



**REGULAR MEETING OF THE
TOWN OF SUNDRE COUNCIL**

Monday,
February 24, 2025
4:00 p.m.

PUBLIC HEARING 20250224

BYLAW No. 2025-02

**PUBLIC HEARING 20250224
AGENDA**

February 24, 2025
4:00 p.m.

Sundre Municipal Council Chambers

1. Call to Order
2. Purpose of Bylaw No. 2025-02
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 2025-02

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 the following amendments to Land Use Bylaw 2018-10.

Portions of Land Use Bylaw 2018-10 to be amended as follows:

PART TWO: DEFINITIONS

2. USE DEFINITIONS

~~**DELETE: Recreation Vehicle** means a vehicle or portable structure designed and intended to provide temporary living accommodation for travel or recreation purposes which either has its own motor power or is mounted to or drawn by another motorized vehicle; and without limiting the generality of the foregoing, includes a motor home, truck camper, tent trailer, fifth wheel, or travel trailer but does not include a mobile home or any vehicle or trailer over 2.44 m in width.~~

ADD: Recreation Vehicle means a vehicle or portable structure designed and intended to provide temporary living accommodation for travel or recreation purposes which either has its own motor power or is mounted to or drawn by another motorized vehicle; and without limiting the generality of the foregoing, includes a motor home, truck camper, tent trailer, fifth wheel, or travel trailer but does not include a mobile home or any vehicle or trailer over 2.60 m in width.

~~**DELETE: Recreation Vehicle – Park Model** means a recreation vehicle conforming to CAN/CSA series Z241, or the equivalent, mounted on a single chassis, on wheels, and is relocatable from time to time, may not exceed 538 sq. ft. (50 sq. m.) in size and to a maximum of 4.5 m. in height, may have a footprint of 12' x 44' (528 sq. ft.), 13' x 41' (533 sq. ft.) or 14' x 38' (532 sq. ft.) or similar but shall not exceed 538 sq. ft., and shall be identified with a CSA sticker and product number.~~

ADD: Recreation Vehicle – Park Model means a recreation vehicle conforming to CAN/CSA series Z241, or the equivalent, mounted on a single chassis on wheels, that is relocatable from time to time and has a minimum width of 2.6 m [8.5 feet] and a total maximum gross floor area of 50 sq m (538.2 sq ft] including the loft, if any.

PART THREE: GENERAL REGULATIONS

6.5 Accessory Suites

- a) ~~Accessory suites may only be situated in a detached dwelling, which is occupied by the registered owner.~~
- b) The number of accessory suites per detached dwelling is limited to one (1).
- c) Off-street parking will be provided in accordance with Section 3(1) of Part Three.
- d) ~~Accessory suites will only be permitted in R-2 districts where the subject parcel area is a minimum of 470 m² for interior parcels and 560 m² for corner parcels.~~

PART FOUR: LAND USE DISTRICT REGULATIONS

Low Density Residential District (R-1)

General Purpose: To provide an area for low-density residential development in the form of single detached dwellings and compatible uses, herein listed, which are connected to the municipal sewer and water systems.

Permitted Uses: Accessory Building
Home Office
Housing, Single Detached Dwellings
Protective Emergency Services
Public Parks

Discretionary Uses: Adult Care Residence
Alternate Energy Systems
Bed and Breakfast Accommodation
Day care facility – neighbourhood
Day home facility
Group Homes, Limited
Home Occupation
ADD: Housing, Accessory Suite
Public and quasi-public uses
Public utility buildings
Temporary Residential Sales Centre

Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.

Estate Residential District (R-4)

General Purpose: To provide an area for low-density residential development in the form of single detached dwellings and compatible uses, herein listed. Connection to municipal sewer and water systems is required, with exception to those properties not capable of connecting to municipal services due to their alignment adjacent to the provincial highway and identified in Table 1. However, with new development, including Accessory Suites, connection to municipal services must be made possible and connection to municipal services will be required.

Permitted Uses: Accessory Building
Home Office
Housing, Single Detached Dwellings
Public Parks
Protective Emergency Services

Discretionary Uses: Alternate Energy Systems
Bed and Breakfast Accommodation
Day care facility – neighbourhood
Day home facility
Home Occupation
ADD: Housing, Accessory Suite
Housing, Garden Suite
Public and quasi-public uses
Public utility buildings
Temporary Residential Sales Centre

Serviced Estate Residential District (R-4A)

General Purpose: To provide an area for Single Detached Dwelling residential development on large sites and compatible uses, herein listed, which are connected to the municipal sewer and water systems.

Permitted Uses: Accessory Building
Home Office
Housing, Single Detached Dwellings
Public Parks

Discretionary Uses: Alternate Energy Systems
Bed and Breakfast Accommodation
Day care facility – neighbourhood
Day home facility
Home Occupation
ADD: Housing, Accessory Suite
ADD: Housing, Garden Suite
Public and quasi-public uses
Public utility buildings
Temporary Residential Sales Centre

Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.

Highway Commercial District (C-2)

DELETE: Site Specific Exception No. 2:

~~Plan 6114JK, Lot 19 (civic address 104 Main Avenue East) allowance for the manufacturing of recreational style “cabins” on the premises, with display of the “cabins” to be located in rear and east side yards of the property. If at any time, should the tenant vacate the premises, the Site-Specific Exception will expire.~~

Manufactured Home District (R-3)

1.2 Manufactured Home Subdivision District

General Purpose: To provide an area for and to regulate the development and use of land for manufactured home subdivisions and other uses, herein listed, which are compatible with a residential area. The subdivision is comprehensively designed wherein manufactured homes are installed on privately owned lots. The area is to be connected to municipal sewer and water systems.

Permitted Uses: Accessory Buildings (detached garage and shed)
Addition and Attached Garage
Deck
Home Office
Housing, Manufactured Home, not to exceed 10 years in age (CSA A277 or CSA Z240 models)
Housing, Modular Home
ADD: Housing, Single Detached Dwelling
Public Parks
Protective Emergency Services
Public Utility Building

Discretionary Uses: Day Care Facility – Neighbourhood
Day Home Facility
Home Occupation
ADD: Housing, Semi-Detached Dwelling
ADD: Housing, Manufactured Home, not to exceed 20 years in age (CSA A277 or CSA Z240 models)
Public and Quasi-public uses
Temporary Residential Sales Centre

Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above.

Seasonal Residential District (SR)

General Purpose: To provide for and control the placement of Recreational Vehicles (motorhomes, 5th wheel, pull trailer) and Park Model Homes not designed for year-round occupancy, the placement of accessory structures and associated facilities.

1.0 General Regulations

~~DELETE: 1.2 Recreational Vehicle Construction~~

~~Only manufacturers that are members of and are recognized by the Canadian Recreation Vehicle Association (CRVA) and be licensed for manufacture of Recreation Vehicles shall build all Recreation Vehicle units, with the exception of Park Models, in a controlled factory environment. All Recreation Vehicles built in a certified factory must be CSA and/or ULC approved prior to leaving the factory. No Recreation Vehicle may be constructed on-site.~~

~~If a Park Model is built outside a certified factory, it must have had inspections by all building disciplines prior to the unit being delivered to the lot. If a Park Model is constructed outside the~~

Town of Sundre's jurisdiction, proof of inspections must be provided to the Town prior to delivery of the unit, otherwise, the unit will be subject to being inspected by the Town's Inspection Agency at the owner's sole expense.

DELETE: 3.0 Recreation Vehicle Standards:

~~Maximum Length Recreation Vehicles: 12.2 m. (except Park Models)~~

~~Maximum Length Park Models: Removed~~

~~Maximum Width:~~

~~Recreation Vehicles: (except Park Models)~~

~~2.4 m. but extendable using factory installed slide-outs only~~

DELETE: 3.1 CSA Standards for Park Models

~~i. A Park Model is a home built on a single chassis with wheels meeting the national building standards code CSA Z241A.~~

~~ii. Park Model may not exceed 538 sq. ft. (50 sq. m.) in size and to a maximum of 4.5m. in height.~~

~~iii. Park Model may have a footprint of 12' x 44' (528 sq.ft.), 13' x 41' (533 sq. ft.) or similar sizing to a maximum of 538 sq. ft.~~

~~iv. Park Models shall be identified with a CSA sticker and product number.~~

3.3 Miscellaneous:

DELETE: All recreation vehicles must retain their travel ability and be livable with the removal of any additions. Axels, wheels and hitches must remain on the vehicle as well as all original doorways and doors. Park models may have hitches removed but they must remain available on the lot for immediate reinstallation if required.

ADD: "All recreational vehicles must retain their travel ability and be livable with the removal of any additions. With the exception of park models, axles, wheels and hitches must remain on the vehicle, as well as the original doorways and doors. Park models may have hitches, axles and wheels removed but hitches must remain available on the lot for immediate reinstallation and axle hangers must be maintained in good condition so axles with wheels can be installed if required."

Flood Plain Industrial District (I-2)

General Purpose: To provide an area for flood compatible industrial uses, and other uses, herein listed, which are acceptable in an area that lies within the 1:100-year floodplain of the Red Deer River.

Permitted Uses: Nil

Discretionary Uses: Accessory Building
Alternate Energy Systems

Automotive and Equipment Repair Shops
Automotive and Recreational Vehicle - Sales/Rentals
Auto wrecking yards
Cannabis Retail Store
Equipment and Storage Yard
General Industrial Uses, Minor Impact
ADD: Mini or Self Storage
Sea cans
Signs (except Billboards)
Public Utility building
Veterinary Services, Major
Any use that is similar, in the opinion of the Development Authority, to the discretionary uses described above.

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

READ A FIRST TIME this 20th day of January 2025 Motion No. 017-20-01-25;

PUBLIC HEARING HELD this 24th day of February 2025;

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

Chief Administrative Officer, Linda Nelson



TOWN OF SUNDRE

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

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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, February 10, 2025 • 4pm
	Monday, February 24, 2025 • 4pm
	Monday, March 10, 2025 • 4pm

TOWN OF SUNDRE NOTICE OF DEVELOPMENT

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: 2025-D04
 Civic Address: 1185 Centre Street North
 Legal Description: Lot 16, Block 1, Plan 1347GF
 Development: Change of Use to 'Day Care Facility - Commercial'

The file as noted above can be viewed at the Town Office during regular business hours. The development 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 February 25, 2025. 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.

Date of Publication: February 4 & 11, 2025.

THE 2025 CANDIDATE'S GUIDE

Alberta 2025 Municipal Election October 20, 2025
 is Available for Pick-Up at the Town Office
 Betty Ann Formstone, Returning Officer
 Ph: (403) 638-3551 • Email: bettyann.f@sundre.com

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 to schedule an appointment.

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Adult Public Skating (18+) - Every Wednesday from 1:00 - 2:45 pm
 Please check out our website at <https://www.sundre.com/p/arena> for the most up-to-date public skating and sticks n' pucks schedule.
 If you have questions about scheduling, please call 403-638-2042 or email facilitybookings@sundre.com.

BRUSH PILE BURNING AT SUNDRE LAGOON

Please note that between January 27th-February 28, brush piles will be burned at the Sundre lagoon site located outside the town limits to the north. These burns will happen on days when the weather allows for it and will not be happening on weekends. Proper permits have been obtained from Mountain View County.

RECYCLE	GARBAGE	COMPOST
FEBRUARY 6	FEBRUARY 13	FEBRUARY 20

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

PUBLIC HEARING 20250224
BYLAW NO. 2025-02

A Public Hearing pursuant to Sections 230 and 608 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 2025-02 will be held on Monday, February 24, 2025, at 4:00 pm in the Town of Sundre Council Chambers.

Bylaw 2025-02 proposes text amendments to the Town of Sundre's Land Use Bylaw 2018-10 (LUB) in order to:

- promote and increase the options for development of housing in the Low Density (R-1), Manufactured Homes (R-3), and Estate Residential (R-4) land use districts;
- provide clarity and consistency in the Manufactured Home (R-3) land use district;
- update the Seasonal Residential (SR) district regulations based on consultations with the Riverside RV Village condominium board;
- amend Flood Plain Industrial (I-2) district by adding 'self-storage facility' use, and
- remove a site-specific regulation in the Highway Commercial (C-2) district.

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). 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, February 19, 2025 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.

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IMPORTANT DATES

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March 10, 2025: Council Meeting - Q4 (2024) Financial Reporting
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CAREER OPPORTUNITY

A career opportunity awaits you in the picturesque and welcoming community of Sundre! The Town is a progressive community that fosters economic diversity and year-round tourism, we take pride in being forward-thinking and growing a prosperous and quality environment for its residents, visitors, and businesses.

We are hiring for the following position:

Competition #2501
Finance and Grants Coordinator

Reporting to the Director of Corporate Services, the Finance and Grants Coordinator is a self-starter who is responsible for general accounting, cash management, assisting with budget creation and assisting with the year-end. In addition to financial duties, you are responsible to secure and ensure optimal utilization of all grant funding available to the Town of Sundre, prepare and submit grant applications, manage and report grants received and provide information to interested parties.

Please note that the successful candidate will be required to undergo a criminal records check.

Learn more about our position and municipality by visiting our website www.sundre.com.
 For a full job ad, please visit the "Careers" section of our website.
 Please submit your resume and a covering letter quoting Competition Number to:

Human Resources
 Town of Sundre
 717 Main Avenue West
 PO Box 420, Sundre, AB T0M 1X0
 Email: hr@sundre.com | Fax: 403.638.2100

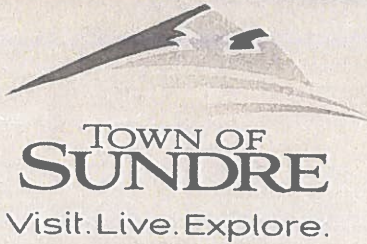
While we appreciate your interest, only those candidates selected for an interview will be contacted. Personal Information will be used to determine eligibility for potential employment and is pursuant to the Municipal Freedom of Information and Protection of Privacy Act. This posting will remain open until a suitable candidate is found.

2025 SUNDRE WINTER FEST

FEBRUARY 6-10 HISTORIC RIVERSIDE AREA (11AM-5PM) AROUND TOWN
SUNDREWINTERFEST.COM

FEATURING:

- 5TH ANNUAL MOUNTAIN SURVIVALIST COMPETITION
- ICE SCULPTURES
- LIVE MUSIC
- WAGON RIDES
- FREE KIDS CROSS COUNTRY SKI LESSONS
- FREE ARCHERY LESSONS
- FREE SKATING AT THE ARENA
- FREE MUSEUM ACCESS WITH MUSIC, HERITAGE & ARTS (MID)
- PUZZLE PALOOZA (SUNDAY)
- KIDS CARNIVAL (WED-FRI)



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REMINDER FROM BYLAW

Please be reminded that it is your responsibility to clear ice and snow from the sidewalk adjacent to your property. Prompt snow removal helps maintain the sidewalk's condition and ensures the safety of pedestrians, especially those with mobility issues.

Enforcement Services have been actively notifying property owners and occupants with uncleared sidewalks to take action. As per the Community Standards Bylaw, sidewalks must be cleared of snow or ice within 48 hours of accumulation and must not be placed on the road.

Thank you for your cooperation in keeping our sidewalks safe and accessible.

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Competition #2501
Finance and Grants Coordinator

Reporting to the Director of Corporate Services, the Finance and Grants Coordinator is a self-starter who is responsible for general accounting, cash management, assisting with budget creation and assisting with the year-end. In addition to financial duties, you are responsible to secure and ensure optimal utilization of all grant funding available to the Town of Sundre, prepare and submit grant applications, manage and report grants received and provide information to interested parties.

Please note that the successful candidate will be required to undergo a criminal records check

Learn more about our position and municipality by visiting our website www.sundre.com.

For a full job ad, please visit the "Careers" section of our website.

Please submit your resumé and a covering letter quoting Competition Number to:

Human Resources
 Town of Sundre
 717 Main Avenue West
 PO Box 420, Sundre, AB T0M 1X0
 Email: hr@sundre.com | Fax: 403.638.2100

While we appreciate your interest, only those candidates selected for an interview will be contacted. Personal information will be used to determine eligibility for potential employment and is pursuant to the Municipal Freedom of Information and Protection of Privacy act. This posting will remain open until a suitable candidate is found.

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- FREE ARCHERY LESSONS
- FREE SKATING AT THE ARENA
- FREE MUSEUM ACCESS WITH FREE MURPHY'S KARTINGS
- PUZZLE PALOOZA (LUREN)
- KIDS CARNIVAL (PROFESSIONAL)

Sundre WINTER FEST
FOR A SURVIVALIST



TOWN OF SUNDRE

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Fax 403.638.2100

Arena 403.638.3177

AquaPlex 403.638.9370

GNP/FCSS 403.638.1011

Sundre Library
403.638.4000

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RECYCLE

FEBRUARY 27

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PUBLIC HEARING 20250224 BYLAW NO. 2025-02

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 2025-02 will be held on **Monday, February 24, 2025, at 4:00 pm** in the Town of Sundre Council Chambers.

Bylaw 2025-02 proposes text amendments to the Town of Sundre's Land Use Bylaw 2018-10 (LUB) in order to:

- promote and increase the options for development of housing in the Low Density (R-1), Manufactured Homes (R-3), and Estate Residential (R-4) land use districts;
- provide clarity and consistency in the Manufactured Home (R-3) land use district;
- update the Seasonal Residential (SR) district regulations based on consultations with the Riverside RV Village condominium board;
- amend Flood Plain Industrial (I-2) district by adding 'self-storage facility' use; and
- remove a site-specific regulation in the Highway Commercial (C-2) district.

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). 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, **February 19, 2025** 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: February 4, 11 & 18, 2025

REMINDER FROM BYLAW

Please be reminded that it is your responsibility to clear ice and snow from the sidewalk adjacent to your property. Prompt snow removal helps maintain the sidewalk's condition and ensures the safety of pedestrians, especially those with mobility issues.

Enforcement Services have been actively notifying property owners and occupants with uncleared sidewalks to take action. As per the Community Standards Bylaw, sidewalks must be cleared of snow or ice within 48 hours of accumulation and must not be placed on the road.

Thank you for your cooperation in keeping our sidewalks safe and accessible.

GREENWOOD CAMPGROUND RESERVATIONS

Reservations for Greenwood Campground will start **March 1st at 8:00 am** through <https://campreservations.ca/>

If you have any questions, please contact Community Services at 403-638-2042.

ALBERTA TRANSPORTATION AND ECONOMIC CORRIDORS 2025 HIGHWAY 27 CONSTRUCTION

Alberta Transportation and Economic Corridors (TEC) Highway Construction project will be starting soon. TEC will utilize a professional communications firm to communicate with businesses and residents throughout the construction period.

Jana Sinclair is a Senior Engagement and Communications Consultant with over 25 years of professional communications experience in providing comprehensive, end-to-end strategic engagement and communications solutions tailored for municipal and provincial infrastructure, urban development, transportation planning, and other communication services.

Jana will provide one point of contact for all responses to public inquiries, and will provide updates on behalf of TEC. All public communication, including questions from businesses and residents will be through Jana at hwy27@sundre.com.

Information will be posted on the Town of Sundre website at www.sundre.com. The Town will prepare a dedicated page to the Highway Construction and information will be updated on behalf of TEC as we receive it from TEC and Jana.

You can also sign up for the Town of Sundre APP for information.



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Bylaw 2025 02: Public Hearing Notice

POSTED: JANUARY 22, 2025

PUBLIC HEARING 20250224 BYLAW NO. 2025-02

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 2025-02 will be held on **Monday, February 24, 2025, at 4:00 pm** in the Town of Sundre Council Chambers.

Bylaw 2025-02 proposes text amendments to the Town of Sundre's Land Use Bylaw 2018-10 (LUB) in order to:

- promote and increase the options for development of housing in the Low Density (R-1), Manufactured Homes (R-3), Estate Residential (R-4) land use districts;
- provide clarity and consistency in the Manufactured Home (R-3) land use district;
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Minutes &

To: Benazir Thaha Valencia, MPLAN, RPP, MČIP
Re: Town of Sundre Bylaw 2025-02-12

We have reviewed the proposed bylaw that amends bylaw 2018-10 and have some questions and concerns.

1. Why are these changes being proposed?
2. USE DEFINITIONS – the only change to the recreation vehicle is the width being increased to 2.6m – why?
 - The Recreation Vehicle – Park Model definition has been simplified – why?
3. 6.5 Accessory Suites – what is the definition of an accessory suite? Does it include tiny homes and basement apartments?
 - paragraph a) is being deleted – why? - not having the registered owner on the property can lead to deterioration of the property and inappropriate use of the property – deleting the need to have the suite in the detached dwelling may be necessary but not having the registered owner on the property is dangerous
 - Paragraph d) is being deleted – thus anyone in town can establish an accessory suite?
4. PART FOUR – LAND USE DISTRICT REGULATIONS –
 - Low Density Residential District (R-1) – add Housing, Accessory Suite – is there a definition of this category? Is this different from Accessory Suite?
 - Estate Residential District (R-4) – add Housing, Accessory Suite – many of the houses on the east side of Sundre are on septic systems (or holding tanks) and wells – adding accessory suites to these houses will add stress to those systems and could result in contamination of the aquifer which would affect neighbouring houses – for this reason, the properties not capable of connecting to municipal services due to their alignment adjacent to the provincial highway should not have the ability to add an accessory suite to their home
 - As well, for home owners on the east side, increasing the density will affect the wear and tear on 1st Ave, 7th, 9th and 11th Streets NE, none of which are in great shape now
5. 1.2 Manufactured Home Subdivision District – add Housing, Single Detached Dwelling – what, exactly, is meant by this addition?
6. FLOOD PLAIN INDUSTRIAL DISTRICT (I-2) – add Mini or Self Storage – why would this be allowed? Is it not dangerous to allow this unless the units are built to a flood prevention standard?

Peggy Churchward

970 1 Ave NE