



TOWN OF HINTON
Public Hearing on
East Area Structure Plan, Bylaw #1117, and
West Area Structure Plans, Bylaw #1118
September 19, 2017

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; Gordie Lee, Director of Infrastructure Services, Wendy Anderson – Executive Assistant

CALL TO ORDER

Deputy Mayor Michaels called the Public Hearing meeting to order. The time was 4:41 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:
 - report from the planer
 - 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 the East and West Areas Structure Plans - Bylaws #1117 and #1118 open.

The Secretary, Denise Parent, Director of Corporate Services, informed that the purpose of proposed Bylaws is to adopt a West Area Structure Plan and East Area Structure Plan.

First reading was given to Bylaw No. 1117 and Bylaw No. 1118 on August 15, 2017.

Notice of this Public Hearing was advertised in the Hinton Voice on August 3, 31 and September 7, 2017.


Initial

The report from the Planner was provided and is included in the September 19, 2017 Regular Council agenda package.

The following written comments have been received to date:

- a) Letter from Qualico Communities as it relates to Bylaw No. 1117 West Area Structure Plan

Deputy Mayor Michaels requested:

- a) Are there any late written submissions relating to the Bylaw? No
- 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? No
- d) Is there anyone deemed to be affected by the Bylaw and wishes to speak?

Wayne Florence, president of Edgehill Investments Ltd. requested that third reading be delayed as he would like to provide his concerns with regards to Qualico Homes. He is also concerned with a suggested one entrance and exit point. He also questioned Council if they were aware that three fairways encroach onto Qualico's land. Council is aware.

Maguhn – have your concerns been brought to the Town? *Mr. Florence responded that he is not on good terms with Qualico.*

Mackin – Did you receive a notice and/or request for feedback? *Mr. Florence indicated that he had received notice but did not read it until it was too late to provide written feedback.*

Young – the ASP encompasses a large area and Mr. Florence spoke only about Qualico issues. Are there any concerns with the document? *Mr. Florence indicated his primary concerns were around fairways needing to be built somewhere else and questioned who will pay for this and that the Agreement for the three holes states it can be cancelled within 2 years. He has problem with the plan itself.*

Ostashek – it seems the concerns are very specific to negotiations and past agreements with Hinton Golf society and Qualico Homes. Do you have a particular concern with the ASP as the document is laid out? *Mr. Florence responded he doesn't understand how council could ratify with a road that will affect three fairways.*

Ostashek - Concessions have been made and discussed between parties which can be accommodated while still approving the ASP. *Mr. Florence feels the historical documents he has reviewed doesn't reflect this.*

f) Do the Councillors have any further questions?

Young – The ASP is an overarching document (high level) correct? *That is correct. The ASP is a high overarching document that shows the proposed future development at a high level. Where there was a specific Terrace Heights ASP, it now within the ASP as an outlining plan. It is still subject to review along with economic factors and current Alberta Transportation requirements for roads. Any entrance or access requires approval by AT.*

Taylor – Is there an agreement in place with the Golf Course? *Yes, the Hinton Golf Society as well as Qualico are aware of the agreement.*

Maguhn – Are development agreements and ASP is intentional to be far more flexible? *Yes, this is so we have consistent policy that is equal among all areas and ensures a developer is required to consult with the appropriate departments to ensure safe entry and exit. We currently look at all plans through equipment available; the Fire Chief is always reviewing from a safety perspective, i.e. Meadow Drive.*

g) Do the Councillors require further information? None requested

ADJOURNMENT

OSTASHEK - That the Public Hearing adjourn.

CARRIED

The time was 5:07 pm.


DEPUTY MAYOR


DIRECTOR OF CORPORATE SERVICES


Initial