



MEETING OF THE
TOWN OF SUNDRE
MUNICIPAL COUNCIL

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

PUBLIC HEARING 20250526 (1)
Land Use Bylaw Map Amendment - Redesignation R-4 to R-2

BYLAW No. 2025-09

PUBLIC HEARING 20250526 (1)
AGENDA

May 26, 2025

4:00 p.m.

Sundre Municipal Council Chambers

1. Call to Order
2. Presiding Officer- Roll Call (attendance by phone)
3. Purpose of Bylaw No. 2025-09
4. Confirmation of Notices
5. Development Authority's Report
6. Council Questions to the Development Authority
7. Public Communication (letters/emails)
8. Those in Favour of the Bylaw (in person or by phone)
9. Those Opposed to the Bylaw (in person or by phone)
10. Any other person(s) deemed to be affected by the Bylaw (in person or by phone)
11. Development Officers closing statements?
12. Further questions for the Development Authority
13. Adjournment of the Public Hearing



TOWN OF SUNDRE

BYLAW 2025-09

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:

Schedule 'A', the Land Use District Map in Land Use Bylaw 2018-10 is amended by changing the land use designation for a parcel legally described as Plan 8410936, Block 3, Lot: 6 (Civic Address of 1107 1 Ave. NE), from Estate Residential District (R-4) to General Residential (R-2) as shown on Schedule 'A'.

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

READ A FIRST TIME this 12th day of May, 2025 Motion No. 176-12-05-25;

PUBLIC HEARING HELD this 26th day of May, 2025 Motion No. 177-12-05-25;

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

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

Mayor, Richard Warnock

Acting Chief Administrative Officer, Chris Albert



TOWN OF SUNDRE
Visit Live. Explore.
403.638.3551
717 Main Avenue West
E-mail: townmail@sundre.com
Web site: www.sundre.com
AFTER-HOURL EMERGENCIES, INVOLVING GAS, WATER & SEWER PLEASE CALL 403.638.7350

Fax 403.638.2100	COUNCIL MEETINGS
Arena 403.638.3177	Monday, May 26, 2025 • 4pm
AquaPlex 403.638.9370	Monday, June 9, 2025 • 4pm
GNP/FCSS 403.638.1011	Monday, June 23, 2025 • 4pm
Sundre Library 403.638.4000	

IMPORTANT DATES

2025 COUNCIL MEETING DATES

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

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

ATTENTION: TOWN OF SUNDRE PROPERTY OWNERS

If you have not received the 2025 Property Tax and Assessment Notice in the mail, please contact the Town of Sundre at 403.638.3551. If you have purchased the property recently and are not listed on the assessment roll, you must contact the Town of Sundre to update your information. Late penalties are incurred when payment is not received by the due date.

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

MEET AND GREET WITH THE MAYOR

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

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

Reservations and cancellations must be made at least 48 hours in advance of the meeting. For more information, please contact the Town of Sundre at 403.638.3551.

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

A Public Hearing pursuant to Sections 230 and 241 of the Municipal Government Act, R.S.A. 2000 Chapter 24, as amended, and Town of Sundre Council Procedure Bylaw 2025-03 or Bylaw 2025-04 will be held on Monday, May 26, 2025, at 4:00 p.m. in the Town of Sundre Council Chambers.

Bylaw 2025-09 is a proposed Bylaw to amend the Town of Sundre Council Procedure Bylaw 2025-03 or Bylaw 2025-04 to add a new section 2.1 to read as follows: "The Council shall have the authority to appoint a person to the position of Mayor of the Town of Sundre."

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

Any person who claims to be affected by the Bylaw may present suggestions or concerns by making a statement at the Public Hearing. Written submissions to the Public Hearing or the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Planning and Development Department no later than 4:00 p.m. on Monday, May 26, 2025. If you wish to make an oral presentation, please provide written notice to the Planning and Development Department no later than 4:00 p.m. on Monday, May 26, 2025. Any person wishing to make an oral presentation at the Public Hearing shall be given a maximum of five minutes to present. Any person wishing to make an oral presentation shall be given a maximum of five minutes to present. Any person wishing to make an oral presentation shall be given a maximum of five minutes to present.

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

Date of Publication: May 13 & May 20, 2025

COMPOST MAY 15 **RECYCLE MAY 22** **GARBAGE MAY 29**

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

HIGHWAY 27 CONSTRUCTION UPDATE - MAY 2

Construction work on Highway 27 is progressing well. The first phase of the project, which involves the reconstruction of the bridge over the river, is expected to be completed by the end of the month. The second phase, which involves the reconstruction of the approach roads, is expected to be completed by the end of the summer.

Looking ahead, crews will continue forming and pouring curbs on Centre Street, and will begin grading and concrete work on 1st Street over the next couple of weeks. Major concrete and paving work is planned on 2nd and 4th Streets over the next few weeks. A few streetlights will be installed on 2nd, 3rd, 4th, and 5th Streets. Streetlights will be installed on 2nd, 3rd, 4th, and 5th Streets. Streetlights will be installed on 2nd, 3rd, 4th, and 5th Streets.

Starting May 21, new traffic patterns will be in place as crews start work on the opposite side of Highway 27. A weekend road night work schedule will be in place from May 21 to May 23, 2025. Please note the signs and instructions. Visit www.sundre.com for more information.

ATTENTION: TOWN OF SUNDRE RATEPAYERS

The Town of Sundre has issued the 2025 and 2026 Assessment Notices and Property Tax Statements for the 2025-26 fiscal year. The notices are required by section 231(1) of the Municipal Government Act, R.S.A. 2000 Chapter 24. The notices are available at the Town of Sundre Office, 717 Main Avenue West, Sundre, Alberta.

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

All complaints must be received at the Town Office with the appropriate appeal fee in cash or by cheque. The deadline for filing a complaint is June 30th, 2025.

Dated April 23rd, 2025
Krista McLean
Chief Administrative Officer
Town of Sundre

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

A Public Hearing pursuant to Sections 230 and 241 of the Municipal Government Act, R.S.A. 2000 Chapter 24, as amended, and Town of Sundre Council Procedure Bylaw 2025-03 or Bylaw 2025-04 will be held on Monday, May 26, 2025, at 4:00 p.m. in the Town of Sundre Council Chambers.

Bylaw 2025-10 is a proposed Bylaw to amend the Town of Sundre Council Procedure Bylaw 2025-03 or Bylaw 2025-04 to add a new section 2.2 to read as follows: "The Council shall have the authority to appoint a person to the position of Mayor of the Town of Sundre."

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

Any person who claims to be affected by the Bylaw may present suggestions or concerns by making a statement at the Public Hearing. Written submissions to the Public Hearing or the name of any person wishing to make an oral presentation at the Public Hearing must be received by the Planning and Development Department no later than 4:00 p.m. on Monday, May 26, 2025. If you wish to make an oral presentation, please provide written notice to the Planning and Development Department no later than 4:00 p.m. on Monday, May 26, 2025. Any person wishing to make an oral presentation at the Public Hearing shall be given a maximum of five minutes to present. Any person wishing to make an oral presentation shall be given a maximum of five minutes to present. Any person wishing to make an oral presentation shall be given a maximum of five minutes to present.

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

Date of Publication: May 13 & May 20, 2025

KICK IT TO THE CURB!

9:00 AM to 5:00 PM on the following dates:

Saturday, May 31 and Sunday, June 1 • Saturday, June 20 and Sunday, June 29 • Saturday, July 11 and Sunday, July 20 • Friday, August 22 and Saturday, August 29 • Friday, September 11 and Sunday, September 14

On Saturday and Sunday, place your unwanted items OUTSIDE at the front of your yard with a FREE red and white "Kick It to the Curb" sign. Items must be placed out by 9:00 a.m. and must be picked up by 5:00 p.m. on the day of the event.

All unclaimed items must be returned indoors by 5:00 PM on Sunday.

THE 2025 CANDIDATE'S GUIDE

Alberta 2025 Municipal Election October 23, 2025 is available for Pick Up at the Town Office. Drop Off Formations. Returning Office: 403.638.3551 • Email: cityinfo@sundre.com

COMMUNITY GARAGE SALE

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

Bring your stuff! Table & sign! All Food Trucks & Browsers Welcome! Lots of parking is available!

Call to Book your spot!
Contact: Fortys 403-900-9561 or 403-638-1024
*Please note all vehicles must be parked behind the lot with the lot on the right side.

EMERGENCY MANAGEMENT

The Town of Sundre Emergency Management Team is currently preparing for the 2025 hazard season, with a primary emphasis on the risk of flooding, wildfire, and severe weather. We are urging all residents to download the Alberta Emergency Alert App. Additionally, residents are advised to download the Town of Sundre App and ensure that push notifications are enabled on their devices to receive timely updates and information regarding potential hazard events.

It is also important for all households to prepare an evacuation kit containing essential items such as medications, passports, and other pertinent documents.

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

Public Hearing 20250526 (1): Bylaw 2025-09 Land Use Redesignation

POSTED: MAY 13, 2025

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

A Public Hearing pursuant to Sections 230 and 606 of the *Municipal Government Act*, R.S.A. 2000, Chapter M 26, as amended, and Town of Sundre Council Procedural Bylaw 2025-08 on Bylaw 2025-09 will be held on Monday, May 26, 2025, at 4:00 p.m. in the Town of Sundre Council Chambers.

Bylaw 2025-09 is to amend the Land Use Bylaw District Map by changing the land use designation of a parcel legally described as Plan 8410936, Block 3, Lot: 6 (Civic Address of 1107 1 Ave. NE), from Estate Residential District (R-4) to General Residential (R-2).

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

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

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

Date of Publication: May 13 & May 20, 2025



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

A Public Hearing pursuant to Sections 230 and 606 of the *Municipal Government Act*, R.S.A 2000, Chapter M-26, as amended, and Town of Sundre Council Procedural Bylaw 2025-08 on Bylaw 2025-09 will be held on Monday, May 26, 2025, at 4:00 p.m. in the Town of Sundre Council Chambers.

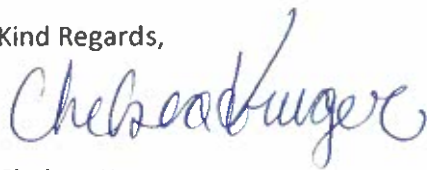
Bylaw 2025-09 is to amend the Land Use Bylaw District Map by changing the land use designation of a parcel legally described as Plan 8410936, Block 3, Lot: 6 (Civic Address of 1107 1 Ave. NE), from Estate Residential District (R-4) to General Residential (R-2).

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

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

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

Kind Regards,



Chelsea Kruger
Development Assistant

Attachments: Key Plan

Key Plan
1107 1 AV NE
Lot 6, Block 3 Plan 810936

