



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

**Monday,  
October 7, 2024  
6:00 p.m.**

**PUBLIC HEARING 20241007**

**BYLAW No. 2024-06**

**PUBLIC HEARING 20241007  
AGENDA**

October 7, 2024  
6:00 p.m.

Sundre Municipal Council Chambers

1. Call to Order
2. Purpose of Bylaw No. 2024-06
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 Authority's closing statements?
11. Further questions for the Development Authority
12. Adjournment of the Public Hearing



**TOWN OF SUNDRE**

**BYLAW 2024-06**

**BEING A BYLAW OF THE TOWN OF SUNDRE TO ADOPT A MUNICIPAL DEVELOPMENT PLAN**

**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 may by Bylaw adopt a Municipal Development Plan; and

**WHEREAS** a Municipal Development Plan has been prepared in accordance with the *Municipal Government Act*;

**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 Bylaw 2024-06 being a Municipal Development Plan for the Town of Sundre as attached hereto is hereby adopted.
2. That Bylaw No. 08.13 and all amendments thereto is hereby repealed.
3. That this bylaw shall come into full force and effect upon the date of the Third and Final Reading.

**READ A FIRST TIME** this 9<sup>th</sup> day of September 2024 Motion No. 253-09-09-24;

**PUBLIC HEARING HELD** this 7<sup>th</sup> day of October 2024;

**READ A SECOND TIME** this \_\_\_ day of \_\_\_\_\_ 20\_\_ Motion No. \_\_\_\_\_

**READ A THIRD AND FINAL TIME** this \_\_\_ day of \_\_\_\_\_ 20\_\_ Motion No. \_\_\_\_\_

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Mayor Richard Warnock

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Chief Administrative Officer, Linda Nelson

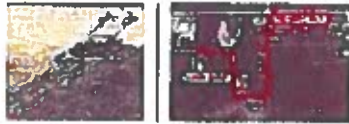


**TOWN OF SUNDRE**  
 Visit. Live. Explore.  
**403.638.3551**  
**717 Main Avenue West**  
 E-mail: [townmail@sundre.com](mailto:townmail@sundre.com)  
 Web site: [www.sundre.com](http://www.sundre.com)  
**AFTER-HOUR EMERGENCIES,**  
**INVOLVING GAS, WATER & SEWER**  
**PLEASE CALL 403.638.7350**

Fax 403.638.2100	<b>COUNCIL MEETINGS</b>
Arena 403.638.3177	
AquaPlex 403.638.9370	
GNP/FCSS 403.638.1011	
Sundre Library 403.638.4000	
	Monday, September 30, 2024 • 6pm
	Monday, October 7, 2024 • 6pm
	Monday, October 28, 2024 • 6pm

**NOW OPEN**  
**TOWN OF SUNDRE RESIDENTS ONLY**  
 The Town of Sundre will now be accepting grass clippings, leaves, small branches and garden waste at the Town Shop compost pile.  
 • Please put branches in one area and grass, leaves and garden waste in the other.  
 • Areas are marked by signage.  
 • No Large tree stumps, roots or logs  
 • Branches should be cut into smaller pieces  
 • No Garbage Bags  
 No fruit/vegetable waste, pasta, rice, bread, fish, dairy or meat products, etc. will be accepted, as we don't want to attract animals to our site.  
 Hours of Operation will be limited to Staff hours.  
 Monday to Friday 8:00 am to 3:00 pm  
 Questions: Call Laurie at 403-638-4707 for more information

**TOO MUCH GRASS CLIPPINGS?**



**STICKS, N' STICKS & PUBLIC SKATING SCHEDULE**  
**SEPTEMBER 27 - 29**

Friday, September 27	<b>Sticks n' Sticks</b>	5:00 - 6:30 pm
Saturday, September 28		4:45 - 5:15 pm
Sunday, September 29		4:00 - 5:30 pm
Friday, September 27	<b>Public Skating</b>	3:00 - 4:45 pm
Saturday, September 28		6:30 - 8:00 pm
Sunday, September 29		5:45 - 7:15 pm

For more information or scheduling, please visit <https://www.sundre.com/p/arena> or call 403-638-2042

**COMPOST THURSDAY RECYCLE THURSDAY GARBAGE THURSDAY**  
**SEPTEMBER 26 OCTOBER 3 OCTOBER 10**  
 Check out our web site [www.sundre.com](http://www.sundre.com) for current information

**MUNICIPAL ORGANIZATIONS**  
**APPLICATION DEADLINE**  
**MONDAY, SEPTEMBER 30, 2024**  
**APPLICATIONS MAY BE DROPPED OFF AT THE TOWN OFFICE**  
**MAILED TO: PO Box 420, Sundre AB T0M 1X0**  
**OR EMAIL: [townmail@sundre.com](mailto:townmail@sundre.com)**

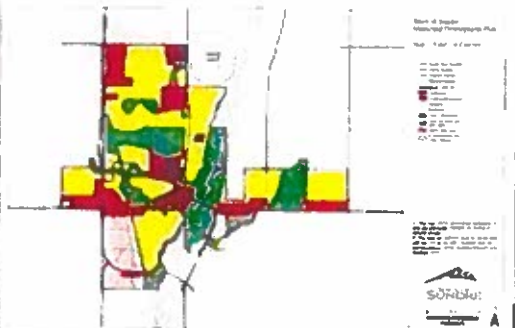
Please be advised that the Town of Sundre will be replacing a section of waterline on Centre Street North due to water leaks. Starting Monday September 16, 2024, Centre Street North will be closed from Highway 27 to the 1st Street North. Access to businesses and residences will be permitted based on the location of work crews. The construction is expected to last two weeks.  
 The Town would like to thank residents, motorists and businesses for their patience during construction.

**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.  
 Please call Legislative Services at 403-638-3551, or email at [townmail@sundre.com](mailto:townmail@sundre.com) to schedule an appointment.

**PUBLIC NOTICE**  
**PUBLIC HEARING NOTICE**  
**OCTOBER 7, 2024**

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 2022-06 on Bylaw 2024-06 will be held on Monday, October 7, 2024, at 6:00 p.m. in the Town of Sundre Council Chambers.  
 Bylaw 2024-06 is the Town of Sundre's new Municipal Development Plan (MDP). The MDP is the long-term strategic plan to guide growth and development in the Town of Sundre for the next 25 years. The MDP offers a policy framework to guide development, land use, and infrastructure investments. It provides guidelines for the Town's planning processes, including statutory and non-statutory plans and applications for redesignations, subdivisions, and developments.

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 West) or can be found on the Town's website ([www.sundre.com](http://www.sundre.com)). 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 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 October 2, 2024 as outlined in Bylaw 2022-06. 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. Written submissions may be received by mail to: Town of Sundre, PO Box 420, Sundre, AB T0M 1X0 or by email to [townmail@sundre.com](mailto:townmail@sundre.com)  
 Please note that written submissions will become public documents once submitted to the Town, unless otherwise requested.  
 Date of Publication: September 23 and October 1, 2024





# TOWN OF SUNDRE

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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)

**AFTER-HOUR EMERGENCIES,**

**INVOLVING GAS, WATER & SEWER**

**PLEASE CALL 403.638.7350**

Fax 403.638.2100	<b>COUNCIL MEETINGS</b>
Arona 403.638.3177	
AquaPlox 403.638.9370	
GNP/FCSS 403.638.1011	
Sundre Library 403.638.4000	
	<b>Monday, October 7, 2024 • 6pm</b>
	<b>Monday, October 28, 2024 • 6pm</b>
	<b>Monday, November 12, 2024 • 6pm</b>

**Community Centre**  
 25-26 Ave. October 3, 2024 at 1:00 pm in the Valley October 13, 2024 at 2:00 pm  
**Sundre Arena**

The above events are open to all Sundre residents. For more information, please contact the Sundre Recreation Department at 403.638.3177 or visit [www.sundre.com](http://www.sundre.com).

**TOWN OF SUNDRE BY-LAW 0811**

**RESPONSIBILITIES AS DOG OWNERS WITHIN TOWN LIMITS**

All dogs must be licensed and have a current rabies vaccination. Dog owners must ensure their dogs are under control at all times. Failure to comply may result in fines.

**DOG CONTROL PENALTIES** - 31 a. Excessive Barking - \$150

**MEET AND GREET WITH THE MAYOR**

Mayor Steve Dymally will be available for a meet and greet with Sundre residents. Appointments will be available for individuals, community groups, and businesses.

**SUNDRE FIRE HALL UPCOMING EVENTS**

October 20: Fire Safety Presentation  
 October 28: Pumpkin Carving at the Sundre Fire Hall (5:30-8:00 pm)  
 October 31: Candy Cane Roundup with TREAT!

Starting on October 1st, the Town of Sundre will be participating in a series of events to promote recycling. Recycle Thursday, Garbage Thursday, and Compost Thursday will be held every week. Access to businesses and residents will be provided on the days of the events.

**RECYCLE THURSDAY    GARBAGE THURSDAY    COMPOST THURSDAY**

**OCTOBER 3        OCTOBER 10        OCTOBER 17**

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

**NOTICE OF DEVELOPMENT PERMIT**

The Town of Sundre is pleased to announce that the Development and Planning Board has conditionally approved the following application for a development permit:

**Application:** 2024-D28  
**Case Address:** 2901 - 8 Avenue SW  
**Local Occupations:** 100-2, 100-3, 100-4, 100-5, 100-6, 100-7, 100-8, 100-9, 100-10  
**Item:** Home Occupations - Automobile Repair

The applicant is requesting that the Development and Planning Board approve the application for a development permit for the above address. The application was received on October 22, 2024. The applicant is required to provide a site plan and other supporting documents to the Development and Planning Board. The application is subject to the conditions of the development permit. The applicant is required to provide a site plan and other supporting documents to the Development and Planning Board. The application is subject to the conditions of the development permit.

Date of Resolution: October 1, 2024

**NOTICE OF DEVELOPMENT PERMIT**

The Town of Sundre is pleased to announce that the Development and Planning Board has conditionally approved the following application for a development permit:

**Application:** 2024-D30  
**Case Address:** 1204 - 2 Street NE  
**Local Occupations:** 100-2, 100-3, 100-4, 100-5, 100-6, 100-7, 100-8, 100-9, 100-10  
**Item:** Home Occupations - Cleaning Instruction

The applicant is requesting that the Development and Planning Board approve the application for a development permit for the above address. The application was received on October 22, 2024. The applicant is required to provide a site plan and other supporting documents to the Development and Planning Board. The application is subject to the conditions of the development permit. The applicant is required to provide a site plan and other supporting documents to the Development and Planning Board. The application is subject to the conditions of the development permit.

Date of Resolution: October 1, 2024

**PUBLIC NOTICE**  
**PUBLIC HEARING 2024-1007**  
**BY-LAW 2024-06**

A Public Hearing pursuant to Sections 216 and 217 of the Municipal Government Act (R.S.A. 2000) will be held on Monday, October 7, 2024 at 6:00 p.m. in the Sundre Community Centre. The purpose of the hearing is to receive public input on the proposed By-Law 2024-06. The hearing will be held in the Sundre Community Centre. The purpose of the hearing is to receive public input on the proposed By-Law 2024-06. The hearing will be held in the Sundre Community Centre. The purpose of the hearing is to receive public input on the proposed By-Law 2024-06.

The map shows the layout of Sundre, including the town limits and various zones. The highlighted areas represent the locations of the development permits mentioned in the adjacent notices. The map is a detailed representation of the town's geography and zoning boundaries.



# Website Notification (www.Sundre.com) August 28, 2024 – October 7, 2024

Home    GEO & CULTURE    RESIDENTS    BUSINESS & DEVELOPMENT    YOUR GOVERNMENT    HOW TO IMPROVEMENTS

Corporate Services  
Policies and Bylaws  
Community Services  
Council  
**Municipal Development Plan Update**  
Grants  
Legislative Services  
Planning and Development  
Operational Services  
Municipal Enforcement  
Sundre Fire Department  
East Side Lands Open House  
Fire Rating

## Municipal Development Plan Update

### What is the Municipal Development Plan?

In the Province of Alberta, it is a requirement under the Municipal Government Act that every municipality adopts a Municipal Development Plan. A Municipal Development Plan is a statutory document that conveys the long-term vision of a municipality.

The purpose of this project is to develop an updated MDP which will replace the current Sundre MDP adopted in 2013 ([view the current MDP here](#)). The updated Plan will be reworked to improve its effectiveness and clarity of interpretation, to incorporate modern standards to sustainable land use management, and to ensure consistency with statutory legislation.

### New Draft Municipal Development Plan

Over the past several months, Town residents will have provided their views and opinions about how the Town of Sundre should look 25 years from now. Their responses have been integral to drafting the new Municipal Development Plan (MDP), the Town's overall guiding document.

**[Click here to view the new Draft MDP Plan!](#)**

### Public Hearing Notification 20241007

**Date:** October 7, 2024  
**Time:** 6:00 pm  
**Location:** Sundre Council Chambers  
**[Click here for more details](#)**

Development Notices & MDP Update    Councils & Committees    Feedback & Comments    Minutes & Agendas    Staff Directory





Carey Keleman <carey.k@sundre.com>

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## Town of Sundre New Municipal Development Plan Circulation

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circulations . <circulations@telus.com>  
To: Carey Keleman <carey.k@sundre.com>

Tue, Sep 10, 2024 at 9:06 AM

Good Day,

Thank you for including TELUS in your circulation.

At this time, TELUS has no concerns with the proposed activities.

Thanks

**Jane Willox**

**Real Estate Specialist | TELUS Land Solutions Team**

**Customer Network Planning (CNP)**

2930 Centre Avenue NE, Calgary, AB T2A 4Y2

[Quoted text hidden]



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**TCE\_R240831-001AB\_TownOfSundre\_MDP - TC Energy Response Letter - Bylaw  
2024-06**

2 messages

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Oliver Prcic <oprpic@bastudios.ca>  
To: "carey.k@sundre.com" <carey.k@sundre.com>  
Cc: TC Energy <tcenergy@bastudios.ca>

Fri, Sep 13, 2024 at 11:17 AM

Hi Carey,

Thank you for sending notice of this proposed project.

We have reviewed the information provided. Please find attached our response to your circulation letter for the MDP update, as well as some reference documents supporting land planning around pipelines in your area.

- TC Energy would really appreciate the inclusion of *Transmission Pipeline* policies within the MDP and are happy to meet with the planners at the Town of Sundre to explain the merit behind the request.

Do not hesitate to contact me with any questions or comments. We appreciate receiving your referrals and look forward to continuing to receive them at [tcenergy@bastudios.ca](mailto:tcenergy@bastudios.ca) for our review and comment.

Thank you,

Oliver



**Oliver Prcic**  
Community Planner II  
BA, MPlan

d | 403.692.4535 e | [oprpic@bastudios.ca](mailto:oprpic@bastudios.ca)



September 13, 2024

Planning and Development  
717 Main Avenue West, Box 420,  
Sundre Alberta T0M 1X0

Sent via email to: [carey.k@sundre.com](mailto:carey.k@sundre.com)

**ATTN: Carey Keleman**

**RE:** This referral is policy-related and concerns an update to the Municipal Development Plan (MDP) for the Town of Sundre, Alberta. The MDP is a high-level planning document that guides development across the entire municipality. The updated municipal development plan will direct growth until 2050, and outlines where the municipality would like to see change over that time.

**Your File #:** Bylaw 2024-06

**Our Reference #:** TCE\_R240831-001AB

Thank you for sending B&A notice of this project on August 28, 2024. B&A is the land use planning consultant for TC Energy in Western Canada. On behalf of TC Energy, we work with municipalities and stakeholders regarding land use and development surrounding their pipeline infrastructure to ensure that it occurs in a safe and successful manner.

As per the requirements of the Canada Energy Regulator, development in proximity to TC Energy's pipelines with potential new residents, employees, structures, ground disturbance, and crossings could warrant pipeline remediation. Consultation between TC Energy and the applicant prior to development assists both parties in determining the best course of action to proceed with potential remediation and development. This is to help prevent pipeline damage, unwarranted crossings, and identify development within proximity to the pipeline that may trigger a pipeline Class upgrade.

### **Description of Proposed MDP**

We understand that referral is policy-related and concerns an update to the Municipal Development Plan (MDP) for the Town of Sundre, Alberta. The MDP is a guiding document that directs specific growth to portions of a municipality and sets out how the municipal will change over a 20-year period, this update will guide Sundre until 2050. The MDP would like to see the addition of new residential areas along the existing pipeline corridor going through the town. This could create an out-of-class section along the line if this development happens. The Draft MDP does not contain any policy on development near high-pressure transmission pipelines. The draft MDP does not contain any maps that depict the location of pipelines.

Please refer to **Attachment 01 Pipeline Assessment Area and Prescribed Area** for maps that show the proposal in relation to the TC Energy pipeline assessment area and prescribed area, which the following recommendations apply to.

### Assessment of Proposed MDP

The MDP was reviewed, and does not appear to contain any maps, statements or policies related to development in proximity of pipeline infrastructure. Therefore, TC Energy recommends the inclusion of the maps, statements and policies detailed in the recommendations section below.

### Recommendations

Based on a review of the draft MDP, the following list represents TC Energy's recommendations for inclusion in the plan to ensure safe development adjacent to pipeline infrastructure:

1. We recommend that all pipeline rights-of-way and associated facilities be indicated on one or more maps within the MDP. A usual location for depicting pipelines is on the development constrains or on the utility map.

We recommend inclusion of *Transmission Pipeline* policies within the MDP. A location we see as the most appropriate for inclusion of pipeline safety policies would be within MDP under 5.1 Growth Management. Please see the following policies we would like to see included within the updated Town of Sundre MDP:

2. To support compliance with Canada Energy Regulator requirements, when a planning, policy, land use / zoning, subdivision or development application is received that involves land within up to 400 metres of an oil or gas pipeline right-of-way, Administration shall refer the matter to the pipeline operator for review and input prior to approval.
3. Landowners are encouraged to collaborate with pipeline operators prior to submission of an application concerning lands that are within up to 400 metres of pipeline infrastructure (the "pipeline assessment area").
4. As per Provincial and Federal regulations, all ground disturbance or development within 30 metres (the "prescribed area" or "controlled area") or crossing a pipeline shall require written consent from the pipeline operator and is the responsibility of the applicant to obtain prior to construction.
5. No buildings or structures shall be installed anywhere over a pipeline right-of-way.
6. As part of plan preparation at all stages, applicants shall identify the location of all pipeline systems within the plan area as well as their associated setbacks as applicable based on federal, provincial or pipeline operator specifications.
  - a. Permanent buildings and structures (i.e. including a foundation or anchored to the ground) shall be located a minimum of seven (7) metres from the edge of a TC Energy right-of-way, or twelve (12) metres from the pipeline, whichever is greater.

- b. Temporary or accessory buildings (i.e. without a foundation and not anchored to the ground) shall be located a minimum of three (3) metres from the edge of a TC Energy right-of-way.
7. Oil and gas pipeline rights-of-way should be preserved as passive open space. A crossing and encroachment permit/agreement must be approved by the pipeline operator for ongoing activities such as mowing or maintenance of the right-of-way.

Additional best practices and guidelines for development adjacent to pipelines in the land use planning process are included within **Attachment 02 TC Energy Living and Working Near Pipelines**.

### Conclusion

Please continue to keep us informed about this project and any future policy, land use, subdivision, and development activities in proximity to TC Energy's pipelines and facilities. Shapefile data of the pipeline assessment area and prescribed area for TC Energy's pipeline network within your municipal boundaries may be provided upon request and signing of a confidentiality agreement. Data requests, referrals and any questions regarding land use planning and development around pipelines should be sent to [tcenergy@bastudios.ca](mailto:tcenergy@bastudios.ca).

Thanks again for providing us with the opportunity to provide comments on this project, and we look forward to working with you in the future.

Sincerely,

**Oliver Prcic**

**Community Planner II | BA, MPlan**

(403) 692 4535 | [oprcic@bastudios.ca](mailto:oprcic@bastudios.ca)

**B&A** | 600, 215 - 9 Avenue SW | Calgary, AB T2P 1K3 | [www.bastudios.ca](http://www.bastudios.ca)



Healthy Albertans.  
Healthy Communities  
Together.



September 27, 2024

Town of Sundre  
717 Main Avenue W  
Sundre, AB T0M 1X0

Attention: Benazir Thaha-Valencia- Director of Community Development

**RE: Sundre Municipal Development Plan Bylaw 2404-06**

Thank you for the opportunity to comment on the Sundre Municipal Development Plan (MDP). The review conducted by this office, on behalf of Alberta Health Services- Safe Healthy Environments (AHS-SHE), was done using a public health lens that includes considerations for the design of healthy communities based on five health aspects: healthy neighbourhood design, transportation networks, natural environments, housing and food systems. The content of this letter includes a review of how these considerations are incorporated into the referral and any associated recommendations. These concepts are part of the [2018 Healthy Built Environments Linkages Tool Kit](#).

Throughout this letter, we have included some health related statistics, these and additional health indicators are available in the [Community Health Profile](#), [Alberta Health Primary Care Network Profile \(2022\)](#) and [Seniors Community Profile \(2023\)](#). As mentioned in Section 4.4 of the MDP, Sundre is a service hub to a population beyond municipal limits. The Sundre Local Geographic Area catchment includes Bearberry, Bergen and James River, serving a population of over 6800, this does not include the village of Caroline.

The MDP goals are sustainable expansion, enhanced quality of life for residents and accommodation of population and economic growth within an environmentally sustainable framework. Many of the objectives and policies of the MDP align with the elements of designing healthy communities.

As identified in the MDP, Sundre has an "aging population", those over the age of 65 make up 21.4% of Sundre's population, compared to 17.3% in Central Zone, and 14.1% provincially. In 2022, 32% of Sundre's seniors received Alberta Seniors Benefit (ASB), this is higher than the provincial average of 24%. For seniors in particular income is a determinant of healthy aging and a predictor for vulnerability.

**Housing:** *Affordable, accessible, and good quality housing for all that is free of hazards and enables people to engage in activities of daily living while optimizing their health.*

The 25-year growth projections include an estimated population of 4,065 by 2050 with a corresponding need for 620 additional dwellings. Current and projected community

demographics indicate a need for communities that are supportive of “aging in place”, multi-generational households and offer multi-modal as well as active transportation options.

The MDP contains objectives that support a range of diverse housing options including, aging in place, multi-generational housing, and policies that are supportive of long-term rental accommodations over short-term. Redevelopment prioritizes replacing manufactured homes with single family detached dwellings. Consideration should be given to if single family dwellings are solely the optimal replacement for manufactured homes, or if flexibility can be made for multi-family dwellings depending on market and community demands at the time of redevelopment and options for utilization of the existing infrastructure (water and sewage lines) is feasible, in alignment with Section 9.2 Financial Stewardship.

The MDP captures concepts aligned with supporting accessibility for a diverse range of ages and abilities such as barrier free designs and a priority on housing options for seniors. The MDP includes the definition of “affordable housing”, and the aim to support housing options for diverse income levels. Section 5.2.3 states that market driven policies will be utilized to ensure affordable housing.

Access to quality, suitable, affordable housing positively impacts physical and mental health. Diverse housing options help to meet the needs of all, including vulnerable populations. A variety of housing options (tenure and type) supports the development of diverse neighbourhoods. Mixed housing models have been found to improve housing conditions, community attractiveness and the stigma of subsidized housing. AHS supports the development of diverse and suitable housing options.

**Neighbourhood Design:** *Neighbourhoods where people can easily connect with each other and with a variety of day-to-day services.*

Section 5.5 Urban Form and Character mentions the role of connectivity, attractiveness and functionality have in the efficiency of a development from the perspective of pedestrians. Complete, compact, communities where people can live, work and play support physical, mental and social health. Connected neighbourhoods provide social supports and access to amenities to meet daily needs. AHS-SHE supports developing complete, compact, and connected communities.

The MDP includes policies that support mixed use design. Mixed land use combines various types of land uses in an integrated, compact and connected way. Mixed land use areas help increase safety and security, strengthen social connections, increase physical activity and have environmental and economic co- benefits within a neighbourhood.



**Transportation Networks:** *Safe and accessible transportation systems that incorporate a diversity of transportation modes and place priority on active transportation over the use of private vehicles.*

The MDP includes various policies that are supportive of sustainable development and year-round use of public trails, parks and amenities. These are supported by policies for universal-barrier free design, wayfinding and connectivity, which are further detailed in the 2018 Parks, Open Spaces and Trails Plan (policy 171/18).

**Natural Environments:** *A built environment where natural environments are protected, and natural elements are incorporated and are experienced by and accessible to all.*

An important aspect of a great community is supporting and encouraging a healthy lifestyle for residents. The presence of the natural environment through features such as parks and natural spaces for trails encourages people to explore the outdoors and improve the environmental living conditions in urban settings. Well-connected multimodal transportation options encourage active forms of movement such as walking and biking instead of relying solely on automobiles. For “wayfinding” to be effective in helping people navigate the community, it must incorporate seamless, consistent, and easy to understand signage that informs users of all forms about the location of and distance to destinations, degree of difficulty and the intended use (pedestrian or cyclist). The examples presented in the 2018 Parks, Open Spaces and Trails Plan align with these concepts.

Access to natural areas promotes physical activity, social interactions, and mental health. Green spaces can improve air quality and reduce climate impacts, supporting a healthy and resilient ecosystem. AHS-SHE supports natural features and diverse green spaces in community plans.

**Food Systems:** *A built environment that can support access to a availability of healthy foods for all.*

According to the [Healthy Communities Hub Dashboard](#), in the Sundre area, 13% of residents experience food insecurity and 58% self-report not getting sufficient fruits and vegetable in their daily diet, slightly above the provincial average of 56%. In Alberta, those who report being often food insecure are more likely to report lower levels of physical activity and higher levels of stress.

Section 5.2 Residential Development makes general mention of access to and the provision of amenities that cater to the needs and preferences of residents. Such concepts include proximity to and wayfinding signage that facilitate ease of access through non-vehicular modes of transportation. There are no specific policies related to food systems within the MDP, AHS-SHE recognizes that these are more applicable to policies beyond the scope of the MDP.

Section 8.3.7 mentions the use of community gardens to improve access to nature and promote social cohesion. Urban agriculture initiatives can have many climate co-benefits, including reducing urban heat island effects, improving air quality, allowing water infiltration, and reducing

stormwater runoff. Urban agriculture also supports local biodiversity by providing habitats and food for pollinators and other beneficial organisms.

### **General Land use Considerations:**

With sufficient land already available within town limits, annexation will not be required, and the focus instead will be on infill and redevelopment. Section 5.4 Industrial Development states that new industrial developments will be encouraged to be appropriately located and compatible with adjacent uses and will be required to address environmental impacts related to drainage, sewage, air emissions, light and noise. Any development in proximity to established industrial districts will require a 50m buffering setback between industrial and non-industrial uses. AHS-SHE supports minimizing the industrial-residential interface and supports the policies detailed in the MDP.

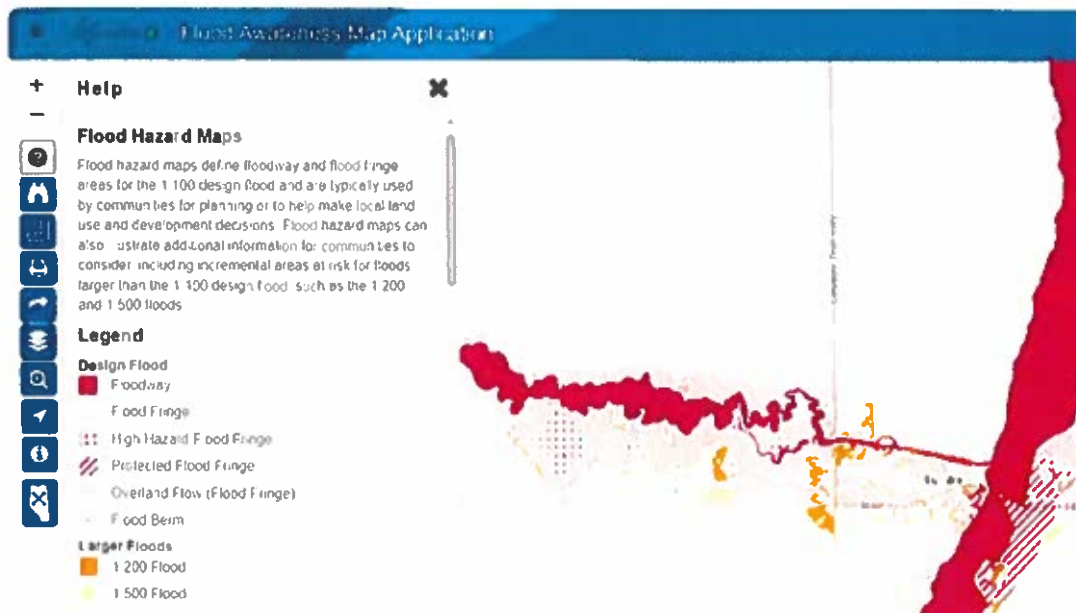
**Drinking Water and Wastewater:** Section 8.2.2 of the MDP states that Urban Growth Areas will be required to connect to the municipal drinking water and wastewater system, and that privately serviced developments that currently rely on private drinking water or sewage systems would be required to connect once municipal services are available. Mapping of the location of the drinking water wells and existing sewage systems within and adjacent to the plan area are recommended to protect drinking water sources and prevent negative health impacts on residents. Additionally, these will be essential to ensure compliance with setbacks listed under Section 15 of the [Nuisance and General Sanitation Regulation \(AR 243/2003\)](#).

**Environmental Stewardship:** The MDP includes objectives and policies related to FIRE SMART, climate resilience, environmental stewardship and the preservation and protection of environmentally significant areas.

The [Climate Action Explorer – Alberta Climate Leaders](#) is a free self-service tool that allows elected officials and municipal staff to better understand their specific community's emissions. With built-in quantification of the Playbook's big moves, it's a powerful visualization tool for informing climate action priorities and planning processes. Selecting different "big moves" (emission reduction strategies) displays resilience co-benefits including improved water and air quality, improved physical and mental health, and equity.

Section 7.0 Environmental Stewardship acknowledges the vital role of wetlands and riparian zones in climate and ecosystem resilience. The MDP includes a number of climate resilience and flood risk mitigation related policies. Climate change is increasing the intensity and frequency of floods in urban areas. Thus, municipalities are encouraged to maintain natural or green infrastructure (e.g., wetlands, bioswales) and implement low-impact development practices to improve flood resilience. Green infrastructure also serves many other municipal climate co-benefits, such as reducing the urban heat island, improving stormwater management, carbon sequestration and improving air quality.

Section 7.2 Flood Plains of the MDP identifies that a “sizeable portion of the town is located within designated floodplains” and restricts lands within these areas to be Environmental Reserves. [The Government of Alberta Flood Awareness Map](#) shows the following sections of Town are either in the floodway, or flood fringe. The future development of the portion of land in the Northeast corner at the intersection of Hwy 584 and Hwy 22 in Map 2 of the MDP shows a mixture of residential, commercial and industrial (SE-5-33-5 WSM). Based on the LUB Map (2022-05), this portion of land is presently zoned as Urban Reserve. Flood hazard identification and mitigation as well as site suitability will be addressed as part of the development process and AHS-SHE requests the opportunity to review applications at that stage.



People of low social economic status often experience significant financial burden following extreme weather events. Displacement during and after these events can contribute to housing insecurity and worsening of mental health. Consider areas with low risk of flooding when implementing affordable housing developments. Mitigation requirements that address flood risk are needed if developments are located in high flood risk areas.

As per Section 2.3.2, ASPs will be required to include site suitability, water and wastewater servicing. AHS-SHE supports these requirements and those specific to flood risk and flood mitigation being incorporated at the redesignation stage and in preparation of the Area Structure Plan for the future development. Section 5.0 Growth Management: According to Section 5.1 of the MDP, ASPs will be required for all developments >74 acres and outline plans for all developments >24.7 acres. AHS -SHE requests the opportunity to review these plans at that stage.

**Supportive Infrastructure:** Section 4.4 of the MDP states that review is needed to determine the scope of upgrades to accommodate future growth including drinking water and wastewater treatment. Ensuring the town has capacity to provide sufficient quality and quantity of potable



Healthy Albertans  
Healthy Communities  
Together.



water is critical as access to safe drinking water is a basic human need. AHS-SHE acknowledges that the town has identified the importance of having sufficient capacity to meet current and future needs of the community and has initiated measures to enhance the capacity of both systems.

The Utility Master Plan (UMP) (2019) reports that the drinking water system is undersized to meet the 25 year growth projections as well as a significant amount of water loss from leaks. Based on municipal records it appears regular upgrades have been underway to address leak loss throughout the system. In discussion with the director of Community Development, AHS-SHE was advised that the UMP will be updated on an ongoing basis to reflect municipal priorities and progress related to the additional items mentioned in the current 2019 UMP report, including a new treated reservoir, well upgrades and drilling of a new well.

The 2019 report further states that the wastewater lagoon is reaching capacity with the current population. According to public records, wastewater treatment upgrades commenced in 2022 and is still under construction. The 2019 report also recommends future consideration of additional stormwater management options.

If you have any questions or concerns regarding this letter, please contact the undersigned.

Sincerely,

A handwritten signature in blue ink, appearing to read "P. Kutuadu".

Pamela Kutuadu CPHI(C)

Public Health Inspector/Executive Officer

[Pamela.Kutuadu@ahs.ca](mailto:Pamela.Kutuadu@ahs.ca)



# Healthy Communities By Design

Healthy Communities by Design is an evidence-based public health approach to municipal planning.



## Neighbourhood Design

Planning complete, compact, and connected communities supports physical, mental, and social health.



## Transportation Networks

Offering accessible, safe, and active transportation options can increase physical activity and reduce traffic-related environmental impacts.



## Housing

Supporting a variety of safe and suitable housing options that meet the needs of diverse households positively impacts physical and mental health.



## Food Systems

Providing accessible, affordable, and nutritious food options contributes to a healthy local food system.



## Natural Environments

Creating and preserving natural features and green spaces promotes physical, social and mental health while supporting a resilient ecosystem.



## Community Climate Resilience

Prioritizing healthy communities by design concepts that incorporate climate mitigation and adaptation strategies makes communities more resilient. Resilient communities are healthier and better prepared for the future.



For more information or to contact us, please visit [ahs.ca/healthycommunitiesbydesign](https://ahs.ca/healthycommunitiesbydesign)

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## Town of Sundre New Municipal Development Plan Circulation

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PlanDev <plandev@mvcountry.com>  
To: Carey Keleman <carey.k@sundre.com>

Fri, Sep 27, 2024 at 3:41 PM

Hi Carey,

Please see comments below from Margaretha Bloem:

The County supports development in the Town that is serviced by municipal water and wastewater systems, in order to utilize the land supply within the Town for high-density serviced development. Suggest that policy 8.2.3 be expanded to clearly identify to developers the circumstances and the types of uses for which private services may be considered.

Have a great weekend!

**Lynn Craven** | Administrative Assistant  
403-335-3311 ext. 209 | lcraven@mvcountry.com



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**From:** Carey Keleman <carey.k@sundre.com>  
**Sent:** Wednesday, August 28, 2024 12:41 PM  
**Subject:** Town of Sundre New Municipal Development Plan Circulation