



MEETING OF THE
TOWN OF SUNDRE
MUNICIPAL COUNCIL
Via Teleconferencing

Monday,
January 11, 2021
6:00 p.m.

PUBLIC HEARING No. 2021-01-11

BYLAW 2020-08

PUBLIC HEARING 2021-01-11
AGENDA

January 11, 2021
6:00 p.m.

Via Teleconferencing

1. Call to Order
2. Purpose of Bylaw 2020-08
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 2020-08

BEING A BYLAW OF THE TOWN OF SUNDRE TO AMEND LAND USE BYLAW 2018-10

WHEREAS, Section 639 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 and amendments thereto requires council to enact a Land Use Bylaw;

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 Land Use Bylaw;

NOW THEREFORE, the Council of the Town of Sundre, in the Province of Alberta hereby enacts as follows:

1. THAT Bylaw 2018-10, the Land Use Bylaw of the Town of Sundre, is hereby amended by adding a site specific exception to the Central Commercial District (C-1) for the maximum height of a "Mixed Use Development" to be constructed on a parcel legally described as, Plan 1911694, Block 1, Lot 1; as indicated below:

Exception 1.:

Plan 1911694, Block 1, Lot 1 is permitted to be developed as a "Mixed Use Development" with a maximum height of 14.5 meters.

READ A FIRST TIME this 23rd day of November 2020 Motion No. 277-23-11-20

PUBLIC HEARING HELD this 11th day of January 2021

READ A SECOND TIME this ___ day of _____ 20__ Motion No. _____

READ A THIRD AND FINAL TIME this ___ day of _____ 20__ Motion No. _____

Mayor, Terry Leslie

Chief Administrative Officer, Linda Nelson

Town of Sundre Key Plan



Legend

- Boundary
- Hwy 22 Symbol
- Hwy 22
- Hwy 27 Symbol
- Hwy 27
- Hwy 584 Symbol
- Hwy 584
- Hwy 760 Symbol
- Hwy 760
- Red Deer River
- Bearberry Creek
- Title Linework
- Parcels



1 : 2,257

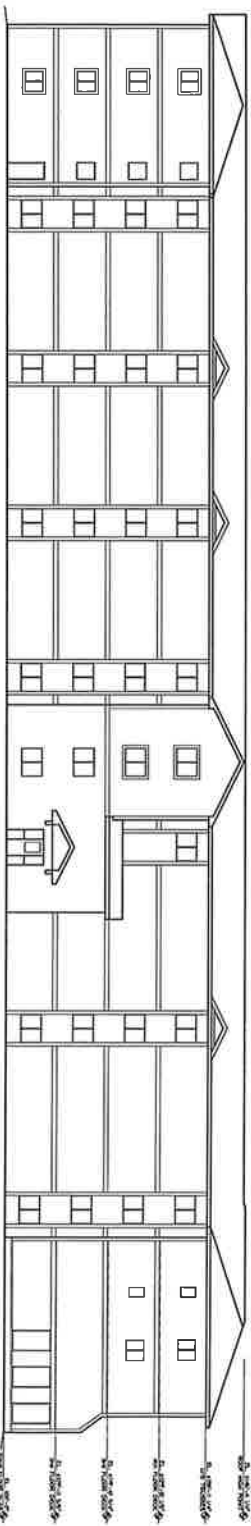


Notes

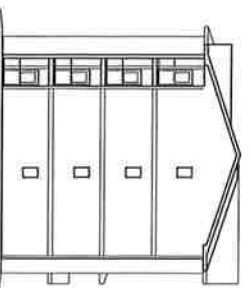
Plan 1911694, Block 1, Lot 1

0.1
0
0.06
0.1 Kilometers
WGS_1984_Web_Mercator_Auxiliary_Sphere
© OpenStreetMap contributors

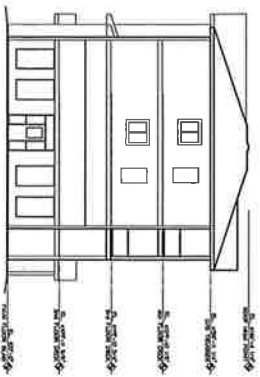
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



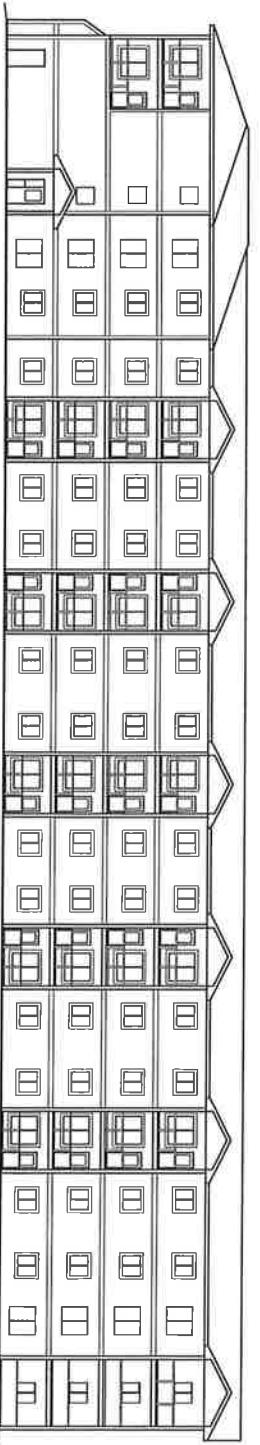
EAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

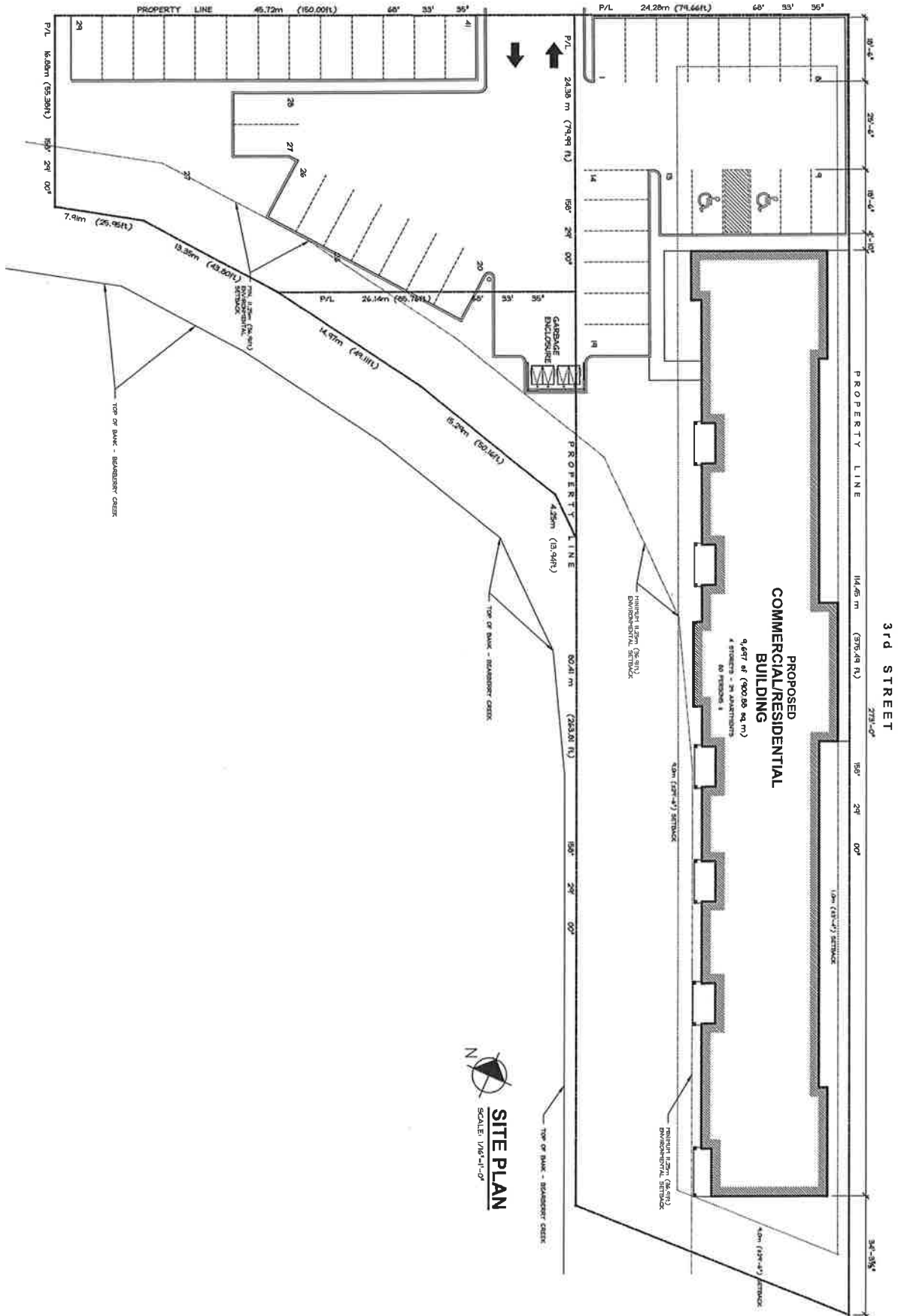


NORTH ELEVATION
SCALE: 1/4" = 1'-0"

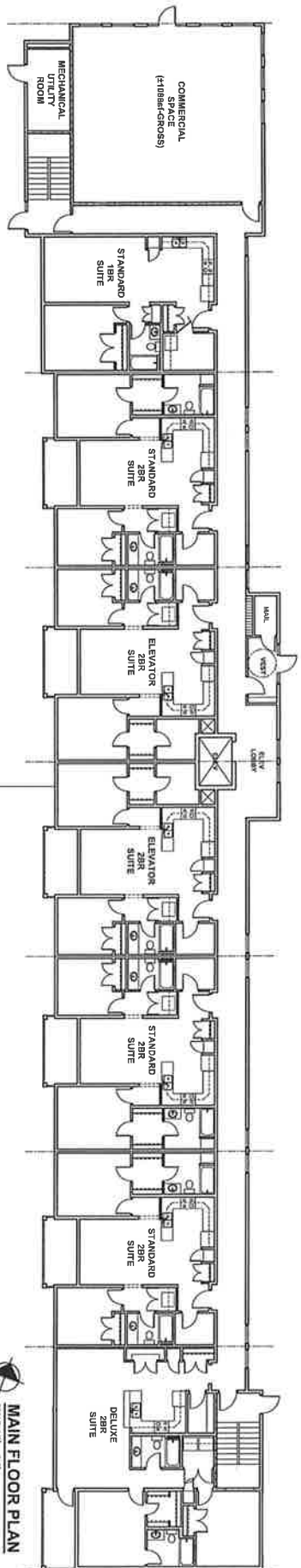


WEST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"

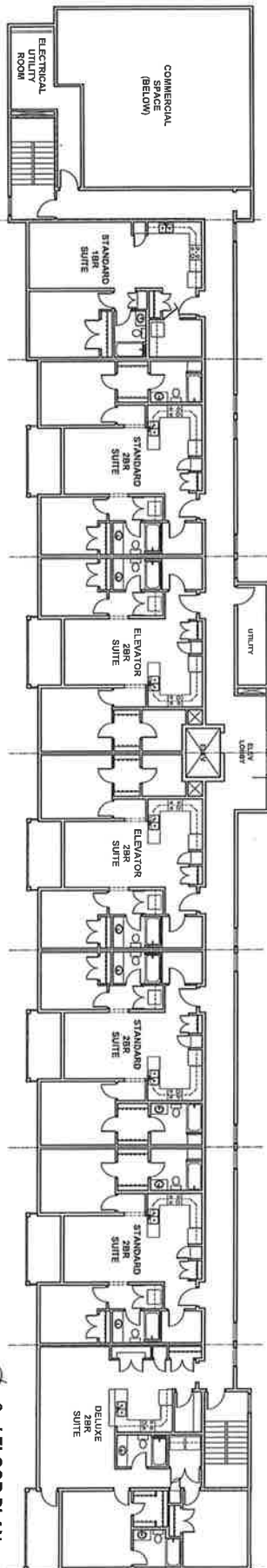
LANE



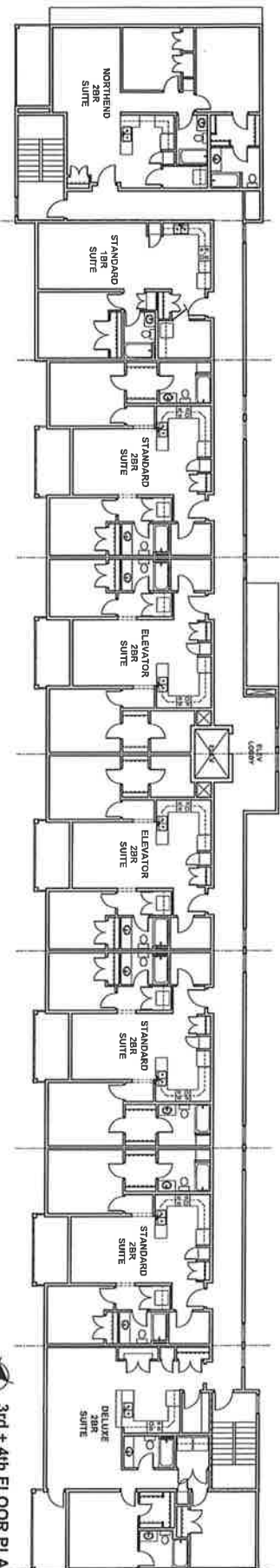
SITE PLAN
SCALE 1/8"=1'-0"



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"



3rd + 4th FLOOR PLAN
SCALE: 1/8" = 1'-0"

ADJACENT LANDOWNER NOTIFICATION

PUBLIC HEARING NO. 2021-01-11

BYLAW NO. 2020-08

To Amend Land Use 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 2020-08 will be held on Monday, January 11, 2021, at 6:00 p.m. via Teleconferencing.

Dial-in instructions for those person(s) wanting to participate and make an oral submission will be posted on the Town's website and facebook page by 4:00 p.m. on January 11, 2021. Public Hearing procedures in accordance with the Town of Sundre Council Procedural Bylaw 2019-01 will apply.

Bylaw 2020-08 proposes to amend Land Use Bylaw 2018-10, adding a "site specific exception" to the Central Commercial District (C-1). The amendment will specify the maximum height of a building on a parcel legally described as Plan 1911964, Block 1, Lot 1 (116 – 3 ST SW), as 14.5 meters.

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, January 6, 2021 as outlined in Bylaw No. 2019-01. If your written submission is not received by this time, please provide a copy of your submission electronically (email) for distribution to Council prior to the commencement of 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.

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

Yours Truly,



Betty Ann Fountain

Sr. Development Officer

/file

:attachments (key plan & copy of Bylaw 2020-08)



TOWN OF SUNDRE

Visit. Live. Explore.

403.638.3551

717 Main Avenue West

E-mail: townmail@sundre.com

Web site: www.sundre.com

Fax 403.638.2100	<h2>COUNCIL MEETINGS</h2>
Arena 403.638.3177	
AquaPlex 403.638.9370	Monday, December 21st 6:00PM
GNP/FCSS 403.638.1011	Monday, January 11th, 2021 6:00PM
Sundre Library 403.638.4000	

ARENA AND COMMUNITY CENTRE

Regular scheduled Bookings/Rentals at the Arena and Community Centre will be suspended starting Friday, November 27 for 3 weeks.

There is one exemption: Farmers Markets approved by Alberta Agriculture and Forestry with plan to address COVID approved by AHS. The Sundre Farmers Market has talked to AHS and has approval to go ahead with the Christmas Market at the Community Centre. Masks will be mandatory in the building for the Market Saturday, December 5 and Sunday, December 6, 11:00pm to 4:00pm

Updates will be posted on the Town website or phone Community Services Department at 403-638-2042.

FAQ BY RESIDENTS

Is there changes to our compost pick-up schedule for winter?

Town Council voted to maintain the 2020 and 2021 Roll-out cart Schedule as previously approved and posted.

*See the schedules posted on our town website at www.sundre.com.

GARBAGE THURSDAY	COMPOST THURSDAY	GARBAGE THURSDAY
DECEMBER 10	DECEMBER 17	DECEMBER 24

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

PUBLIC HEARING NO. 2021-01-11 BYLAW NO. 2020-08 AMENDMENT TO LAND USE BYLAW 2018-10

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Date of Publication:
December 8 and 15, 2020;
January 5, 2021



Coming to Sundre March 9

Management Skills for Supervisors

Get to know yourself, your leadership style, and how to guide and empower others in only 4 classes! Experienced and novice supervisors alike will benefit from this learning experience by gaining the tools to excel at conflict resolution, communication and working as a team.

\$1100.00, books included - Online registration is now open!

- Eligible for funding through the Canada-Alberta Job Grant
- Combine with all AARFP Level 1 courses to earn the Recreation Facility Management Certificate



Register online 24/7!

For more information:
Contact the School of Continuing Education

403.356.4900
scedr.ca
rdc.ab.ca/continuingeducation





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403.638.3551
717 Main Avenue West
 E-mail: townmail@sundre.com
 Web site: www.sundre.com

Fax 403.638.2100	COUNCIL MEETINGS Monday, December 21st, 2020 6:00PM
Arena 403.638.3177	
AquaPlex 403.638.9370	Monday, January 11th, 2021 6:00PM
GNP/FCSS 403.638.1011	Monday, January 25th, 2021 6:00PM
Sundre Library 403.638.4000	

**TOWN OF SUNDRE
 OFFICE HOURS DURING
 THE HOLIDAY SEASON**

Thursday, December 24: 8:00AM - 1:00PM
 Friday, December 25: CLOSED
 Monday, December 28: CLOSED
 Friday, January 1, 2021: CLOSED
 Monday, January 4, 2021: CLOSED

FAQ BY RESIDENTS

Is there changes to our compost pick-up schedule for winter?

Town Council voted to maintain the 2020 and 2021 Roll-out cart Schedule as previously approved and posted.

**See the schedules posted on our town website at www.sundre.com.*

COMPOST THURSDAY	GARBAGE THURSDAY	RECYCLE THURSDAY
DECEMBER 17	DECEMBER 24	DECEMBER 31

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

**PUBLIC HEARING NO. 2021-01-11
 BYLAW NO. 2020-08
 AMENDMENT TO LAND USE BYLAW 2018-10**

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