



MEETING OF THE  
TOWN OF SUNDRE  
MUNICIPAL COUNCIL

Tuesday,  
September 5, 2023  
6:00 p.m.

**PUBLIC HEARING 20230905**

**BYLAW No. 2023-05**



**PUBLIC HEARING 20230905  
AGENDA**

September 5, 2023  
6:00 p.m.

Sundre Municipal Council Chambers

1. Call to Order
2. Purpose of Bylaw No. 2023-05
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 Authority's closing statements
11. Further questions for the Development Authority
12. Adjournment of the Public Hearing



**TOWN OF SUNDRE**

**BYLAW 2023-05**

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 1347GF, Block 7, Lots 8-12 (Civic Address of 124 – 1 Street N.W.), from General Residential to Central Commercial District (C-1) as shown as Area 'A' on the attached 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 26<sup>th</sup> day of June 2023 Motion No. 189-26-06-23

**PUBLIC HEARING HELD** this 5<sup>th</sup> day of September 2023 Motion No. 190-26-06-23

**READ A SECOND TIME** this \_\_\_\_ day of \_\_\_\_\_, 2023 Motion No. \_\_\_\_\_

**READ A THIRD AND FINAL TIME** this \_\_\_\_ day of \_\_\_\_\_, 2023 Motion No. \_\_\_\_\_

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

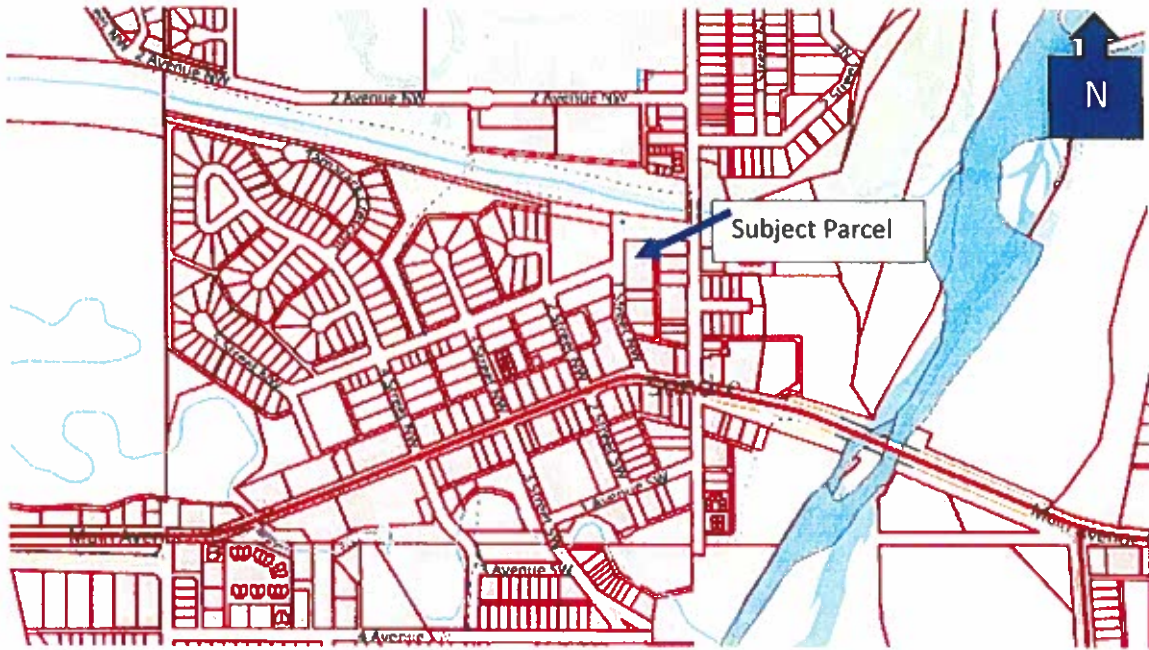
\_\_\_\_\_  
Chief Administrative Officer, Linda Nelson



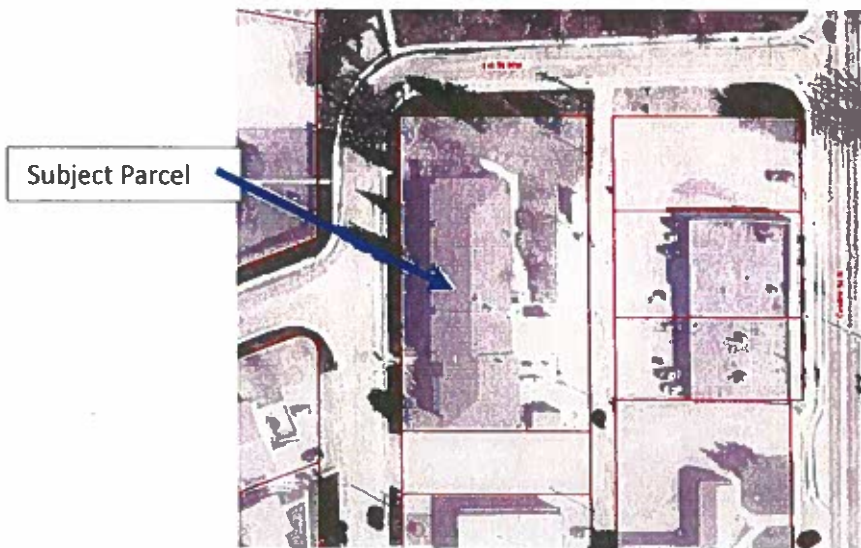
KEY PLAN

PLAN 1347GF, BLOCK 7, LOTS 8-12

124 - 1 STREET N.W.



Aerial View



**LAND USE BYLAW 2018-10**  
**PART TWO, SECTION TWO: DEFINITIONS**

**Mixed Use Development** means a building used partly for residential and partly for non-residential uses. Each non-residential unit of the building shall have access from street level. The residential portion of the building may be above the street level non-residential uses, or at ground level in the rear yard of the parcel. All residential uses shall have separate access to each unit through covered external stairs and landings, or common hallways.

**PART FOUR: LAND USE DISTRICT REGULATIONS**

**CENTRAL COMMERCIAL DISTRICT (C-1)**

**General Purpose:** To provide an area for intensive commercial use, offering a wide variety of goods and services, and other uses, herein listed, which are compatible with the area, which will create an attractive environment for pedestrians, but which will be accessible to motor vehicles.

**Permitted Uses:** Accessory Building  
Amusement Establishments, Minor  
Brew Pub  
Contractor Services, Limited  
Custom Manufacturing Establishments  
Eating and Drinking Establishments, Minor  
Financial Services  
Government Services, General  
Government Services, Retail  
Health Services  
Household Repair Services  
Home Occupation - Minor  
Liquor Store  
Personal Service Shops  
Professional Offices and Office Support Services  
Protective Emergency Services  
Public Parks  
Public Utility Buildings  
Retail Stores, Convenience  
Retail Stores, General  
Secondhand Store  
Signs, except billboards  
Veterinary Services, Minor

**Discretionary Uses:** Alternative Energy System  
Amusement Establishments, Major

**Cannabis Retail Store**  
**Day Care Facility - Commercial**  
**Commercial Schools**  
**Eating and Drinking Establishments, Major**  
**Fleet Services**  
**Funeral Services**  
**Gas Bars**  
**Home Occupation - Major**  
**Hotel**  
**Housing, Apartment**  
**Indoor Recreation Services**  
**Libraries and Cultural Exhibits**  
**Micro-Brewery (Craft-Brewery)**  
**Micro-Distillery**  
**Mixed Use Development**  
**Motel**  
**Private Clubs**  
**Religious Assembly**  
**Seniors Housing**  
**Shopping Centre**  
**Spectator Entertainment Establishments**  
**Any use that is similar, in the opinion of the Development Authority, to  
the permitted or discretionary uses described above.**



**TOWN OF SUNDRE**  
 Visit Live Explore

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 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	
	Tuesday, September 5, 2023 6pm
	Monday, September 18, 2023 6pm

**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 Sherilee at 403-638-3551 ext. 114 or email at [townmail@sundre.com](mailto:townmail@sundre.com) to schedule an appointment.

**2023 GRANTS TO ORGANIZATIONS**

The Town of Sundre is seeking all organizations that the 3rd intake of Grants to Organization Applicants will not occur. Council and the Grants to Organization Committee spend a considerable amount of time reviewing the applications, and they must carefully consider where budgeted funds should be applied. During their deliberations, at times it is considered as per the Town of Sundre Policy A 01 03 F01, Grants to Organizations Policy. Grants are intended to provide modest levels of support and assistance to community, non-profit organizations and other organizations. The intent is to provide funds to enhance a project, program or service. In January and May, the Grants to Organization Committee and Town of Sundre Council look the 2023 budget of \$500,000 and debited the funds over two separate intakes of applications. The Town received a total of fifteen (15) applications with a total of \$30,746.00 in funding requests for the 1st intake of 2023, and seven (7) applications with a total amount of \$24,099.00 in funding requests for the 2nd intake of applications. The total of these two intakes totaled more than what was allocated for the entire year. Council and the Grants to Organization Committee look forward to the 1st intake of applications which will be due January 31, 2024. For more information, please contact Legislative Services 403-638-3551 or email [townmail@sundre.com](mailto:townmail@sundre.com).

**KICK IT TO THE CURB!**

9:00 AM - 7:00 PM ON THE FOLLOWING WEEKENDS  
 Aug 26 & Aug 27, Sept 18 & 19

On Saturday, place your unwanted items OUTSIDE your front yard by the curb with a FREE note attached to it. Tour around Town with your family and pick up any treasures with a free note attached to them. All unclaimed items must be removed from the curbside by 8:00 pm on Sunday.

**NEIGHBOURS DAY TRADE FAIR**

*Learning for a Sustainable Future*

HELP SUPPORT 'THE DEB' BOTTLE DRIVE FROM 8-11  
 BRING YOUR BOTTLES

INCLUDING:  
 FIRE DEPARTMENT DEMONSTRATION 11AM  
 PANCAKE BREAKFAST WITH THE TOWN OF SUNDRE 12PM - 1:30PM  
 BEEF ON A BUN LUNCH PROVIDED BY THE TOWNSHIP OF FORTS ALBERTA PRESENTING "SUSTAINABILITY" LOAN PROVIDED BY  
 PETTING ZOO 10AM - 2PM

SPONSOR PARTNERS:

**COMPOST THURSDAY AUGUST 24**    **RECYCLE THURSDAY AUGUST 31**    **GARBAGE THURSDAY SEPTEMBER 7**

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

**PUBLIC HEARING 20230905  
 BYLAW NO. 2023-05**

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 Procedure Bylaw 2022-06 on Bylaw 2023-05 will be held on Tuesday, September 5, 2023, at 6:00 p.m. in the Town of Sundre Council Chambers.

Bylaw 2023-05 is to amend Schedule "A" of the Land Use District Map in Land Use Bylaw 2016-10 by changing the land use designation for a part of legacy described as Plan 1347DF, Block 7, Lots 8-12 (Site Address of 124 - 7 Street N.W.) from General Residential (R 1) to General Commercial (C 1).

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](http://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, August 30th as outlined in Bylaw No. 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.

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

Date of Publication: August 15th and August 22nd, 2023.



**TOWN OF SUNDRE  
 Municipal Development Plan  
 INFORMATIONAL OPEN HOUSE**

JOIN US TO LEARN MORE ABOUT THE TOWN OF SUNDRE'S MUNICIPAL DEVELOPMENT PLAN WHICH IS CURRENTLY IN THE PROCESS OF BEING UPDATED.

TOWN RESIDENTS WILL HAVE THE OPPORTUNITY TO PROVIDE THEIR VIEWS AND OPINIONS ABOUT HOW THE TOWN OF SUNDRE SHOULD LOOK 25 YEARS FROM NOW. THE RESPONSES WILL BE AN INTEGRAL PART OF UPDATING THE MUNICIPAL DEVELOPMENT PLAN (MDP). THE TOWN'S LONG-TERM PLAN FOR MANAGING GROWTH AND DEVELOPMENT.

WEDNESDAY  
 AUGUST 23, 2023  
 SUNDRE MUNICIPAL LIBRARY  
 4:00 PM - 8:00 PM  
 AND  
 FRIDAY  
 AUGUST 25, 2023  
 SPOG NEIGHBOURS DAY  
 SUNDRE HOCKEY ARENA  
 8:00 AM - 3:00 PM

**'WELCOME BACK BBQ' COMMUNITY RECREATION REGISTRATION**



Thursday, September 7th  
 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 the 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 403-638-7047 | Call 403-991-7061 | Email: [facilitybookings@sundre.com](mailto:facilitybookings@sundre.com)

**PUBLIC NOTICE**

Public Notice 'Block Party' hosted by Home Church  
 Date/Time: Saturday, August 26, 2023, Noon to 3:00 pm  
 Location: Sundre Lions Parks

'Fire' Event for all ages event featuring a bounce house, water balloon singnol shooting at targets, and brick breaking demonstration.

Public Notice 'Neighbours Day' hosted by SPOG  
 Date/Time: Friday, August 25, 2023, 8:30 am to 4:30 pm  
 Location: Sundre Arena

Public Notice 'Broncs, Bulls, and Wagons' hosted by Sundre Rodeo & Race Association  
 Date/Time: Friday, August 25, 5:00 pm start, Saturday, August 26, 5:00 pm start, and Sunday, August 27, 1:00 pm start  
 Location: Sundre Rodeo Grounds

Sundre Arena  
 Sundre Arena 2023 24 Winter Ice  
 We are hoping to have the ice ready for Monday, September 18. Please feel welcome to contact us by email to book ice for the upcoming season. [facilitybookings@sundre.com](mailto:facilitybookings@sundre.com)



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**NOW OPEN  
 TOO MUCH GRASS CLIPPINGS?**



**TOWN OF SUNDRÉ 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

**GARBAGE THURSDAY COMPOST THURSDAY RECYCLE THURSDAY**  
**AUGUST 17 AUGUST 24 AUGUST 31**

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