



MEETING OF THE
TOWN OF SUNDRE
MUNICIPAL COUNCIL

Monday,
May 25, 2026
5:00 p.m.

PUBLIC HEARING 20260525

BYLAW No. 2026-02

PUBLIC HEARING 20260525
Bylaw 2026-02
AGENDA

May 25, 2026
5:00 p.m.
Sundre Municipal Council Chambers

1. Call to Order
2. Roll Call for those connected by phone
3. Purpose of Bylaw No. 2026-02
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 and by telephone)
9. Those Opposed to the Bylaw (in-person and by telephone)
10. Any other person(s) deemed to be affected by the Bylaw (in-person and by telephone)
11. Development Authority's closing statements?
12. Further questions for the Development Authority
13. Adjournment of the Public Hearing



TOWN OF SUNDRE

BYLAW 2026-02

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

1. GENERAL DEFINITIONS

ADD: Flood hazard area is the area of land that will be flooded during the 1:100 design flood. The flood hazard area is typically divided into two main zones, the floodway and the flood fringe, and may include additional flood fringe sub-zones.

ADD: Floodway typically represents the area of highest hazard where design flood flows are deepest, fastest, and most destructive. The floodway typically includes the main channel of a stream and a portion of the adjacent overbank area.

~~**DELETE: Flood Fringe** means the outer portion of the flood risk area, adjacent to the floodway. The water in the flood fringe is generally shallower and flows more slowly than in the floodway. Conditions are generally less hazardous than in the floodway.~~

ADD: Flood fringe is the part of the flood hazard area outside of the floodway. When flood hazard maps are produced for the first time, water in the flood fringe is typically shallower and flows more slowly than in the floodway.

ADD: High hazard flood fringe identifies areas within the flood fringe with deeper or faster moving water than the rest of the flood fringe.

ADD: Overland flow (flood fringe) is a legacy flood fringe sub-zone that identifies areas where flooding is expected but where there is uncertainty about flood levels and water depths.

ADD: Protected flood fringe identifies areas that could be flooded if dedicated flood berms fail or do not work as designed during the 1:100 design flood. These areas are not expected to be flooded but reflect areas of residual risk. Protected areas can be different for floods smaller or larger than the design flood.

PART THREE: GENERAL REGULATIONS

8. FLOOD RISK DEVELOPMENT

8.1 Flood Risk Overlays

a) General Purpose of Overlays

~~**Delete:** To provide for the safe and efficient use of lands within the defined floodway and flood fringe of the Bearberry Creek and of the Red Deer River by way of prohibiting the construction of new buildings or structures in the floodway and allowing development and redevelopment of buildings or structures in the flood fringe, only if these facilities are satisfactorily flood proofed or constructed so that the main floor is above the 1:100-year flood level.~~

Add: To provide for the safe and efficient development of land within the designated flood hazard areas of Bearberry Creek and the Red Deer River. New buildings or structures will be prohibited in the floodway. Development or redevelopment of buildings or structures in the flood fringe will be permitted only if they are adequately floodproofed or constructed with the main floor elevated above the 1:100-year flood level.

b) Floodway Uses

~~**Delete:** (iv) Existing uses, buildings and structures if they are listed as a permitted or discretionary use in the Land Use District for which the site is designated, and the use already approved by the Development Authority prior to the passing of this By Law.~~

Add: (v) No new buildings will be allowed in the floodway.

Add: (vi) Roads, bridges, flood and erosion infrastructure as part of public works, services and utilities carried out on behalf of the Federal, Provincial or Municipal Authorities on land that is publicly owned or controlled.

Add: (vii) walkways and paths that are constructed level with the existing natural grades.

c) Flood Fringe Uses

Add: In the flood fringe area, the permitted and discretionary uses listed in the underlying Land Use District shall continue to apply. Where the provisions of this overlay appear to be in conflict with the regulations of any underlying District, the provisions of the overlay shall take precedence and be applied in addition to the regulations of the underlying District.

~~**Delete:** d) Regulations~~

~~(i) No new buildings will be allowed in the floodway.~~

Add: (i) Before a Development Permit is issued for the construction of any development within the Flood Fringe, the Development Authority may require that the applicant submit a certificate from a qualified, registered Professional Engineer that the following factors have been incorporated in the building and lot:

~~**Delete:** Canadian Mortgage and Housing Corporation guidelines for building in flood-susceptible areas,~~

~~a. The flood proofing of habitable rooms and openable windows.~~

~~b. Basement drainage and site drainage; and~~

~~c. Information on grade elevation in relation to the 1:100-year flood elevation.~~

(xi) Exceptions:

~~**Delete:** a. The Development Authority shall permit minor renovations or repairs to an~~

~~existing building (whether structural or not) in the flood fringe without requiring the flood-proofing of a building.~~

Add: a. Minor renovations or non-structural repairs to an existing building within the Flood Fringe may be permitted without requiring full flood-proofing upgrades to the entire building.

~~b. The Development Authority may allow additions to an existing building in the flood fringe, providing such additions are adequately flood proofed, without requiring the flood proofing of the existing building(s).~~

Add: b. Additions to an existing building may be permitted, provided the addition is flood-proofed in accordance with this Overlay. The Development Authority may waive the requirement to retrofit the existing structure.

Delete: ~~c. The Development Authority may allow aboveground fuel storage tanks within the flood fringe at service stations provided that the Development Authority is satisfied that the tanks are anchored, and flood proofed to the extent that they will not create a hazard or contamination as a result of flooding.~~

Add: c. Above-ground fuel storage tanks within the Flood Fringe may be permitted where the Development Authority is satisfied that the tanks are properly anchored and designed to prevent flotation, rupture, or contamination during a flood event and the application must be accompanied by a certificate of compliance issued by the Alberta Safety Codes Council.

Add: c) High Hazard Flood Uses

No development shall take place in areas prone to flooding or subsidence unless:

- (i) The Applicant demonstrates through a Flood Risk Assessment to the satisfaction of the Approving Authority that no development will occur in the floodway of the 1 in 100-year design flood.
- (ii) The Applicant demonstrates to the satisfaction of the Approving Authority that development in the flood fringe of the 1 in 100-year design.
- (ii) If subsidence is a concern, the Applicant may be required to submit a slope stability assessment completed by a licensed geotechnical engineer or a person qualified to perform such work.

Add: d) Protected Flood Fringe

In the flood fringe area, the permitted and discretionary uses listed in the underlying Land Use District shall continue to apply. Where the provisions of this overlay appear to be in conflict with the regulations:

- (i) Appropriate engineering and technical studies supporting development safely within the Flood Hazard Protection Overlay area will be required at the time of development permit application;

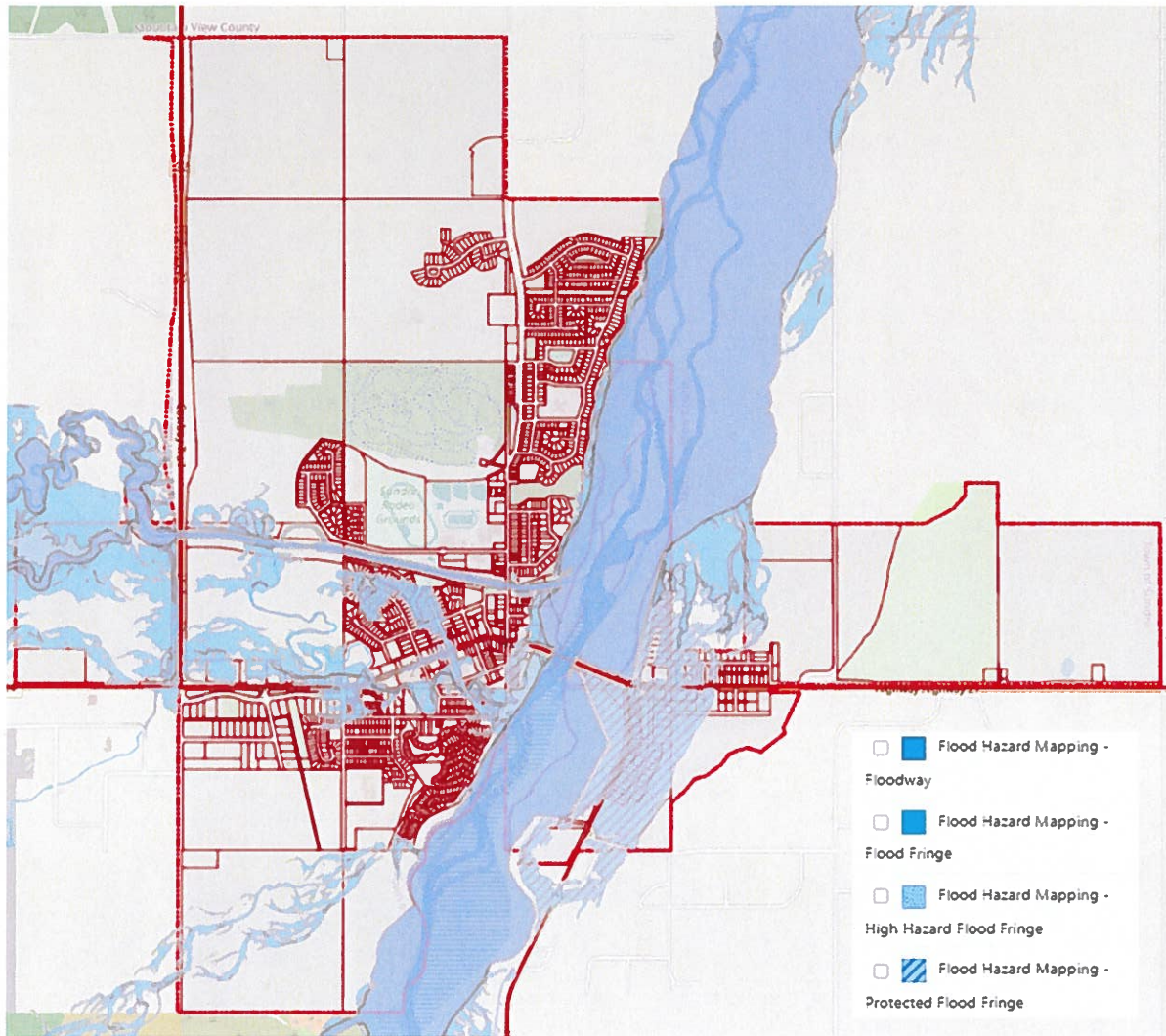
- (ii) An application for a development permit, accompanied by detailed drainage studies and plans drawn to metric scale showing the nature, location, dimensions, elevation of the site and the location of existing or proposed structures, fill, storage of materials, and drainage facilities;
- (iii) Any structure proposed including habitable rooms, electrical panels and heating units and operable windows will be flood-proofed where required, as specified in Alberta Building Code.

8.2 Flood Risk Overlay Map

Delete:



Add:



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

READ A FIRST TIME this 9th day of March 2026 Motion No. 088-09-03-26;

PUBLIC HEARING HELD this ___ day of ___ 2026; Motion No. _____;

READ A SECOND TIME this ___ day of ___ 2026 Motion No. _____;

READ A THIRD AND FINAL TIME this ___ day of ___ 2026 Motion No. _____.

Mayor, Richard Warnock

Chief Administrative Officer, Linda Nelson



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
 Arena 403.638.3177
 AquaPlex 403.638.9370
 GNP/FCSS 403.638.1011
 Sundre Library
 403.638.4000

COUNCIL MEETINGS

Monday, May 25 • 5 pm

**Monday, June 8 • 5 pm
 Q1 Financial Reporting**

Monday, June 22 • 5 pm

2026 IMPORTANT COUNCIL DATES

- June 8, 2026: Q1 (2026) Financial Reporting
- September 14, 2026: Q2 (2026) Financial Reporting
- November 23, 2026: Q3 (2026) Financial Reporting
- November 23, 2026: Budget Deliberations
- December 7, 2026: Budget Decision



ALL REGULAR MEETINGS OF COUNCIL COMMENCE AT 5:00 P.M.

The public is invited to attend all Regular Meetings of Council (in-person or by Live-Stream)

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.

STRATEGIC PLAN

Please be advised that the Town of Sundre Strategic Plan 2026-2029 is now available on the Town of Sundre website.

You can access the document directly at the following link:
<https://www.sundre.com/p/vision-mission-core-values>

Alternatively, the plan can be found by navigating through the website menus: Your Government > Council > Vision, Mission and Core Values > Town of Sundre Strategic Plan.

**PUBLIC HEARING 20260525
 BYLAW NO. 2026-02**

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 2026-02 will be held on Monday, May 25, 2026, at 5:00 p.m. in the Town of Sundre Council Chambers.

Bylaw 2026-02 are text amendments to Land Use Bylaw 2018-10 to enhance the Town of Sundre's flood risk management framework by clarifying and updating flood-related definitions and more clearly identifying varying levels of flood risk within the Flood Risk Overlay Map.

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 20, 2026 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: May 12th and May 19th, 2026

COMPOST RECYCLE GARBAGE

MAY 14 MAY 21 MAY 28

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

TOWN COMPOST

The Town of Sundre will now be accepting grass clippings, small branches and garden waste at the Town Shop Compost Pile(s).

- Please put branches in one area and grass, leaves and garden waste in the other area.
- Areas are marked by signage. • No Large tree stumps, wood chips, roots or logs.
- Branches should be cut into smaller pieces.
- No Garbage bags, No fruit/ vegetables waste, pasta, rice, bread, fish, dairy or meat products etc. will be accepted as we don't want to attract animals to our site.

Open for Use Monday to Friday 8:00 am to 3:00 pm

TRANSCANADA ENERGY

Please be advised that TransCanada Energy will be beginning a riverbank stabilization project where their pipelines cross the Red Deer River. This maintenance work involves adding riprap rock to the stream banks.

The project schedule is as follows:

- April 15: Material hauling begins on both the east and west sides of the river.
- May 1 – May 21: Instream work will take place.
- June 15: Anticipated project completion.

Residents should expect increased traffic through town between 7:00 AM and 7:00 PM for the duration of the project.

If you have any questions, please contact Town of Sundre Operations.

ATTENTION: TOWN OF SUNDRE RATEPAYERS

The Town of Sundre has mailed the combined Taxation Notice and Property Assessment dated April 22nd, 2026 as required by section 311 (1) of the Municipal Government Act, R.S.A. 2000 Chapter M-26.

The Notice of Assessment Date is April 30th, 2026.

The assessment roll will be open for inspection or complaint for 60 days at which time the complaint period will close for 2026.

All complaints must be received at the Town Office with the appropriate appeal fee on or before Monday, June 29th, 2026.

Dated April 22nd, 2026

Linda Nelson, Chief Administrative Officer, Town of Sundre

SUNDRE PRO RODEO PARADE

Celebrating Our "Sundre Pioneers!"

June 20th 2026, Starts at Saturday 10:00 AM

Celebrate with us by Entering a Float or Sponsoring a band!

Information Contact moe.f@sundre.com or call 403-636-1024

GAS SYSTEM LEAK SURVEY

The Town of Sundre Gas department will complete a gas system leak survey scheduled for the week of May 19th. The contracted survey crew will wear vests and can produce identification upon request. The survey includes all underground gas lines and customer meter sets. Survey crew will be entering yards. If you have any concerns please contact the office at 403 638 3551.

**TOWN OF SUNDRE
 NOTICE OF DEVELOPMENT**

The Town of Sundre, has made a Development Decision, subject to the right of appeal to the Subdivision & Development Appeal Board. The following has been conditionally approved for development:

Application: **2026-D20**

Civic Address: 269 4 ST NW Legal Description: Lot 57, Block 3, Plan 8010730

Proposed Development: **Detached Garage with Variance of 1.4 Meters to Front Yard Setback**

Land Use District: Manufactured Home District (R-3)

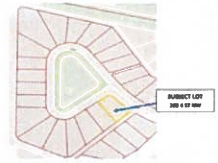
The file as noted above can be viewed at the Town Office during regular business hours.

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 May 27, 2026. 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 West, Sundre AB TOM 1X0.

Date of Decision: May 6, 2026

Date of Publication: May 12th and May 19th, 2026



- Pioneer Village 10:00 a.m. – 2:00 p.m. (Free Admission) • Flag Raising 11:00 a.m.
- Free Council BBQ & Treats 11:30 a.m. - 1:00 p.m. • Mayor's Cake Cutting 1:00 p.m.
- 10:00 a.m. – 5:00 p.m. Museum Gallery & World of Wildlife (Admission by Donation)**

No Pets Allowed in Pioneer Park

TIM HUS & Band • 12:00 p.m. – 2:00 p.m.

FIREWORKS AT DUSK

Sundre Rodeo Grounds • No Entry to Rodeo Grounds - Viewing from Bell Diamonds
 Weather Permitting or Adherence to Town of Sundre's fire restriction



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RECYCLE

GARBAGE

COMPOST

MAY 21

MAY 28

JUNE 4

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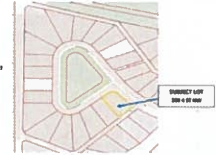
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TREE & SHRUB MAINTENANCE REMINDER

The Town of Sundre reminds property owners that, under Bylaw 819, trees and shrubs located on private property must be maintained to prevent branches or limbs from encroaching onto sidewalks, boulevards, lanes, and other public areas. Overgrown vegetation can impact visibility and create safety concerns for pedestrians and vehicles.

Residents are asked to inspect and trim any overhanging trees or shrubs on their property by **May 31, 2026.**

Tree branches and trimmings should be bundled and disposed of at the local transfer site east of Town, or stored until the Town Shop compost site reopens in spring 2026.

Thank you for helping keep our community safe and accessible. For more information, please contact Community Services at **403-638-2042.**

**2026
CANADA DAY**

Wednesday July 1st

- Breakfast hosted by Sundre Hospital Futures 8am-10am (museum parking lot)
- Pioneer Village 10am - 2pm (Free Admission)
- Flag Raising 11am
- Free Council BBQ & Treats 11:30am to 1pm
- Cake Cutting 1pm

10 am - 5 pm Museum Gallery & World of Wildlife
(Admission by Donation)
No Pets Allowed In Pioneer Village

**TIM HUS
& Band**
12 p.m - 2 p.m

FIREWORKS AT DUSK
Sundre Rodeo Grounds (viewing from ball diamonds)
(Weather Permitting or Adherence to
Town of Sundre Fire Restriction.)

- Latest News >
- Submit a Notice
- Animal Control & Licensing
- Education
- Social Services & Service Clubs
- Places of Worship >
- Property Taxes and Assessment >
- Utilities >
- Garbage and Recycling >
- Snow Removal Information
- Living with Deer in Sundre
- Criminal Record Checks
- Health Services
- Stay up to Date

[← Back](#)

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