

NOTICE OF PUBLIC HEARING

Proposed Bylaw 1032-2023

The Town of Hanna Land Use Bylaw

Pursuant to the *Municipal Government Act*, being Chapter M-26 of the Statutes of Alberta, notice is hereby given that the Council of the Town of Hanna will hold a public hearing prior to the second reading of Land Use Bylaw 1032-2023. Bylaw 1032-2023 proposes to replace the current Land Use Bylaw 967-2012 with an updated Land Use Bylaw.

The Land Use Bylaw (LUB) serves as the “rule book” for the development within the Town of Hanna. The LUB regulates the development of land and buildings on a site-specific basis, based on the policy directions set by the Town’s Municipal Development Plan. The LUB regulates how land can be used, including what uses are appropriate and where they can be located. The LUB aims to balance landowner’s rights with the interests of the community.

Some of the key highlights of the proposed Land Use Bylaw 1032-2023 include:

- Anticipated effective date of January 1, 2024 with clear directions of the transition from Bylaw 967-2012;
- Compliance with all recent legislative changes to the *Municipal Government Act*, including development permit notices and timelines, responsibilities of the Development Authority, and appeals;
- No development permit required for particular uses such as a fence, a Home Occupation – Minor, Farm Animals, and roof-top solar panels (Renewable Energy Systems-Attached) where they are in compliance with the standards in the LUB;
- Clear and concise development permit application requirements;
- All uses and general terms used in the bylaw are clearly identified and defined;
- Wheelchair ramps used for accessibility are allowed to encroach into a required setback;
- Clear development regulations for specific uses such as Kennels, Home Occupations, and Accessory Dwelling Units;
- The list of permitted and discretionary uses of each land use district eliminate unintentional non-conforming uses;
- The correct land use district is applied to each property, specifically related to the intent and purpose of each land use district. In particular, the application of the C-1, C-T, C-2 and HWY-C districts on each commercial property and the application of the R-2 and MD districts on residential properties; and
- The regulations in each land use district, such as density, yard setbacks and building heights are appropriate and eliminate unintentional non-conforming buildings, in particular within the C-2 District.



Should you wish to address Hanna Council in person, a **public hearing for Bylaw 1032-2023** will be held in the Town of Hanna Community Centre at 503 5th Avenue West **on September 13, 2023 commencing at 9:00 a.m.** Council will hear from any person claiming to be affected by the proposed bylaw.

Additionally, written comments may be delivered to Box 430, 302 2nd Avenue West, Hanna Alberta, T0J 1P0 or emailed to kneill@hanna.ca; submissions will be received up to September 11th, 2023 at 4:30 p.m.

The proposed Land Use Bylaw 1032-2023 can be reviewed online at hanna.ca, or copies may be viewed Monday through Friday at 302 2nd Avenue West, Hanna from 8:30 a.m - 4:30 p.m.