

Residential Infill Strategy Frequently Asked Questions

June 11, 2025

1. Why are lots being rezoned?

Much of the undeveloped land surrounding the Town is expensive to develop due to steep slopes, the cost of building new residential roads, and the needed installation of additional water, sewer, and storm pipe services.

As such, the most cost effective way of increasing housing options is to rezone lots within Town boundaries which already have road access and underground services. Therefore, the Town has initiated an infill strategy which aims to increase residential housing while limiting costs to the Town and its taxpayers.

In spring 2025, the Town identified five undeveloped parcels of land within Town boundaries that could be rezoned and developed as residential properties. They are all accessed by paved road and have water, sewer, and power close to their lot lines.

2. Why are residential lots being added to green space in Town?

Some green spaces in Town are under-utilized and housing is in high demand. Therefore, the Town has initiated an infill strategy which aims to increase residential housing while limiting costs to the Town and its taxpayers.

The Town is actively considering properties for rezoning and residential development to increase the residential housing supply in Town and meet the needs of current and future residents.

3. Why isn't the Town developing new subdivisions?

Much of the undeveloped land which could become potential subdivisions is expensive to develop due to steep slopes, the cost of building new residential roads, and the needed installation of additional water, sewer, and storm pipe services.

Most subdivisions are developed by the property landowner (developers) and they include the cost of building roads and installing services in the sale of the lots. Even after the initial construction costs are paid for by lot sales, adding roads and services to an expanded land base increases operating and future capital costs to the Town. Hence, the most cost-effective way of increasing housing options in Hinton is to rezone lots within developed areas which already have road access and underground services.

4. Why does the Town need more housing?

The Town has heard from many employers that it's tough to hire people that need to move to Hinton because housing is difficult to find. There are many potential projects in and near the Town that have the potential to increase employment opportunities in Hinton, but employees need places to live.

Current Town residents also need additional housing options as those who would like to buy into the real estate market are struggling to find affordable properties to purchase.

5. Which lots are being rezoned in 2025?

In spring 2025, the Town identified five undeveloped parcels of land within Town boundaries that could be rezoned and developed as residential properties. They include 201 MacLeod Avenue, 180 Cheviot Drive, 190 Maurer Drive, 117 – 133 Rowan Street, and 143 Rowan Street.

Information about the properties, their locations, proposed rezoning, and potential uses of the land, are available in the June 3, 2025 Regular Council Meeting agenda.

The Town is actively considering other properties for rezoning and residential development to increase the residential housing supply in Town and meet the needs of current and future residents.

6. How do I find out what's happening?

As required by legislation, public information about potential rezoning will be provided by the Town prior to the Public Hearing on July 15, 2025. Information will be shared on this page, the Town's website and via other communication channels including Facebook, emails to those who choose to be notified (see below), and traditional media channels.

7. How is the Town notifying residents about the proposed rezoning changes?

The Town is notifying residents as follows.

- Posting notice boards at each site where rezoning has been proposed (201 MacLeod Avenue, 180 Cheviot Drive, 190 Maurer Drive, 117 – 133 Rowan Street, and 143 Rowan Street).
- Public Notice mail-outs to registered landowners of the surrounding land that may be affected by the proposed development sites.
- Advertising the public hearing in The Voice newspaper for two weeks.
- Allowing five weeks for citizens to submit statements about the rezoning process.
- Posting public notices on the Town website (www.hinton.ca), creating an engagement webpage (www.hinton.ca/engage), and sending emails to those who have signed up for notifications.
- Copies of the proposed land use bylaw amendments (rezoning) and related documents may be viewed at www.hinton.ca/ArchiveCenter/ViewFile/Item/5235 or at the Government Centre, 2nd Floor, 131 Civic Centre Road, Hinton from 8 a.m. to 4 p.m. Monday through Friday.
- Call or email Lorraine Walker, Municipal Planner at 780-865-6011 or lwalker@hinton.ca for more information.

8. I don't want new housing built near my house. What can I do?

Submit your thoughts by email to development@hinton.ca by noon on Wednesday, July 9, 2025 for inclusion in the July 15, 2025 Public Hearing documents.

Call or email Lorraine Walker, Municipal Planner at 780-865-6011 or lwalker@hinton.ca to register to speak at the Public Hearing on July 15, 2025 at 4 p.m. in Council Chambers, Government Centre, 2nd Floor, 131 Civic Centre Road, Hinton.

If you have concerns following the public hearing on July 15, 2025, submit them to Hinton Listens (www.hinton.ca/HintonListens) or email development@hinton.ca.

9. How do I share my thoughts with the Town?

Submit your thoughts by email to development@hinton.ca by noon on Wednesday, July 9, 2025 for inclusion in the July 15, 2025 Public Hearing documents.

Call or email Lorraine Walker, Municipal Planner at 780-865-6011 or lwalker@hinton.ca to register to speak at the Public Hearing on July 15, 2025 at 4 p.m. in Council Chambers, Government Centre, 2nd Floor, 131 Civic Centre Road, Hinton.

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10. How will my opinion be used by the Town?

Written and verbal submissions will help Council understand public opinion about the proposed rezoning. Council will decide whether to rezone the lots as proposed or select another course of action and then provide direction to Administration.

11. What's being built?

The Town of Hinton's Land Use Bylaw No. 1088 organizes Hinton into Land Use Districts. Each District has Permitted and Discretionary Uses that are allowed for properties in that District. So, depending on the location of lots in Hinton, different Permitted and Discretionary Uses are allowed. The Public Notice for each property lists their Permitted and Discretionary Uses. That information is available in the [June 3, 2025 Regular Council Meeting agenda](#).

Permitted Uses are allowed in a particular district if the proposed development meets the regulations of the bylaw.

Discretionary Uses are not automatically permitted by the Town. They are reviewed by the Town's development department and may be approved depending on their ability to help the Town achieve housing needs and their potential impacts on the surrounding area.

12. When will the lots be developed?

The development timeline is currently unknown. The Town plans to sell the lands with specific conditions to ensure that the lots will be developed appropriately and on a suitable schedule.

13. How do I buy one of the lots?

Administration is developing an open process for the sale of Town owned property. Additional information will be provided once that process has been determined.

14. What will the lots cost?

Lot costs will be determined as part of the sale process. The Town will be asking a reasonable price with conditions that encourage residential development on a prompt time schedule. The purpose of the residential infill strategy is to encourage prompt construction of residential housing; therefore, the type of proposed development and schedule of construction will be important aspects of any sales agreements.

15. How do I get more information?

Read the notice boards at each site where rezoning has been proposed (201 MacLeod Avenue, 180 Cheviot Drive, 190 Maurer Drive, 117 – 133 Rowan Street, and 143 Rowan Street).

Read the public hearing notices in The Voice newspaper.

Read the public notices on the Town website (www.hinton.ca).

Peruse the engagement webpage (www.hinton.ca/engage).

View the proposed land use bylaw amendments (rezoning) and related documents at www.hinton.ca/ArchiveCenter/ViewFile/Item/5235 or at the Government Centre, 2nd Floor, 131 Civic Centre Road, Hinton from 8 a.m. to 4 p.m. Monday through Friday.

Call or email Lorraine Walker, Municipal Planner at 780-865-6011 or lwalker@hinton.ca for more information.

16. I want to speak at the Public Hearing on July 15, 2025 in Council Chambers. How do I sign up?

Call or email Lorraine Walker, Municipal Planner at 780-865-6011 or lwalker@hinton.ca to register to speak at the Public Hearing on July 15, 2025 at 4 p.m. in Council Chambers, Government Centre, 2nd Floor, 131 Civic Centre Road, Hinton. Or simply attend the Public Hearing and register to speak before 4 p.m. on July 15, 2025.

17. What is the plan for the Recycling Centre if 143 Rowan Street is sold?

Rezoning 143 Rowan Street does not mean that the recycling centre cannot stay where it is. The Town is moving forward with rezoning so that the lot could be sold if recycling operations change.

The majority of recycling centre operations are now paid for by the provincial government through the Extended Producer Responsibility (EPR) program. You can find out more about it at albertarecycling.ca.

In fall 2026, EPR will initiate curb side recycling in Hinton. The Government of Alberta has not informed the Town how the transition to curb side recycling pickup will affect the Rowan Street Recycling Centre.