



**TOWN OF HINTON**  
**Public Hearing on Land Use Bylaw #1088-1**  
**June 6, 2017**

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**PRESENT:** Mayor Rob Mackin, Deputy Mayor Glen Barrow, Councillors Ryan Maguhn, Marcel Michaels, Stuart Taylor, Matthew Young

**ABSENT:** Councillor Albert Ostashek

**SECRETARY:** Mike Schwirtz– Chief Administrative Officer

**ALSO PRESENT:** Wendy Jones – Director of Planning & Development; Laura Howarth – Director of Community Services; Gordie Lee – Director of Infrastructure Services; Jenna Altrogge – Legislative & Administrative Assistant, Wendy Anderson – Executive Assistant

**CALL TO ORDER**

Deputy Mayor Glen Barrow called the Public Hearing meeting to order. The time was 4:05 p.m.

Councillor Taylor stated that he inadvertently discussed the Public Hearing with a citizen earlier and asked whether anyone in the room wished that he excuse himself from the hearing.

No one objected to Councillor Taylor participating in the Public Hearing.

**INTRODUCTION & PROCEDURES**

Deputy Mayor Barrow 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 Barrow declared the Public Hearing relating to Land Use Bylaw #1088-1 open.

The Secretary, Mike Schwirtz, Chief Administrative Officer, informed that the purpose of proposed Bylaw #1088-1 is to amend the Land Use bylaw as follows:

Edits Overview and Redesignation of Local Zoning

  
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- a) Land Use Bylaw Edits Overview
- b) Redesignation of Local Zoning – Steele Crescent

Rezoning Application

- a) Rezoning Application for 100 & 200 Drinnan Way.

First reading was given to Bylaw #1088-1 on May 2, 2017.

Notice of this Public Hearing was advertised in the Hinton Voice on May 11, May 18 and May 25, 2017. It is noted that the May 11, 2017 ad was incomplete due to a print edit and therefore was re advertised for two consecutive editions on May 18 and 25, 2017.

The following written comments have been received to date:

- a) Cheryl Blackly provided a submission (attached to minutes as Attachment #1)
- b) Steve Reeves provided a submission (attached to the minutes as Attachment #2)
- c) Report from the Senior Development Officer and Planner (see June 6, 2017 Regular Council agenda)

Deputy Mayor Barrow requested:

- a) Are there any late written submissions relating to the Bylaws? *None.*
- 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: How will the buffer of the hill work?** *The Developer will be required to enter into a Development Agreement with engineering designed drawings for the lands. The Development will be the approval process for accepting and ensuring that adjacent lands are not negatively impacted by the development. The Developer has not engaged in the design of these lands as they are waiting for confirmation of the light industrial rezoning.*

**Taylor: What vehicle description and type of vehicles will be allowed in the parcel?** *Drinnan Way is currently restricted to 5,000 kg and length not to exceed 11 meters. The Developer has identified to Administration that they will be proposing a new location for the access to the property with an extended lane onto the property to support stacking of vehicles from the lands. Administration has identified to the Developer that any vehicle exceeding 11 meters will need to seek other lands and / or arrangements for unloading and transporting into the proposed light industrial development.*

  
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*We would also register the land with a caveat identifying that there are vehicle restrictions for entering these lands from Drinnan Way. Reclassification and / or future road infrastructure may change Drinnan Way in the future. The challenge with Drinnan Way is that large traffic movement cannot currently be achieved when turning onto Switzer Drive/East River Road.*

**Mackin: With the current state of Drinnan Way, are there any concerns with increased traffic?** *The lands are currently designated for housing with the first phase of development identifying 70 homes. The overall proposed development could, under current zoning, build out to 300 homes. The existing residential zoning would increase traffic on Drinnan Way substantially more than allowing for light commercial industry. The light industrial rezoning discussions have indicated 4 lots at this time.*

**Young: In year one of Council, the motion regarding the \$700,000 being waived for Drinnan Way, what will happen to this?** *Per the motion of Council this motion remains in place with the rezoning application and will be identified in the development agreement. Administration will be bringing back to a Standing Committee of Council the discussions regarding cost sharing of dirt and storage of same to assist in understanding Council's request.*

**Taylor: What is the status of current agreements on the property with the developer?** *There are no development agreements currently signed and registered against the property*

**Taylor: How would future traffic analysis be done? Future traffic on road may require it to become four lane, may require a boulevard, lighting, etc.** *A Traffic Impact Assessment along with a Transportation Master Plan review of design and classifications with the current conditions at the time the review is required.*

g) Do the Councillors require further information? None requested

Two options were presented to Council for their consideration:

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

**ADJOURNMENT**

**MACKIN - That the Public Hearing adjourn.**

**CARRIED**

The time was 4:25 pm.

  
DEPUTY MAYOR

  
DIRECTOR OF CORPORATE SERVICES  
ACTING

  
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