



TOWN OF HINTON
Public Hearing Minutes on
Community Services Reserve Disposal
(Part of 234 Baker Street; Lot-1CSR, Block-4, Plan 822 2515)
September 17, 2013
Hinton Government Centre

PRESENT: Mayor Ian Duncan, Deputy Mayor Bill Bulger
Councillors Jane Macridis, Ryan Maguhn, Dale Currie,
Lorraine Johnston-MackKay

ABSENT: N/A

ALSO PRESENT: Bernie Kreiner, Town Manager
Denise Parent, Director of Corporate Services
Carol Lukasiewich, Development Officer

SECRETARY: Lil Wallace – Executive Assistant

CALL TO ORDER

Deputy Mayor Bill Bulger called the Public Hearing meeting to order. The time was 6:31 p.m.

INTRODUCTION & PROCEDURES

Deputy Mayor Bulger informed the hearing attendees as follows:

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

HEARING

Deputy Mayor Bulger declared the Public Hearing relating to the Community Services Reserve disposal open.

Denise Parent, Director of Corporate Services, informed that the purpose of the proposed Community Services Reserve disposal is to remove the designation of reserve from the lands legally described as Part of Lot 1CSR, Block 4, Plan 822 2515 (234 Baker Street) with the intent to sell the lands.

Notice of this Public Hearing was advertised in The Hinton Voice on September 5 and September 12, 2013.

Written notice for this Public Hearing was mailed to a number of the landowners affected as shown on the current tax roll, by ordinary mail as required by the Municipal Government Act.

Notice of the Public Hearing was posted on the subject lands.

The following written comments have been received to date:

a) Report from the Land Coordinator.

Deputy Mayor Bulger enquired:

- a) Are there any late written submissions relating to the Community Services Reserve disposal?
No
- b) Is there anyone who supports the Community Services Reserve disposal and wishes to speak?
No
- c) Is there anyone who opposes the Community Services Reserve disposal and wishes to speak?

Tanya Nodder indicated she lives right across 234 Baker Street. She voiced several concerns and was then advised by the Deputy Mayor that her concerns should be addressed to the public hearing (Land Use Bylaw Amendment 960-50) scheduled on the agenda to be heard immediately right after this one. When the Deputy Mayor clarified if Mrs. Nodder had concerns respecting the Community Services Reserve disposal, Mrs. Nodder then stated she has a problem with changing the community reserves disposal but did not elaborate further on that comment.

Jason Nodder asked if there was a limit as to how many times a parcel of land can be rezoned. The Town Manager advised Mr. Nodder this is not a rezoning but rather a re-designation of the land title. He went on to explain there is a limit to a citizen making an application to rezone in the same 12-month period if the application is not changed somewhat.

No one else came forward.

d) Is there anyone deemed to be affected by the Community Services Reserve disposal and wishes to speak?

No

e) Are there any comments from Council's planning advisors?

Mindi Petkau advised this site was designated from a school zone to CSR a few months ago. A school is no longer needed so it could be used for multi-family site; concept plan had previously been approved for this parcel. For the project to occur, the CSR designation needs to be removed to allow sale of the lands and use sale proceeds for affordable housing, if it had stayed the same the funds would have had to go into parks. The town owns this land so it doesn't have to spend extra money to purchase other private lands. The land is fairly flat, close to shopping, close to Mary Reimer Park, fits a lot of criteria for a housing project. The purpose to remove the CSR designation is to allow sale of land in order to proceed with project.

f) Do the Councillors have any further questions?

Councillor Maguhn asked for a brief review of the public hearings that were held for affordable housing and the partnerships that were tried to be created with developers. Administration advised that substantial public involvement has already occurred. Discussions were about seniors housing, affordable housing, workforce housing. A survey was also done to better understand the cooperative housing demand. Also, it was stated that the Happy Creek project meets one of four housing needs (rental/subsidized housing).

Councillor Macridis asked that if council did not re-designate these lands, what would that mean; what kinds of projects could go in there; what needs would be addressed? Administration advised there are several types of projects, a few of which are a library, fire station, ambulance, special needs, non-profits centre, daycare, could be CSR or open park area as it currently is. Those kinds of needs are not forecast in the immediate future. Administration further advised that the land can't be sold or leased if the re-designation does not proceed. In order to use the land, town would have to do the municipal project itself.

Mayor Duncan enquired as to the area cutting off and walkway between lots 170 and 166; in the diagram provided in the agenda package, these areas look like they are blocked off? Administration advised there will be no blocking off of town land; there are utilities running through there and the Town will own the PUL (public utility lot) and walkway so no hindrance to the walkway.


Initial

Mayor Duncan asked if the proceeds of sale of land is site specific and was advised that it is not specific to the site, it can be used for any lot.

Councillor Currie asked if the ditch space still remain green space? Administration advised it would.

Councillor Johnston-MacKay, in reference to the diagram, asked if the remaining lot that the town would have could still be kept CSR? Administration advised yes it could but would have to redo this public hearing if wanted to keep that section as CSR; could revise the disposal to reflect that change.

Councillor Macridis asked: The Town has the option to keep CSR designation as is and we can use 234 Baker for a long list of community service projects but we could not sell the land, so this removal would allow the Town to sell, but because it is reserve, all dollars must be used on projects as outlined in MGA on community reserve projects. Is this correct? Yes.

Councillor Maguhn asked: Realizing re-designation allows land's use for other projects – to what extend would not re-designating this area have on future development in and around the housing area for future projected growth; greatly impact, minor impact? Administration advised this will have a great impact if not proceeding; no one else is coming forward to do this, we as the land owners can facilitate the partnerships; the need is there, especially with new industry coming.

g) Do the Councillors require further information?

No.

Mr. Jason Nodder then asked a further question, which the Deputy Mayor allowed. His question respecting this proposed development was re ownership of lands since the diagram indicates one zone is to be held by the Town. His concern is having a development with different property owners - will the Town be counted as partner having to share in development costs? The Deputy Mayor advised this question is also for the next public hearing immediately following this public hearing. The Mayor then responded to this question by saying there will be a cost, yes, and the design concept has yet to come to council, the cost sharing agreement will be worked on and brought back to council. Bernie Kreiner then advised Mr. Nodder that if this re-designation is not approved, there is not available extra money to the Town to subsidize affordable housing.

Councillor Maguhn asked for clarification: not just affordable housing but all aspects of housing strategy? Yes.

The Deputy Mayor then asked again if there was any more information needed by councilors?
No.

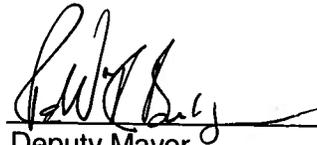

Initial

ADJOURNMENT

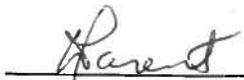
Deputy Bulger then declared the Public Hearing relating to the Community Services Reserve disposal closed.

J. MACRIDIS - That the Public Hearing relating to the Community Services Reserve disposal be closed.

Carried Unanimously



Deputy Mayor



Director of Corporate Services

Initial

