



MEETING OF THE
TOWN OF SUNDRE
MUNICIPAL COUNCIL

Monday,
June 23, 2025
4:00 p.m.

PUBLIC HEARING 20250623

BYLAW No. 2025-06

PUBLIC HEARING 20250623

Bylaw 2025-06

AGENDA

June 23, 2025

4:00 p.m.

Sundre Municipal Council Chambers

1. Call to Order
2. Roll Call for those connected by phone
3. Purpose of Bylaw No. 2025-06
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 2025-06

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 five parcels legally described as Plan 991 2954, Block 18, Lots 2-6 (Civic Address of 106 – 114, 12 Avenue N.E.), from Low Density Residential (R-1) to General Residential (R-2) as shown on 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 9th day of June, 2025 Motion No. 222-09-06-25;

PUBLIC HEARING HELD this 23rd day of June, 2025 Motion No. 223-09-06-25;

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

Acting Chief Administrative Officer, Chris Albert

Schedule “A”
Bylaw 2025 -06
Land Use Bylaw Amendment



Legend

Subject Lands



General Residential (R-2)





KEY PLAN

LOTS 2-6, BLOCK 18, PLAN 9912954

Bylaw 2025-06





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, June 23, 2025 • 4pm

Monday, September 8, 2025 • 4pm

Monday, September 22, 2025 • 4pm



2025 COUNCIL MEETING DATES

June 9, 2025: Q1 (2025) Financial Reporting • September 8, 2025: Q2 (2025) Financial Reporting
November 24, 2025: Q3 (2025) Financial Reporting • December 6, 2025 - Budget Decision

All Regular Meetings of Council Commence at 4:00 p.m.

The public is invited to attend all Regular Meetings of Council.

ATTENTION: TOWN OF SUNDRE PROPERTY OWNERS

If you have not received the 2025 Property Tax and Assessment Notice in the mail through Canada Post DRL, if you have purchased the property recently, contact the Town Office to obtain a copy of the Notice needed to arrange for timely payment before July 1st, 2025. Late penalties are incurred when payment is not received by the due date.FINAL DATE to submit a FORMAL ASSESSMENT COMPLAINT is June 30th, 2025.

MEET AND GREET WITH THE MAYOR

Mayor Wernick 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.

THE 2025 CANDIDATE'S GUIDE

Alberta 2025 Municipal Election October 20, 2025 is available for Pick-Up at the Town Office
Betsy Ann Formstone, Returning Officer • Ph: 403-638-3651 • Email: bformstone@sundre.com

PARADE ROUTE



2025 Sundre Rodeo Parade Notice

DATE: June 21st, 2025

TIME: 10:00 AM - 11:30 AM

PLEASE NOTE:

During the parade, access to and from your residence may be temporarily impeded due to the procession moving through the neighborhood.

RR 53 from 12 Ave NE to Twp 332 will be closed from 7 am - Noon

Plan ahead if you need to leave or return to your home between 10:00 AM and 11:30 AM

Keep roadways clear and safe for parade participants and emergency access

Your patience and cooperation help make this community event a success!

Thank you and enjoy the parade!

RECYCLE

JUNE 12

GARBAGE

JUNE 19

COMPOST

JUNE 26

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

HIGHWAY 27 CONSTRUCTION UPDATE - JUNE 6

Thanks to everyone for your continued patience as construction moves through another busy week. Crews made solid progress, including removing the bridge aprons, preparing Centre Street for paving, and completing several sidewalk and concrete pours. With Centre Street reopening and visible changes happening across multiple areas, we know delays have been challenging - and we appreciate everyone adapting to the lane closures and detours.

Bridge work continues through June 21, with one-lane alternating traffic in place. Oversized vehicle restrictions remain in effect. Over the next few weeks, you'll also see new concrete, landscaping, electrical, and grading work on several side streets.

While a few areas have been completed, there's still more to do. Please drive safe and plan for delays. Visit sundre.com/twy-27 for more details.

PROPERTY TAX AND UTILITY BILL

Payment Obligations During Postal Strike

A Postal Strike may be in effect as early as May 27th, 2025.

Delivery of monthly billing and payment delivery will be impacted if there is a strike at Canada Post.

Without traditional mail delivery, we remind customers you will still be responsible to remit your payments by the due date noted on the tax notice and/or utility bill. Upon your request, a copy may be picked up or dropped off at the Town Office during regular business hours of 8:00 am to 4:00 pm on weekdays, excluding Stat holidays.

We encourage you to sign up for E-billing the monthly utility bill as well as apply for Pre-authorized Automatic Withdrawals Payments to keep your accounts paid up to date.

Online Banking Bill Payment services is available for Property Tax Payments and Utility Payments however they must be directed separately in your Bill Payment Vendor Listing using the applicable account number displayed on your notice/bill so we are able to apply accurate payment notifications.

NOTICE: COUNCIL MEETINGS TO BE LIVE STREAMED STARTING JUNE 9TH

Beginning June 9, Council meetings will be live streamed for public viewing.

A view-only link will be provided on our website at 12:00 PM (noon) on the day of each meeting.

The link will be deactivated following adjournment of the meeting.

Please Note: Meetings are not recorded and will not be available for later viewing.

We invite the public to tune in live and stay informed!

SUNDRE OUTDOOR MARKET

Where: Saturdays 10 am to 1 pm (weekly) Where: TOWN OFFICE PARKING LOT

Market Vendors or Flea/Carriage sale tables.

Bring your stuff, table & sign! Food Trucks & Browsers Welcome!

Lots of parking is available!

Call to Book your spot!

Contact: Rhonda 403-638-8561 or Moe 403-638-1024

Please take all unused items, signage, tables, etc. with you at the end of the day!

COMPOSTING SITE

TOWN OF SUNDRE 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 - cannot be more than 4" in diameter.

No Garbage Bags?

No hot/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.

Monday to Friday 8:00 am to 3:00 pm (Closed Statutory Days)

Questions: Call 403-638-4707 for more information.

Reminder: Composting site is for Town of Sundre residents ONLY.

PUBLIC HEARING 20250623
BYLAW NO. 2025-06

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 2025-06 on Bylaw 2025-06 will be held on Monday, June 23, 2025, at 4:00 p.m. in the Town of Sundre Council Chambers.

Bylaw 2025-06 is to amend the Land Use Bylaw District Map by changing the land use designation of parcels legally described as Plan 9812954, Block 16, Lots 7-8 from Low Density Residential (R-1) to General Residential (R-2).

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 June 18, 2025 as outlined in Bylaw No. 2025-06. If your written submission is not received by this time, please provide written (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. Any person wishing to attend or be heard by Council via telephone may do so by registering your name, and contact information with Legislative Services at townmail@sundre.com by noon on June 18, 2025.

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

Date of Publication: June 10th & June 17thUPCOMING EVENTS FOR JULY 1ST

- July 1st Buckle Up! Ride Safe! Event FREE!
- Teams of 8 people, "How fast can you carry water up a hill?" Test your endurance!
- GNP Family Entertainment July 1st Evening Entertainment
- BYO Picnic Supper and watch the Fireworks at Dusk!

For more information on the events above, please contact Moe at 403-638-1024

8:30 AM: FREE PANCAKE BREAKFAST HOSTED BY SCOPA
LOCATION: LOT EAST OF ELKS BUILDING
TIM HUS & BAND
NOON-2:00 PM
PIONEER VILLAGE STAGE
COMMUNITY ACTIVITIES & ENTERTAINMENT
10:00 AM-2:00 PM: FREE ADMISSION TO PIONEER VILLAGE
10:00 AM-5:00 PM: MUSEUM GALLERY & WORLD OF WILDLIFE
(ADMISSION BY DONATION)
1:00 AM: FLAG RAISING CEREMONY
1:30 AM-1:00 PM: FREE BBQ AND TREATS.
HOSTED BY TOWN COUNCIL
1:00 PM: CANADA DAY CAKE CUTTING,
BY MAYOR & TOWN COUNCIL



FIREWORKS AT DUSK

TOWN OF SUNDRE

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FINAL DATE to submit a FORMAL ASSESSMENT COMPLAINT to June 30th, 2025.

MEET WITH THE MAYOR

Mayor Wamock 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 on individual, one-on-one, discussions.

Please call Legislative Services at 403-638-3551, or email at townmail@sundre.com to schedule an appointment.

2025 CANDIDATE'S GUIDE

Adopted 2025 Municipal Election Codebook 2025 is available for free. Use at the Town Office. Contact: June 17, 2025, 10:00 a.m. to 4:00 p.m. • Fax: 403-638-4000 • Email: townmail@sundre.com

PARADE ROUTE



2025 Sundre Rodeo Parade Notice

DATE: June 21st, 2025

TIME: 10:00 AM - 11:30 AM

PLEASE NOTE:

During the parade, access to and from your residence may be temporarily impeded due to the procession moving through the neighborhood.

RR 63 from 12 Ave NE to Twp 532 will be closed from 7am - Noon

Plan ahead if you need to leave or return to your home between 10:00 AM and 11:30 AM

Keep roadways clear and safe for parade participants and emergency access

Your patience and cooperation help make this community event a success!

Thank you and enjoy the parade!

GARBAGE

JUNE 19

COMPOST

JUNE 26

RECYCLE

JULY 3

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

HIGHWAY 27 CONSTRUCTION UPDATE - JUNE 13

Construction along Highway 27 in southwest Sundre continues to advance. Last week, major progress was made in both sides of the bridge; the west side work was completed, while preparation work began on the east side. Concrete sidewalks have been poured on 1st Street. Electrical upgrades are ongoing on 2nd, 3rd, and 4th Streets, with several sections now ready for the next phase of construction. Coming up, residents and visitors can expect more concrete work, including curbs, sidewalks, and forming of the main roadways at 2nd, 3rd and 4th Streets. Work on the northwest section of the bridge will include day and night shifts to stay on schedule. Thank you for your patience and attention while driving through the construction zone. For more details, visit www.sundre.com/highway-27.

CONGRATULATIONS CLASS OF 2025!!

Public Notice: 2025 Sundre Prom Committee

Date/Time: Friday, June 27, 5:30 pm to 8:00 pm

Location: Sit at the Saltery Club Facility and ends at the Sundre Modern Grounds.

The Sundre High School Prom Committee has planned a Parade through Sundre to celebrate the 2025 Class.

They encourage the community to come out to cheer and celebrate the Grads as they celebrate '2025 SHS Graduation'.

This is a friendly reminder from the Town of Sundre Emergency Management regarding your 28-hour emergency preparedness kit. When building your kit, please remember to include a specific plan and supplies for your pets.

• Travel or stay clearly labeled with your name and your pet's name.

• An extra supply of water and their regular food and any medications.

• A favorite toy to help keep them comfortable.

Ensuring your pets are included in your emergency plan will help keep everyone safe and prepared.

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We invite the public to turn in by and stay informed.

SUNDRE OUTDOOR MARKET

Where: Saturdays 10 am to 1 pm (weekly) • Where: TOWN OFFICE PARKING LOT

Market Vendors or Flea/Garage sale tables.

(bring your stuff, table & signage) Food Trucks & Bazaars Welcome!

(city of parking is available)

Call to Book your spot!

Contact: Herta 403-638-4561 or Moa 403-638-1024

Please leave all unused items, signage, tables, etc. with you at the end of the day.

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• Please put clippings 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 - cannot be more than 4" in diameter

• No Garbage Bags

• No mulch, vegetable waste, pasta, non-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

Monday to Friday 8:00 am to 3:00 pm (Closed Statutory Days)

Questions, Call 403-638-4707 for more information

Reminder: Composting site is for Town of Sundre residents ONLY

PUBLIC HEARING 20250623 BY-LAW NO. 2025-06

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 Procedure Bylaw 2023-01 on June 2025-06 will be held on Monday, June 23, 2025, at 4:00 p.m. in the Town of Sundre Council Chambers.

Bylaw 2025-06 is to amend the Land Use Bylaw District Map by changing the land use designation of parcels legally described as: Plan 10/2954, Block 18, Lots 2-6 from Low Density Residential (R-1) to General Residential (R-2).

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 1711 Main Avenue W. or can be found on the Town website (www.sundre.com). Please contact the Town Office if you wish to inspect a copy of the Bylaw, to receive 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 leaving 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 11:00 noon on Wednesday, June 18, 2025, as outlined in Bylaw No. 2025-06. If your written submission is not received by this time, please provide them (15) copies for distribution at the Public Hearing. Each person or group representing a written submission to the Council at the Public Hearing shall provide their written submission, within the 15 minutes, any person wishing to stand or be heard by Council will require may do so by registering your name, and contact information with Legislative Services at townmail@sundre.com by noon on June 18, 2025.

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

Date of Publication: June 10th & June 17th

TUESDAY - JULY 1

8:30 AM: THE PANCAKE BREAKFAST

HOSTED BY SCORPA

LOCATION: LOT EAST OF ELKS BUILDING

TIM HUB & BAND

NOON 2:00 PM

POKER VILLAGE STAGE

COMMUNITY ACTIVITIES & ENTERTAINMENT

10:00 AM-2:00 PM: FREE ADMISSION

TO POKER VILLAGE

10:00 AM-5:00 PM: MUSEUM GALLERY & WORLD

OF WILDLIFE (ADMISSION BY DONATION)

11:00 AM: FLAG RAISING CEREMONY

11:00 AM-1:00 PM: FREE BBQ AND TREATS

HOSTED BY TOWN COUNCIL

1:00 PM: CANADA DAY CAKE CUTTING, BY MAYOR

& TOWN COUNCIL

FIREWORKS AT DUSK

SUNDRE RODEO GROUNDS

WEATHER PERMITTED AND ON ADVISANCE TO

TOWN OF SUNDRE FIRE DEPARTMENT



June 10, 2025

**Adjacent Landowner Notification
PUBLIC HEARING 20250623
BYLAW NO. 2025-06**

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 2025-08 on Bylaw 2025-06 will be held on Monday, June 23, 2025, at 4:00 p.m. in the Town of Sundre Council Chambers.

Bylaw 2025-06 is to amend the Land Use Bylaw District Map by changing the land use designation of parcels legally described as Lots 2-6, Block 18, Plan 9912954 from Low Density Residential (R-1) to General Residential (R-2).

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 June 18, 2025 as outlined in Bylaw No. 2025-08. 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. Any person wishing to attend or be heard by Council via telephone may do so by registering your name, and contact information with Legislative Services at townmail@sundre.com by noon on June 18, 2025.

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

Kind Regards,



Chelsea Kruger
Development Assistant

Attachments: Key Plan



KEY PLAN / SUBJECT AREA

BYLAW 2025-06

LAND USE BYLAW MAP AMENDMENT

