and subdivision stage for that phase and will reflect current market conditions based on the progression of Phase 4.

Figure 9: Phasing



## **3.5 SERVICING**

### **3.5.1 Water Servicing**

Potable water servicing within the Phase 4 area is proposed to connect with the existing 200 mm water main within the 5 Street SW ROW. Prior to development of Phase 5, a temporary blow off is proposed at the terminus of the 5 Street SW extension. Two water hydrants are proposed throughout Phase 4 to accommodate fire safety.

### **3.5.2 Wastewater servicing**

Wastewater servicing within the Phase 4 area is proposed to connect to existing 200 mm sanitary main within the 5 Street SW ROW. A temporary sanitary plug is proposed at the terminus of the Phase 4 road extension until such time as Phase 5 commences development.

### **3.5.3 Stormwater Servicing**

Stormwater within the Phase 4 area is proposed to be managed by an extension of the existing storm retention pond adjacent to the northeast plan area boundary. Expansion of this pond will maintain a 1.5 m depth and accommodate overland drainage from the plan area as well as drainage captured by a proposed 300 mm storm water main within the road ROW. A future Phase 5 storm pond is proposed in the location of the temporary gravel turnaround to accommodate additional overland drainage from Phase 5 development.



Figure 10: Water Servicing & Wastewater Servicing

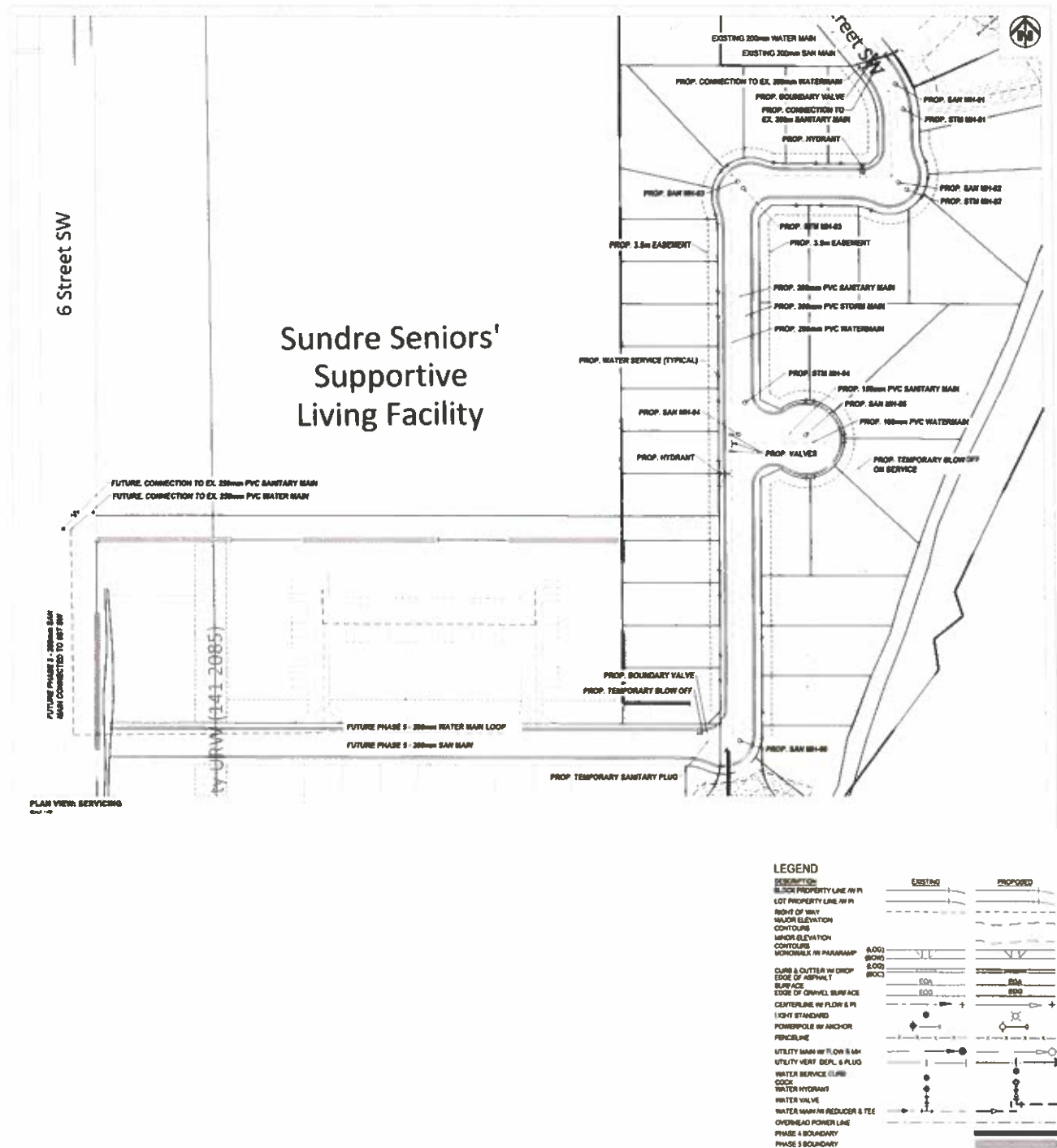
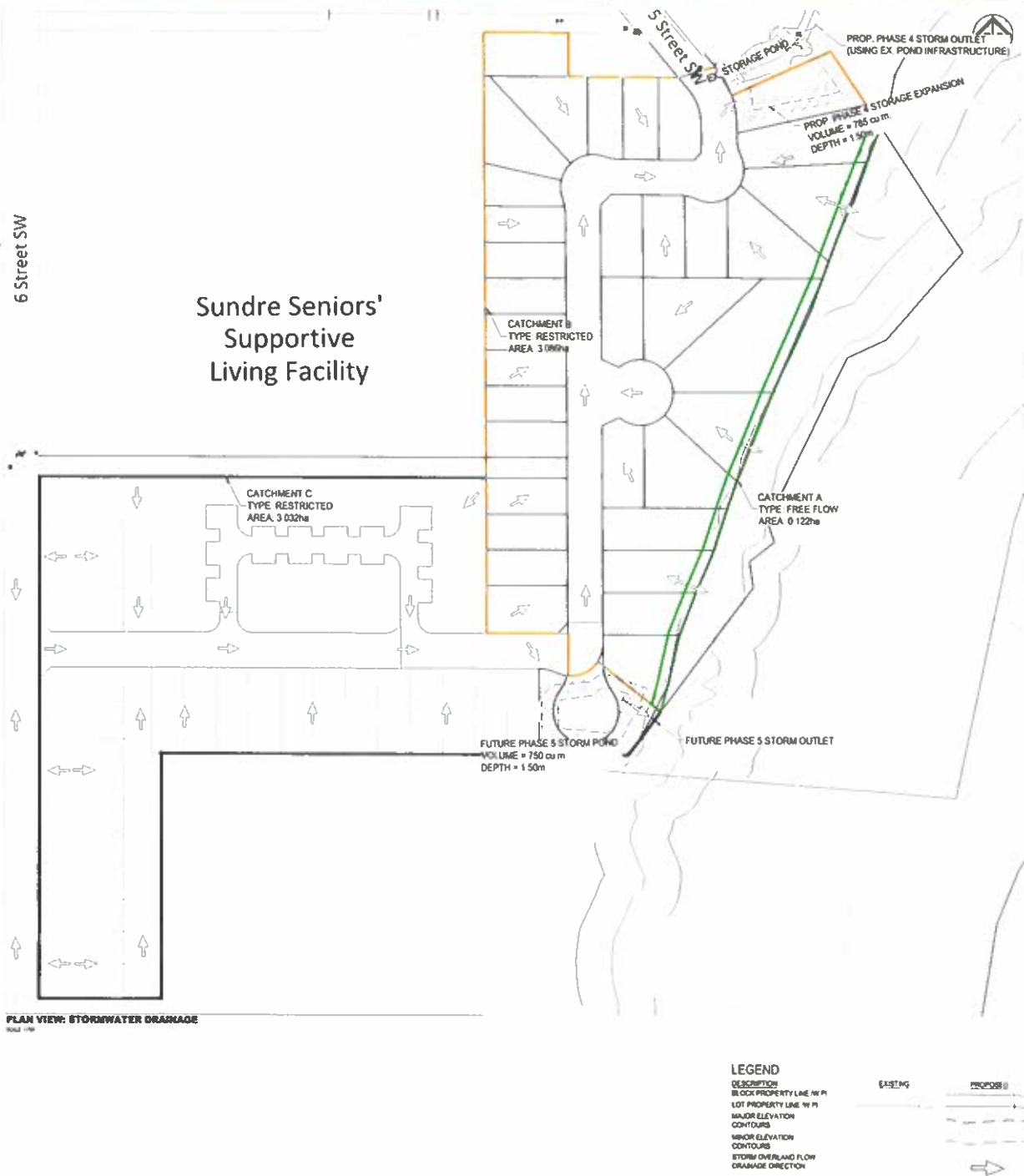


Figure 11: Stormwater Servicing



# 4.0

## SECTION 4.0

# Implementation

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### 4.1 LAND USE REDESIGNATION

A land use redesignation application has been submitted to the Town of Sundre proposing redesignation of the existing Urban Reserve District (UR) land use to General Residential District (R-2) for the entirety of Block 1, Plan 9411097. The R-2 District permits development of duplex, semi-detached, and single detached dwellings providing opportunity for flexibility to respond to market conditions and to provide a mix of housing typologies.





The Land Use Redesignation is proposed as follows:.

**Table 4: Land Use Redesignation Statistics**

Land Use	To	Land Use	Hectares	Acres
R-2	To	PS	0.07	0.17
UR	To	R-2	4.75	11.74
UR	To	PS	1.17	2.89
UR	To	Road ROW	0.90	2.22
<b>Total</b>			<b>6.89</b>	<b>17.02</b>

## 4.2 NEXT STEPS

Following approval of the Land Use Redesignation Application the developer will proceed with subsequent applications for subdivision, and development permit approval prior to commencement of any construction on site. Earth works are anticipated to begin in Fall 2022 with residential development beginning in 2023. Development of Phase 5 is anticipated to begin within 3-5 years.

# 5.0

## SECTION 5.0

# Public Consultation

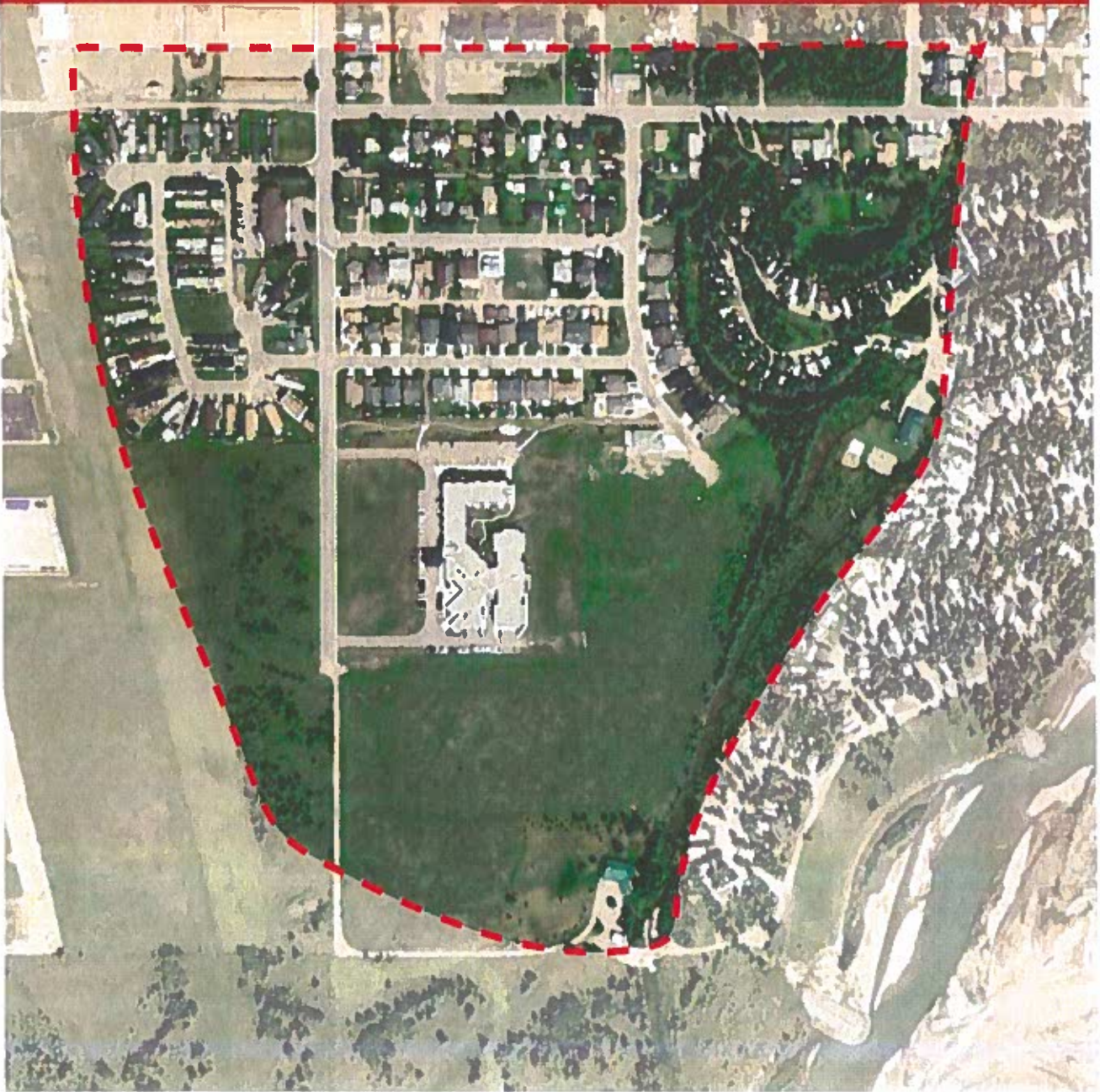
In early May 2022, a letter was circulated to neighbours surrounding the project site, see Figure 11 Notification Zone. The notification letter provided details about the proposed Brookside Phase 4 project as well as contact information for questions and comments. Seven stakeholders contacted the project team with feedback on the project. Some stakeholders were reaching out to discuss price, timing, and availability of lots. Several stakeholders had questions and concerns about the impacts of increased traffic from the new development for existing residents.

The Sundre Seniors Supportive Living Facility and the Riverside RV Village were sent the notification letter directly by email on May 13, 2022. A representative from Sundre Seniors Supportive Living Facility responded to express support for the proposal.

The project team will continue to respond to stakeholder comments and questions about the project.



Figure 12: Notification Zone





BROOKSIDE PHASES 4 & 5 OUTLINE PLAN & LAND USE REDESIGNATION



#### Legend

- Subject Lands
- General Residential (R2)
- Public Service (PS)



1:3,000

Sep 07, 2022 - 2:20pm W:\2022-024\_Remax\_SW Sundre\_NIP\5 0 Technical\5 1 Technical Production\5 1 1 AutoCAD\2022-024 Subd-vision\_Aug 03, 2022 dwg Layout Proposed LU



## Brookside Development Sundre, Alberta Proposed Land Use Map

Plan 9411097; Block 1  
September 2022



**403.638.3551**  
**717 Main Avenue West**

E-mail: [townmail@sundre.com](mailto:townmail@sundre.com) • Web site: [www.sundre.com](http://www.sundre.com)

Fax 403.638.2100

Arena 403.638.3177

AquaPlex 403.638.9370

GNP/FCSS 403.638.1011

Sundre Library 403.638.4000

## COUNCIL MEETINGS

Monday, September 12th, 2022 • 6:00pm

Monday, September 26th, 2022 • 6:00pm

### MEET AND GREET WITH THE MAYOR

Mayor Warnock 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, discussion. COVID regulations will be in effect. Please call Betty Ann at 403-638-3551 ext. 102, or email at [bettyann.f@sundre.com](mailto:bettyann.f@sundre.com) to schedule an appointment.

### SUNDRE ARENA 2022/23 WINTER ICE

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 Please feel welcome to contact us by email to book ice for the upcoming season. [facilitybookings@sundre.com](mailto:facilitybookings@sundre.com)

### DID YOU KNOW??

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### STREET SWEEPING UPDATE

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September 1 - school is back in full swing.  
 please remember to  
**slow down in school zones**  
 and stop for school busses  
 Drivers should also be extra vigilant in  
 neighbourhoods as the kids make their  
 way to school.

### GAS LINE LOCATES FOR FIBRE OPTIC SERVICES

The Town of Sundre gas department is currently conducting Alberta One-Calls for customers that are connecting the fibre optic service to their home. Utility operators will be entering yards to locate your gas services and will be marking the gas line in yellow paint and yellow flags. Electrical and telephone utilities will be marked by the respective companies in red and orange flags. If you have any concerns or require your flags to be moved for lawn maintenance, please contact the Town Office at 403-638-3551.

**COMPOST THURSDAY RECYCLE THURSDAY GARBAGE THURSDAY**  
**SEPTEMBER 8 SEPTEMBER 15 SEPTEMBER 22**

Check out our web site [www.sundre.com](http://www.sundre.com) for current information

### ATTENTION RESIDENTS

For any after-hour emergencies involving gas, water & sewer  
 please call 403-638-7350



## Sundre Community Recreation Registration and RVS Welcome Back BBQ

Thursday, September 8, 2022, 5:00 pm to 7:00 pm  
 Sundre Community Centre Gym

Bergen 4H Club	Shindo Kempko Karate Do
The Den/Youth Centre	Studio K Dance Gallery
Mainave Kidzclub.naz	Sundre Bike n' Ski Club
Move Yourself Danace	Sundre Day Care Centre
Mountain View Taekwondo	Sundre Gymnastics Club
Olds Lacrosse	Sundre Youth Rec Hockey
River Valley School/School Council	Sundre Skating Club

Remember to support the BBQ - hosted by the RVS teachers.

### PUBLIC HEARING 20220912 BYLAW NO. 2022-05 BROOKSIDE PHASE 4 & 5

Land Use District Map Amendment Bylaw 2018-10

A Public Hearing pursuant to Sections 230 and 606 of the *Municipal Government Act*, R.S.A 2000, Chapter M-26, as amended on Bylaw 2022-05 will be held on Monday, September 12, 2022 at 6:00 p.m. in the Town of Sundre Council Chambers

**PROPOSAL:** Land Use District Map Amendment by redesignating parts of Block 1, Plan 9411097 of NE 33-32-05WSM from Urban Reserve District (UR) to General Residential District (R-2) and Public Service District (PS) as shown on attached Schedule "A" of Bylaw 2022-05 and furthermore, adoption of the Brookside Estates Phase 4 and 5 Outline Plan.

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

Date of Publication: August 23, August 30 and September 6



### TOWN OF SUNDRE OPEN HOUSE

All residents welcome!

Join us on Thursday September 15th, 2022, from 4:00 pm - 7:00 pm at the Sundre Community Center to hear about the 4 year strategy and more

What: Open House

When: September 15th, 2022

Time: 4:00 pm - 7:00 pm

Where: Sundre Community Center





**403.638.3551**  
**717 Main Avenue West**

E-mail: [townmail@sundre.com](mailto:townmail@sundre.com) • Web site: [www.sundre.com](http://www.sundre.com)

Fax 403.638.2100
Arena 403.638.3177
AquaPlex 403.638.9370
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## COUNCIL MEETINGS

Monday, September 12th, 2022 • 6:00pm  
 Monday, September 26th, 2022 • 6:00pm

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### TOWN OF SUNDRE NOTICE OF DEVELOPMENT PERMITS

The Town of Sundre, subject to the right of appeal to the Subdivision and Development Appeal Board, has conditionally approved the following application(s) for development:

Application: 2020-D28  
 Civic Address: 201 11A AVENUE N.E.  
 Legal Description: Lot 44, Block 15, Plan 9912954  
 Development: 0.26 meter Relaxation of Side Yard Setback for Detached Accessory Building - Shed  
*A Discretionary Uses in the Low Density Residential District*

The file as noted above can be viewed at the Town Office during regular business hours. The permit will be issued at the end of the appeal period, provided no appeals are filed prior to the appeal deadline.

Any person wishing to appeal this decision must submit their appeal no later than 4:00 pm on August 31, 2022. Appeals must be in writing, accompanied by the \$200 fee and submitted to the Clerk, Subdivision and Development Appeal Board, Town of Sundre, PO Box 420, 717 Main Avenue W., Sundre AB T0M 1X0  
 Date of Publication: August 16 and August 23, 2022d28.

### SUNDRE ARENA 2022/23 WINTER ICE

We are hoping to have the ice ready for Monday, September 19. Please feel welcome to contact us by email to book ice for the upcoming season. [facilitybookings@sundre.com](mailto:facilitybookings@sundre.com)

### PUBLIC NOTICE

**Public Notice:** 'Neighbours Day' hosted by SPOG  
**Date/Time:** Friday, August 26, 2022, 8:30 am to 4:30 pm  
**Location:** Sundre Arena and Curling Rink  
**Public Notice:** 'Broncs, Bulls, and Wagons' hosted by Sundre Rodeo & Race Association  
**Date/Time:** Friday, August 26, 6:00 pm start, Saturday, August 27, 5:00 pm start, and Sunday, August 28, 1:00 pm start  
**Location:** Sundre Rodeo Grounds

**RECYCLE THURSDAY AUGUST 25** **GARBAGE THURSDAY SEPTEMBER 1** **COMPOST THURSDAY SEPTEMBER 8**  
 Check out our web site [www.sundre.com](http://www.sundre.com) for current information

## 'Welcome Back BBQ'

Community Recreation Registration

Thursday, September 8th  
 5:00 pm to 7:00 pm

River Valley School East Entrance &  
 Sundre Community Centre Gym

All sports, recreation and cultural groups are invited to join us in this event. Families will be invited to explore the many amazing opportunities the Sundre area has to offer and support the 'Welcome Back BBQ' hosted by the RVS teachers.

Your organization can participate in two ways. Book a table and represent your organization in person or book a table and set up information people can take with them. There will be a fee of \$20.00 per organization. To register a table for this event or require more information contact Community Services.

Office: 403-638-2042 | Cell: 403-994-7061  
 Email: [facilitybookings@sundre.com](mailto:facilitybookings@sundre.com)

### DID YOU KNOW??

You can sign up for e-billing to receive your Utility Bill.

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### KICK IT TO THE CURB!

9:00 AM to 7:00 PM on the following dates:  
 Saturday, August 27 and Sunday, August 28

On Saturday morning, place your unwanted items OUTSIDE at the front of your yard with a 'FREE' note attached! Tour around town with your family and friends to pick up any treasures with a free note attached to the item. All unclaimed items must be returned indoors by 8:00 PM on Sunday.

### PUBLIC HEARING 20220912

BYLAW NO. 2022-05

BROOKSIDE PHASE 4 & 5

Land Use District Map Amendment Bylaw 2018: 10

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**403.638.3551**  
**717 Main Avenue West**

E-mail: [townmail@sundre.com](mailto:townmail@sundre.com) • Web site: [www.sundre.com](http://www.sundre.com)

Fax 403.638.2100

Arena 403.638.3177

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**SEPTEMBER 1 SEPTEMBER 8 SEPTEMBER 15**

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### PUBLIC HEARING 20220912

BYLAW NO. 2022-05

BROOKSIDE PHASE 4 & 5

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**PUBLIC HEARING 20220912**  
**BYLAW NO. 2022-05**  
**BROOKSIDE PHASE 4 & 5**  
Land Use District Map Amendment Bylaw 2018-10

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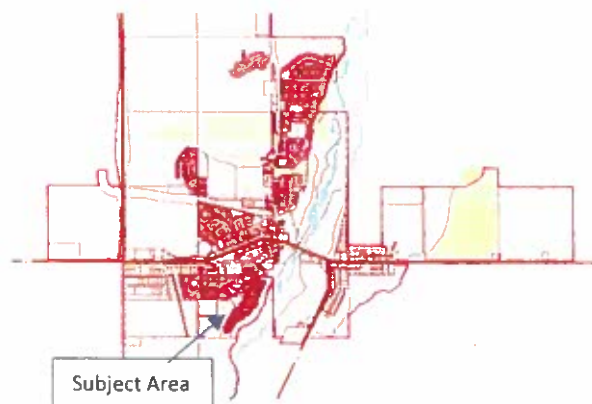
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Date of Publication: August 23 to September 6







**ADJACENT LANDOWNER NOTIFICATION**

**PUBLIC HEARING 20220912  
BYLAW NO. 2022-05  
BROOKSIDE PHASE 4 & 5  
Land Use District Map Amendment Bylaw 2018-10**

August 15, 2022

A Public Hearing pursuant to Sections 230 and 606 of the *Municipal Government Act*, R.S.A 2000, Chapter M-26, as amended on Bylaw 2022-05 will be held on Monday, September 12, 2022 at 6:00 p.m. in the Town of Sundre Council Chambers.

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Yours Truly,



Betty Ann Fountain  
Sr. Development Officer  
/file  
:attachments

**Subject: Municipal Referral - Planning Document**

Classification: Protected A



This will acknowledge receipt of the above-referenced document. Alberta Transportation's primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in the vicinity of the plan area.

Alberta Transportation offers the following comments:

- Paragraph 3.3.3 "Transportation Impact Assessment" it is summarized that an upgraded intersection treatment is not warranted. Since the Traffic Impact Assessment was only for Phase 4, for accuracy, it can not be assumed this same recommendation also refers to Phase 5 of the Outline Plan.

Thank you for the opportunity to provide comment on the proposed plan. If you have any questions or require additional information, please contact the undersigned.

Yours truly,



Digitally signed by  
Charlene Johnson  
Date: 2022.08.16  
17:10:54 -06'00'

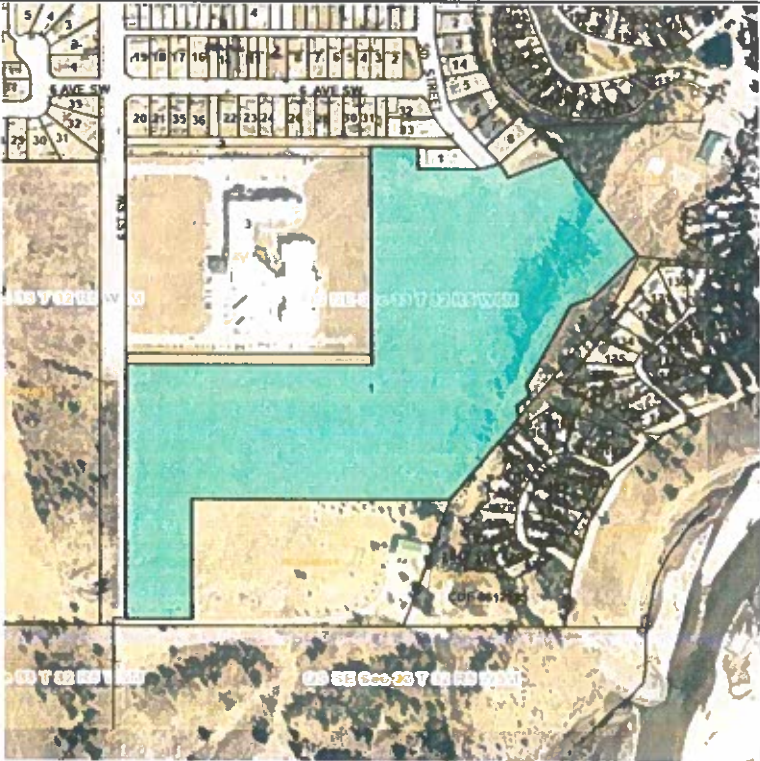
Charlene Johnson

[Charlene.Johnson@gov.ab.ca](mailto:Charlene.Johnson@gov.ab.ca)

2022-08-16

**TOWN OF SUNDRE**  
717 Main Ave West Box 420  
Sundre Alberta

**Subject: Municipal Referral – Land Use Bylaw Amendment (Future Subdivision)**

Description	General Location
<p>File Number: 20220912</p> <p>Land Use District Map Amendment by redesignating parts of Block 1, Plan 9411097 of NE-33-32-05W5M from Urban Reserve District (UR) to General Residential District (R-2) and Public Service District (PS) as shown on attached Schedule "A" of Bylaw 2022-05</p>	

This will acknowledge receipt of your circulation regarding the above-noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 14 and 15 of the Subdivision and Development Regulation, due to the proximity of Highway 27 and 22.

Alberta Transportation offers the following comments with respect to this application:

- No comments or objections to the proposed redesignation from UR to R2 & PS.

If you have any questions or require additional information, please contact the undersigned.

Yours truly,



Digitally signed by  
Charlene Johnson  
Date: 2022.08.16  
16:48:30 -06'00'

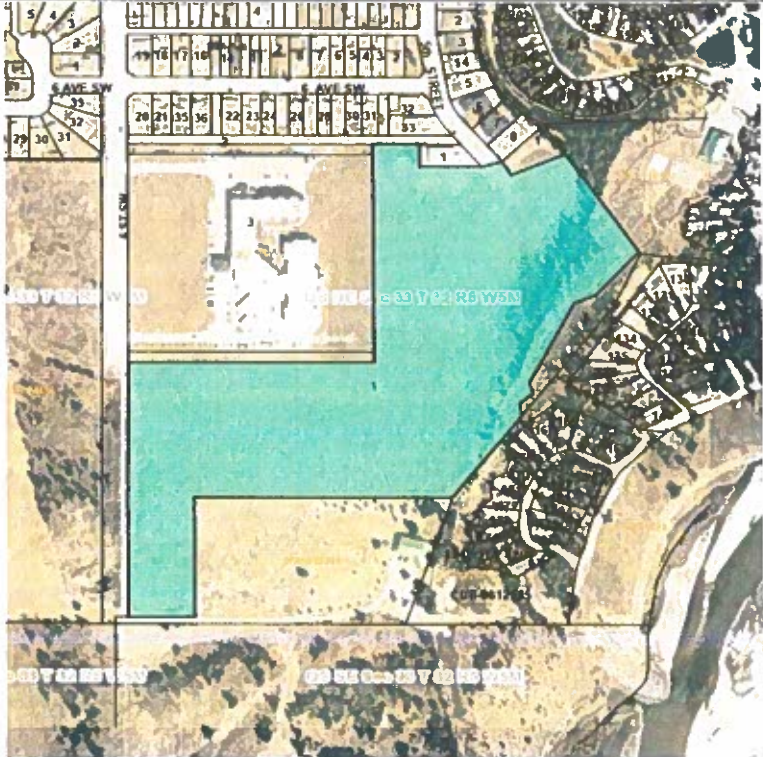
Charlene Johnson  
[Charlene.Johnson@gov.ab.ca](mailto:Charlene.Johnson@gov.ab.ca)



2022-08-17

**TOWN OF SUNDRE**  
717 Main Ave West Box 420  
Sundre Alberta

**Subject: Traffic Impact Assessment**

Description	General Location
<p>File Number: 20220912</p> <p>TIA</p>	

This will acknowledge receipt of your circulation regarding the above-noted proposal. Alberta Transportation offers the following comments with respect to this application:

- AT guidelines accept an LOS C (Level of Service) However, the recommendation/conclusion is that no upgrades are required even though a LOS D (Level Of Service) is recorded in the analysis. Also the submitted TIA is only for Phase 4 of the Brookside Estates Outline Plan. Would like to see Phase 5 incorporated in the TIA. I expect that if traffic volumes for Phase 5 are included, an intersection treatment will be required.

If you have any questions or require additional information, please contact the undersigned.

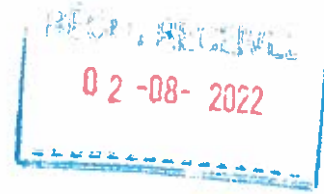
Yours truly,



Digitally signed by  
Charlene Johnson  
Date: 2022.08.17  
16:30:29 -06'00'

Charlene Johnson

[Charlene.Johnson@gov.ab.ca](mailto:Charlene.Johnson@gov.ab.ca)



August 1, 2022

To Whom it May Concern,

We, Darwyn and Mary Findlay, owners of the property known as 706-5<sup>th</sup> street SW in Sundre, AB. We are adjacent to the Brookside Phase 4 project being proposed. Although we are not opposed to the project, we are direct neighbours and have the following concern.

When we purchased our lot in 2018, we were shown a design with a single lot along our south property line. We were made aware that this design was not yet written in stone. The new design is showing four new lots backing onto our south property line.

If this is a most desirable design for the project owners, we would like to pursue the possibility of implementing a right of way, or pathway between our respective properties. This would give for more distance between the lots for good neighbouring, less noise, and more privacy for everyone concerned.

Another concern of ours is the increased amount of traffic that this new development will bring to our area having only one access in and out until Phase 5 is complete.

We appreciate you taking the time to hear our concerns. We look forward to working with you on this matter in the near future.

Respectfully submitted,

Darwyn & Mary Findlay