



TOWN OF HINTON BYLAW NO. 1117-1

A BYLAW OF THE TOWN OF HINTON IN THE PROVINCE OF ALBERTA TO ADOPT AN AREA STRUCTURE PLAN

WHEREAS Pursuant to Section 633 and 692 of the Municipal Government Act, R.S.A. 2000, and amendments thereof, a Council may, by bylaw adopt an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of an area of land.

AND WHEREAS The Council of the Town of Hinton adopted the West Area Structure Plan Bylaw No. 1117;

AND WHEREAS: The Council of the Town of Hinton deems it desirable to amend the West Area Structure Plan Bylaw No. 1117;

NOW THEREFORE: The Council of the Town of Hinton, duly assembled, hereby enacts, the following changes:

1. That Bylaw No. 1117 of the Town of Hinton is hereby amended by the following changes:

Table 3-Projected Development Statistics

Table 3 will see approximately eight (8) hectares (20 acres) removed from the golf course, with 2.7 ha (7 acres) to be used for residential development and 5.3 ha (13 acres) to be used for commercial use. This will increase the number of dwelling units by 103, with a potential population increase of 271 (3.3%) over the current plan.

Figure 5-Development Concept

This has been amended to provide for residential development consisting of golf cottages, staff, and student housing. These residences will be integrated into the golf course lands, with access from Keil Drive. The commercial development of hotels, retail shops, and conference centre will be adjacent to Highway #16, with proposed access at the Carmichael Lane intersection. The proposed intersection at Highway #16 is the subject of a Traffic Impact Assessment (TIA) prepared in conjunction with this amendment.


As shown on the documents attached as Schedule "A" and forming part of this Bylaw.

1. This Bylaw shall take effect on the day of final passing thereof.
2. This Bylaw was advertised in the Voice on December 8 and 15, 2022 and the Public Hearing was held on January 17, 2023, at 4:00 p.m.

READ A FIRST TIME THIS 6^h DAY OF DECEMBER 2022.
READ A SECOND TIME THIS 17th DAY OF JANUARY 2023.
READ A THIRD TIME THIS 17th DAY OF JANUARY 2023.



Mayor



Chief Administrative Officer

3-4 DEVELOPMENT CONCEPT

The Development Concept (see **Figure 5**) has been created by translating the goals expressed by landowners and stakeholders into a design that:

1. Respects existing development within the plan area (notably the operating golf course),
2. Responds to physical constraints, and
3. Actualizes the vision and guiding principles.

The Development Concept accommodates predominantly residential uses with open space corridors proposed where connections make the most sense. These corridors provide an efficient connectivity network which links to the existing extensive trail system and provides connections to existing amenities and recreational facilities. While physical constraints within the plan area do not preclude development they do affect the feasibility of standard development practices.

Mixed Use/Highway Commercial areas are proposed along the Highway 16 Corridor, consistent with existing highway development in Hinton. Access to the West ASP is oriented to Highway 16 and Wanyandi Avenue as the future bypass route prohibits connections along the south portion of the plan area.

The following Projected Development Statistics are based on the Development Concept:

Table 3- Projected Development Statistics ^{1,2}

Land Use	Area (ha.)	Area ac.	% Total	Units ³	Anticipated Population ⁴
ASP Plan Area	413.1	1020.8			
Highway 16	10.8	26.7			
Predominantly Recreation and Open Space (Maxwell Lake) (Golf Course)	170.5 (2.8) (67.4)	421.3 (6.9) (166.6)			
Gross Developable Lands	231.8	572.8	100		
Predominantly Residential (One (1) Future School Site @ ±5ha.) ⁶	145.8 (+/- 5.0)	360.3 (+/-12.3)	63.0	2965	7709
Predominantly Mixed Use Urban Node ⁵	23.1	57.1	10.0	331	828
Predominantly Highway Commercial	62.9	155.4	27	NA	NA
TOTAL					8537

¹ All calculations are approximate and will be confirmed at the Outline Plan/Land Use Amendment stage.

² Environmental Reserve (ER) and Municipal Reserve (MR) will be identified and dedicated at the Outline Plan stage.

³ 20 units per hectare (uph; ±8 upa) of gross developable “predominantly residential” land (based on average of Neighbouring Municipalities & Calgary Metropolitan Area (Edmonton Metropolitan Area is 25-30 uph)).

⁴ 2.6 persons per unit (based on Statistics Canada average number of persons in a household in Alberta; Source: Statistics Canada, 2011 Census of Population and Statistics Canada catalogue no. 98-313-XCB).

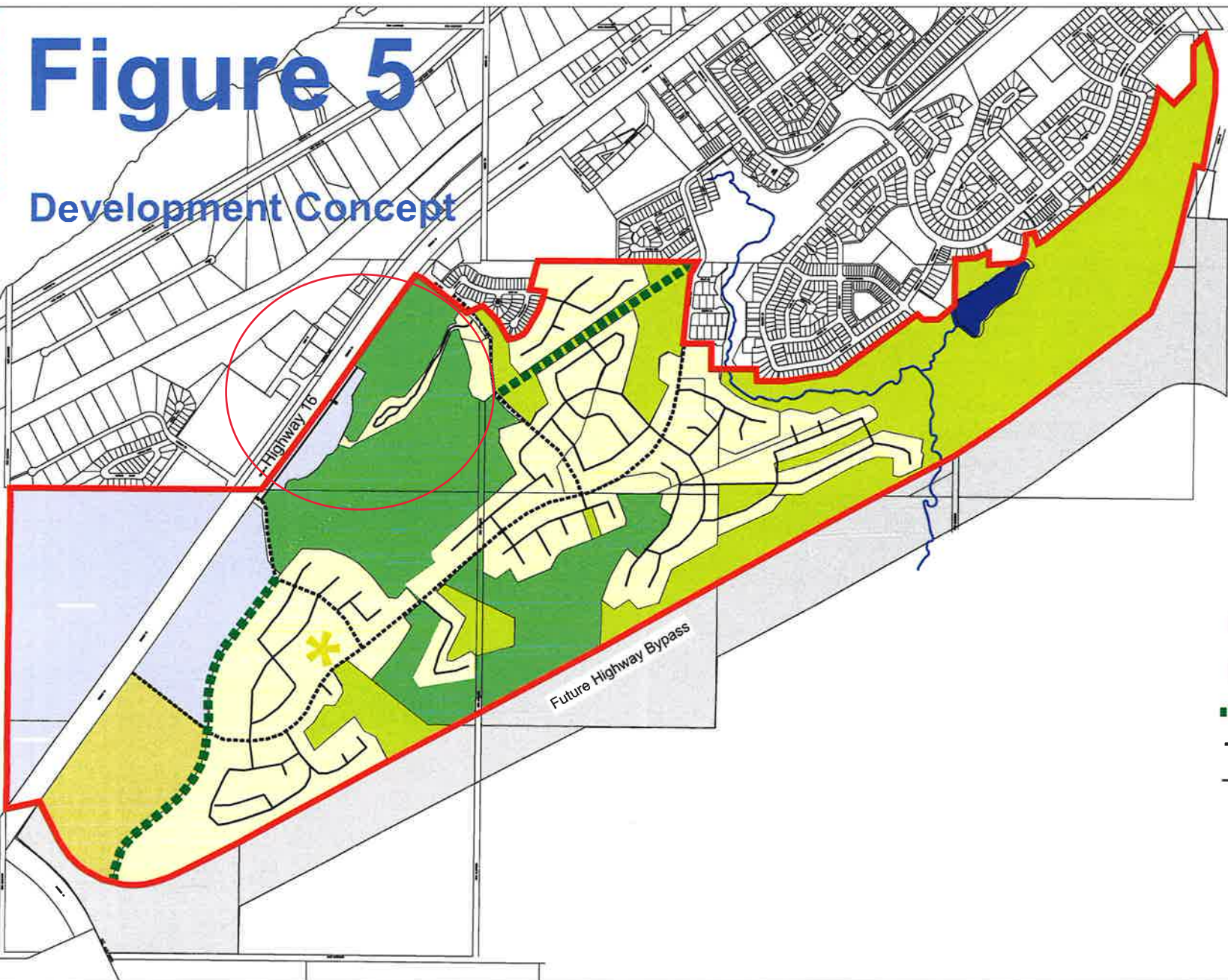
⁵Source: Former Terrace Heights ASP (Resort Residential: 331 Units @ 2.5 persons per unit).

⁶Typical school parcel.

SCANNED

Figure 5

Development Concept



Legend:

-  West ASP Boundary
 -  Future Highway Bypass
 -  Predominantly Recreational and Open Space
 -  Golf Course
 -  Predominantly Residential
 -  Predominantly Mixed Use Urban Node
 -  Maxwell Lake
 -  Predominantly Highway Commercial
 -  Green Corridor
 -  Collector Roadway Network
 -  Local Roads
 -  Potential Future School Site
- NTS