



**TOWN OF HINTON**  
**Public Hearing on Land Use Bylaw #1088-2**  
**August 15, 2017**

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

**SECRETARY:** Denise Parent – Director of Corporate Services

**ALSO PRESENT:** Laura Howarth – Interim Chief Administrative Officer, Wendy Jones – Director of Planning & Development; Wendy Anderson – Executive Assistant

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**CALL TO ORDER**

Deputy Mayor Michaels called the Public Hearing meeting to order. The time was 5:31 p.m.

**INTRODUCTION & PROCEDURES**

Deputy Mayor Michaels 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 Bylaw
- 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 Michaels 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 amend the Land Use Bylaw as follows:

A portion of Lot 25, Block 13, Plan 002 3661 – 180 Cheviot Drive  
From: R-PRK – Parks and Recreation  
To: R-M1 – Low Density Multiple Dwelling Residential District

First reading was given to Bylaw 1088-2 on June 20, 2107.

  
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Notice of this Public Hearing was advertised in the Hinton Voice on June 29, July 6 and 13, 2017. The Public Hearing was rescheduled to August 15, 2017, therefore was re-advertised in the Hinton Voice on August 3 and 10, 2017.

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.

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 145 Sherwood Drive check if 146
- e) Email from Ewa Arsenault
- f) Email from Carol Thomasson – owner 132 Cheviot Drive
- g) Letter from Ulrich & Irene Klut and Tammy & Brent Cedarstrand – owners of 156 and 154 Cheviot Drive
- h) Letter from Joyce Beauchamp – previous owners of 150 Sherwood Drive
- i) Email from Lyle Schooley – owner 145 Cheviot Drive
- j) Email from Terry & Linda Bratt – owners of 160A Cheviot Drive

Deputy Mayor Michaels requested:

- a) Are there any late written submissions relating to the Bylaw? One late submission was received from Ulrich and Irene Klut (156 Cheviot Drive) and read by Secretary Denise Parent.
- b) Is there anyone who supports the Bylaw and wishes to speak? No
- c) Is there anyone who opposes the Bylaw and wishes to speak?
  - 1) Lorey and Wayne Ingram (170 Cheviot Drive) provided a letter to Council and is attached as Attachment #1 in the Public Hearing minutes dated August 15, 2017.
  - 2) Cyndy Mork (146 Sherwood Drive) is not opposed to Habitat for Humanity; feels the area is too congested with parking issues due to multiple duplexes in the area; she had had her driveway blocked previously; provided pictures of an incident that occurred in the early 1980's (Attachment #2) where a vehicle came down the hill and smashed into their camper; a child was hit coming out of the walkway between Sherwood Drive and the Scout hall in the late 70's or early 80's; there is no enforcement of speed in the area.
  - 3) Lou Franche (152 Sherwood Drive) is not against Habitat for Humanity but has concerns with traffic, parking, crosswalks and springs in the area as well as how this development will affect his property; suggested using the existing driveway from Meadow Drive; he has mentioned speeding issues to the RCMP and the Town but nothing has been done.
  - 4) Annette Mann (152 Cheviot Drive) has parking and roadway concerns; would not want to see additional vehicles parked on the street; suggested looking for another location such as Thompson Lake or east of Town; felt there was a lot of other space available; felt that

  
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there needs to be better planning so green spaces aren't affected.

- 5) Melody MacLeod (134 Cheviot Drive) pays a lot of taxes for her property, questioned whether her taxes would go up to support this project; expressed concerns with winter travel on the hill; felt that there is other land cleared in Hinton, need to look at other options.
  - 6) Laverne Bjerkquist (146 Cheviot Drive) there are more children on the streets again with lots of traffic; the north side residents of Cheviot Drive park in the back, south side parks on the street even though they have alley access.
  - 7) Karen Klut (former resident of 156 Cheviot Drive) issue with traffic and the steepness of the hill in winter conditions; springs are an issue; how does demolishing the scout hall come up and why has it come up now?
  - 8) Donna Helmig (136 Cheviot Drive) - has lived on Cheviot Drive since the 70's and the hill has been used for tobogganing for years; feels that traffic is an issue as well as the steep grade.
- d) Is there anyone deemed to be affected by the Bylaw and wishes to speak? No.
- e) Are there any comments from Council's Planning Advisors?

Administration is in support of rezoning a portion from parks to R-M1. This will be recommended during the reporting portion of the meeting.

The site has been evaluated by other developers who have shown interest in the land. The proposed project takes 30% of the greenspace while other infills would take a larger amount. In the evaluation there was considerable work completed and this item was brought to Council at the June 13, 2017 Standing Committee meeting looking for support.

- f) Do the Councillors have any further questions?

Councillor Maguhn: In reviewing the comments received, there are 4 major areas of concern which are: trail system, driving conditions, value of the homes and spring issues. If this is area is rezoned and the development process begins, does Council still have the ability to review the proposal at a later date? *Administration responded to Council with the feedback provided to Council last week in Standing Committee, they would be provided costs and the proposed development for their support in order to move ahead with the funding. Funding may be subject to change once the site is further evaluated.*

Councillor Maguhn: Requested clarification re. if the development proposal came forward and he had issue with the access point is what he doesn't agree with what will happen. *Administration responded that the recommendation is provided under the Action Item portion of the Regular Council meeting. Council may wish to propose a motion for funding to reach a detailed design and the impacts of evaluating both options.*

Councillor Ostashek: What other properties were considered and why was this site chosen? *Administration: parks areas similar were considered but did not allow for the creation of the 8*

  
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*modules needed. The Meadow Drive upgrade provided a potential cost savings so this site was brought forward. Others are S-PRK with more impact (Erith Park, the park in the valley). Affordable housing is to be distributed throughout the community. When viewing the Town of Hinton website for town owned lands, there is not a lot of land available, and what is available is either small portions or parks space. Administration looked at the area with minimum impact. This site allows for the trails to remain and the slope is completely undevelopable and it is one of the better sites and allowed for staged development.*

Councillor Young: What is the current condition of the Scout Hall? *Administration: the age is unknown but estimated to be approximately 40-50 years old. It is a stick frame structure on a cobble concrete slab with the electrical corroded, it has an attic access and overall, the condition of the building if we wanted to invest and upgrade is doable but the size and cost would not work well in terms of the numbers for renovation. It is a challenge if you wish to create a destination as it won't be limited to the concerns with traffic and parking.*

Councillor Young: Has the Town received any interest to repurpose the Scout hall? *Administration: the building has been filled some interim uses, The Scout Hall was previously owned by the Hinton Scouts and was sold to the Town for \$1. The building is not energy efficient; however, there are always groups looking for space but without improvements, this building is not as desirable.*

Mayor Mackin: Requested Administration to confirm 70% of the lot will stay as is, 30% will be developed. *Administration: Correct. Grading is for 5,000 square meters that would be used for the development. From the Scout Hall to the slope, some retaining walls would be required. The site allows for walkout basements.*

Councillor Ostashek: Requested clarification from Ms. Mork on where the incident occurred. Ms. Mork provided this information and confirmed 150 and 146 Sherwood Drive.

g) Do the Councillors require further information? None requested

## **ADJOURNMENT**

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

**CARRIED**

The time was 6:10 pm.

  
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DEPUTY MAYOR

  
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DIRECTOR OF CORPORATE SERVICES

  
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At the last Public Hearing regarding this Bylaw change and Reserve Disposal we said we would look into how this might affect the value etc of our property.

We were in contact with a couple of Realtors to get an idea how this project and other builds in the future would affect **curb appeal, marketability, and accordingly the Retail value**. Although they agreed with us with regard to the above being affected, due to the Realtors past experience with the Town they did not want to get involved because they felt Town Council will not listen any way.

The Appraiser is unable to speculate about the actual value in future vs todays value due to limitations in their Appraisal process and guidelines. Thus we were not able to get an actual dollar value with this bylaw change happening & Reserve being disposed of. We did indicate last time with this example:

Think about the same home on a lake lot or with a view of the lake vs one on just any street in a Town -we feel many would agree the value would be substantially higher for the homes with lake lot or lake views.

We feel that in Hinton we are not short of land and it would be irresponsible to waste long term, existing green spaces that long past Councils have deemed important. In our case where our home faces the green space in question and is almost an "acreage like setting", which cost extra when we purchased. We were told that nothing would ever be able to be built there. Adding 12 doors across from our front yard will directly affect the desirability and therefore retail price of our home.

Also, it seems that the administration does not recognize that Cheviot and Sherwood are already quite congested and a shortage of parking is already an issue. Parking is available only on one side of Cheviot. On Sherwood Drive there parking on both sides so drivers often have to wait their turn to get through when coming or going from McLeod Ave. So much congestion.

Despite the Town having spent time and money on this location, we feel that the Mayor and Councillors should be a buffer between administration & planning and Property Owners. As long term tax payers and voters in Hinton we STRONGLY urge Council to be responsible to the future and the past, and choose to leave this and other greens spaces alone.

**Green spaces should stay green spaces!!** This particular green space is highly used as part of the trail system. Some of the people using this area are: Children going to school either up or down the hill and connecting with the other areas to get to school. Other walkers or pedal bikers use this area in the same way the children going to school do. The school teachers (especially from Mountain View School) take their children out in good weather daily in this area for their exercise in addition to gym class. The day care use this area daily as well. **Again, we say Green Spaces need to stay green spaces!**

What other location have been considered when thinking of this project? Surely, there are other options that don't involve infilling long term existing green spaces!!

Respectfully submitted by Wayne and Lori Ingram

Attachment #2



