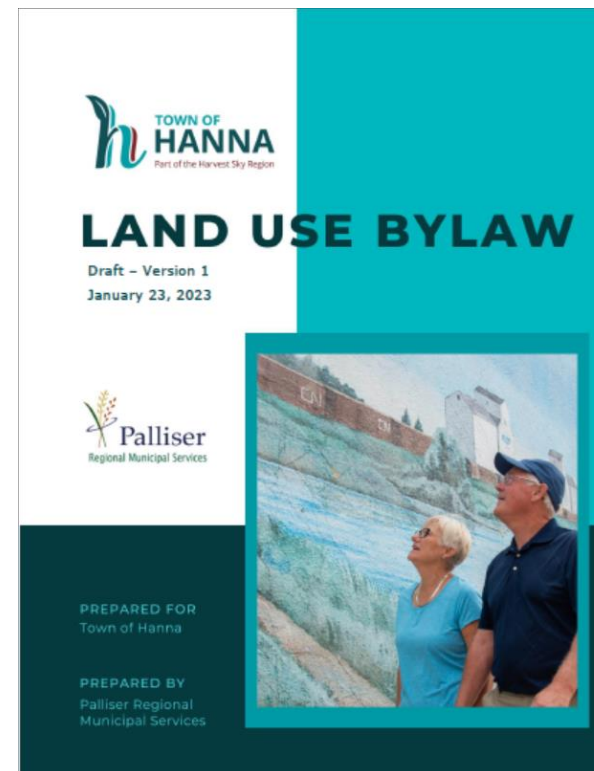


# What We Heard Report

Draft Land Use Bylaw  
Version 1

Town of Hanna  
April 11, 2023



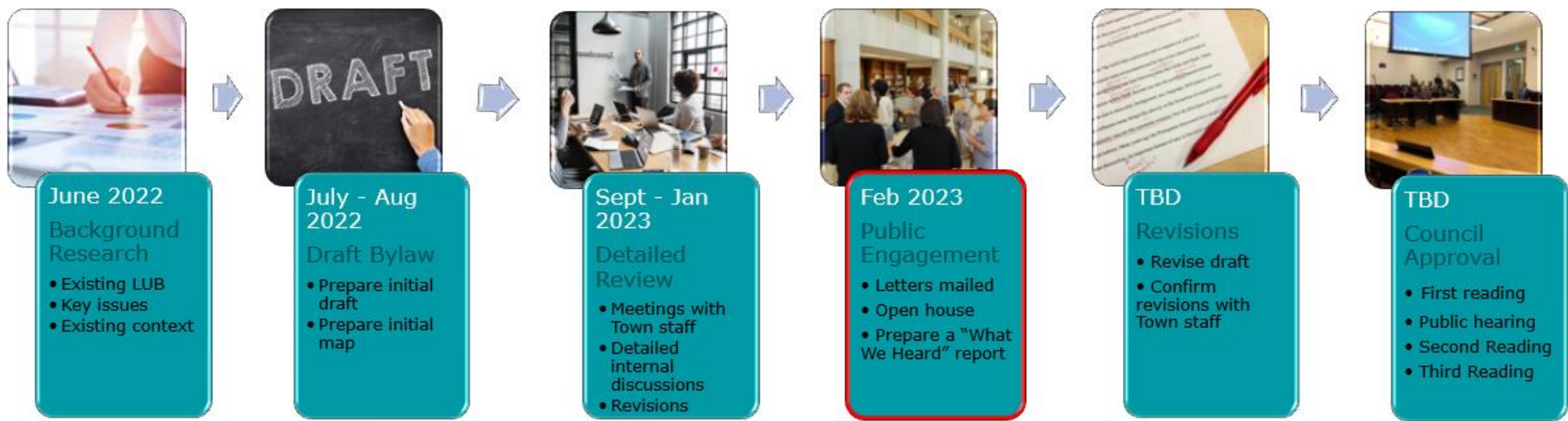
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## Land Use Bylaw Review Project Summary

The Town of Hanna is working with Palliser Regional Municipal Services (PRMS) to update the Town's current Land Use Bylaw 967-2012 in collaboration with the Town Council and its residents.

The LUB review process began during the summer of 2022 with background research, drafting a preliminary bylaw and having detailed discussions and meetings with Town staff. Due to the extent of required and proposed changes identified during this part of the process, it was determined that the new LUB should replace the current version of the Hanna Land Use Bylaw 967-2012 rather than amend the existing bylaw. In late January, the Town of Hanna released the new draft LUB to the public.



The *Municipal Government Act* requires a municipality to hold a public hearing after giving first reading to a new Land Use Bylaw. However, the Town of Hanna and PRMS determined that the extent of the proposed changes would deem additional public engagement necessary.

Letters were mailed at the end of January to each landowner where a zoning change of their property was proposed under the new LUB. Landowners were invited to discuss their concerns with staff via email, telephone or at the open house. PRMS answered numerous emails, phone calls and met with residents prior to and after the open house. The feedback gathered from these residents has been included in this report.

The Town and PRMS held an open house on February 23, 2023 to allow the opportunity for Hanna residents and business owners to have in-depth one-on-one conversations with staff and to provide a variety of methods for giving feedback. The open house was advertised to the general public in the local newspaper, the Town's social media feeds, and on the Town's website.

## Open House Summary

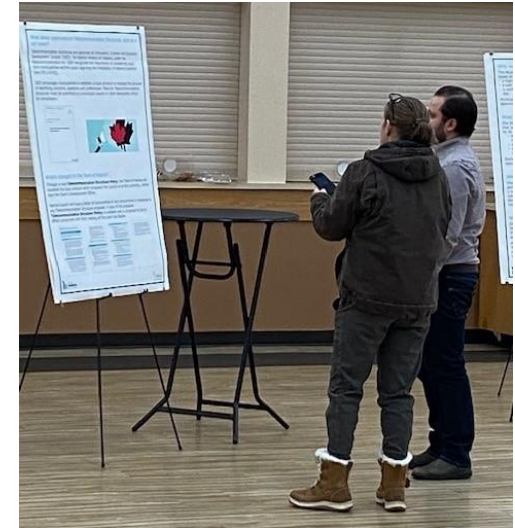
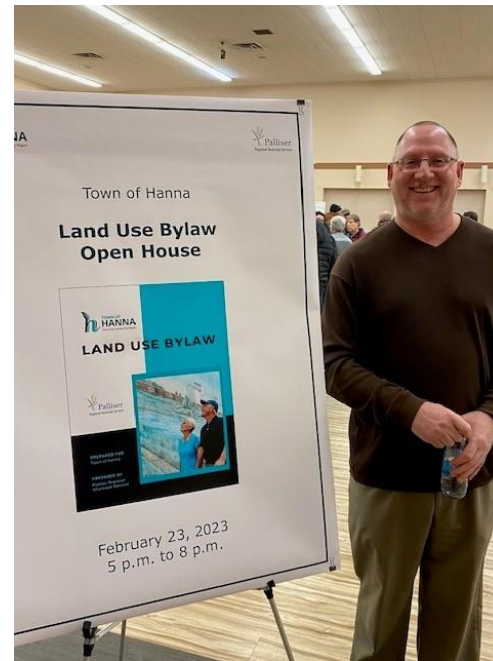
The open house was designed with a flexible timeframe (from 5 p.m. to 8 p.m.) to accommodate various schedules and with many types of resources available to answer commonly asked questions. There were seven large poster boards explaining the purpose of LUBs, the LUB review process, what a LUB does not regulate, and other similar related topics. Staff members were available to answer questions on the boards, and any other LUB specific questions from the public. One staff member displayed the proposed land use district map on the wall and was available to discuss current and proposed zoning. Copies of the existing and proposed LUBs were available, along with each previous original version of LUB of the Town of Hanna starting from Bylaw 390 adopted in 1970. Copies of the Summary of Changes and Rationale, the proposed Telecommunication Structure Policy and the *Municipal Government Act* were also available at the open house.

Attendees were asked to sign into the open house and indicate if they are a Hanna resident, business owner or both. Some attendees refused to sign in. Of those individuals recorded, there were 88 people who attended the open house. Around 12% of attendees are potentially not residents or business owners in Hanna and likely came from surrounding areas. 18% of the total recorded attendees indicated they are business owners in Hanna.

Feedback on the draft LUB was gathered in a variety of ways at the open house. Attendees were encouraged to write comments on the “Rant” and “Rave” boards. Staff ensured comments obtained in conversations were captured onto sticky notes and placed on the boards. Members of Council also attended the open house and were encouraged to listen to comments made, and to encourage the attendees to put their comments in writing. Surveys were also available for residents to make comments on particular topics, which could be later submitted to PRMS or the Town until March 1, 2023.

The below images were taken during the February 23, 2023 open house.

## What We Heard – Draft LUB Version 1





## Feedback Gathered

Some of the attendees expressed a desire for more time to review the draft LUB and to prepare comments. Due to this request, the Town prepared and issued a formal notice that the date for providing feedback on the draft LUB would be extended from March 1 to March 22, 2023.

All of the comments received prior to the open house (via phone, email and meetings) were captured and included in this report in addition to comments gathered at the open house and any comments submitted until March 22, 2023.

The feedback was then sorted into categories, which includes:

- general comments and questions related to the Draft LUB, organized by Part/Section;
- specific comments and questions related to the proposed rezoning of a property;
- survey responses;
- comments related to the LUB review process;
- Telecommunication Structure Policy comments; and
- comments unrelated to the LUB project.

All comments are written verbatim into this report. However, any personal data and names have been removed to protect personal information and privacy.

## General Comments

Part A – The Approvals Process	
Section #	Comment
1.2.1	Concerns with wording of this. Especially the last line.
1.2.1	Concern with last line of purpose statement
1.3	Are all of these extensive Land Use Bylaws adequately enforced every day equally to all residents? When one can apply for 100% variance?
1.2.1	....except to the extent that is for the overall greater public interest! You can not infringe on individual rights, and this appears to move us to communism or, at the very least, closer to socialism.
1.6	What about grandfathering? Conforming and non-conforming? The wording appeared vague upon quick consideration.
1.6.3	The Development Authority can make a non-conforming building conforming through the granting of a relaxation of rules or requirements – why have any rules?
2.1.4	Black's law dictionary defines a person as only a corporation. Why add individual?
3.1.3	Fences should not require a development permit
3.1.3	Permit for fence is insane
3.1.3	Solar panels should require a permit (renewable energy)
3.1.3	Should be development permit for renewables
3.1.3	Greenhouse should not require a permit
3.1.3	Is permit required for disability access
3.1.3/3.1.4	Clarification on the types of items that don't need a permit.
4.3.3	MPC should have a variance cap. 100% should not be allowed. 30% or less would be better
4.3	Variance powers – Development Officer has 10% variance powers and the MPC has 100% variance powers – again why have any rules?
4.3	Home Occupations, signs, and fences: If your rules are stated, why would you allow for flexibility or relaxation by the development authority?
4.5	Kindly clarify what a subdivision authority is?

5.3	What is a notice of referral?
5.4.3	Comma after “bylaw”. Clause is very confusing as it appears to contradict itself. A clear example may assist in some clarification.
5.4.7	Why must it be refused? What about other innovations that are unforeseen now? Why would this be restricted?
5.4.7b)	What does this mean?
5.4.8	Appears to be contradictory to 5.4.7.
5.5.2	Concerned with where you will be publishing your permits approved for discretionary use or permitted uses with a variance and the timeline.
5.6.3	Who is paying for what? Why may you have to contract with the town? Please explain c) of this section.
8	<p>Enforcement</p> <ul style="list-style-type: none"> <li>○ 8.1.3 Who exactly are the designated officers? What are official duties?</li> <li>○ 8.2.2 Who are such other persons?</li> <li>○ 8.3 Orders – please clarify the rules.</li> <li>○ 8.3.3 Have the timelines been changed from 14 to 21 days?</li> </ul>

## Part B – General Regulations

Section #	Comment
9.4.1	We would like to continue storing vehicles on our private property. The cost of everything, including vehicles, is astronomical! We need to conserve and reuse what we can
9.4.1	Derelict vehicle - 30 days instead of 14. If its a legit vehicle needing work, that would be a more acceptable time frame. Seems to be the standard in many other municipalities. Would it also be valuable to have a definition of derelict vehicle? Uninsured/unregistered, non operable?
9.4.3	Seacans for storage only - not dwelling. I agree.
9.5	Why are “Apartments’ developments added to 9.5.1 but not to 9.5.2 – 9.5.4?
9.7.2	<p>“Where a drainage swale or path is maintained &amp; the swale shall be kept free of any obstructions?”</p> <p>Q. Who is responsible to maintain &amp; keep free of any obstruction?</p>
9.8.2 (c)	<p>“the building be renovated to a satisfactory condition within a specified time.”</p> <p>Q. Who determines if the renovation is completed to a “satisfactory condition”?</p>
9.9	No yard restrictions or permit required for universal access structures (i.e. wheelchair ramps).
9.12.11	Parking Areas At the end of this line there is an “Error Message” which needs correcting.



	<p>In the section of Parking, there doesn't appear to be any space allotted for large trucks to park, off the main roads to ensure safety for vehicles &amp; pedestrians. Is this not the responsibility of the Business owner?</p> <p>For Example: Tim Horton's. There is parking for cars, vans &amp; passenger trucks &amp; space for these vehicles to through the Drive Thru. But, there is no accounting for large trucks. Since they cannot fit thru the Drive Thru &amp; place an order, they must physically get out of their vehicle &amp; go inside the business to place their order.</p> <p>Since transport trucks move supplies through the rural areas, they must be allowed to park safely, off the main road so they can stop for food at the various fast food establishments at the entrance to Hanna; parking along the main road creates visibility issues for vehicles &amp; for those who may be crossing the road to their vehicle parked in the Subway parking area.</p> <p>It is not safe for large trucks to park along the main road &amp; in some cases trucks &amp; trailers &amp; holiday trailers. Should there not be a designated area close to the restaurants for truck drivers &amp; larger vehicles to park where others are not put at risk?</p>
9.15	No solar panel fields or wind towers in town limits unless on a house
9.15	Renewables - Would like 9.15.2 Removed. I would like the standard for solar in Hanna to only be attached to existing buildings.

Part C – Specific Use Regulations	
Section #	Comment
	Why not chickens (barking dogs!)
	Yes! we want chickens!
	No chickens within 300 ft of a home!
10.1.9	Accessory Building, Fabric Covered. In the examples, there is reference to “burning barrels”. Burning Barrels are not allowed in Town are they?
10.13	Small Wind Energy - Seems so restrictive that a compliant wind tower/turbine would be quite useless. I would support it being completely removed or simply state that it needs confirm to accessory building height?
10.15	Solar Power Plant - Would like this removed. I like the idea of commercial solar farms/arrays built in rural municipalities, instead of consuming our limited land inside Hanna's municipal borders. Not a good fit for an urban municipality.
10.3.2	Is a new business license also required with the new Developing Permit? If the business license was allowed to lapse because the Home Occupation no longer operates, would the Dev. Permit still be required?
10.3.3	Suggestion for rephrasing: “the applicant shall provide” a written authorization from the registered owners to the Development Authority.
10.12	Cannabis Production Facility. How would this facility fall within Town limits? If allowed in Town Limits, it should be at the outermost edge of Town limits in an Industrial Area furthest away from Residential Districts & situated such that the natural wind stream would take any smell away from the Town. I would not like to see a facility such as this within Town limits. We have experienced negative effects having a facility similar to this with the GFL facility on the SW edge of Hanna within Town limits. There should be a Remote Rural Industrial area away from populated areas
10.13	Small Wind Energy Systems Is there any long term research on Wind Energy Systems & the negative effect on the population in close proximity? Until these are placed in large centers & as described in this Bylaw with long term results provided, I do not see the value of these systems & I would be against these systems in a small populated rural center. These systems would remove the scenic value from living in a rural community. Remote Rural Industrial area away from populated areas. I am not supportive of adding Small Wind Energy Systems within Town Limits.
10.14	Work Camps The work camps must be screened in residential areas & lighting must not interfere with the existing residents to deter from their quality of life while the Work Camp is set up. Ideally, camps will be on the edge of any residential area & lighting should shine directly into the camp & not into any adjacent residential areas. They should also be made aware of the Sound Bylaw.
10.15	Solar Power Plant. People live in the rural areas to get away from Industrial Elements. Are there any long term studies to show the effect of Solar Power Plants in close proximity to residential & populated areas? These systems would remove the

	scenic value from living in a rural community. Remote Rural Industrial area away from populated areas. I feel the application for a development permit should be the 1st step in entering a community. If it is NOT well received in the community then the Solar Plant should go elsewhere. Having all the paperwork completed through Alberta Utilities Commission gives the AUC all the say in entering a community NOT the residents who have to live with this on the AUC approval which is NOT in our community. I am not supportive of Solar Power Plants within Town Limits. I may be supportive on personal solar panels installed on houses, or installed on Commercial Buildings, providing Glint & Glare will not negatively affect pilots & the use of the Hanna Airport.
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## Part D – Signs

Section #	Comment
11.1	Signs should not be regulated and not require a development permit
11.1	Signs an issue. No permits.
11.1.7	Q: Is there a time frame for the removal? There appears to be a timeframe for the removal in 11.1.8 & in 11.1.9. Should be a specified time frame here too?

## Part E – Districts

Section #	Comment
12.3.1	Direct Control Districts. I am the President of the Hanna Roundhouse Society & we were advised to provide a list of possible uses to Palliser Municipal Planning before our property was to be Re-Zoned to Direct Control. If we were planning a use outside the list we provided, we were to get "permission" from the Town Council to be able to proceed with that "use". "Land Uses within a Direct Control District shall be determined by Council" does not imply that the landowner has any input into what "uses" will be allowed. I would like to see there be some indication that the Land Owner has some communication with Council for proposed uses vs the uses as "determined by Council". Otherwise, the land owner may be "penalized" because a Land Use cannot be determined in a unique scenario such as the Hanna Roundhouse.
13-25	Why have all the different districts when in general, residential, commercial, and industrial are all that are generally required?
13.5	Remove animal limitations - Anyone serious about livestock won't have an unreasonable quantity.
13	If a residence has been allowed to have a certain number of "Farm Animals" prior to a change in their District, this should be Grandfathered to still be allowed that number of "Farm Animals". Where the change in the District will result in a loss of revenue with the Sale of their property, then the change to the district should be reconsidered. What is the basis of the Change in the District? Why? If the value of a property is perceived based on how the property is currently being operated & a change to the District will change the perceived value if the property were to be sold, then the landowner is being penalized based on something out of their control. If a barn is on site which can accommodate "X" number of Farm Animals

	& has been on site for years, the number of animals should be allowed until the said barn is removed, providing the barn is maintained at high standards & does not put the animals at risk. If the condition of the barn fails, the barn is removed & so is the previous association to the number of animals. At this time the Farm Animals are reviewed at the discretion of the Development Authority.
14 & 15	Changes from R2 to R1 affect allowable square footage.
14	R1 - Wider range of uses for more development
14 & 15	14.5.2 (g) & (h); 15.5.2 (g) & (h). Although it indicates that the Development Authority may be required to include enhanced design elements that add visual interest, aren't the styles of Manufactured Dwellings changes & the info in both (g) & (h) appear to be outdated & obsolete?
14 & 15	Manufactured home restrictions need more community input
15	Would like to see less restrictions on manufactured homes in R2 District. Particularly on architectural designs.
15	Can we combine R2 & R3 into one district? I don't see any major discrepancies and they seem quite compatible.
16.5.2	"Parking areas shall not be located in the "front yard"". This is different than parking in the front of the building along the street?
17	MD – Manufactured Dwelling District. There are no guidelines for Parking in this section. Should there be?
19 - 21	Changes from CT to other commercial may affect above business residences.
19	CT- restricting parking in front yard could be an issue
19	Add warehousing to CT District
21	C-2 General Business District. There are no guidelines for Parking in this section. Should there be?
22	Hwy C – Highway Commercial District. There are no guidelines for Parking in this section. Should there be? Such Commercial Uses should require Parking provisions for large trucks so they do not park along the side of the main road into Hanna. For Example, Tim Horton's. There was provision for passenger vehicles, but not for large trucks, trailers, delivery vans & Drive Thru's were not designed to accommodate larger or longer vehicles. As a result, drivers were parking along the main road into Hanna creating a safety hazards. Space should be provided for these large vehicles to park off the main road & reduce the safety issues parking along the road. These vehicles need to be able to park safely for themselves & the general public.
23	I – Industrial District. There are no guidelines for Parking in this section. Should there be? Should there be parking allowances for staff & customers?
24	CS – Community Services District. There are no guidelines for Parking in this section. Should there be? Also, Small Wind Energy System has been added as a Discretionary Use. Airport is also a Discretionary Use. The purpose of this District is defined as "To provide for recreational, educational, community & emergency services." I can understand the Airport as an

	Emergency Service, but I do not see a "Small Wind Energy System" as an emergency service or any of the other uses. Unless fossil fuels are no longer available. The Airport fits as emergency services allowing Fixed Wing planes to land for medical evacuation.
25	Urban Reserve - remove small wind from discretionary use, or leave as R1
25	UR – Urban Reserve District. Purpose for the intention "for urban development". Small Wind Energy System has been added.
13, 23, 24 & 25	Wind energy in rural acreage only, or not at all. I agree. I agree!
21	Total lot usage for C2 is currently at 40%, while in the 1970s and 1980s it was 80%. These types of changes will greatly affect a landowner's ability to operate their business if the property is rezoned after the property was originally purchased.
21/23	<p>Would it be possible to categorize Hanna into specific areas. E.g. Museum Industrial Park. Then by-laws are set up that deal with that area only. Those permitted and discretionary uses stay with that area only.</p> <ul style="list-style-type: none"> <li>- Maximum yard dimensions stay.</li> <li>- Building height stays.</li> <li>- Maximum lot coverage stays.</li> <li>- The permitted uses because the lots are larger could be many and possibly added to but never deleted.</li> <li>- The discretionary uses should be few and possible added to but never deleted.</li> </ul> <p>The original intent will not be compromised by by-laws that were brought into accommodate another specific area. E.G., If the part of town with smaller lots wished to accommodate infills that require different by-laws, they could still be zoned C2 or I, but then those specific customized by-laws would not affect the other C2 or I zones. Perhaps it could be zoned Downtown C2. Other examples are East C2 or East Industrial, or maybe Highway 9 C2 or Highway 9 Industrial. Implementation of this could mean that a designated zone would never become non-compliant.</p> <p>Bylaw changes that need to be addressed by Palliser Planning, Town Council and Hanna residents.</p> <ul style="list-style-type: none"> <li>- Palliser Planning and town council are in error if they change a bylaw that adversely affects a compliant business enough to make the business non-compliant.</li> <li>- when changing a bylaw consideration of "Grandfathering" previous by-law portions must be considered as to not impede a developed, functioning business.</li> <li>- By-laws for subdivision etc. are created and all parties should adhere to them. If someone wants to do an endeavor that does not fit, they need to be informed no, it is not permitted under the by-law.</li> </ul>

	<ul style="list-style-type: none"> <li>- The Town's responsibility is to have properly zoned areas available so potential buyers have an option of buy a property that does fit. This may mean developing new subdivisions or risk the possibility of attracting a business.</li> <li>- A new planning draft is a long-term endeavor that takes in past, present and future considerations.</li> <li>- Planning is not "asking someone which of these preventable situations that have been previously created would you like to be in"?</li> </ul>
23	Industrial uses have changed. Unsure of why some of the name changes and unsure of where butcher shops would appear under.
21/23	Over the years, there is a pattern for C2 and Industrial to have many permitted uses moved to discretionary and back up to permitted and vice versa. C2 and Industrial have both had items switched back and forth between each other also. A few years ago, there was a debate in town regarding a house being built in a manufactured home park. Eventually the house was built, and therefore it appears that this house was granted 100% nonconforming status before it was built. It has been stated that the proposed LUB update will get rid of incorrect zoning of current buildings, however, I have not had time to confirm this statement or have not been educated on exactly what this is addressing. If this statement could be clarified with an adequate number of examples, it would be appreciated.
23	Why has an adult entertainment facility been included in one or more of the districts? Would these types of items that are not explicitly listed be something that one could propose through a development permit and the community members would be allowed to have their say as to if this new type of establishment would be accepted? - this would probably be only in the commercial or industrial districts anyway. It could be any new type of establishment – this one caught my eye.
25	Renewable energy systems are also a concern as is Urban Reserve. These areas deserve further clarification and understanding.
<b>Part E – Definitions</b>	
<b>Section #</b>	<b>Comment</b>
27	what does (existing) mean
27	Please clarify a Cannabis Production Facility? (as opposed to Heavy or Light Manufacturing)



## Specific Comments Related to Property Zoning

Address	District Change	Comment
518 1st Ave W	From CT to C2	The owner called on the phone. He said he can't make the meeting on the 23rd, but he does not see anything in the proposed change that would negatively impact them. The building is used for storage. The current district does not allow for storage, but the proposed C2 District does which would make the use conforming.
220 1st Ave E	From MH to R2	The owner called on the phone. The property is currently vacant. The owner appeared supportive of the new district as it gives more options for future development and reduced time (uses are permitted rather than discretionary).
401 & 403 3 Ave E	From C2 to I	PRMS staff met with the landowner multiple times. The owner provided written comments and a survey. Generally, the owner indicated they would prefer to be in the C2 District exactly as it was written in Bylaw 390 as adopted in 1970. The owner understood that the previous wording in the 1970 bylaw cannot (for legal reasons) be written the same, but that the intent of the 1970 C2 district would likely be equally as good of a solution.
514 2nd Ave W	From CT to C2	Sent concern in email that C2 District does not have Worship Facility listed as a use in C2 (it is there in CT). This change would make the church a non-conforming use. Request to add Worship Facility as a use to the C2 District.
602 2nd Ave W	From CT to C2	The owner called on the phone. He wondered if the LUB change would impact his property taxes. He indicated that an increase in property taxes would impact the sustainability of his business.
109 3rd Ave W	From C1 to CT	No concerns with storefront on Main street in C1 (114 2nd Ave W). Concern that the related warehouse located to the north of the retail store is not a listed use in the CT district. Request that warehousing (indoor storage) is added as a discretionary use to the CT District.
102 & 104 1st Ave W	From C1 to CT	No concerns.
503 2nd Ave W	From CT to C2	No concerns.
314 1 Ave E	From HWY-C to C2	No concerns. The C2 district allows for a wider range of permitted and discretionary uses.
201 Pioneer Trail	From UR to RA	Landowner expressed concerned that the proposed UR District will make her property less appealing for sale. The UR District provides more opportunity for development. The landowner does have horses, and

		would have more than is allowed in the RA district. The landowner did state that some regulation may be beneficial to keep people who don't know about horses from having too many on their property.
1002, 3rd St W	From CS to R1 (or R2)	The letter to the landowner indicated R1, the map shows R2. The change to either district is supported as it will make the Worship Facility a conforming use. Worship Facility is not listed as an allowed use in the CS District.
217 1st Ave W	From C1 to CT	The landowner is supportive of the change as the CT District has a wider range of uses.
412 Railway Ave W	No change was proposed.	The landowners questioned if this should be in a residential district rather than C2. They use next door as a business, and this property for residential storage.
318 1st Ave W	From MH to R2	An email from the landowner stated "It is my understanding that my residence will be affected by this bylaw. I found the land use bylaw available for viewing on the Town of Hanna's website to be loaded with legal jargon that was very confusing and hard to understand for the average lay person. It was not clear to me and did not answer any of my concerns. I believe that the public should be given at least 3 months to review your information. I also believe that everyone who pays municipal taxes in Hanna should have been notified about this rezoning issue. Transparency is so important if you want cooperation and trust in your system. I found this to be lacking in the way you went about it. Maybe legally your butt is covered but if you want Hanna to be worth the drive, we need to have more cohesiveness here. Just sayin'."
519 3rd Ave W	From CT to C2	A representative of the organization requested a letter to explain better how the rezoning affects the Senior's Circle (specifically if they can they remain as a use).
118 McCrea	No change was proposed.	The lot is currently zoned CT. The landowner is wondering about their use of the lot and outdoor storage. It is currently occupied by an electrical contractor.
405/403-8th Ave W	From R1 to R3	The landowner called and is supportive of the rezoning as it will make the use conforming and will allow for refinancing of the property. The owner would not like the adoption of the bylaw to be delayed.

## Survey Responses

### Question 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?*

### Responses

I feel things are fine in town with the current zoning. If someone is looking to apply to change to run a home business then they should go through an application process and the community should have a say pending circumstances of the particular type of business.
Yes it changed. Not worth the effort. I need to learn about all the changes. Because the open house and this sheet does not even address 1/4 of our population. I consider it all Null and Void. People need more time.
The rezoning is not being explained. Lack of information leads to distrust. The government has proved that there is always an ulterior motive. I believe this is to benefit the government NOT the people of the town.
No
No zoning change
Zoning is ok
I rent
No comment
My property hasn't been rezoned, however, the adjacent property to me, between 3rd St W & Argue Drive is proposed to go to Urban Reserve from R-1. I agree to the rezoning. But I don't want to look out that window and see any kind of power production on that land. Current proposal would allow discretionary use to include wind power. My fear is if it stays the same, it will open the door in the future to include solar. Remove "small wind" to discretionary and I don't see a problem on that parcel.
No not bordering the proposed changes. I have some reservations concerning some of the changes. I am currently ok with my zoning, however, the proposed changes may be a future concern for all residents including myself.
I don't understand many of the new bylaw changes I would really like to see an open town hall question and answer meeting. Explain and answer to everyone at once and in detail.
Not that I know of.

## Question 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.*

## Responses

	Top choice	Second Choice	Third Choice
A letter in the mail	16 of 18 responses		
An advertisement in the local newspaper		3 of 9 responses	6 of 9 responses
A sign posted on the property		6 of 9 responses	3 of 9 responses

The top choice is a letter in the mail, followed by a sign posted on the property. An advertisement in the newspaper is the least preferred option.

## Additional Comments:

- Every resident and every business invited to and given a chance to speak at a new meeting, where all questions and answers are heard by everybody
- what newspaper
- notice to the owners of adjacent properties - when a development permit is issued, should ONLY be notified by a letter in the mail. We have a senior population and e-mail, advertisement in the East Central Review or the posting of the property involved is not appropriate.

### Question 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.*

### Responses

1 of 16 respondents indicated they currently operate a Home Occupation.

Minor Home Occupations	# of Responses Yes	# of Responses No
do not require a development permit.	7	4
are not open to appeal by an affected neighbour.	3	7
allow for up to 11 customer visits per day, with no more than 2 customers at one time.	5	6
only occupy up to 25% of the floor area in the dwelling.	4	6
do not allow for outdoor storage or parking of large commercial vehicles.	4	6

Major Home Occupations	# of Responses Yes	# of Responses No
require development permit approval.	9	2
are open to appeal by an affected neighbour.	9	2
allow for 11 or more customer visits per day, and more than 3 customers at a time.	7	3
can exceed 25%, but not be greater than 50% of the floor area in the dwelling.	6	2
allow for outdoor storage.	6	2
allow for parking of large commercial vehicles.	2	7

**Additional Comments:**

- I think any bylaw that is imposed on a home biz should be a vote on the town members and community. It is important for economic growth.
- no information
- Individual rights! There is dozens of ways to handle these. This LUB affects future generations and our elderly!
- please sever all ties to the Green Space Alliance and Smart City Alliance.
- lower fees and less red tape
- limited time parking for deliveries - if this is not already addressed
- specific definitions!
- y/n highlighted above should be highly restricted in size of storage and commercial vehicles if in residential areas.
- I don't feel I can answer these questions until they have all been explained in detail.
- ?
- In my mind the divisions of Home Occupations into Minor and Major with various regulations in each is not appropriate. All Home Occupations should require a development permit and these permits should be open to appeal by an affected neighbour. As street parking always seems to be a problem, at no time should there be more than one customer at a time. These Home Occupations should not be allowed outdoor storage.
- What is major? What is minor? Dollars? Size?
- Why is there one vote for all these different issues? I am for letting people have as little government interference as possible as long as they can get along with their neighbours.



#### Question 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.*

#### Responses

##### Yes

- If it is a something like a school bus
- My property - I can park – wherever I want. Every yard needs to be safe and not pose a health risk to close residents.
- If there are complaints
- I think it's self explanatory. Who wants a large vehicle or derelict vehicle parked in front of their home?
- Everyone has a different idea of an eyesore. There needs to be an enforceable limit - if there is a problem
- Commercial or unsightly vehicles
- Just vehicles that have no plates or unsightly vehicles or for instance you want a semi truck parked on your street.
- Yes, however, commercial vehicles should be restricted to a particular time frame to allow for deliveries during business hours. Derelict vehicles required to have a "tag" - temporary permit to allow for removal/transfer to storage/repair
- Time limit – then okay
- For commercial vehicles yes

##### No

- If it is a stock trailer.
- I would also like container structures added to an existing building to be restricted to storage use only. No inhabitation should be allowed in shipping containers
- Unless the residential property is used as a wrecking yard it shouldn't be an issue.
- Private property. Owner decides what to store.
- I have no problem with parking on the street or at residences without on-property parking, or minor auto maintenance or repair on property.
- If you have an old vehicle you should be allowed to keep on your property.
- Short time
- Hanna has a large service industry. Hanna has trucks. If they are parked in front of their property, it means people are working. No to large vehicles that have boxes/trailers that limit the view.
- Derelict ornamental vehicles
- Private no

## Question 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?*

## Responses

- Not sure why things need to change. Its your own personal property we are small town not a gated community. Unless something is affecting or harming someone's quality of life.
- I need to know what is the 'vision' of the Town of Hanna Municipal Plan?? Do you assume governing bodies have control over development of Town owned property? Taxpayers own it.
- There is not enough information to make any changes.
- Too much regulation. No longer private property since the town wants to control everything on private property.
- Prejudice should be used in favour of local developers/owners
- Yes - Urban Reserve within the town proper should have small wind projects removed from the discretionary uses - this goes as well with any solar not on top of a building. Its all about greenspace and making the town attractive. Covering areas with solar or wind is a bad idea.
- Numerous comments, concerns and questions. IMO - There should have been far more detailed information sessions on the individual changes to the Draft LUB, and more time to allow for the public to determine their point of view after meaningful sessions.

## Question 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?*

## Responses

- I run a grooming business out of my home. The odd day I get a noisy client. It says no new bylaws for pet care but yes for kennels. Am I affected?
- After having been told town council do not control developments for accessing renewable resources, AEC makes those decisions - it is definitely alarming to see Solar Power Plants combined with Pet Care Services?!
- There is not enough information to make any changes.
- Too much regulation
- Prejudice should be used in favour of local developers/owners
- No communication towers, any animal businesses like kennels or chicken coops. Re: Hygiene & health
- Numerous questions, concerns, comments regarding Solar Power Plants in particular. Especially the time frame and format, and path you have chosen to allow for inclusion of "PACE" in particular, and utilities.
- As above, no wind or solar plants within the town proper
- Solar power plants??
- Why small pet care is in with Solar Power? Do not mix staff.

## Question 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.*

## Responses

- I personally feel if someone wants to put up storage in their backyard such as a storage container they are allowed. As for parking I think a time limit set would help. Sometimes coffee is essential lol. Honestly people are just trying to make a living having home based business. As for stock trailer maybe set a time like 48hr. But can't be a constant parking lot. What about vehicles that don't move for street cleaning or have been parked on the street and haven't moved in months.
- The rush thru of this process is not going to be expectable to Hanna residents. The overreach is infringing on the "greater public". Inconsistent answers destroyed any trust we have felt. Back to the drawing board!
- I feel that there is not enough information. I feel that there are hidden motives as the information is hidden or does not exist. I do not want my property changed.
- 9.5 what are the landscaping regulations locate in applicable land use districts? 9.15 it is not your prerogative to encourage alternative generation district MYOB. Just how much of the Urban Reserve can be occupied by "solar power plant". Totally against this use of urban reserve. \*Just received the solar application by Pace Canada. Coincidence? I think not! I am totally against this.
- the public should have access to a public forum on this LUB!
- residential acreage - private property owners should be the ones to decide how many animals they own and how many fences. Also TOH doesn't need to know locations of each building.
- listing one thousand things you can now regulate is deplorable
- FREEDOM
- I will reserve my further comments for a more appropriate time
- The Town of Hanna has been rebranding the town as "Worth the Drive" and recently "Live the Lifestyle". Many people moved here from all over, attracted by the cost of housing and beauty of the community and its surrounding area. We are not living up to our logos if we pollute our community with miles of solar and wind projects. The least we can do is keep our town clear of them. as well, my assessed value is destined to drop if you look around my house and see this crap. Please keep our green spaces.
- Not clear on certain words. Public clarification would be good so no fake stories go around. "Development Authority" can change many things. Does that person have help from a side kick (maybe elected person)? Have to look ahead in case that person changes. Or is unable to work and another takes their place. No wind towers should in town limits. Is that Small Wind Energy Systems? I never did discover what D.P. stands for!? How many electric vehicle charging stations are allowed on a block. Too many differences in the Pace presentation. Not a good start.

- My concern is that if the Town signs up for "green" initiatives through the government or other groups and then receives funding, we will be giving up our rights to do things on our own, both as a town and as individuals within the town. I am not against trying to do things more efficiently but not at the expense of my privacy and my using common sense to look after my property, to not impose or restrict my neighbour in any way. Town Councilors should be able to vote on each individual bylaw not the whole package.
- I am concerned about the wiring or wireless that is possibly going up to connect a grid of information to a central control to do with utilities and possible surveillance. I am also concerned about the compliance to the "green" movement as in the propaganda around "man made climate change".

## LUB Review Process

### Comments

- Notification of tonight was not good
- Was advertised to be a town hall, not open house format
- Would like explanation on public hearing or meeting format in advance
- Older generation not receiving electronic notices
- More clear comparison of what has changed (side by side)
- Better methods of communication regarding meetings & information. Especially for the senior population who may not follow the social media platforms. Please phone, email, send letters or text
- After attendance at the public information forum held in the community centre and reviewing what material was able to be read on the very disappointing information boards I decided there must be something being hidden. After reading through the information on the links provided by the town of Hanna e-mail and reading through the Alberta Municipal Act it became very clear to me that all these documents had been written by highly paid civil servants. No elected officials can be expected to read and understand all the information held not only in these documents but all the other material they are expected to cover.
- Consider public forum Q & A Session
- The survey suggests that “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.”

It appears that there is an assumption that the residents living in the Town of Hanna and the surrounding area understand Land Use Bylaws. As per the turnout at the “Open House” on February 23, 2023, and the number of people attending community meetings to investigate and understand the LUB, one would conclude that residents and interested parties are not familiar with Land Use Bylaws, and the excessive and significant number of changes contained within the proposed change may not be fully understood to make an informed consent.

Meaningful engagement with residents is essential to ensure the community is informed and aware of happenings in town. Many community members were not aware of the proposed LUB until the beginning of February of 2023. It appears the implication is that 100 letters adequately included all residents who would be affected by this proposed LUB change, however, the extensive proposed changes in this document will affect all town residents and those who may wish to purchase properties in the future. This only allowed people about 3 weeks to understand the numerous proposed changes and format.

Prior to attending the open house, there was an understanding or expectation that there would be a presentation allowing for the community members to ask questions in a group format so there would not be a need to have questions repeated. However, upon arrival the participants were instructed to sign in and only connect with Tracey Woitenko, however, the advertising indicated “You are invited to attend the open house and discuss the draft with Palliser and Town staff.” There was not enough time for each resident to connect with 1 person and have their questions adequately addressed.

Other municipalities have had from 6 months to 1 and a half years of community engagement prior to the 1st reading of the proposed changes to their LUB. It would appear that many residents and interested parties may require a significant more amount of time to



review these amendments. You will probably find that, upon consultation, many residents will provide excellent responses and solutions to issues in town.

This is all that I have had time to observe in my studies and is not complete, in my opinion. I have not had time to compare it to the 2012 original LUB and would appreciate more time and explanation to follow through with the changes between the years. It would be appreciated that a document would be prepared to show, side by side, the current bylaw and the proposed bylaw and your explanation of each change in the middle. (This would be different than the summary type currently provided.)

It appears that the proposed LUB was presented to council during a 5-hour evening meeting. Many counsellors are more familiar with these documents, and it appears this time was necessary for their understanding. One would then predict that the residents may require just as much, if not more time, to ask questions and understand this document too.

I would also like to state that, despite my residing 20 minutes out of town, I have elderly parents in town and, at some time, I may look at purchasing property in town. Should I not be familiar with your LUB system and all the rules that residents are instructed to follow, I would not be making an informed decision. I would request that non-residents be respected in our concerns with amendments to LUBs, especially in municipalities that are in close proximity to residences outside of the town boundaries.

Should one be open to considering my opinion, I would be opposed to the passing of this proposed LUB in its present form as, under the first timeline proposed and the March 22nd date, there was not enough time to meaningful consider and educate myself on these changes, and there are multiple and excessive changes being proposed in one document that appear to have areas of concern or misunderstanding. One would assume others living in the community boundaries would also have similar concerns.

Should any of the above concerns be more appropriate to forward to council or town administration, please let me know. As I was concerned about meeting your deadline, I will most likely forward them myself either way.

- It has been stated that the current state of the districts is clearly disjointed, however, it appears that the proposed LUB may contain the same disjointed labelling without adequate attention.

## Questions

- Who helped prepare the LUB? Who are the consultants? What are the future goals of Hanna?
- What is the experience of the Planners and what they can contribute to the Hanna LUB?
- What is the role of MPC, PRMS and the Development Officer?
- How does the bylaw adoption and amendment process work? Isn't the 2012 bylaw up to date with the recent 2022 amendments and shouldn't need to be reviewed?
- What is the FOIP process?
- What are the background reasons for all the changes in the Land Use Bylaw in Hanna? Is it really being forced on us by the Alberta government Municipal Act: maybe the voters need to demand change in the Act. The Act as I read it does not seem to differentiate between the tiny Town of Hanna and the city of Calgary. Is it really necessary to have us in Hanna being under the same control by planners as in a large city? I am very tired of civil servants writing the rules for us poor illiterate members of the population. We do have elected officials and that is supposedly how democracy works, not this totalitarian we are smarter than the population and we will decide what is best for them.

- From 1970 until 2002, the larger LUBs were changed on average every 5 years. Since 2002, they have been amended in 2012 and then proposed in 2023. Why have they only been reconsidered every 10 years over the last 20 years.
- It appears there are other documents to which the LUB must follow. The MDP is about 10 years old. Would it not have to be updated prior to the LUB?
- Bylaws - do the councilors have to vote on everything as one lump?

## Telecommunication Structure Policy Comments

- Can you also shed some light on the "letter of concurrence" for the telecommunications policy? The policy reads like towers won't need any kind of approval if they are under 15 m. That policy doesn't read near as well as the LUB.
- The Telecommunications Bylaw was also proposed at the same time as the LUB, however, it took some time before I was aware this was being proposed at the same time. There could be further explanations to clarify this document and its changes too. What is a letter of concurrence or non-concurrence?

## Comments Unrelated to the Land Use Bylaw

- You put up these sheets
- Ever since the protest in Ottawa and the resulting application of the Emergencies Act, every thinking Canadian is no longer fully trusting any level of government, the judicial system, the banks or our police forces.
- \$250 permit for fence
- Hanna is the right size, it should not expand
- What is the current bylaw on demolition of fire damaged properties?
- No smart cities, no 15-minute cities
- All bylaws should be in general terms so everyone can understand not just lawyers
- It is every community residents business
- Door Prizes?
- Peace Officer access without a warrant. (Try it). I agree! no trespassing!
- I don't agree with \$250 permit, we are getting hooped with taxes leave us alone
- Priority given to local interests for purchase or development. Hanna < Alberta < Canada < Foreign
- What Hanna residents are looking for & not getting is lower permit fees and less red tape
- Concern with the purpose and intent of the LUB "without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest." & its relation to covid.
- As concerned citizens we are angered about the wasteful and unnecessary overreach of the Town and its council upon us all. I for one do not consent to this overreach, refuse to enter any contract regarding the new LUBs, 5G technology, solar power, surveillance or sharing any of my personal info in regards to Digital ID. It's here already eg. MyAlbertaID, Digital health records, my medical status, tax information. Town and councillors' roles are to provide services for the community and to collect taxes as appropriate. We are blessed to have great services available here. Maintenance is also a big role. If there is \$\$\$\$ to spend improving our community it needs to start with repairing streets and sidewalks that are unsafe for anyone using mobility devices. I can speak on that personally as I spent almost a year in a wheelchair or with a walker. I have a motorized chair and I could not use any of the sidewalks on just 2nd ave. It's dangerous trying to get onto the street and worse to get back onto another sidewalk. We are an aging community and if I couldn't get myself around I can't imagine what it's like for someone with more disabilities than I have. If we take care and maintain the town we have already, who cares what color my front door is, or how big a front window! If anyone thinks these new LUBs are to simplify our lives, remove or change wording, trying to make bylaws clear and understanding, you are not hearing what the citizens are saying. Stakeholders own the land in this community, not municipal governments and your stakeholders are not appreciative of being talked down to, of suggesting more surveillance is for OUR benefit or that changing a few thousand words will in any way improve our daily lives.

## Next Steps

This “What We Heard Report” has been provided to Council for information and will be used by PRMS and Town staff to prepare a revised Draft LUB (Version 2).

During the bylaw approval process, residents and business owners will have the opportunity to provide their feedback directly to Council at the public hearing prior to second reading if any parts of the revised LUB are not considered satisfactory. Council can make amendments to the bylaw at any of the three readings to address any outstanding concerns.

The Land Use Bylaw comes into effect after it receives three readings. An effective date will be chosen and written into the bylaw for transparency and clarification. It was anticipated the new Land Use Bylaw could be in effect by May 1, 2023. With the additional time being added to the process to gather feedback, a new date will need to be determined by Council.