



Special Council Meeting Minutes
Town of Sundre
Municipal Council Chambers
July 15, 2024

A Special meeting of the Council of the Municipality of Sundre was held in the Municipal Council Chambers on Monday, July 15, 2024, commencing at 5:06 p.m.

IN ATTENDANCE: Mayor Richard Warnock
Councillor Connie Anderson
Councillor Owen Petersen
Councillor Todd Dalke
Councillor Jaime Marr
Councillor Paul Isaac
Councillor Chris Vardas

ABSENT: None

STAFF: Chief Administrative Officer, Linda Nelson (by phone)
Director Community Development, Benazir Thaha Valencia
Projects Manager, Carl McDonnell
Legislative Executive Assistant, Betty Ann Fountain

PUBLIC: 8

PRESS: 1

CALL TO ORDER: The meeting was called to order at 5:06 p.m.

AGENDA – AMENDMENTS AND ADOPTION:

Res. 236-15-07-24 MOVED by Councillor Vardas that the Agenda be approved as amended:
Correction to the RFD for Item 6.2: Administration Recommendation: to read "That Council give Second and Third Reading to Bylaw 2024-05, being a Bylaw to amend Schedule "A" of Land Use Bylaw 2018-10 District Map, for 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 District (PS)."

Res. 237-15-07-24 MOVED by Councillor Isaac that the Town of Sundre Council direct administration to correct the typographical error in the Summary of Dates for Bylaw 2021-06 Eagle Ridge Area Structure Plan Amendment adopted by Council on September 20, 2021, by changing the date for second reading from September 7th, 2021 to September 20th, 2021, and by changing the date for third reading from September 7th, 2021 to September 20th, 2021; to read: "Read a Second Time this 20th day of September 2021 Motion No. 258-20-09-21" and "Read a Third and Final Time this 20th day of September 2021 Motion No. 259-20-09-21".

CARRIED


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Councillor Absence: None

Mayor Warnock recessed the Special Meeting of Council to go into Public Hearing 20240715

PUBLIC HEARING **20240715: Bylaw 2024-04 Eagle Ridge Area Structure Plan Amendment and Bylaw 2024-05 to Amend Land Use Bylaw 2018-10 District Map**

The Public Hearing was held in the Town of Sundre Municipal Council Chambers and pursuant to the *Municipal Government Act, RSA 2000 Chapter M-26 and amendments* thereto.

The Mayor declared Public Hearing 2024015 relating to Bylaw 2024-04 and Bylaw 2024-05 now open at 5:11 p.m.

Purpose of Bylaw 2024-04 and 2024-05

The purpose of Bylaw No. 2024-04 and 2024-05, respectively, is to amend the Eagle Ridge Area Structure Plan 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 SE ¼, Section 9, Township 33, Range 5, West of the 5th Meridian, and further to redesignate a portion of SE9-33-5-W5M from Urban Reserve (UR) to the General Residential Land Use District (R-2), and Public Service (PS).

Order of Presentations:

- Confirmation of Notices;
- Development Authority's report;
- Questions from Council to the Development Authority;
- Public Communication (letters/emails) read into the minutes;
- Presentation(s) by those in Favour of the Bylaw (max. of 5 minutes);
- Presentation(s) by those in Opposition of the Bylaw (max. of 5 minutes);
- Any other person(s) deemed affected by the Bylaw;
- Closing statement of the Development Authority;
- Further questions for the Development Authority;
- Adjournment of the Public Hearing.

CAO – Public Notifications

Notification of the Public Hearing for Bylaws 2024-04 and 2024-05 was published in the local newspaper on July 2, 2024 and July 9, 2024, and on the Town's website from June 27, 2024 to July 15, 2024. Adjacent Landowner Notifications were mailed via Canada Post on June 26, 2024. External agency notifications were emailed on June 26, 2024.

Development Authority's Report:

Benazir Thaha Valencia, Director Community Development delivered a verbal report accompanied by a power point presentation.

Public Communications: Read into the Minutes by Legislative Executive Assistant

External Agencies: 16 agencies were provided with copies of the ASP amendment and redesignation bylaws.


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Adjacent Landowners: 39 adjacent landowners were notified, receiving a copy of each bylaw. 10 responses were received from adjacent landowners, 2 responses from a local organization.

Those in Favour of the Bylaws:

Mr. Bill Maher Jr. of Lee Maher Engineering on behalf of the Developer.
Mr. Bruce Kendall, benefactor of 4 lots in Eagle Ridge Phase 1A.

Those in Opposition to the Bylaws:

Mr. Rick Sarson, benefactor of a lot in Phase 1A Eagle Ridge

Closing Statements: Benazir Thaha Valencia provided a closing statement.

Call for a Motion: the Mayor called for a motion to close the Public Hearing at 6:20p.m.

Res. 238-15-07-24 MOVED by Councillor Petersen that the Council of the Town of Sundre has received sufficient information to close the Public Hearing pertaining to Bylaw 2024-04 and Bylaw 2024-05, being an amendment to the Eagle Ridge Area Structure Plan and to amend the Land Use Bylaw 2018-10 District Map.

CARRIED

ADOPTION OF THE PREVIOUS MINUTES:

Res. 239-15-07-24 MOVED by Councillor Dalke that the Minutes of the Regular Council Meeting of Council held on June 24, 2024, be approved as amended as follows:

CORRECT: typographical error on Page 4 of June 24, 2024 Minutes under Res. 222-24-06-24.

CARRIED

BYLAWS/POLICIES:

Bylaw 2024-04 Eagle Ridge Area Structure Plan (ASP) Amendment

Res. 240-15-07-24 MOVED by Councillor Marr that the Town of Sundre Council give Second Reading to Bylaw 2024-04 being a bylaw to amend the Eagle Ridge Area Structure Plan by replacing the existing ASP with the revised as pended to Schedule "A" of Bylaw 2024-04.

Opposed: Councillor Petersen, Councillor Dalke

CARRIED

Res. 241-15-07-24 MOVED by Councillor Petersen that the Town of Sundre Council give Third Reading to Bylaw 2024-04 being a bylaw to amend the Eagle Ridge Area Structure Plan by replacing the existing ASP with the revised as pended to Schedule "A" of Bylaw 2024-04.

Opposed: Councillor Dalke

CARRIED


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Bylaw 2024-05 to Amend Land Use Bylaw 2018-10 District Map

Res. 242-15-07-24 MOVED by Councillor Petersen that the Town of Sundre Council give Second Reading to Bylaw 2024-05, being a Bylaw to amend Schedule “A” of Land Use Bylaw 2018-10 District Map, for a Portion of S.E. 1/4, 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 District (PS).
Opposed: Councillor Dalke

CARRIED

Res. 243-15-07-24 MOVED by Councillor Petersen that the Town of Sundre Council give Third Reading to Bylaw 2024-05, being a Bylaw to amend Schedule “A” of Land Use Bylaw 2018-10 District Map, for a Portion of S.E. 1/4, 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 District (PS).
Opposed: Councillor Dalke

CARRIED

*Mayor Warnock called a 5 minute recess at 6:40 p.m.
Mayor Warnock reconvened the Special Meeting of Council at 6:45 p.m.*

NEW BUSINESS: **Appointment of Sundre Library Board**

Res. 244-15-07-24 MOVED by Councillor Marr that the Town of Sundre Council defer this agenda item to the September 9, 2024 meeting of Council.

CARRIED

Grants to Organizations – Change of Scope for Store Front Improvement Project

Res. 245-15-07-24 MOVED by Councillor Dalke that the Town of Sundre Council grant the request from the owner of Suds & Sundries to utilize the allocated funding of \$5,000.00 from the original store front improvement of the installation of an awning to the construction of a roof-top extension and installation of new identification signage.
Opposed: Councillor Marr

CARRIED

Play for Sundre Kidz Golf Tournament

Res. 246-15-07-24 MOVED by Councillor Anderson that the Town of Sundre Council approve the sponsorship of a “Hole” at the annual Play 4 Sundre Kidz Golf Tournament at cost not to exceed \$500.00 with funds to be drawn from Council’s Discretionary Funds to Local Organizations.

CARRIED

Initials

ADMINISTRATION:

Change to Council Meeting Calendar

Res. 247-15-07-24

MOVED by Councillor Isaac that the Town of Sundre Council reschedule the Regular Council Meeting from Monday, September 23rd to Monday, September 30th, 2024.

CARRIED

CLOSED MEETING:

Res. 248-15-07-24

MOVED by Councillor Isaac that the Town of Sundre Council go into a closed meeting at 6:56 p.m.

Mayor Warnock called a recess at 6:56 p.m.

Mayor Warnock reconvened the closed meeting at 7:01 p.m.

The following were in attendance for the closed meeting session:
Chief Administrative Officer, Linda Nelson

Topic of Closed Meeting

12.1 Advice from Officials, FOIPP Act, Section 24

Res. 249-15-07-24

MOVED by Councillor Dalke that Council return to an open meeting at 8:01 p.m.

CARRIED

ADJOURNMENT

Res. 250-15-07-24

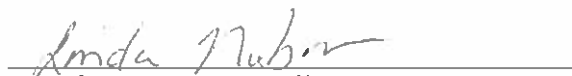
MOVED by Councillor Petersen being that the agenda matters have been concluded, the meeting was adjourned at 8:02 p.m.

CARRIED

These Minutes approved this 9th Day of September 2024.



Mayor, Richard Warnock



Chief Administrative Officer, Linda Nelson