



## TOWN OF HINTON BYLAW NO. 1088-1

BYLAW OF THE TOWN OF HINTON IN THE PROVINCE OF ALBERTA TO AMEND BYLAW No.1088 THE LAND USE BYLAW IN THE SAID TOWN

- WHEREAS** The Land Use Bylaw for the Town of Hinton was adopted on the 6<sup>th</sup> day of September, 2016, By-Law No. 1088, which was initiated under the Authority of Section 639 of the Municipal Government Act, R.S.A., 2000.
- AND WHEREAS** Council has made a request to amend the Land Use Bylaw No. 1088.
- AND WHEREAS** It is deemed expedient to initiate the Statutory Requirements for Amendments to the Land Use Bylaw No. 1088.
- AND WHEREAS** Authority for Amendments is provided for by Part 17 of the Municipal Government Act, being Chapter M-26, R.S.A. 2000.

**NOW THEREFORE** the Municipal Council of the Town of Hinton in session duly assembled hereby enacts as follows:

1. That Bylaw No. 1088 of the Town of Hinton is hereby amended by the following changes:
  - a) **Lot 1, Block 10, Plan 072 4416 – 200 Drinnan Way, and Part of SW 30-51-24 W5M - 100 Drinnan Way**  
**From: R-S3 – Residential Narrow Lot Density**  
**To: I-LHT – Light Industrial District**  
**As shown on the attached Schedule “A”**
  - b) **Steele Crescent Redistricting**  
**From: C-SHP – Shopping Centre District**  
**To: I-LHT – Light Industrial District**  
**As shown on the attached Schedule “B”**
  - c) **Edits Overview to Land Use Bylaw**  
**As shown on the attached Schedule “C”**

This Bylaw shall take effect on the day of final passing thereof.

2. This Bylaw was advertised in the Hinton Voice on May 11, 18 and 25, 2017, and the Public Hearing was held on June 6, 2017.

READ A FIRST TIME THIS 2<sup>ND</sup> DAY OF MAY, 2017.

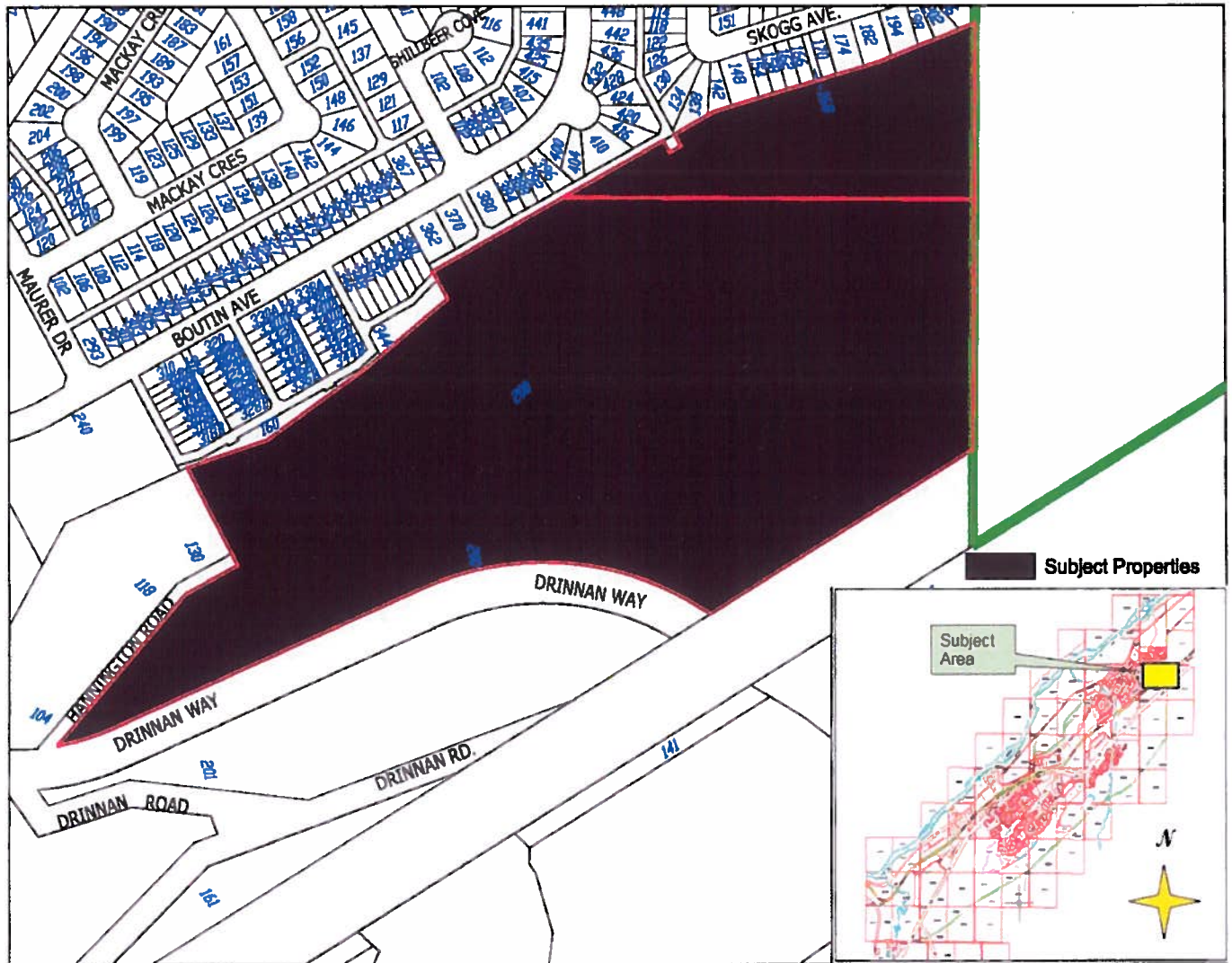
READ A SECOND TIME THIS 6<sup>TH</sup> DAY OF JUNE, 2017.

READ A THIRD TIME THIS 6<sup>TH</sup> DAY OF JUNE, 2017.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
DIRECTOR OF CORPORATE SERVICES

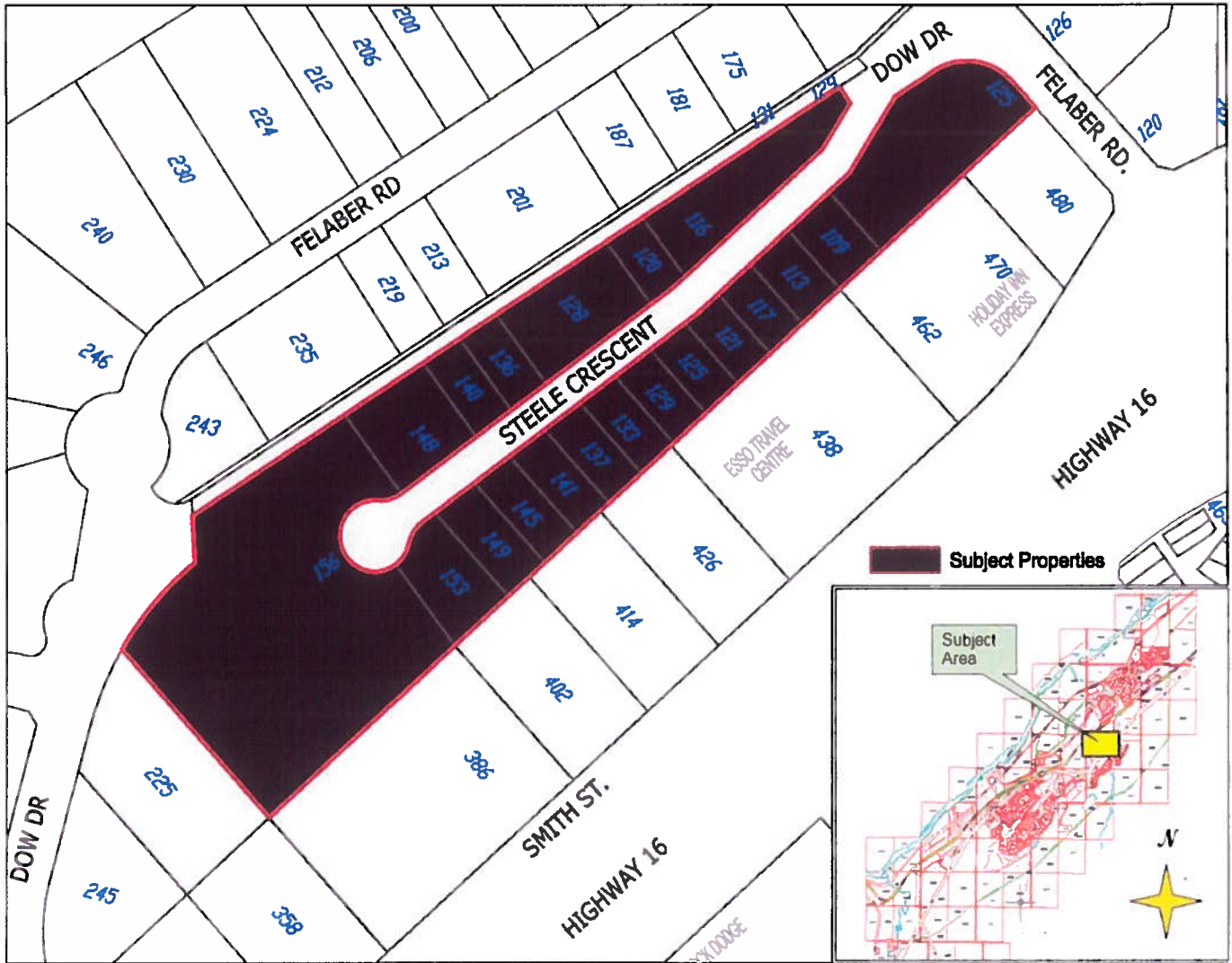
Town of Hinton  
Bylaw No. 1088-1  
SCHEDULE "A"



Lot 1, Block 10, Plan 072 4416 – 200 Drinnan Way, and  
Part of SW 30-51-24 W5M - 100 Drinnan Way

From: R-S3 – Residential Narrow Lot Density  
To: I-LHT – Light Industrial District

Town of Hinton  
Bylaw No. 1088-1  
SCHEDULE "B"



**Steele Crescent**

**From:** C-SHP – Shopping Centre District  
**To:** I-LHT – Light Industrial District

**Town of Hinton  
Bylaw No. 1088-1  
SCHEDULE "C"**

**Red Line Version - LUB #1088 Amendment - May 2017**

<b>Page</b>	<b>Policy</b>	<b>Amendment</b>	<b>Rationale</b>
8	2-11	Update language of 2-11 a) from a) The Development conforms to Hinton's Municipal Development Plan, Minimum Engineering Design Standards, applicable Area Structure Plans or Area Redevelopment Plans, and any pertinent infrastructure Master Plans as they pertain to Transportation, Water, Sanitary and/or Stormwater Management as amended.  To: a) A statement that the proposed development conforms with Hinton's Minimum Engineering Design Standards and applicable guidelines and Infrastructure Master Plans.	Maintain consistency of language 2-11 a) will now read the same as 2-16 b)
19	3-5	Be a minimum of 2.0 metres from the principal Building, <del>except where an External Secondary Suite is involved; then the minimum setback from the principal Building shall be 3.0 metres;</del>	Added for clarity and safety purposes
19	3-5	Be located <del>at least 0.9 metres or 6.0 metres or more</del> away from the rear property line;	Missed this setback from LUB 960
20	3-7	<b>Secondary Suites (External)</b> means a secondary Dwelling Unit located within an Accessory Building/Structure:	Provides clarity that the External Secondary Suite shall be located within an Accessory Building/Structure.
24	3-22	b) The width of a driveway shall not exceed the width of the garage. The driveway shall not extend into the side yard unless the lot is of irregular shape "or at the discretion of the Development Authority."	Provides clarity and the ability to widen driveways not on an irregularly shaped lot.
30	3-43	Amend Special District - Prohibited to include: "except for S-Com Districts, where it shall be Discretionary."	S-Com districts include schools, churches and various community services, which use signage to promote events, etc.
30	3-43	Amend STANDARDS from: <ul style="list-style-type: none"> <li>• Not more than one (1) Portable Sign is allowed for any one Parcel</li> <li>• Shall be a minimum of 30.0 metres apart when located on the same Parcel in a non-commercial District</li> </ul> To: <ul style="list-style-type: none"> <li>• Only one (1) on-premise sign shall be permitted per site, except where sites have 60.0 metres or more street frontage and signs are placed a minimum of 30.0 metres apart</li> </ul>	Provides clarity to Standards

34	3-51	Parking Stall Requirements (Commercial) from: 25 stalls per 100m2 of gross floor area 20 stalls per 100m2 gross floor area To: 2.5 stalls per 100m2 of gross floor area • 2.0 stalls per 100m2 of gross floor area	Decimal point was missing from the table and therefore made parking requirements unreasonable
47 - 51	R-S1 R-S2 R-S3 R-CXT R-M1	Side Yard <del>w/Lane</del>	Removed "w/Lane" as not applicable and may cause confusion
47, 48, 50, 54	R-S1 R-S2 R-CXT R-ACR	Massing & Coverage From Maximum Density 2 Dwelling Units/Parcel** to Maximum Density 3 Dwelling Units/Parcel**	Fix error in calculation of Maximum Density: One (1) Principal Building and One (1) Secondary Suite and One (1) External Secondary Suite = 3 (showed 2)
51	R-M1	Added "Single Detached Dwelling" as a Discretionary Use	Not only are there existing SFD's in an R-M1 District (now considered to be legal non-conforming), but a small number of SFD's, alongside semi-detached dwellings etc. in this district, would be esthetically appropriate, would allow densities to still be met
52, 57, 58	R-M2 C-HWY C-NBR	Add "Accessory Building/Structure" as a Discretionary Use	Oversight - not added in original LUB #1088
63	S-FUD	Add "Home Based Business" as a Discretionary Use	To allow existing residential component in this district the ability to have a Home Based Business
65	S-COM	Add "Accessory Building/Structure" as a Discretionary Use	Oversight - not added in original LUB #1088
69	Glossary	Building/Structure, Accessory - means a Building or Structure which is incidental, subordinate and devoted to the Principal Building "but is not attached to the Principal Building", and is located on the same Parcel of land, including but not limited to: detached garages, carports, sheds, storage Buildings. Decks or balconies, permanently installed private swimming pools and hot tubs and other Structures such as television and radio antennas, poles, and satellite dishes greater than 1.2 metres in diameter.	Decks and balconies are typically attached to the Principal Building and are considered Projections
76	Glossary	"PROJECTION - means a Deck, veranda, Balcony, steps, cantilever, chimney or any other structure attached to the Principal Building or Accessory Building/Structure; eaves, Signs and Canopies are not considered Projections.	Added this Definition for clarity
77	Glossary	Corrected spelling from "publically" to "publicly"	Typo correction