



TOWN OF HINTON
Public Hearing on Land Use Bylaw #1088
August 16, 2016

PRESENT: Mayor Rob Mackin, Deputy Mayor Matthew Young, Councillors Glen Barrow, Stuart Taylor, Albert Ostashek

SECRETARY: Denise Parent – Director of Corporate Services

ALSO PRESENT: Mike Schwirtz – Chief Administrative Officer; Wendy Jones – Director of Planning & Development; Laura Howarth – Director of Community Services; Gordie Lee – Director of Infrastructure Services; Rhonda West – Legislative & Executive Assistant

CALL TO ORDER

Deputy Mayor Matthew Young called the Public Hearing meeting to order. The time was 4:46 p.m.

INTRODUCTION & PROCEDURES

Deputy Mayor Young informed the hearing attendees as follows:

- The Public Hearing is held pursuant to the Municipal Government Act.
- Rules of conduct will be followed during this Public Hearing.
- Presentations should be brief and to the point.
- The order of presentation shall be:
 - entry of written submissions
 - those supporting the Bylaws
 - those opposing the Bylaws
 - any other person deemed to be affected by the Reserve Disposal
- Council may ask questions of the speakers after each presentation for clarification purposes.
- There will be no debating the Bylaw, however, questions to the Councillors or other parties will be accepted through the Chair.

HEARING

Deputy Mayor Young declared the Public Hearing relating to Land Use Bylaw #1088 open.

The Secretary, Denise Parent, Director of Corporate Services, informed that the purpose of proposed Bylaw #1088 is to update and replace the current Town of Hinton Land Use Bylaw #960 and its amendments.

First reading was given to Bylaw #1088 on July 19, 2016.

Notice of this Public Hearing was advertised in the Hinton Voice on August 4, 2016 and August 11, 2016.

The following written comments have been received to date:

- a) Report from the Senior Development Officer

Initial

Deputy Mayor Young requested:

- a) Are there any late written submissions relating to the Bylaws?

A letter dated August 16, 2016 was received from the Hinton & District Chamber of Commerce and a copy was provided to Council members (Attachment #1)

- b) Is there anyone who supports the Bylaw and wishes to speak? None.
- c) Is there anyone who opposes the Bylaw and wishes to speak? None.
- d) Is there anyone deemed to be affected by the Bylaw and wishes to speak? None.
- e) Are there any comments from Council's Planning Advisors? None.
- f) Do the Councillors have any further questions?

Taylor: Is the feedback from the public open house included? Yes.

- g) Do the Councillors require further information?

Taylor: Is the follow up conversation with Anthem Properties included? The information will be included in the report prior to second reading.

Two options were presented to Council for their consideration:

- a) Adjourn the Public Hearing; or
b) Adjournment the Public Hearing for continuance.

Deputy Mayor Matthew Young declared the public hearing relating to Bylaw #1088.

ADJOURNMENT

MACKIN - That the Public Hearing adjourn.

CARRIED

The time was 4:51 pm.


DEPUTY MAYOR


DIRECTOR OF CORPORATE SERVICES

Initial



Hinton & District Chamber of Commerce
309 Gregg Avenue, Hinton, AB T7V 2A7
Phone: (780) 865-2777 Fax: (780) 865-106
Email: arif.khan@hintonchamber.com

www.hintonchamber.com

August 16, 2016

Town of Hinton
131 Civic Centre Road
Hinton, AB
T7V 2E5

Dear Mayor and Council:

In the letter, dated October 31, 2014, there was a reference to the importance of philosophy in affecting positive change and a new philosophy at the Town of Hinton is apparent. It is in this context that we make our comments regarding the proposed changes in the Land Use Bylaw ("LUB").

Since the October 31st, 2014 letter information flow has improved and the development department has shown a willingness to find a positive solution to concerns raised. Accurate information allows the developer and the business community, more generally, to meet community requirements as inexpensively as possible and we appreciate the efforts that Town has made.

The proposed changes to the LUB has greatly simplified the document making it easier to read and understand, but in doing so has left significantly more discretion to Planners. It is important that the Town and the Chamber continue to work cooperatively to ensure that the positive improvements made to date are retained and expanded.

A potential challenge could be the lack of enforcement options in the LUB. Given the limited detail in the LUB, enforcement will be critically important. Comment has been made that this issue would be addressed in another manner and we await further detail on this matter. There remains several outstanding planning issues:

Municipal Land Development – The Town of Hinton has recently agreed that they should not be in competition with the development community. The Town should remain vigilant not to directly compete with our developers as that is the best way to make certain equilibrium in the market, so the right product is produced for the right price.

Municipal Development Plan – As our regional economy works its way through this current downturn and prepares for a growth cycle, planning is critical. The business community is an important component of that planning and the Chamber looks forward to providing positive input.

10/10/2021

10



Infill – This is the most critical outstanding planning issue. There are hundreds of acres tied up in the non-compliant areas of Kelley Road, Hampshire Road and King Street. The offsite costs tied to these properties have rendered them undevelopable and leaves longtime tax-payers without the opportunity for property conversion. Additionally, housing needs will be met and citizens and investors will best be supported with a well-defined infill policy to allow for seamless conversion of properties to meet current needs.

In summary, the Chamber appreciates the work done to simplify the LUB and we support the proposed changes. We do however look forward to working cooperatively with the Mayor and Council and the administration to ensure the lines of communication remain open, to complete the planning cycle and to finalize the Infill Bylaw.

*For and on behalf of the
Municipal Land Use Bylaw Committee of the
Hinton & District Chamber of Commerce,*



Brian LaBerge, President

cc. Mike Schwirtz
Natalie Charlton
Board of Directors, Hinton & District Chamber of Commerce

