



**TOWN OF HINTON**  
**Public Hearing on Reserve Disposal 176 Cheviot Drive;**  
**Lot R1, Block 13, Plan 5662RS**  
**July 18, 2017**

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**PRESENT:** Deputy Mayor Glen Barrow, Councillors Marcel Michaels, Albert Ostashek, Stuart Taylor

**ABSENT:** Mayor Rob Mackin, Councillors Ryan Maguhn, Matthew Young

**SECRETARY:** Laura Howarth – Interim Chief Administrative Officer

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

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**CALL TO ORDER**

Deputy Mayor Glen Barrow called the Public Hearing meeting to order. The time was 4:18 p.m.

**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 #1088-2 open.

The Secretary, Denise Parent, Director of Corporate Services, informed that the purpose of proposed Bylaw #1088-2 is to remove the designation of reserve from the lands legally described as Lot R1, Block 13, Plan 5662RS (176 Cheviot Drive) with the intent to dispose of the lands for a housing development.

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

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

The following written comments have been received to date:

- a) Report from the Planner
- b) Email from Lyle Schooley – owner 145 Cheviot Drive
- c) Letter from Wayne & Lorey Ingram – owner 170 Cheviot Drive
- d) Letter from Kurt & Cyndy Mork – owner 146 Sherwood Drive
- e) Email from Ewa Arsenault

Deputy Mayor Barrow requested:

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

Yes – two opposing the change to the bylaw were received as follows:

- 1) Email from Carol Thomasson dated July 16, 2017
- 2) Letter from Ulrich & Irene Klut and Tammy & Brent Cedarstrand dated July 18, 2017

- b) Is there anyone who supports the Reserve disposal and wishes to speak?

Lou Franche, owner of 152 Sherwood Drive, indicated he has no problem with the proposal but does acknowledge that traffic will increase. He suggested that the existing driveway from Meadow Drive be considered for the project.

- c) Is there anyone who opposes the Reserve disposal and wishes to speak?

Karyn Klut, former resident of Cheviot Drive, feels the additional traffic flow will be an issue. She indicated that children living both in the Mountain Street and Meadow Drive areas use the walkways to attend Ecole Mountain View School and feels this may be a concern.

Wayne Ingram, owner of 170 Cheviot Drive spoke to Council and is not opposed to Habitat for Humanity but to the location. He wants the green spaces to remain and not be used for multi-family dwellings.

- d) Is there anyone deemed to be affected by the Reserve Disposal and wishes to speak?

None.

- f) Are there any comments from Council's Planning Advisors?

The Town of Hinton has been working with Habitat for Humanity in support of a proposed affordable housing development on 180 and 176 Cheviot Drive. The housing project would require a portion of 176 Cheviot Drive to accommodate driveway access to 180 Cheviot Drive for the housing development, therefore a reserve disposal is required.

The reserve designation as Lot R1 for 176 Cheviot Drive is held by Land Titles and the zoning (currently R-M1 Low Density Multiple Dwelling Residential) is held by the



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municipality under the Land Use Bylaw which is a document that regulates land use and development within the Town of Hinton. Before the land can be used for the proposed housing project, the reserve designation must be removed at Land Titles Office through a public hearing process as per the MGA.

Administration supports moving forward with the reserve disposal to secure the site and continue moving forward to facilitate with site development plans and a budget for the project. The project budget will determine how many doors can be developed on site before end of year 2018. At this preliminary stage, 8 semi-detached dwelling units are proposed. Each dwelling unit must provide two on-site parking stalls as per the Land Use Bylaw. On-street parking for visitors would be on the cul-de-sac should it be needed, not on Cheviot Drive.

f) Do the Councillors have any further questions?

Councillor Barrow requested confirmation that the hearing is to remove the designation for the entire 176 Cheviot Drive for the purpose of Habitat for Humanity. Administration reiterated that the proposal is for Habitat based on previous discussions with Council in securing them a site. Administration advised that the lands at 176 Cheviot are zoned as RM-1, as in this instance, are listed under the Land Use Bylaw as residential development. The issue is that it is still registered with Land Titles as Reserve. This isn't changed until a development is required which requires a motion of Council.

Councillor Ostashek asked if access from Meadow Drive instead of Cheviot Drive was considered? Administration advised that the Meadow Drive access was the first evaluation; the challenge is it creates significant dollar increases. The grades on the land are significant therefore water and sewer from Meadow Drive can't be achieved. Other options were considered; this design was less impactful to walkways and trails.

Councillor Ostashek asked if there had been any traffic expert assessments? Administration advised that during the investigative evaluation, it was identified that a large crosswalk would be required.

Councillor Taylor asked if an alternative site for Habitat for Humanity was considered. Administration advised that a site that allowed full 8 doors or a progressive 8 doors was the goal. No other infill sites were investigated. Any other infill sites would have impacts to the neighbourhood. This site was more viable and dedicates a site where no other land would be required. Habitat for Humanity would have the option of adding doors when funding available should they not be able to complete all 8 doors in this build.

Councillor Taylor asked Mr. Ingram if there would be an impact on his property value and he responded that with the trees removed, he felt it would affect the property value. Councillor Taylor questioned whether Mr. Ingram had spoken to an appraiser or a Realtor and Mr. Ingram responded no he had not. Councillor Taylor asked Mr. Ingram how he saw a drop in his property should this development move forward. Mr. Ingram indicated that with the trees gone, it has to affect the value with the green space removed. Councillor Taylor asked Mr. Ingram how the current plan will affect his view and the response was that the trees would be partially removed. Councillor Taylor confirmed that his answer was partial. Mrs. Ingram questioned why a partial removal for 176 Cheviot

  
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Drive be considered if we truly want to move ahead. Councillor Taylor pointed out the portion that is not required and questioned whether it could be left as is.

Councillor Barrow questioned if it could be partial. Administration responded that a partial disposal can be achieved.

Councillor Taylor asked if any statistics for accidents have been gathered. Administration had consulted with Bylaw Services for statistics on accidents, infractions, parking etc. and was told it was no different than any other areas in town. There is no parking on one side whereas other streets having parking on both sides

Councillor Taylor asked Administration if there is anything that can be done to mitigate the speed and icy conditions. Administration spoke with Infrastructure Services regarding Cheviot Drive and asked if any additional sanding has been required. Infrastructure Services treats Cheviot Drive like any other residential street with a hill

Councillor Ostashek asked Administration if curbside parking is the full length of Cheviot Drive, including the hill, is it allowed. Administration responded that parking has not been observed next to the area of the development not at this time and would have to consult with Bylaw Services regarding parking in this area. All of these concerns would be looked at in the site planning and development agreement.

Councillor Michaels asked, during planning and bringing forward to Council, was there other options in the sense of scoping it down to 3 or 4 units by adding lots to the street rather than a cul-de-sac. Administration advised that this is not achievable due to the grade of the land. The green area in the proposed cul-de-sac would not be used for housing but would only provide possible parking.

g) Do the Councillors require further information?

Councillor Taylor requested information from a realtor and assessor on how property values will be affected by the development. Administration's understanding is from a land assessment perspective, the development will have no affect. From the realtor aspect, property owners can request this information from a realtor but it not appropriate for the Town to request. Zoning of R-M1 and R-S2 are very similar with the size of lot being basically the only difference.

Mr. Ingram stated that he would volunteer to contact a realtor and provide the results to Administration.

Councillor Taylor indicated he would like an assessment on a different piece of property in town with Habitat for Humanity homes adjacent.

Administration recommended that from a process perspective as well as disclosure to Council in June, both In Camera and in Standing Committee, it is a challenge to spend more money looking at other options. It was recommended that this item be moved to a Standing Committee to discuss how money is to be spent.

Councillor Michaels suggested he is interested in a change in scope, perhaps 8 units is too big?

D. Parent made a point of clarification that the Province of Alberta has agreed to transfer \$950,000 with the condition of 8 units being built.

**ADJOURNMENT**

**OSTASHEK - That the Public Hearing adjourn to continue the Public Hearing on August 15, 2017 at 4:00 pm:**

The time was 5:04 pm.

**CARRIED**

  
DEPUTY MAYOR

  
DIRECTOR OF CORPORATE SERVICES

**Wendy Anderson**

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**From:** Lorraine Walker  
**Sent:** July-17-17 9:09 AM  
**To:** Wendy Anderson  
**Subject:** FW: Proposed amendment to the Land Use Bylaw - No. 1088-2

Here is a late submission.

Lorraine

-----Original Message-----

**From:**  
**Sent:** July-16-17 2:06 PM  
**To:** Lorraine Walker <LWalker@Hinton.ca>  
**Subject:** Re: Proposed amendment to the Land Use Bylaw - No. 1088-2

I am strongly OPPOSED to the Proposed amendment to the Land Use Bylaw - No. 1088-2

**KEEP OUR PARKS AND RECREATION areas!!!!**

This has to do with keeping our park areas and our GREEN SPACES.

Carol Thomasson

July 18, 2017

To: Mayor Rob Mackin and Elected Town Council

Re: Proposed amendment to the Land Use Bylaw -  
No. 1088-2; 180 Sheriok Drive

Municipal Reserve Disposal; 176 Sheriok Dr.

We were always in belief that the area of the Scout Hall was going to be untouched but used as a walk ahead area and at times used by families during all seasons. Everything seems to be happening too quickly at such short notice with impact changes. Our heart-felt feelings go out to families who are in direct view of the area that their property values may be affected.

Our other issues are:

- 1) The cut-a-pac drive coming into Sheriok Drive is in the middle of the hill. It can be icy in the winter. Our back alley does get sanded only on garbage pick-up days but the Hill is not sanded.
- 2) Where will visitors be parking? Parking on Sheriok Drive is only on the north side cause Sheriok is too narrow for both side parking.

3) Pedestrians Crossing Chuvot Drive at the back alley maybe concerning because of more traffic.

4) How/why was this area chosen for building to go to Habitat for Humanity? We are definitely not against Habitat for Humanity, but question that there may be a more suitable location in Hinton. When will the construction start. The outlay on the drawing shows four duplexes, how many more are in the plan?

Submitted by:

Ulrich Klut and  
Jane Klut, 156 Chuvot Drive, Hinton

Sammy + Brent Cedarstrand  
159 Chuvot Dr. Hinton