



TOWN OF HINTON BYLAW NO. 1088-13

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 6th 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, Chapter M-26 current as amended from time to time.

AND WHEREAS

Authority for Amendments is provided for by Part 17 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 current as amended from time to time.

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

1. That Land Use Bylaw No. 1088 hereby amended by the following changes:
 - a) Amend C-HWY Highway Commercial District
 - b) Amend Section 3-11 Mixed-Use Development

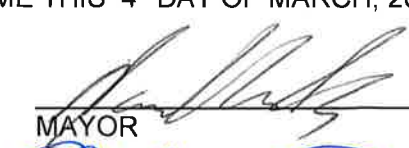
Attachment 1: Overview of Amendments

2. This Bylaw shall take effect on the day of final passing thereof.
3. This Bylaw was advertised in the Hinton Voice on February 20 & 27, 2020, and the Public Hearing was held on March 3, 2020.

READ A FIRST TIME THIS 4th DAY OF FEBRUARY 2020.

READ A SECOND TIME THIS 4th DAY OF MARCH 2020.

READ A THIRD TIME THIS 4th DAY OF MARCH, 2020.


MAYOR


LEGISLATIVE CLERK

Edits Overview - Amendment to Land Use Bylaw No. 1088

Red Line Version - LUB No. 1088 Amendment – February 2020

Page	Policy	Amendment	Rationale
61	C-HWY	<p>General Purpose</p> <p>Delete:</p> <p>This District is intended to provide large scale and commercial outlets along Highway 16 to serve local and regional catchment areas. Businesses are intended to be automobile oriented and comprehensively designed to address interface conditions with adjacent properties.</p> <p>Replace with:</p> <p>This District is intended to provide large scale retail, commercial outlets and automobile oriented commercial buildings along Highway 16 to serve the travelling public as well as the local and regional catchment areas. Businesses are intended to be comprehensively designed to address interface conditions with adjacent properties including mixed-use residential and commercial buildings.</p> <p>Add a Permitted Use:</p> <p>Residential dwelling unit(s)</p> <p>Add a Discretionary Use:</p> <p>Multi-Dwelling Unit Development (up to 4 storeys)</p> <p>Maximum Parcel Coverage</p> <p>Delete 80% and Replace with 50%</p> <p>Additional Regulations:</p> <p>Add:</p> <p>d) For Mixed-Use Development regulations see Section 3-11</p>	To recognize mixed-use residential and commercial within the highway corridor.
79	S. 5	<p>Amend Glossary Definition of MIXED-USE DEVELOPMENT:</p> <ul style="list-style-type: none"> - means development that is designed to accommodate a mix of commercial and residential use within a single site. The use may be horizontal or vertical. 	Clarity
22	3-11	<p>Mixed-Use Development Requirements:</p> <p>b) Both the residential and commercial portions of a Mixed-Use Development shall have separate ground level access;</p> <p>Add:</p> <p>e) Commercial uses are required to be sited along the street frontage with any residential unit(s) above ground floor commercial uses. Multi-Dwelling unit buildings may be located on the same site as the commercial development and shall be located behind the commercial building.</p> <p>f) No drive-through business shall be permitted where the queuing or vehicle movements would conflict with the residential units or designated parking stalls.</p> <p>g) Outdoor storage is prohibited.</p> <p>h) Provide landscaping between driveway and parking areas.</p> <p>i) Provide designated residential parking stalls separate from the required commercial parking stalls.</p>	Clarity