



Regular Council Meeting Minutes
Town of Sundre
Municipal Council Chambers
June 9, 2025
4:00 P.M.

The regular meeting of the Council of the Municipality of Sundre was held in the Municipal Council Chambers on Monday, June 9, 2025, commencing at 4:00 p.m.

IN ATTENDANCE: Mayor Richard Warnock
Councillor Connie Anderson
Councillor Owen Petersen
Councillor Todd Dalke
Councillor Jaime Marr

ABSENT: Councillor Paul Isaac
Councillor Chris Vardas

STAFF: Acting CAO / Director Corporate Services, Chris Albert
Director Community Development, Benazir Thaha Valencia
Director Emergency Management / Fire Chief, Ross Clews
Deputy Director Emergency Management / Operations Manager, Jim Hall
Legislative Executive Assistant, Betty Ann Formstone

PUBLIC: 8

DELEGATION: Sundre R.C.M.P. Detachment Commander, Cpl. Courtney Harding

PRESS: 1

Mayor Warnock addressed the public sitting in the Council Chambers and welcomed the public attending the meeting by Live-Stream: We are serving notice that this meeting is being live-streamed. The camera will focus only on Council, not individuals sitting in the gallery.

CALL TO ORDER: The meeting was called to order at 4:00 p.m., with a moment of reflection on the business of the evening.

PUBLIC HEARING: **20250609: Bylaw 2025-07 Mountain Springs Area Structure Plan**

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 20250609 relating to Bylaw 2025-07 Mountain Springs Area Structure Plan now open at 4:01 p.m.



Initials

ROLL CALL:

Mayor requested that anyone registered to attend the Public Hearing by phone to state their name for the record.

Legislative Executive Assistant confirmed that we did not receive any requests to be registered to join the Public Hearing by phone.

Purpose of Bylaw 2025-07

The purpose of Bylaw No. 2025-07 is to adopt the Mountain Springs Area Structure Plan for 62.7 hectares (155 acres) of land legally described as the SW 1/4, 9-33-5-W5M.

- 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, person(s) present in the Council Chambers will speak first, anyone on the phone will speak second);
- Presentation(s) by those in Opposition of the Bylaw (max. of 5 minutes, person(s) present in the Council Chambers will speak first, anyone on the phone will speak second);
- Any other person(s) deemed affected by the Bylaw (max. of 5 minutes, person(s) present in the Council Chambers will speak first, anyone on the phone will speak second);
- Closing statement of the Development Authority;
- Further questions for the Development Authority;
- Adjournment of the Public Hearing.

Acting CAO – Public Notifications Notification of the Public Hearing for Bylaw 2025-07 was published in the local newspaper on May 27th and June 3rd, 2025 and on the Town's website from May 26th to June 9, 2025. Adjacent Landowner Notifications were mailed via Canada Post on May 27th, 2025.

Development Authority's Report:

The Development Authority, Benazir Thaha Valencia, Director Community Development delivered a verbal report accompanied by a PowerPoint presentation.

Public Communications:

One response to the Public Hearing Adjacent Landowner notification was received by email from Lorey Marsden of Mountain View County. The email message was read into the minutes.

Those in Favour of the Bylaw:

The Developer's representative, Mr. Mike Mielnichuck of collabor8 Architecture addressed Council.

Those in Opposition to the Bylaw:

None

Other person(s) Deemed Affected by the Bylaw:

None

Closing Statement:

The Development Authority provided a brief closing statement.



Initials

Call for a Motion: The Mayor called for a motion to close the Public Hearing at 4:21 p.m.

Res. 216-09-06-25 MOVED by Councillor Petersen that the Town of Sundre Council has received sufficient information to close Public Hearing No. 20250609 pertaining to Bylaw 2025-07 being a bylaw to adopt the Mountain Springs Area Structure Plan.

CARRIED

AGENDA – AMENDMENTS AND ADOPTION:

Res. 217-09-06-25 MOVED by Councillor Marr that the agenda be approved as amended as follows:
ADD: 11.2 Correspondence & Invitations: Greenwood Neighbourhood Place 25th Anniversary, June 18, 2025.

CARRIED

Councillor Absence: *Councillor Vardas and Councillor Isaac advised the Acting CAO in compliance of s.14.6 of Council's Procedural Bylaw.*

ADOPTION OF THE PREVIOUS MINUTES:

Res. 218-09-06-25 MOVED by Councillor Anderson that the Minutes of the Regular Meeting of Council held on May 26, 2025 be approved as presented.

CARRIED

DELEGATION: **Sundre R.C.M.P. Detachment Commander**

Res. 219-09-06-25 MOVED by Councillor Anderson that the Town of Sundre Council thank the Detachment Commander for attending Council and accepts the Sundre Quarterly Provincial Community Report and Crime Statistics for January to March 2021 to 2025 as information.

CARRIED

BYLAWS/POLICIES: **Bylaw 2025-07 Mountain Springs Area Structure Plan**

Res. 220-09-06-25 MOVED by Councillor Marr that the Town of Sundre Council give Second Reading to Bylaw 2025-07 as amended, being a bylaw to adopt the Mountain Springs Area Structure Plan.

CARRIED

Res. 221-09-06-25 MOVED by Councillor Petersen that the Town of Sundre Council give Third Reading to Bylaw 2025-07 as amended, being a bylaw to adopt the Mountain Springs Area Structure Plan.

CARRIED

Bylaw 2025-06 Land Use Bylaw Map Amendment

Res. 222-09-06-25 MOVED by Councillor Marr that the Town of Sundre Council give First Reading to Bylaw 2025-06, being a bylaw to amend the Land Use Bylaw Map by redesignating five residential lots, legally described as Plan 991 2954, Block 18, Lots 2 – 6, from Low Density Residential (R-1) to General Residential (R-2), and further


Initials

Res. 223-09-06-25 MOVED by Councillor Marr that the Town of Sundre Council set Monday, June 23, 2025, at 4:00 p.m. for a Public Hearing to Bylaw 2025-06.

CARRIED

OLD BUSINESS: None

NEW BUSINESS: **2025 Q1 Financial Reports**

Res. 224-09-06-25 MOVED by Councillor Anderson that the Town of Sundre Council accept the Q1 2025 Quarterly Financial Reports as information.

CARRIED

Tax Recovery Sale of Property

Res. 225-09-06-25 MOVED by Councillor Dalke that the Town of Sundre Council accept the report from the Director of Corporate Services as information.

CARRIED

Tax Recovery Sale – Roll #1673.000

Res. 226-09-06-25 MOVED by Councillor Petersen that the Town of Sundre Council moves to set a reserve bid of **\$153,000** for **Lot 74, Block 3, Plan 8010730 Sundre, AB**; and furthermore

The property identified by **Roll No. 1673.000** will be offered for sale by public auction, at the Town Office on **October 15, 2025 at 9:00 a.m.**, with the terms and conditions of sale being cash or certified cheque; and furthermore

A 10% deposit is payable upon the acceptance of the winning bid at the public auction with the balance of the accepted bid, plus any proportioned amount of current year taxes to be paid by the new owner, due within thirty (30) days from the date of the auction or the deposit will be forfeited, and the Town will consider the next bid.

CARRIED

Tax Recovery Sale – Roll #1812.000

Res. 227-09-06-25 MOVED by Councillor Dalke that the Town of Sundre Council moves to set a reserve bid of **\$175,000** for **Lot 12, Block 1, Plan 8910856, Sundre AB**; and furthermore

The property identified by **Roll No. 1812.000** will be offered for sale by public auction, at the Town Office on **October 15, 2025 at 9:00 a.m.**, with the terms and conditions of sale being cash or certified cheque; and furthermore



Initials

A 10% deposit is payable upon the acceptance of the winning bid at the public auction with the balance of the accepted bid, plus any proportioned amount of current year taxes to be paid by the new owner, due within thirty (30) days from the date of the auction or the deposit will be forfeited, and the Town will consider the next bid.

CARRIED

Tax Recovery Sale – Roll #2501.000

Res. 228-09-06-25

MOVED by Councillor Marr that the Town of Sundre Council moves to set a reserve bid of **\$140,000** for **Lot 1, Block 2, Plan 9610892, Sundre, AB**; and furthermore

The property identified by **Roll No. 2501.000** will be offered for sale by public auction, at the Town Office on **October 15, 2025 at 9:00 a.m.**, with the terms and conditions of sale being cash or certified cheque; and furthermore

A 10% deposit is payable upon the acceptance of the winning bid at the public auction with the balance of the accepted bid, plus any proportioned amount of current year taxes to be paid by the new owner, due within thirty (30) days from the date of the auction or the deposit will be forfeited, and the Town will consider the next bid.

CARRIED

Tax Recovery Sale – Roll #2538.000

Res. 229-09-06-25

MOVED by Councillor Anderson that the Town of Sundre Council moves to set a reserve bid of **\$188,000** for **Lot 30, Block 3, Plan 9610892, Sundre AB**; and furthermore

The property identified by **Roll No. 2538.000** will be offered for sale by public auction, at the Town Office on **October 15, 2025 at 9:00 a.m.**, with the terms and conditions of sale being cash or certified cheque; and furthermore

A 10% deposit is payable upon the acceptance of the winning bid at the public auction with the balance of the accepted bid, plus any proportioned amount of current year taxes to be paid by the new owner, due within thirty (30) days from the date of the auction or the deposit will be forfeited, and the Town will consider the next bid.

CARRIED

Mayor Warnock called a break at 5:17 p.m.

Mayor Warnock reconvened the meeting at 5:21p.m.



Handwritten signature and initials. The signature is a cursive 'f' followed by 'on'. Below it are the initials 'CR' inside a circle, with the word 'Initials' written underneath.

ADMINISTRATION:**Emergency Management Regional Functional Exercise Debrief***Res. 230-09-06-25*

MOVED by Councillor Petersen that the Town of Sundre Council accept the Town of Sundre's Director of Emergency Management's verbal debrief of the June 5, 2025 Emergency Management Regional Functional Exercise as information.

CARRIED**COUNCIL COMMITTEE
REPORTS:**

None

COUNCIL KEY MESSAGE:

None

**COUNCIL INVITATIONS /
CORRESPONDENCE:****Parkland Regional Library System***Res. 231-09-06-25*

MOVED by Councillor Anderson that the Town of Sundre Council accept the following documents provided by Parkland Regional Library System: 2024 Return on Investment Report, PRLS Board Talk and Draft Board Minutes of May 15, 2025 as information.

CARRIED**Invitation to Greenwood Neighbourhood Place 25th Anniversary Event***Res. 232-09-06-25*

MOVED by Councillor Anderson that Councillor Dalke and Councillor Petersen attend the Greenwood Neighbourhood Place 25th Anniversary celebration event on Wednesday, June 18, 2025 at 1:00 p.m.

CARRIED**CLOSED MEETING:***Res. 233-09-06-25*

MOVED by Councillor Dalke that the Town of Sundre Council go into a closed meeting at 5:40 p.m.

CARRIED

Mayor Warnock advised the public in the Council Chambers that they are welcome to remain in the Council Chambers as Council retreats to the Board Room, and that the live-stream has ended. There are no Motions of Council expected.

Mayor Warnock called a break at 5:40 p.m.

Mayor Warnock reconvened the Closed Meeting at 5:45 p.m.

The following were in attendance for the Closed Meeting:
Acting Chief Administrative Officer, Chris Albert

Topic of Closed Meeting

12.1 Advice from Officials, FOIPP Act, Section 24



 Initials

12.2 Advice from Officials, FOIPP Act, Section 24

Res. 234-09-06-25

MOVED by Councillor Anderson that Council return to an open meeting at 6:03 p.m.

CARRIED

ADJOURNMENT

Res. 235-09-06-25

MOVED by Councillor Dalke being that the agenda matters have been concluded the meeting adjourned at 6:04 p.m.

CARRIED

These Minutes approved this 23rd Day of June 2025.

A rectangular box containing a handwritten signature in black ink that reads "R E Warnock".

Mayor, Richard Warnock

A handwritten signature in blue ink that reads "Chris Albert".

Acting Chief Administrative Officer, Chris Albert