

Proposed LUB Section #	Proposed Change	Existing LUB Section #	Rationale
PART A - THE APPROVALS PROCESS			
1.2.1	Updated statement for the purpose of the LUB.	Part 1, Section 1	Included reference to MDP vision and public interest.
1.4	Included provisions for the transition process to the new LUB.		Important to include details of how and when the new bylaw takes effect with respect to existing permits being processed. The date will be just following third reading, for example the first day of May 2023.
1.5	Included provisions for other legislative requirements in the Administration section.		Important to include a statement that there may be other requirements that are not municipal (e.g. Alberta Transportation, ALGC) that an applicant/developer must comply with.
1.6	Removed all statements that are contained in the Municipal Government Act. Allow for additions to non-conforming buildings.	Part VII, Section 13	The Act allows for additions to non-conforming buildings in a LUB. This is important in Hanna, where buildings may have been built prior to LUB regulations. Will allow for additions to a building, rather than requiring demolition and construction of a new building at the discretion of the Town.
1.7	Included a severability clause.		Standard LUB clause included to indicate that if any part of the bylaw is found invalid by the courts, that the remaining bylaw are not affected.
2	Included interpretation clauses.		Standard clauses added on how the LUB and its provisions are to be interpreted. It is important to define the difference in “shall/must” and “may”. It is also important to note that “should” is not an appropriate word to use in a LUB. This section also outlines the different fonts used throughout the LUB. Bold words reference defined uses, whereas <i>Bold and Italicized</i> words reference general terms that are defined terms. It highlights to users that the meaning of those words can be found in the definitions section.
3.1.3 and 3.1.4	Separated the types of uses that do not require permits and ensure all uses are listed.	Part III, Section 2	Some developments do not require a permit, and do not need to meet the LUB regulations (e.g. uses exempted by the Act). Some developments also do not require a permit, but still need to meet the LUB regulations (e.g. landscaping).
3.1.3 (c)	Removed requirement for a permit for Telecommunication Structures.	Part III, Section 2	The new federal approval process requires extensive public consultation, or as directed by a municipality in a policy of Council. A separate Telecommunications Policy will be provided to Council for approval. The new process requires Council to issue a letter of concurrence, not a Development Permit issued by a Development Officer.

Proposed LUB Section #	Proposed Change	Existing LUB Section #	Rationale
3	Removed requirement for permit for some home occupation types and other common uses with no or minimal impact.	Part III, Section 2	Minor home occupations (e.g. home office), renewable energy systems, electric vehicle charging stations and similar uses would not require a permit as they have little to no impact on the neighbours.
4.2	Include all duties of a Development Authority and clarification of roles.	Part II, Section 3	Clarification of the required notices that must be issued by the Development Authority, when a permit can be refused to be accepted or refused to be deemed complete. Clarification of the difference in roles of the Development Officer and the MPC.
4.5	Include all duties of the Subdivision Authority.	Part II, Section 4	Clarification of the required notices that must be issued by the Subdivision Authority. Removal of all statements that are already in the Act.
5.1	Clarification of development permit application requirements.	Part III, Section 3	It is very important under the Act to define the exact application requirements to deem an application complete. Taking a damage deposit under s. 3.1.(l) of the current LUB has been deleted. Security can only be taken pursuant to a development agreement entered into pursuant to s. 650 or 655 of the Act, or as specified in a Council Policy.
5.2	Clarification of notice of complete application requirements.	Part III, Section 3(2)	The Act requires this detail to be specified in the LUB.
5.3	New section specifying when a notice of application or application referral is required.	Part III, Section 7 (1)	A notice of application is not a requirement of the Act. The new LUB specifies when this is required, as it should be consistently administered. Clarification that a notice of application or referral is required prior to a decision on the application. The order of these sections has been updated to reflect the proper DP application process.
5.4	Consolidation into one section of how decisions are made on permit applications.	Part III, Section 4 & Section 6	This new section contains all the requirements and possibilities for issuing decisions in one place independent of who the Development Authority is. It also describes temporary permits and similar use permits.
5.5	Clarification of the notice of decision process.	Part III, Section 7 (2)	The Act has very specific requirements to be in the LUB related to the issuance of decisions. Specifically, how a notice of decision is issued relates to the appeal period. The Town has chosen that the date a notice posted in the newspaper starts the 21-day appeal period clock.
5.6	Conditions of approval that can be issued pursuant to a DP.	Part III, Section 4 (5) to (10)	Having clear direction on what conditions of approval can be placed on a DP is very important. In particular, the only conditions that can be placed on a permitted use permit are those that are explicitly stated in the LUB.
5.7	Commencement and completion of development clarified.	Part III, Section 8	Including a specific timeline for when a development must be completed (e.g. 3 years) provides more opportunity for enforcement action if this is not explicitly stated in the LUB. Clarification of what activities constitutes “commencement of development”.

Proposed LUB Section #	Proposed Change	Existing LUB Section #	Rationale
6	Simplification of the appeals procedure section.	Part IV	The Act and Regulations contain all requirements related to the development and subdivision appeals process. It is not recommended to duplicate these in the LUB.
7	New stand-alone section related to amending the LUB.	Part V, Section 3	The current regulations are buried in the enforcement section.
8	Addition of required regulations related to bylaw enforcement of the LUB.	Part V, Sections 1 & 2	Clarification of the enforcement process, including entry and inspection, stop orders, and the issuance of violation tags and tickets. These are complex processes and must be done correctly to stand up in an appeal or court proceedings.
PART B – GENERAL REGULATIONS			
9	Creation of an entire new section related to general regulations that apply to all sites and all developments.	Part VII	The current LUB mixes general regulations that apply to all uses and in all districts, with specific use regulations. They have been separated into two sections for ease of use.
9.1	Addition of clarifying statements of how the general regulations apply.		Clarification that where a general regulation is inconsistent with a regulation in a district or the specific regulations (Section 10) that the district regulations or specific regulations take precedent.
9.2	Updated terminology and section title for how a development is designed and appears.	Part VII, Section 5	To ensure the regulation for how a development looks is easier to interpret and employ in permit review and decisions.
9.4	Addition of regulations for prohibited development.		Potential addition of regulations for derelict vehicles, and large vehicles. Clarification that shipping containers are prohibited in residential districts, unless they are used as part of the structure of a building.
9.5	Removal of general landscaping regulations.	Part VII, Section 9	Clarification of when screening applies to development. Landscaping regulations are located in applicable land use districts rather than the general regulations.
9.6	Addition of relevant regulations to utilities and servicing.	Part VII, Section 19	Inclusion of regulations to ensure that utilities are provided and there is adequate capacity in the systems, that stormwater is adequately designed and managed, and to ensure impacts on the wastewater system are acceptable or mitigated.
9.7	Updated regulations related to lot grading and drainage.	Part VII, Sections 3 & 4	The LUB must conform with provincial regulations, as well as contain viable conditions to impose at development permit stage. Lot grading is important to establish at subdivision and confirm that the development meets the engineering design requirements.

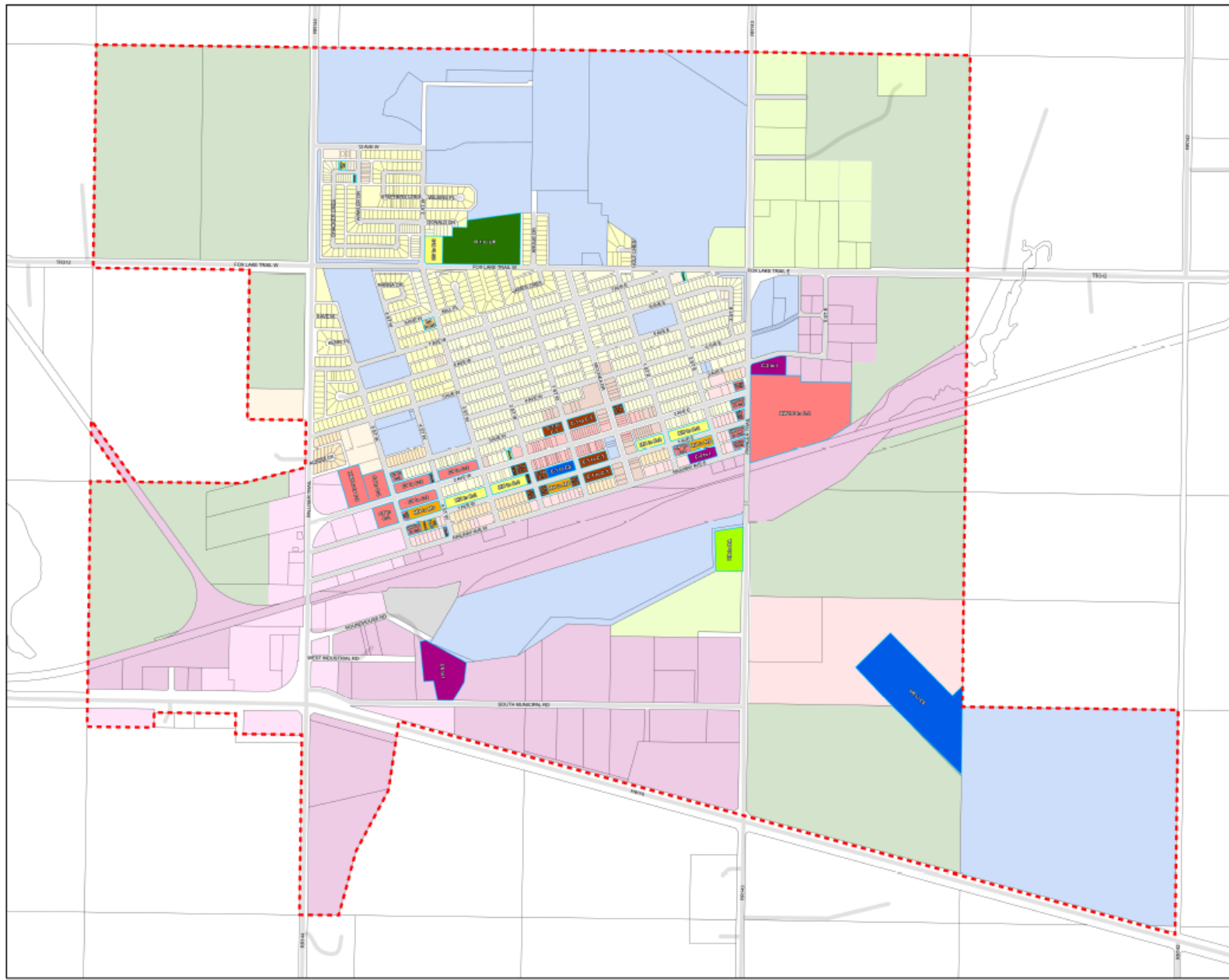
Proposed LUB Section #	Proposed Change	Existing LUB Section #	Rationale
9.9	Clarification of how the permitted projections regulations apply to development and images to illustrate.	Part VII, Section 12	It is currently unclear how the permitted projections apply to what developments. Definitions have also been created for each projection, and the illustrations help with interpretation of the regulations.
9.10	Clarification that fences require a permit.	Part VII, Section 7	The requirement to obtain a development permit for a fence is not a standard requirement of a LUB. The maximum height of a fence in a non-residential district has been added.
9.11	Clarification of the property yards and setbacks on corner lots.	Part VII, Section 8 & 20	The current LUB does not have one section with this information. It specifically regulates corner lots and uses illustrations to help with interpretation.
9.12	Combine two sections into one (parking and loading) to simplify and ensure all uses have an associated parking requirement.	Part VII, Sections 10 & 11	It is important to ensure that the parking regulations are clear and easy to use. Also, every use must be listed in the parking and loading regulations, especially permitted uses. The loading regulations have been simplified. The size and shape of parking stalls have been included.
9.14	Addition of a section related to drive-throughs and vehicle-oriented designs		There are currently no general regulations for drive-throughs. The potential impact of traffic issues related to these developments should be considered and addressed at development permit approval.
9.15	Changed from a ‘use’ which must be approved separately to a general regulation.	Part VII, Section 25	Alternative energy generation is highly encouraged and should not require separate development permit approvals. This does not include energy production systems (i.e. wind or solar farms) which are not listed as a use in the Hanna LUB.
PART C – SPECIFIC USE REGULATIONS			
10	New section for specific use regulations.	Part VII	For ease of use, the regulations that apply to specific uses have their own separate section from the general regulations.
10.1	Deleted the “storage structure” use and added regulations to the Accessory Building use pertaining to shipping containers.	Part VII, Sections 6, 6a & 26	It is challenging to determine the difference between an Accessory Building and a Storage Structure, so the Storage Structure use has been deleted. The regulations for Accessory Buildings have been updated to include fabric covered buildings and shipping containers.
10.2	Addition of an entire section related to Accessory Dwelling Units.		The current LUB does not contain any regulations for Accessory Dwelling Units (e.g. secondary suites and garden suites).
10.3	Two levels of home occupations have been created – major and minor.	Part VII, Section 16	To support economic development in Hanna, the LUB has been updated to make it easier for minor home occupations that have no impact on adjacent properties to operate (i.e. no permit required). Major home occupations are discretionary in each residential district, and would be allowed to use up to 50% of the dwelling for the business, and would be allowed to operate in an accessory building and have outdoor storage.

Proposed LUB Section #	Proposed Change	Existing LUB Section #	Rationale
10.5	Renamed the use to 'Manufactured Dwellings' and created a new definition.	Part VII, Section 18	The Manufactured Dwelling use now contains all buildings that are manufactured in a factory and have a CSA label. They also must meet building code for their placement on the site. The uses for Modular, RTM, Moved On, Park Model have been deleted. The more appropriate way to regulate these types of dwellings is via regulations in the appropriate land use districts.
10.6	New use and regulations related to "Pet Care Services".		This is a common use for municipalities to have, and to regulate in the land use bylaw due to potential impact on adjacent properties. There are no regulations in the current LUB.
10.7	New regulations related to "Kennels".		The current LUB contains Kennels as a use, but does not have any specific regulations. Due to potential impact on adjacent properties, it is important for municipalities to have guidance when issuing permits.
10.8	New regulations related to "Auto Body Shops".		The current LUB contains Auto Body Shop as a use, but does not have any specific regulations. Due to potential impact on adjacent properties, it is important for municipalities to have guidance when issuing permits.
10.9	New regulations related to "Gas Bar and Service Stations".		The current LUB contains Service Station as a use, but does not have any specific regulations. Due to potential impact on adjacent properties, it is important for municipalities to have guidance when issuing permits.
10.10	New regulations related to "Car Washes".		The current LUB contains Car Washes as a use, but does not have any specific regulations. Due to potential impact on adjacent properties, it is important for municipalities to have guidance when issuing permits.
10.11	Updated Cannabis Retail Sales regulations.	Part VII, Section 31	The provincial regulations for Cannabis Retail Sales now contains statements related to home education programs.
10.12	New use and regulations for "Cannabis Production Facility".		This is not a current use in the LUB and there are no regulations.
10.13	Updated Small Wind Energy System regulations.	Part VII, Section 24	The regulations have been updated to be consistent with the wording and terms used in the remainder of the new LUB.
10.14	Updated Work Camp regulations.	Part VII, section 28	The regulations have been updated to be consistent with the wording and terms used in the remainder of the new LUB. The requirement for a Work Camp to be located in proximity of the related development has been removed.
PART D – SIGNS			
11	New entire section related to Signs.	Part VII, Section 15	Signs are different enough than other developments that they now contain their own administration, application requirements and regulations.

Proposed LUB Section #	Proposed Change	Existing LUB Section #	Rationale
11.1	New section related to the administration of Sign permits.	Part VII, Section 15 (1)	The current LUB section contains a mix of Sign administration regulations and Sign regulations. The general Sign regulations are now in Section 11.4. This helps users to locate and use each type of regulation.
11.2	New section related to Sign application requirements.		The current LUB does not specify what is required to make an application for a Sign permit (except for Portable Signs). The requirements for a Development Authority to make a decision on a Sign permit is different than other types of development.
11.3	New section related to Sign specific definitions.		To be consistent, the new Sign section contains its own administration and definitions sections.
11.4	New section related to Sign specific general regulations.	Part VII, Section 15 (1)	The current LUB section contains a mix of Sign administration regulations and Sign regulations. The general Sign regulations are now in Section 11.1. This helps users to locate and use each type of regulation. Regulations that are related to a specific Sign type are contained in Section 11.5.
11.5	New section which defines and illustrates each Sign type.	Part I, Section 2	Appropriate Sign types have been created and illustrated to help users determine which Sign type they are proposing.
11.6-11.15	Each Sign type has its own section of regulations.	Part VII, Section 15(2) to 15(12)	Repetitive statements that are contained in the general Sign regulations have been removed from each specific Sign section. Bench Signs and Community Information Signs have been deleted. These Signs would be on public property and are better regulated through a policy of Council.
PART E – DISTRICTS			
12.2	Clarification of how district boundaries are mapped.	Part VI, Section 2	The current and proposed land use map does not show the district boundaries to the centre line of the road. The regulation has been updated to match the mapping.
13	Updated R-A Residential Acreage District uses and regulations.	Part VI, Section 4	The updated RA District allows accessory buildings to be located in a front yard, and clarifies that Farm Animals are an allowed use in this district. The Farm Animal regulations have been moved from the general regulations section to this district, as these regulations do not apply to any other district. The minimum parcel size has been increased from 0.2 ha (0.5 ac) to 0.6 ha (1.5 ac) to better reflect the intent of this district. The smallest RA parcel is currently 0.54 ha (0.2 ac). The maximum parcel size has been increased to 4.0 ha (10 ac) from 2 ha (5 ac) to reflect the current parcel sizes in Hanna.

Proposed LUB Section #	Proposed Change	Existing LUB Section #	Rationale
14	Updated R-1 Detached Residential District uses and regulations.	Part VI, Section 5	Minor home occupations have been added as a permitted use. The number of discretionary uses appears reduced, as a number of dwelling uses have been combined into the “Manufactured Home” use. Instead of regulating how a home is constructed (i.e. RTM, modular), the new LUB regulates the massing and design of the home. Subsection 14.5.1 requires all manufactured homes to have a minimum width that would be similar to buildings constructed on-site. 14.5.2 describes design requirements for manufactured homes.
15	Updated R-2 General Residential District uses and regulations.	Part VI, Section 6	Minor home occupations have been added as a permitted use. The number of discretionary uses appears reduced, as a number of dwelling uses have been combined into the “Manufactured Home” use. Instead of regulating how a home is constructed (i.e. RTM, modular), the new LUB regulates the massing and design of the home. Subsection 15.5.1 requires all manufactured homes to have a minimum width that would be similar to buildings constructed on-site. 15.5.2 describes design requirements for manufactured homes.
16	Updated R-3 Multi Unit Residential District uses and regulations.	Part VI, Section 7	Minor home occupations have been added as a permitted use. The minimum parcel widths have been corrected for duplexes and attached housing. Addition of maximum building height and density regulations for an apartment building.
17	Updated MH Manufactured Home Subdivision District uses and regulations.	Part VI, Section 8	Renamed the district to MD – Manufactured Dwelling District to match the use. Minor home occupations have been added as a permitted use. No regulations for the width or design of a manufactured dwelling have been added to this district.
18	Updated MHP Manufactured Home Park District uses and regulations.	Part VI, Section 9	Renamed the district to MP – Manufactured Dwelling Park District to match the use. The list of permitted and discretionary uses have been simplified. The regulations and accompanying design requirements have been separated and clarified.
19	Updated C-T Commercial Transition District uses and regulations.	Part VI, Section 11	The allowed uses and regulations have been updated to be more specific to the intent and purpose of the district, as a transition district between the downtown and residential areas. The land use map has been updated to ensure that the C-T District is applied to the correct properties.
20	Updated C-1 Downtown Commercial district uses and regulations.	Part VI, Section 10	The allowed uses and regulations have been updated to be more specific to the intent and purpose of a downtown. The land use map has been updated to ensure that the C-1 District is applied to the correct properties. In a small town like Hanna, the downtown is only a small area, which is then surrounded by the C-T transition district.

Proposed LUB Section #	Proposed Change	Existing LUB Section #	Rationale
21	Updated C-2 Commercial Industrial District uses and regulations.	Part VI, Section 13	The allowed uses and regulations have been updated to be more specific to the intent and purpose of commercial areas outside of the downtown, for example larger stores and light manufacturing. A greater number of uses have been added to the list of permitted uses. The land use map has been updated to ensure that the C-2 District is applied to the correct properties.
22	Updated HWY-C Highway Commercial District uses and regulations.	Part VI, Section 12	The allowed uses and regulations have been updated to be more specific to the intent and purpose of a highway commercial area. The land use map has been updated to ensure that the HWY-C District is applied to the correct properties.
23	Updated I-Industrial District uses and regulations.	Part VI, Section 14	The allowed uses and regulations have been updated to be more specific to the intent and purpose of an industrial area. The land use map has been updated to ensure that the HWY-C District is applied to the correct properties.
24	Updated CS – Community Service District uses and regulations.	Part VI, Section 15	The allowed uses and regulations have been updated to be more specific to the intent and purpose of a community service area. The land use map has been updated to ensure that the CS District is applied to the correct properties.
25	Updated UR- Urban Reserve District uses and regulations.	Part VI, Section 16	The allowed uses and regulations have been updated to be more specific to the intent and purpose of an urban reserve area. The land use map has been updated to ensure that the UR District is applied to the correct properties. Solar Power Plant added as a use to the district.
PART F – DEFINITIONS			
27	Every general term or use in the new bylaw is now defined.	Part I, Section 2	To ensure clarity of the bylaw, words are consistently used and defined throughout the bylaw. Various use names have been updated to ensure they regulate the use, and not the “user”. For example, land use bylaws cannot regulate on the basis of age or household structure.
PART G – LAND USE DISTRICT MAPS			
28	The land use district map has been updated.	Part VIII	The district boundaries have been adjusted to achieve the long-term vision of Hanna and to ensure the districts do not create un-intentional non-conforming uses. See below maps which show the proposed land use district changes.



Land Use District Map

Bylaw 967-2012 To LUB 2022
District Changes

Changes 967-2012 - LUB 2022

- C-2 - General Business
- C-T - Commercial Transition
- CS - Community Service
- DC 1 - Direct Control 1
- I - Industrial
- MD - Manufactured Dwelling
- R-2 - General Residential
- R-3 - Multi Unit Residential
- RA - Residential Acreage
- UR - Urban Reserve

All Land Use Districts

- RA - Residential Acreage
- R 1 - Detached Residential
- R-2 - General Residential
- R-3 - Multi Unit Residential
- MD - Manufactured Dwelling
- MP - Manufactured Dwelling Park
- C-T - Commercial Transition
- C-1 - Retail Commercial
- C-2 - General Business
- HWY-C - Highway Commercial
- I - Industrial
- CS - Community Service
- UR - Urban Reserve
- DC 1 - Direct Control 1
- Town Boundary
- Existing Road
- Legal Parcels



