



SPECIAL MEETING OF
THE
TOWN OF SUNDRE
MUNICIPAL COUNCIL

Monday,
July 15, 2024
5:00 p.m.

PUBLIC HEARING 20240715

BYLAW No. 2024-04
and BYLAW No. 2024-05

**PUBLIC HEARING 20240715
AGENDA**

July 15, 2024

5:00 p.m.

Sundre Municipal Council Chambers

1. Call to Order
2. Purpose of Bylaw No. 2024-04 and 2024-05
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 2024-04

BEING A BYLAW OF THE TOWN OF SUNDRE TO AMEND THE EAGLE RIDGE AREA STRUCTURE PLAN, 2021-06

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 an area structure plan;

WHEREAS the Council of the Town of Sundre considers it expedient to adopt an area structure plan or an amendment to an area structure plan for the lands described and illustrated herein to facilitate the long-term strategic and sustainable growth of the Town; and

WHEREAS an area structure plan amendment 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. NAME OF BYLAW

1.1 This Bylaw may be cited as "Eagle Ridge Area Structure Plan, as amended."

2. PURPOSE OF BYLAW

2.2 Bylaw 2024-04, amends the Eagle Ridge Area Structure Plan (ASP) to provide for a future housing development, Phase 1B. The amendment affects 64.70 hectares (160 acres) of land in the southern portion of the quarter section, legally known as S.E. ¼, Sec. 9, Twn. 33, Rge 5, W5M, as shown on Schedule "A" attached to this bylaw.

3. EFFECTIVE DATE

3.3 All Schedules attached are part of and form part of this Bylaw.

3.4 This Bylaw shall come into full force and effect upon the date of the Third and Final Reading.

4. REPEAL

4.4 Bylaw No. 2021-06 is hereby repealed.

READ A FIRST TIME this 24th day of June, 2024; Motion No. 205-24-06-24

PUBLIC HEARING HELD this ___ day of _____ 2024;

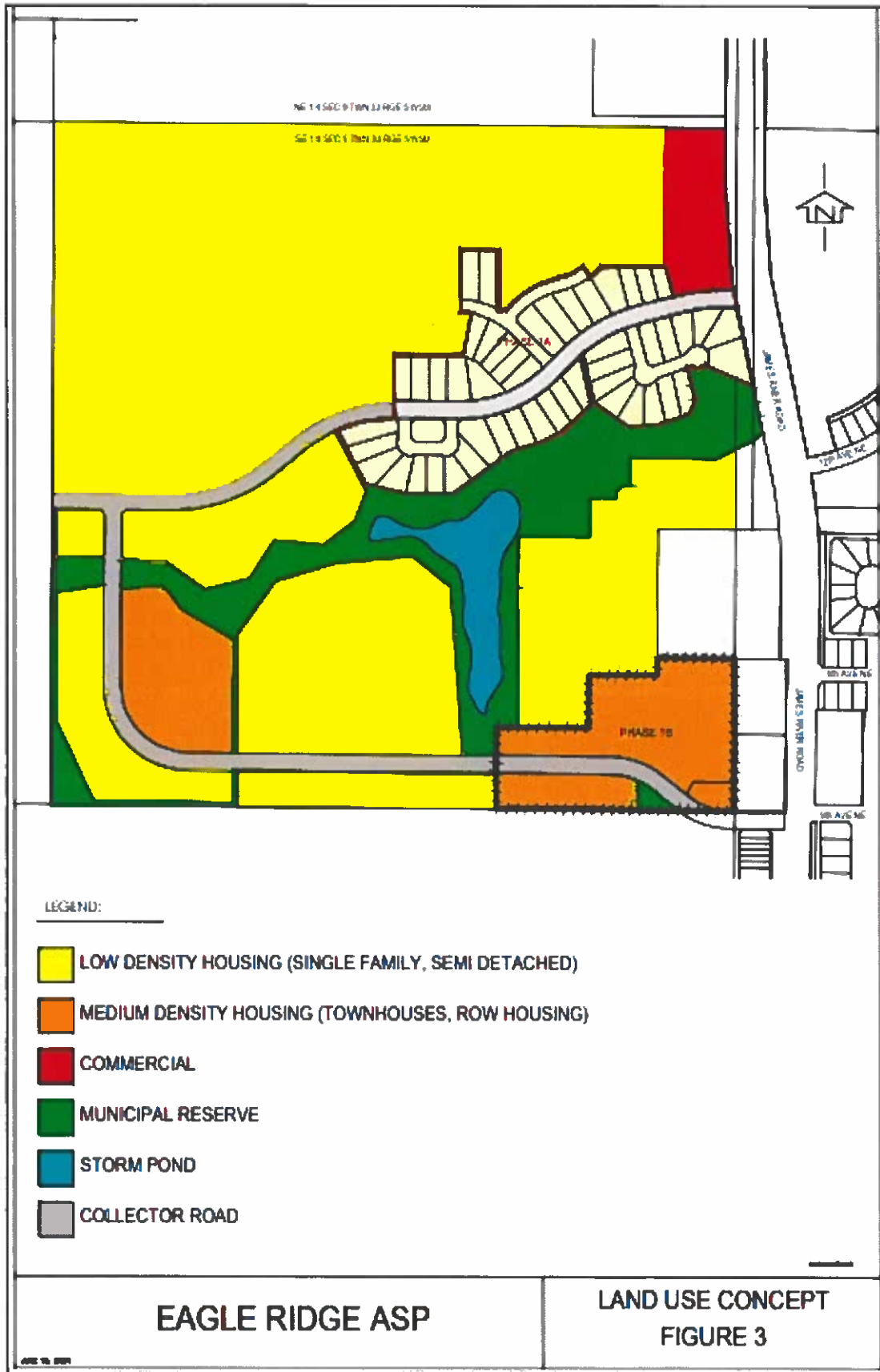
READ A SECOND TIME this ___ day of _____ 2024; Motion No. _____

READ A THIRD AND FINAL TIME this ___ day of _____ 2024; Motion No. _____

Mayor, Richard Warnock

Chief Administrative Officer, Linda Nelson

Schedule 'A'
Bylaw 2024-04





**TOWN OF SUNDRE
BYLAW NO. 2024-05**

**BEING A BYLAW OF THE TOWN OF SUNDRE IN THE PROVINCE OF ALBERTA TO AMEND THE
LAND USE BYLAW 2018-10.**

UNDER AUTHORITY of and pursuant to the provisions of the *Municipal Government Act, Revised Statutes of Alberta 2000*, and amendments thereto, the Municipal 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 of a Portion of S.E. ¼, Sec. 9, Twn. 33, Rge 5, W5M contained within the Eagle Ridge Area Structure Plan, from Urban Reserve District (UR) to General Residential District (R-2), and Public Service (PS) as shown in Schedule "A" attached.

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

READ A FIRST TIME this 24th day of June, 2024; Motion No. 207-24-06-24

PUBLIC HEARING HELD this _____ day of _____ 2024

READ A SECOND TIME this _____ day of _____ 2024

READ A THIRD AND FINAL TIME this _____ day of _____ 2024

MAYOR

CHIEF ADMINISTRATIVE OFFICER



SCHEDULE "A"

Bylaw 2024-05

Land Use Bylaw Amendment



Legend

- Subject Lands 
- General Residential 
- Public Service 



PUBLIC NOTIFICATIONS



717 Main Avenue West | P.O. Box 420 | Sundre, Alberta, Canada T0M 1X0 | T. 403 638 3551 | F. 403 638 2100 | E. townmail@sundre.com

NOTICE TO ADJACENT LANDOWNERS

Mailed to 39 land owners

June 26, 2024

PROPOSAL: Bylaw 2024-04 Eagle Ridge Area Structure Plan Amendment & Bylaw 2024-05 to amend Land Use Bylaw 2018-10 - Redesignation Portion of SE9-33-5-W5M from Urban Reserve to General Residential District (R-2)

The Town of Sundre has received an application to amend the Eagle Ridge Area Structure Plan and to amend the Land Use Bylaw to redesignate the above noted property. As an adjacent landowner to the property, we are required under the Municipal Government Act, Revised Statutes, R.S.A. 2000, Chapter M-26 to notify you in regard to this application and provide you with a means to make comment.

Attached are the draft bylaws that pertain to this notice. Please provide any written comments you may have by 12:00 pm (noon) July 11, 2024 to:

Town of Sundre
PO Box 420
717 Main Avenue W.
Sundre, AB T0M 1X0

Or, via email to: townmail@sundre.com

Yours Truly,

Carey Keleman
Development Officer

Attachments: Town of Sundre draft Bylaws 2024-04 and 2024-05



www.sundre.com

Newspaper Notifications for Bylaws 2024-04 and 2024-05 – July 2 and July 9, 2024

The Albertan, Tuesday, July 2, 2024 - A5



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

**AFTER-HOUR EMERGENCIES,
 INVOLVING GAS, WATER & SEWER
 PLEASE CALL 403.638.7350**

Fax 403.638.2100	COUNCIL MEETINGS
Arena 403.638.3177	
AquaPlex 403.638.8370	
GNP/FCSS 403.638.1011	
Sundre Library 403.638.4000	
	Monday, September 9, 2024 • 6pm
	Monday, September 23, 2024 • 6pm
	Monday, October 7, 2024 • 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, discuss on. Please call Legislative Services at 403-638-3551, or email at townmail@sundre.com to schedule an appointment.

DID YOU KNOW?

Did you know the Town Office has a dropbox for customers by the Front Door to leave their payments after business hours? Payments can also be submitted through a person's banking institution Bill Payment services. As well as visiting our office with cash or cheque delivered during our business hours of 8 - 4 PM weekdays.

COMMUNITY CENTRE

Outdoor Pickleball - July: Monday 1st, Wednesday 3rd and Friday 5th: 5:30pm to 9:00pm
 Tuesday 2nd and Thursday 4th: 9:00am to 12:00pm
 Pickleball has now moved to outdoor courts.
 To inquire about rental availability:
 Email: facilitybookings@sundre.com or phone 403-638-2042

Community Gazebo
 The Campground reservations website is open.
<https://www.campreservations.ca/campground/greenwood-campground-1384>
 If you would like to book the Community Gazebo, please contact the Community Services Department.

Kick it to the Curb

On Saturday morning, place your unwanted items OUTSIDE at the front of your yard with a "FREE" note attached. Your spouse, 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.

0:00 AM to 7:00 PM on the following dates:
 Saturday, May 25th and Sunday, May 26th
 Saturday, June 1st and Sunday, June 2nd
 Saturday, July 27th and Sunday, July 28th
 Saturday, August 24th and Sunday, August 25th
 Saturday, September 14th and Sunday, September 15th

COMPOST THURSDAY JULY 4 **RECYCLE THURSDAY JULY 11** **GARBAGE THURSDAY JULY 18**

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

A NOTE FROM OPERATIONS

Construction for infrastructure and road repairs has begun in Sundre for the 2024 season. Please watch for staff, contractors and equipment working on these tasks. Let's make sure we get everyone home safe!

The first phase of the water line replacement along Highway 27 is complete, and Highway 27 is now fully open to traffic. There is a small portion of water line work still taking place along 3rd Street S.W., however it is anticipated construction will be complete by the end of June, weather permitting. The final phase of work on the water line will take place east of Centre Street, however the work will take place outside the lanes of the highway. It is anticipated this work will take place in the fall, if approved by Town Council. The Town would like to thank residents, motorists and businesses for their patience during construction.

**PUBLIC NOTICE
 PUBLIC HEARING 2024-0715
 BYLAW NO. 2024-04 AND BYLAW NO. 2024-05**

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 Procedural Bylaw 2022-06 on Bylaw 2024-04 and Bylaw 2024-05 will be held on Monday, July 15, 2024, at 5:00 p.m. in the Town of Sundre Council Chambers.

The Town of Sundre has received an application to amend the Eagle Ridge Area Structure Plan and to amend the Land Use Bylaw to redesignate a portion of the lands legally known as: S.E. ¼, Sec. 9, Twp. 33, Rge. 5, W5M. A copy of the proposed Bylaws 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 2024-04 and Bylaw 2024-05 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, July 11, 2024 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 (1), 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 T0M1X0 or by email to: townmail@sundre.com

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

Date of Publication: July 2 and July 9, 2024





TOWN OF SUNDRE
Visit. Live. Explore.

403.638.3551

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

**AFTER-HOUR EMERGENCIES,
INVOLVING GAS, WATER & SEWER
PLEASE CALL 403.638.7350**

Fax 403.638.2100	COUNCIL MEETINGS
Arena 403.638.3177	
AquaPlex 403.638.9370	
GNP/FCSS 403.638.1011	
Sundre Library 403.638.4000	Monday, September 9, 2024 • 6pm
	Monday, September 23, 2024 • 6pm
	Monday, October 7, 2024 • 6pm

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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 to schedule an appointment.

**TOWN OF SUNDRE
NOTICE OF DEVELOPMENT PERMIT**

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: 2024-020
Civic Address: 116 - 5 Street SE
Legal Description: Lot 3, Block 1, Plan S314FP
Development: Automotive & Recreational Vehicle Sales
Discretionary Use in the Flood Plain Industrial District (I-2)



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 July 30, 2024.

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

SPECIAL COUNCIL MEETING NOTICE

Pursuant to Section 194 (1) of the *Municipal Government Act (MGA)*, this serves as Notice of a Special Council Meeting, to be held on July 15, 2024 at 5:00 p.m.

- The Purpose of the Special Meeting is:
- Public Hearing 20240715
- Bylaw 2024-04 Eagle Ridge Area Structure Plan Amendment
- Bylaw 2024-05 Land Use Redesignation
- Appointment to Sundre Municipal Library Board
- Grants to Organizations - Change of Scope for Store Front Improvement Project
- Play 4 Sundre Kids Golf Tournament
- Change to Council Meeting Calendar
- Advice From Officials, FOIP Act, Section 24

No matter other than the stated in this Notice may be transacted at this Meeting unless the whole Council is present, and Council agrees to deal with the matter in question.

Richard Warnock
Richard Warnock, Mayor

RECYCLE THURSDAY GARBAGE THURSDAY COMPOST THURSDAY
JULY 11 JULY 18 JULY 25

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

The first phase of the water line replacement along Highway 163 will be taking place along 2nd Street SW, however a 2 is anticipated construction will be complete by the end of June, weather permitting. The final phase of work on the water line will take place east of Centre Street, however the work will take place outside the lanes of the highway it is anticipated this work will take place in the fall, if approved by Town Council. The Town would like to thank residents, motorists and businesses for their patience during construction.

A Note from Operations:
The Town of Sundre Operations department has several projects on the go this summer including, road surface repairs, back-alley rehabilitation and spray patching potholes on Centre Street North. Spray patching work is ongoing during the month of July. A major pavement project on 2nd Ave NW is scheduled to start in August. And as always, street sweeping as weather permits. Please look out for signage to ensure vehicles are removed off the street prior to and while sweeping. In all cases, please be cautious while driving and ensure you watch for signage and construction crews.



Despite the weather the 2024 Sundre Canada Day Celebration was an enjoyable experience for residents and visitors. Thank you to the many volunteers, sponsors, and entertainers that assisted with hosting this year's event.

- Government of Canada - Celebrate Canada
 - Royal Canadian Mounted Police
 - The Honourable Jason Nixon, M.L.A.
 - Mayor Richard Warnock
 - Reeve Angela Aalbers
 - Royal Canadian Legion Branch 223
 - Daniel Anderson, Bag Piper
 - GNP - Puzzlepalooza
 - Mesario Cormack, O'Canada Singer
 - Town of Sundre, Council, Staff, and Volunteers
 - Sundre & District Historical Society, Museum Volunteers, Demonstrators, Board Members, and Staff
 - Sundre & District Chamber of Commerce
 - Sundre 6PO Elks Lodge No 338
 - Sundre Fire Department
 - Sundre Frieson Bros
 - Sundre Rodeo & Race Association
 - Tim Hus & Band
 - Cocoa Tree Bake Shoppe
 - Our Can Company
 - Prestige Uphotography - Tent Rentals
 - Triple TTT Fireworks
 - Crude Energy
- If you are interested in participating as an entertainer or helping with the planning or volunteering for the 2025 Canada Day celebration, please email townmail@sundre.com or executivedirector@sundremuseum.com
Meeting times and dates will be announced in the Fall of 2024.

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PUBLIC HEARING, 20240715
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Date of Publication: July 2 and July 9, 2024



Bylaw 2024-04 ASP Amendment



Bylaw 2024-05 Land Use Redesignation

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Website (www.Sundre.com) Notification June 26 – July 15, 2024

