

Town of Hanna Updated Land Use Bylaw

Pallier Regional Municipal Services would like to hear from you!

1. Many properties in Hanna are proposed to be rezoned to better fit their current and future use, and to reduce the number of properties with a “non-conforming” status. You can see the proposed zoning of your property on the Land Use District map in Part G, and the details of each zoning district in Part E.

Has the zoning of your property changed in the updated Land Use Bylaw? How do you feel about the proposed change? If your property zoning did not change, how do you feel about your current zoning?

2. The Town is required give notice to the owners of adjacent properties when a development permit is issued for a discretionary use permit or where a variance is approved. What is the best way to notify you?

Please rate each option below, 1 being your most preferred method and 3 being your least preferred.

- ____ A letter in the mail.
- ____ An advertisement in the local newspaper.
- ____ A sign posted on the property.

3. The Town supports residents to be able to operate businesses from their residence to encourage economic development. How Home Occupations are regulated is proposed to change in the updated Land Use Bylaw to support this economic development while minimizing the potential impact on the neighbourhood. The proposed regulations for Home Occupations can be found in Section 10.3.

Do you currently operate a Home Occupation in Hanna? **Yes** or **No**

Please indicate below if you **agree** with the following statements.

Minor Home Occupations:

- Y/N – do not require a development permit.
- Y/N – are not open to appeal by an affected neighbour.
- Y/N - allow for up to 11 customer visits per day, with no more than 2 customers at one time.
- Y/N - only occupy up to 25% of the floor area in the dwelling.
- Y/N – do not allow for outdoor storage or parking of large commercial vehicles.

Major Home Occupations:

- Y/N - require development permit approval.
- Y/N - are open to appeal by an affected neighbour.
- Y/N - allow for 11 or more customer visits per day, and more than 3 customers at a time.
- Y/N – can exceed 25%, but not be greater than 50% of the floor area in the dwelling.
- Y/N – allow for outdoor storage.
- Y/N – allow for parking of large commercial vehicles.

Comments: _____

4. A Land Use Bylaw can regulate the types of vehicles parked on a property in a residential district, for example large commercial vehicles or derelict vehicles. Proposed regulations are found in Section 9.4 of the new Land Use Bylaw.

Do you feel that the parking of large commercial vehicles or derelict vehicles on residential properties is an issue in Hanna that the Town should regulate? Please explain.

Yes. _____

No. _____

5. There are a number of new land uses in the proposed Land Use Bylaw. All uses are identified in **Bold and Capitalized** text. Definitions for all uses are found in Part F.

Do you have any comments or concerns with the land uses allowed in Hanna, or the definitions of any land uses?

6. There are also new regulations for certain land uses, such as Pet Care Services, Kennels, Solar Power Plants, Car Washes and Auto Body Shops. These regulations can be found in Part C.

Do you have any comments or concerns with the land uses allowed in Hanna, or the definitions of any land uses?

7. Additional Comments

Do you have any other general comments you would like to share about the proposed new Land Use Bylaw? Please feel free to attach additional pages.

Please submit your comments by **March 22, 2023** to PRMS at 115 Palliser Trail, or the Town of Hanna Office, or email to: twoitenko@palliserservices.ca

Thank you!!!!