



**BYLAW NO. 02.22**

*BEING A BYLAW TO AMEND THE HINTON INTERMUNICIPAL DEVELOPMENT PLAN  
BYLAW NO. 09.19*

**WHEREAS**, the Municipal Government Act, Being Chapter M-26, R.S.A., 2000, authorizes a Council to amend a bylaw;

**AND WHEREAS** the Town of Hinton and Yellowhead County in accordance with Section 631(1) of the Municipal Government Act have adopted the Hinton Intermunicipal Development Plan;

**AND WHEREAS** the Town of Hinton and Yellowhead County held a public hearing in respect to the proposed amendment pursuant to the Municipal Government Act, Being Chapter M-26, R.S.A., 2000;

**NOW THEREFORE**, the Yellowhead County Council, in the Province of Alberta, duly assembled, hereby enacts as follows:

1. **Replace paragraph 2 sentence 2 on page 3 from:** The County will, at a future point, redesignate the portion of the "Hinton East Urban Fringe District" that remains in the County to "Forestry District," as the developable lands within the District were annexed into Hinton and have since been incorporated into Hinton's 2017 East ASP.

**To:** The County will, at a future point, redesignate the portion of the "Hinton East Urban Fringe District" that remains in the County to "Natural District," as the developable lands within the District were annexed into Hinton and have since been incorporated into Hinton's 2017 East ASP.

2. **Replace paragraph 4 sentence 3 on page 3 from:** As well, the ASP boundary should be revised to include land only where new development is proposed, meaning it would end just south of the proposed campsites and recreational cabins, and the "Forestry District" lands would be covered by the IDP.

**To:** As well, the ASP boundary should be revised to include land only where new development is proposed, meaning it would end just south of the proposed campsites and recreational cabins, and the "Natural District" lands (as previously designated Forestry District by rescinded Yellowhead County Land Use Bylaw 16.13) would be covered by the IDP.

3. **Remove Policy Section 1.3.2 in its entirety which reads:** The 2002 Hinton West Urban Fringe Joint ASP shall be updated subsequent to the adoption of the IDP, amendments will include:
  - The boundaries of the ASP will be amended to not include Forestry lands or lands in Hinton;

- The recreation area noted in the ASP along the Athabasca River will be discontinued; and
- The uses for the “Future Review Area” shall be determined, potential uses include: Country Residential, Rural Industrial, Business Commercial/Light Industrial and Rural District for undevelopable portions.

4. **Replace Policy 1.4 from:** Current land uses in the plan area are shown in Figure 3 – Current Land Use. The predominant land use is Forestry District and the Crown owns most of these lands, comprising 86.5% of the plan area. Privately held land, totalling 508 hectares ( $\pm 1,255$  ac.) represents 12.7% of the IDP area. The remaining 0.8% of the plan area, 31 hectares ( $\pm 76$  ac.), is municipally owned. Private and municipally owned lands consist of the following land use districts (as articulated within the County's Land Use Bylaw):

- Country Residential,
- Country Residential Restricted,
- Hinton East Rural Residential,
- Rural Industrial,
- Direct Control District 2,
- Hinton East Urban Fringe,
- Public Institutional,
- Forestry, and
- Rural.

**To:** Current land uses in the plan area are shown in Figure 3 – Current Land Use. The predominant land use is Natural District and the Crown owns most of these lands, comprising 86.5% of the plan area. Privately held land, totalling 508 hectares ( $\pm 1,255$  ac.) represents 12.7% of the IDP area. The remaining 0.8% of the plan area, 31 hectares ( $\pm 76$  ac.), is municipally owned. Private and municipally owned lands consist of the following land use districts (as articulated within the County's Land Use Bylaw):

- Country Residential District,
- Industrial District,
- Urban Neighbourhood District,
- East River Road District,
- Rural District
- Natural

5. **Replace Policy 2.3.5 from:** The portion of the “Hinton East Urban Fringe District” within the County shall be redesignated to “Forestry District.”

**To:** The portion of the “Hinton East Urban Fringe District” within the County shall be redesignated to “Natural District.”

6. **Replace Section 2-5 (first sentence) from:** Opportunities for industrial development have been identified in the plan area (see Figure 4 – Future Growth Scenario), as an extension of existing industrial land in the west end of the plan area and as the intended future use of a mixed residential-industrial Direct Control District along the East River Road.

**To:** Opportunities for industrial development have been identified in the plan area (see Figure 4 – Future Growth Scenario), as an intensification of existing Industrial uses in the



east end of the plan area and as the intended future use along the northeast portions the East River Road.

7. **Replace Policy 2.5.2 from:** The “Direct Control District 2” within the County shall be redesignated to “Rural Industrial.” No new residential development shall be allowed once the land use redesignation occurs.

**To:** The “Direct Control District 2” within the County shall be redesignated to “Industrial District.” No new residential development shall be allowed.

8. **Replace Section 2-6 sentence one from:** Existing and proposed recreation areas in the plan area include the portion of Mary Reimer Regional Park within the County (designated as a Public Institutional District) and an area in the Hinton West Urban Fringe Joint ASP identified for future campsites and recreational cabins (see Figure 4 – Future Growth Scenario).

**To:** Existing and proposed recreation areas in the plan area include the portion of Mary Reimer Regional Park within the County and an area in the Future Hinton West Rural Urban Fringe Joint ASP identified for recreational use (see Figure 4 – Future Growth Scenario).

9. That Figure 3 and Figure 4 from the Intermunicipal Development Plan Bylaw 09.19 be amended as per Schedule A and Schedule B as attached to this bylaw.

This bylaw comes into force at the beginning of the day that it is passed in accordance with Section 189 of the Municipal Government Act, Being Chapter M-26, R.S.A., 2000


READ a first time this 23 Day of August A.D., 2022

PUBLIC HEARING held this 27 Day of September A.D., 2022

READ a second time this 25 Day of October A.D., 2022

READ a third time this 25 Day of October A.D., 2022

SIGNED this 25 Day of October A.D., 2022

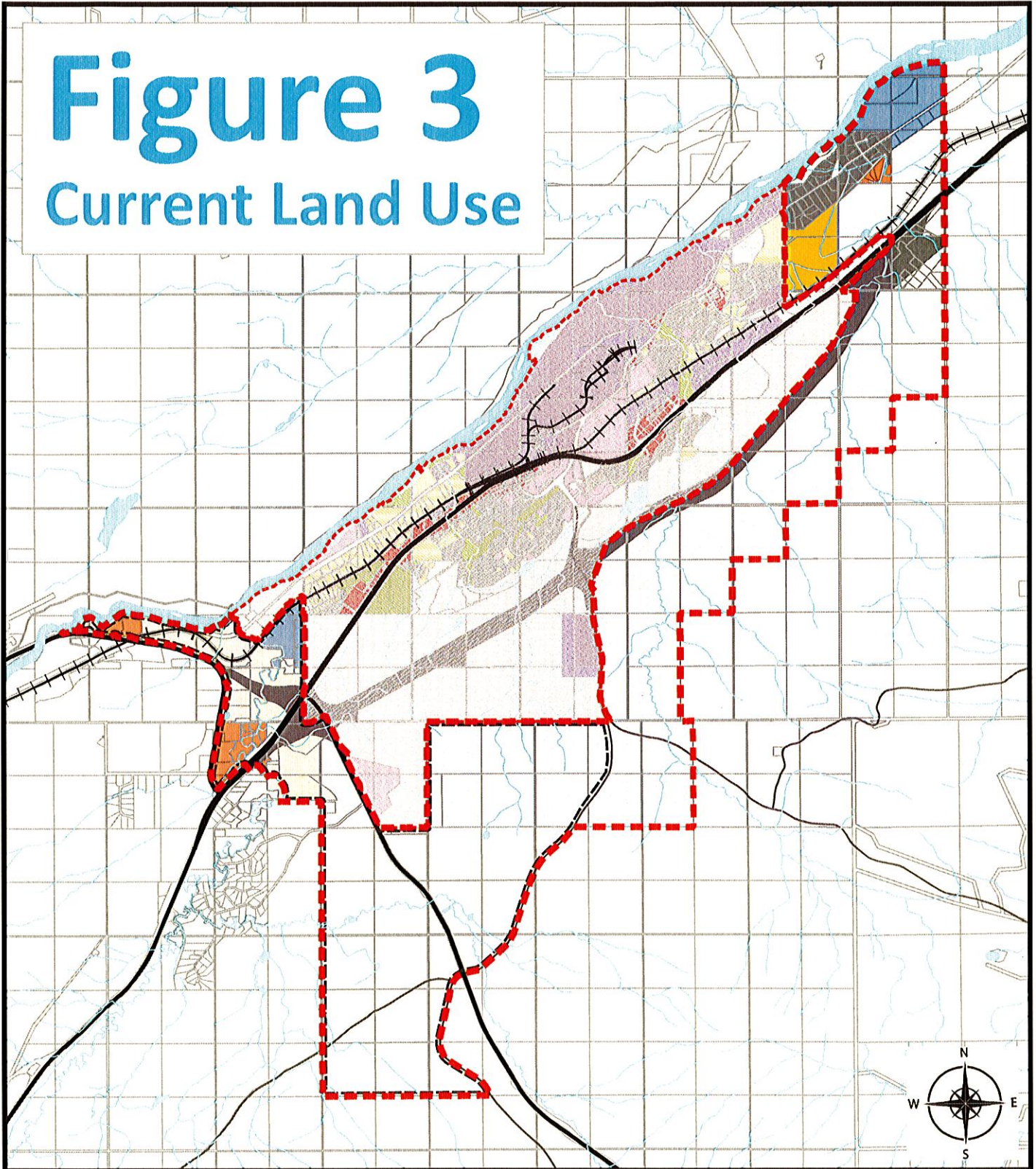
  
\_\_\_\_\_  
Mayor, Wade Williams

  
\_\_\_\_\_  
Chief Administrative Officer, Luc Mercier





















# Figure 3

## Current Land Use



NTS: \_\_\_\_\_

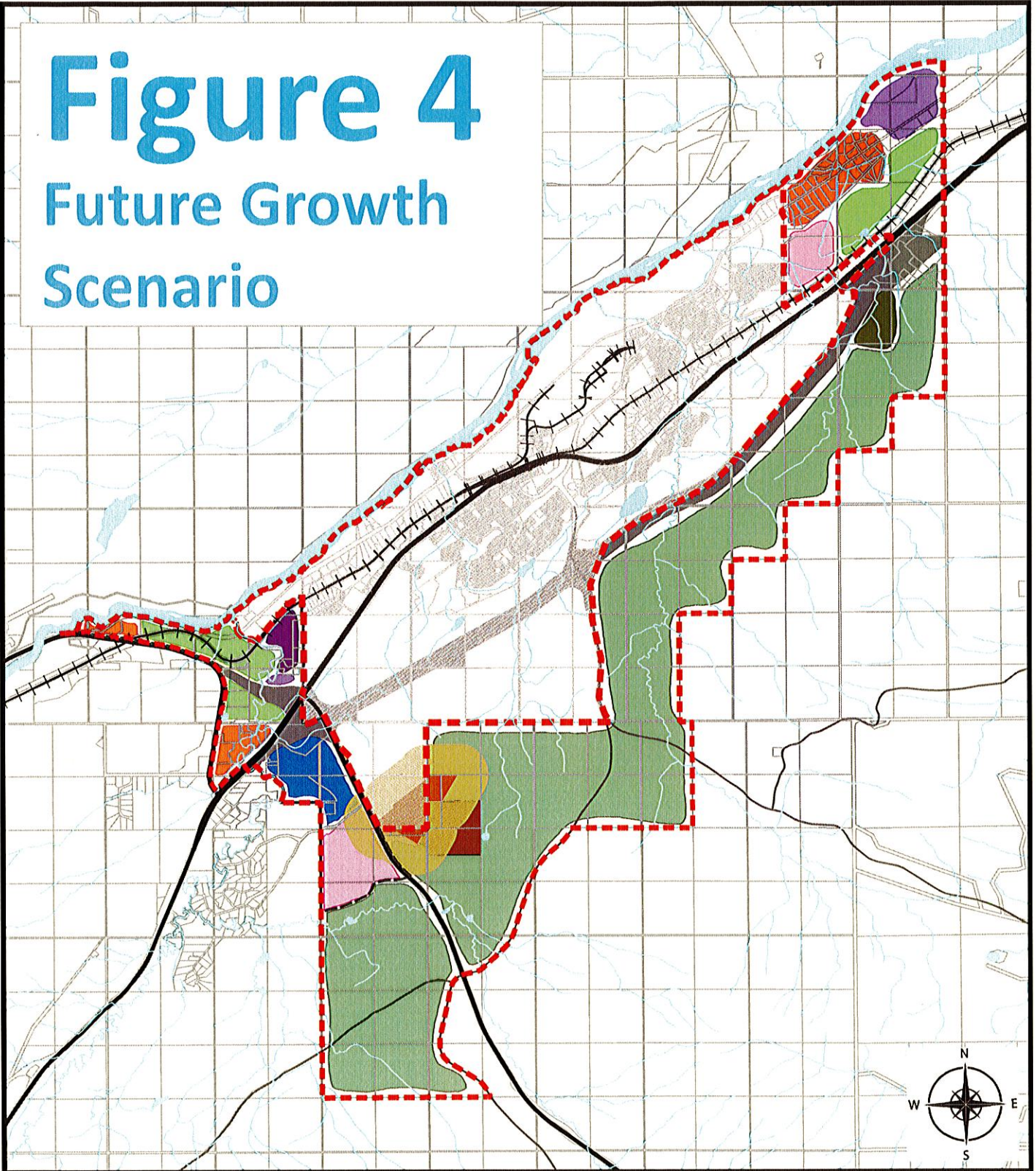
- |   |   |   |
|---|---|---|
| <ul style="list-style-type: none"> <li> IDP Boundary</li> <li> Hinton West Urban Fringe JASP Boundary</li> <li> Waterbody/Watercourse</li> <li> Railroad</li> <li> Highway</li> <li> Future Highway Bypass</li> </ul> | <p><b>Hinton</b></p> <ul style="list-style-type: none"> <li> Residential</li> <li> Commercial</li> <li> Industrial</li> <li> Institutional</li> <li> Park &amp; Open Spaces</li> <li> Future Development</li> </ul> | <p><b>Yellowhead County</b></p> <ul style="list-style-type: none"> <li> Natural</li> <li> Rural</li> <li> Country Residential</li> <li> East River Road</li> <li> Industrial</li> <li> Urban Neighbourhood</li> </ul> |
|---|---|---|











# Figure 4

## Future Growth Scenario



NTS: \_\_\_\_\_

-  IDP Boundary
-  Waterbody/Watercourse
-  Railroad
-  Highway
-  Future Highway Bypass
-  Future Hinton West Rural Urban Fringe ASP Boundary

-  Future Landfill Expansion Area
-  Landfill Buffer (450m)
-  West Yellowhead Regional Landfill
-  Rural
-  Natural - Current
-  Natural - Future

-  Residential - Current
-  Recreational Use - Future
-  Industrial - Current
-  Industrial - Future
-  ASP Future Review Area

