

Town of Hanna



Municipal Development Plan

**Vol. 1: Background
Studies and Issues**

By-law 968-2013

Note: Refer also to Volume 2- Policies

Prepared by: Palliser Regional Municipal Services and the Town of Hanna MDP Task Force

Volume 1 is not adopted by By-law

Volume 2 is the Municipal Development Plan By-law.

TABLE OF CONTENTS

	<u>Page</u>
1.0 INTRODUCTION	6
1.1 Purpose of the Plan	6
1.2 Statutory Requirements of the Plan	6
1.3 Plan Implementation and Amendment	7
1.4 Plan Preparation Approach	8
2.0 DESCRIPTION AND ANALYSIS	9
2.1 Physical Setting	9
2.2 History	11
2.3 Population	12
2.4 Population Projections	16
2.5 Labour Force	17
2.6 Land Use	19
2.7 Economic Base	21
2.8 Housing	22
2.9 Commercial Land Use	25
2.10 Human Services	26
2.11 Engineering Services	27

TABLES

	<u>Page</u>
1. Household Data	13
2. Population Forecast	17
3. Projected Land Requirements	19
4. Existing Housing Types (2006)	22
5. Tenure of Dwelling Units	23
6. Housing market activity	24
7. School Data	26

FIGURES

	<u>Page</u>
1. Location Map	10
2. Population Growth	14
3. Population Structure	15
4. Labour Force Categorized by Occupation	18
5. Labour Force Categorized by Industry	18
6. Land Use District Map (2011)	20

3.0	LAND USE AND FUTURE GROWTH ISSUES	28
3.1	Population Growth	28
3.2	Municipal Development Plan	28
3.3	Housing	28
3.4	Population Characteristics and Community Needs	28
3.5	School Enrollments	29
3.6	Land Use Issues	29
3.7	Retail Sector	30
3.8	Community Attractiveness	30
3.9	Engineering Issues	30
3.10	Finance and Administration	30
3.11	Summary of Issues	31

1.0 INTRODUCTION

1.1 PURPOSE OF THE PLAN

The purpose of the Municipal Development Plan is to establish a statutory statement of goals and objectives for development in the Town of Hanna, and to outline strategies for achieving them. It is intended to provide the framework within which the orderly, economical and beneficial development and use of land can take place. The plan provides an opportunity for developing a comprehensive and transparent decision-making framework for Council, the public, developers and others making future oriented decisions.

The Plan is based upon an analysis of the environmental, social, aesthetic and management characteristics of the Town of Hanna. It will need to be monitored and reviewed on an ongoing basis, and amended when necessary, to respond effectively to changing trends, activities and needs.

This plan represents a very important step in the development of the Town of Hanna. It is an effort to look systematically at the development of Hanna with the benefit of comprehensive engineering and other background studies.

It is timely for the Town to adopt new long- range plan. Firstly because the existing one, adopted in 1966 and updated in 1982, was rescinded in 2004 because it was deemed to be no longer effective. Secondly, because changes have occurred in the local and regional economy over time due to trends in transportation, labour and the rural to urban population shift.

The plan touches upon areas that go beyond mere physical planning with the aim to give direction for overall community development including physical, social, cultural, economic and environmental aspects.

1.2 STATUTORY REQUIREMENTS OF THE PLAN

Municipal Government Act

A Municipal Development Plan is a statutory document. It must be adopted by bylaw of Council with a public hearing between the first and second readings. Generally, a Municipal Development Plan outlines the policies and direction for future land and building use and development in the entire municipality. The Municipal Development Plan (MDP) was previously called a General Municipal Plan (GMP). Section 632(2) of the Municipal Government Act (R.S.A., 2000, Ch M-26.1) provides that a municipality having a population of less than 3500, may, by bylaw, adopt a Municipal Development Plan (MDP).

A Municipal Development Plan:

(a) must address

- i. future land uses within the municipality;
- ii. the manner of and proposals for future development in the municipality;
- iii. the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no IDP;
- iv. the provision of the required transportation systems either generally or specifically within the municipality and in relation to the adjacent municipalities.
- v. the provision of municipal services and facilities, either generally or specifically;
- vi. policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities;
- vii. policies respecting the provision of municipal and school reserves; and
- viii. policies respecting the protection of agricultural operations.

(b) may contain

- i. proposal for the financing and programming of municipal infrastructure;
- ii. the coordination of municipal programs related to the physical, social, and economic development of the municipality;
- iii. environmental matters within the municipality;
- iv. the financial resources of the municipality;
- v. the economic development of the municipality;
- vi. any other matter relating to the physical, social or economic development of the municipality;
- vii. statements regarding the municipality's development constraints;
- viii. goals, objectives, targets, planning policies, and corporate strategies; and
- ix. sites where confined feeding operations are not allowed and why.

1.3 PLAN IMPLEMENTATION AND AMENDMENT

The Municipal Development Plan shall become a statutory document of the Town of Hanna on the day it is adopted by Council. This plan shall not relieve a person from compliance with the Land Use Bylaw nor any other document established pursuant to the Municipal Government Act. It is intended to provide the framework that will guide and inform more detailed plans and policy. In particular, the Town of Hanna Land Use Bylaw will be an important tool for implementing the policies of this Plan.

Although the MDP makes the best possible determination of future land use and development opportunities and trends it is important to realize that the plan is not a rigid statement but allows for a certain degree of flexibility to allow the Council of the Town of Hanna to react to unforeseen circumstances. If a policy area becomes invalid over time the Council may amend this MDP as it considers necessary. Pursuant to Section 230 of the Municipal Government Act, the Council shall hold a public hearing prior to giving the proposed bylaw second reading.

1.4 PLAN PREPARATION APPROACH

The Municipal Development Plan is organized in two volumes. Volume 1 consists of the background study which is the preliminary report leading to the drafting and production of the objectives and policies. The background study is undertaken to highlight and analyze the previous and rescinded General Municipal Plan Bylaw No. 649 and some of the relevant trends, issues and development options. This is done with the intent of allowing the Plan to be focused on the current areas of change and activity in the Town of Hanna. The first section outlines the context within which the policies of the Plan are based.

Section 2 is the objectives and policies of the Municipal Development Plan. It contains guiding policies to address land use issues and desired goals. It should be considered part of the overall framework for future land use and growth within the Town of Hanna. Volume Two will be adopted by Bylaw.

Volume 1:

- Background Description and Analysis
- Issues

Volume 2:

- Policies
- Implementation and Review

2.0 DESCRIPTION AND ANALYSIS

2.1 PHYSICAL SETTING

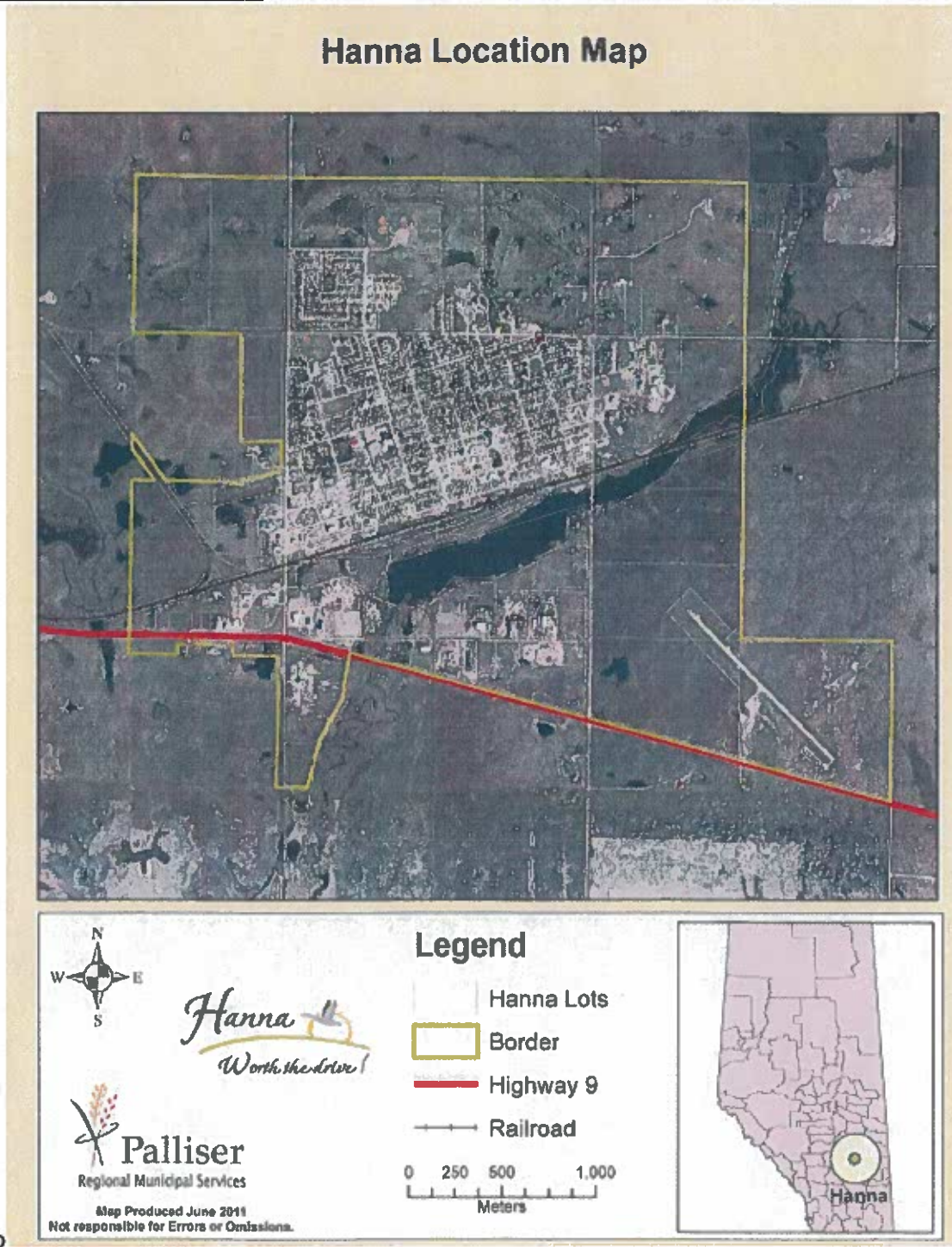
The Town of Hanna is located in East-Central Alberta within Special Area No. 2. Hanna is located 45 minutes or approximately 80 km east of Drumheller, 212 km northeast of Calgary, 114 km northwest of Oyen and 135 km north of Brooks and 70 km south of Castor. Agriculture and oil and gas extraction are the primary industries of the region with coal based power generation at the Sheerness Power Plant being a major contributor to the local employment and local economy of the area. Hanna has developed as a residential community that supports the surrounding rural areas with immediate services meeting the primary commercial and service needs of the Town and surrounding rural population. Hanna has a current population of 2,847 living in 1,295 dwellings within an area of 8.39 km² (3.2 sq mi) at an elevation of 816 m (2,677 ft) with the governing body being the Hanna Town Council presided over by a mayor. The population has recently experienced a 4.7% decrease from 2001. The Town of Hanna is the centre of a large trading area called Short Grass Country, ideal for raising beef cattle, and is home to approximately 200 businesses.

Highway 9, the major east - west transportation route, an inter-provincial highway, being the main connection route between Calgary and Saskatoon and Highway 36 (Veterans Memorial Highway) the major north-south route intersect approximately 3.5 km east of the Town of Hanna, providing excellent transportation links with surrounding areas.

The CN Reservoir is located within the Town boundaries, located on a tributary to the Bull pound Creek that flows south and eventually drains into the Red Deer River at a point east of an old CP railway station grounds called Bull Pound. Fox Lake and Helmer Reservoir are located 2.4 km to the west and the Sheerness cooling pond with the associated Prairie Oasis Park on the north shore approximately 24 km to the south provide quality camping and recreation facilities for area residents and visitors. The Town has a number of small parks and museum located throughout the community with potential to be interconnected with aesthetic pedestrian transportation options.

The topography of the land is fairly level throughout the Town with the Hanna Golf Course located along the north boundary, the CN Reservoir in the south and the Hanna Municipal Airport along Highway 9 in the southeast. The overall location map of the Town is shown in **Figure 1**.

Figure 1: Location Map



Map

2.2 HISTORY

The Hanna District was opened for homesteading in 1909, four years after Alberta gained provincial status, and was densely settled by 1912, at the time when the railway was completed in the area. The legal land description for the Town of Hanna is Section 9, Township 31, Range 14, West of the 4th Meridian based on the grid system of survey. The north half of the section was purchased from Mr. George Burkell and the south half from Mr. James Parker. The sale took place on August 7, 1912 in Saskatoon in the Old City Hall building on Third Avenue. Some of the people who attended the sale and later entered into business in Hanna were: George Burkell, James Parker, A.F. Maley, Floyd Lamb, M.S. Macleod, J. C. Treneman, Sayle Brown, George Fleming, E.W. Campbell and J.H. Stephens.



The nearest post office and store and, at that time, the centre of the community were located in Copeville, about three kilometres east of the present town site where George Cope homesteaded land. Mr. Cope was the postmaster and opened a store, owned by Beaver Mercantile, headquartered in Castor and owned by Mr. Walter, with branches in Youngstown and Garden Plains. The store was a stop of the stage coach and trucking service from Castor as well as a terminal to the nearest railroad. The major inducements to settle, at that time, in the Village of Hanna were the large agricultural area and proposed important railway centre for Hanna.

George Cope later sold the land to Mr. Holbrook and reopened the Copeville post office at a new location. When the town site was laid out, the post office was relocated on the 200 block of Second Avenue east for a short time. By December of 1912, 800 people had settled into the new town and on February 13, the Hanna Herald had reported with the heading "Hanna to be the Hub of the Railway Web of Alberta" and depicted a sketch of more than seven railway lines leading into the town. The focal point of the business section of the town has always been the hotel corner where the National Hotel had been built in 1912. Across to the south was built the first brick building, that was to have six floors, but only two had ever been completed, with the main floor to have retail space (used as a clothing store) while the second was to be used for offices. Located in a building to the southeast of the hotel was a drug store on the lower level with the upper floor used for a meeting room. Located on the northeast was another brick building which was the Union Bank and later becoming the Royal Bank, only to move later a block east. The original building then served as the Town Hall until it later moved to its current location.



Growth was very rapid after the entry of the railway as with the development of two hotels, two medical doctors, five lumber yards, four hardware stores, four grocers, three large livery and feed barns and three banks. By 1914 there was sufficient population to warrant incorporation as a Town. With Hanna being located in the Palliser Triangle, a semi-arid steppe region within the prairie provinces and faced with limited amount of rainwater and snow runoff to fill local reservoirs its growth potential was very much limited for both residential and commercial developments. Therefore the announcement in the mid 1970's of the Sheerness Coal Fired Power Generating plant coming to the area was much welcomed as a boost to the local economy and the ability to tap into the water line that would bring quality water from the Red Deer River to fill the cooling pond with a pipeline extended to the Town of Hanna and other communities thru the formation of the Henry Kroeger Regional Water Commission. Over the last 10 to 15 years Hanna has been impacted by the trend toward "just-in-time delivery", shipping products and goods by trucks instead of rail and has most likely accounted for the loss of the grain elevators and pending loss of the rail line within Hanna and area.

Hanna, it was decided as the first divisional point east of Calgary, was to be named after David Blyth Hanna (December 20, 1858 – December 1, 1938) who was born in Scotland and became the third Vice President of the Canadian Northern Railway Company. After the CNR went bankrupt and was taken over by the federal government in 1918 he was named president of the reorganized company and later appointed first president of the Board of Directors of the Canadian National Railway in 1919. He retired in 1922 and was appointed as chairman of the Liquor Control Board of Ontario.



Photo Source: Town of Hanna, Historical Photo Archives

2.3 POPULATION

1. Hanna experienced steady growth between 1921 and 1961 (refer to Figure 2) though the surrounding rural areas and hamlets were losing population. The 1981 population of Hanna was 2,816 according to the Municipal Census. Since that time, population has remained steady until 2006 with a population of 2,847.
2. During the 1960's, Hanna's population declined but this trend reversed after the 1970's. The population increased until 1986 and it has remained at a consistent level. In recent years, Hanna has found a minor drop in population from 2,986 in 2001 to 2,847 in 2006 (-4.7%).

3. Hanna's modest population growth in the 1970's was most likely caused because of its role as an administrative and agricultural service centre. However, these economic sectors have increased in technology, which reduced the demand on labour and caused negative effects on population growth since.
4. Population growth and decline in the Town of Hanna is partially attributed to the dependence on the agricultural and oil and gas economy. Since many of Hanna's businesses are based both directly and indirectly on servicing the agricultural and oil and gas sector, any downturn in commodity prices will negatively impact the Town's population. Population census shows that there is a 4.7% decrease in the population of 2,986 in 2001 to 2,847 in the year 2006 as compared to an increase of 10.6% for the rest of the province.
5. Data from the Town's 2006 municipal census indicated the average household size is approaching 2.3, which is lower than the Alberta average of 2.6. The average household size in Hanna has decreased since 1966 with the average of 3.3 persons per household (pph) and 1981 with 2.6 pph. This declining trend in household size is explained by lower birth rate, an increase in the number of elderly people and a greater proportion of young singles and couples not having children.
6. The 1983 GMP had detail on the expected effects of the Sheerness Power Plant and Coal mine on population projections. The 1983 projections were not realized due to similar employment decline during the same period in agriculture and the exodus of the CN railway from the Hanna area. Many of the employment positions related to the power plant development were hired locally and did not produce the population increase that was anticipated. The employment losses appeared to average out the gains related to the power plant construction and operations.
7. The future of the Sheerness coal fired power plant and coal mine are uncertain. The current power purchasing agreement is in effect until 2020. Any changes related to these operations could have serious implications within the Hanna and Special Area No. 2 region population and economy.

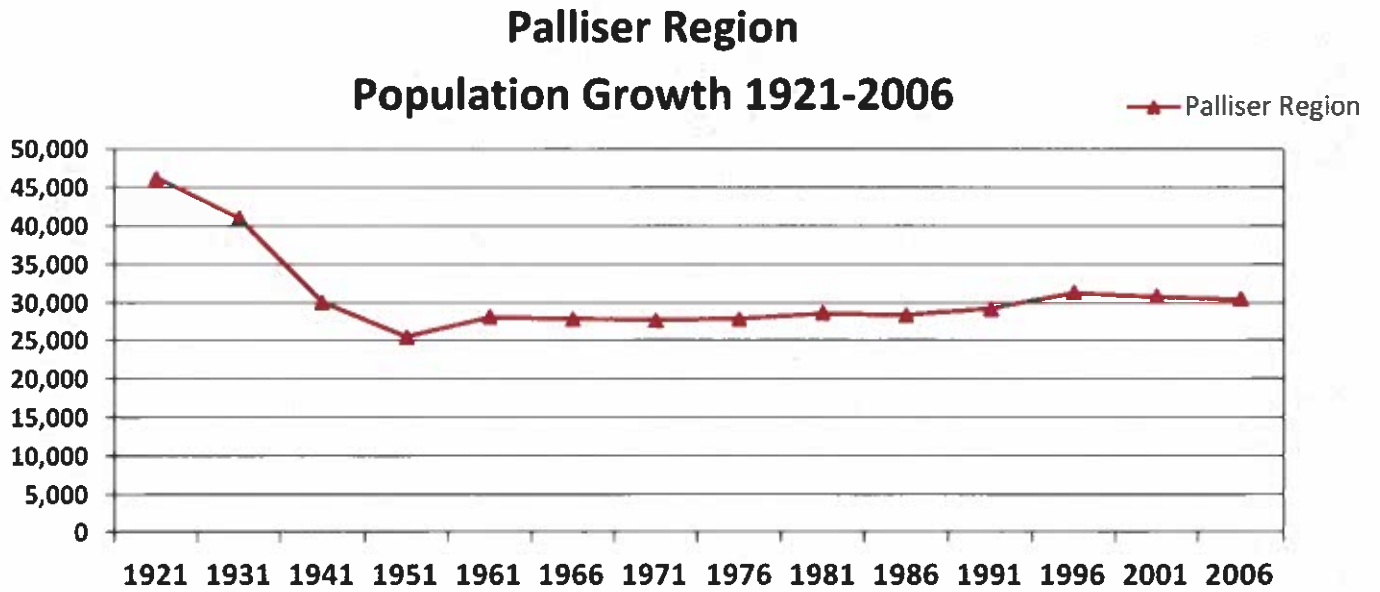
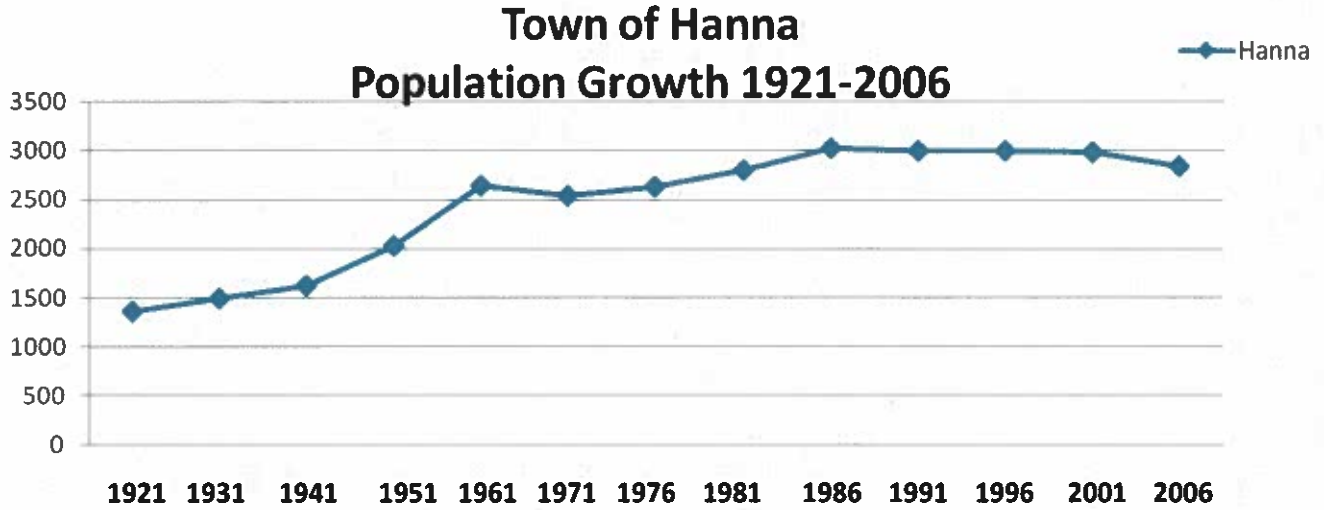
Table 1: Household Data

	1966	1976	1996	2001	2006
No. of Households	801	945	1225	1240	1245
No. of Families	629	690	760	805	820
% Family Households	78.5	73.0	62.1	64.9	65.9
Population	2,633	2,627	3,001	2,986	2,847
Average Household Size	3.3	2.8	2.5	2.4	2.3

Source: Census Data

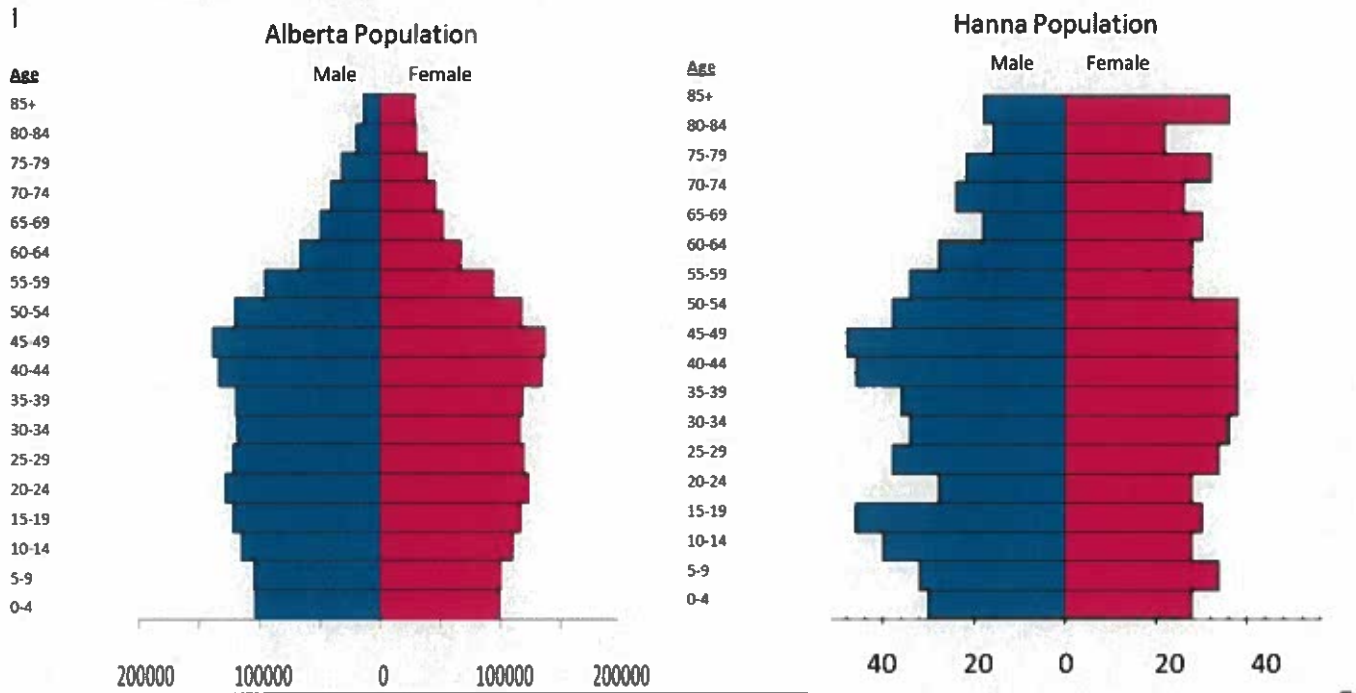
Figure 2: Population Growth

Town of Hanna vs. Palliser Region



Source: Census Data

Figure 3: Population Structure



Source: 2006 Canadian Census of Statistics

- The Population structure of the Town of Hanna is similar to the province of Alberta. The population in Hanna appears largest between the ranges of 35 to 55.

However, age groups over 60 have a significantly higher percentage compared to the overall population, especially the female population. This is partially explained by the baby-boom population of the post-war period beginning to move into retirement.

The population structure also indicates that the 20-24 age cohort is noticeably low in the town. This is deemed to be caused by the exodus of recent high school graduates for post-secondary education opportunities in larger urban centres.

2.4 POPULATION PROJECTIONS

It is important to provide estimates of population growth to anticipate the amount of land and infrastructure necessary to accommodate future development. A forecast of future population is needed in order to gain an insight into the future requirements of the Town. From an estimate of population, the following may be determined:

- a) land required for future development;
- b) capacities of water and sewer infrastructure to ensure development capability;
- c) hard services required, such as utilities and schools; and
- d) soft services required such as recreational facilities.

Based on the observed historical population trends, growth projections are difficult to determine due to the volatility in the population numbers over time. For example, if a major natural resource were found in close proximity to the Town it would have a major impact on population growth. As population has remained relatively consistent over the past 18 years it is safe to assume that with no significant changes to the local or Provincial economies, population trends will continue.

Historical growth trends are not the only factor to consider in projecting future population growth. Since the Town has a population base of 2,847 residents upon which to make these predictions, it is greatly susceptible to economic factors such as the level of economic activity, fuel prices (commuting to larger centres for employment), or competition with other rural communities, even though Hanna is predominately larger than the other rural communities for a relatively large service area. This growth rate could be altered depending on economic and social factors, such as a change in the agricultural or oil and gas industries or availability of land and housing. These potential growth factors are incorporated into the projection through the utilization of a growth rate large enough to accommodate the highest level of anticipated growth. For this reason, a sample growth scenario of 0.5% per annum is utilized. Table 2 illustrates future population levels assuming this growth rate. At a 0.5 percent growth rate the population of Hanna would be 3,222 by the year 2035 with an increase of 375 persons.

In order to plan adequately for additional land and infrastructure for a 25-year period, the consistent growth rate of 0.5% per year is applied, establishing the design population as 3,222.

Table 2: Population Forecast**Town of Hanna 2011-2036****0.5% average annual growth**

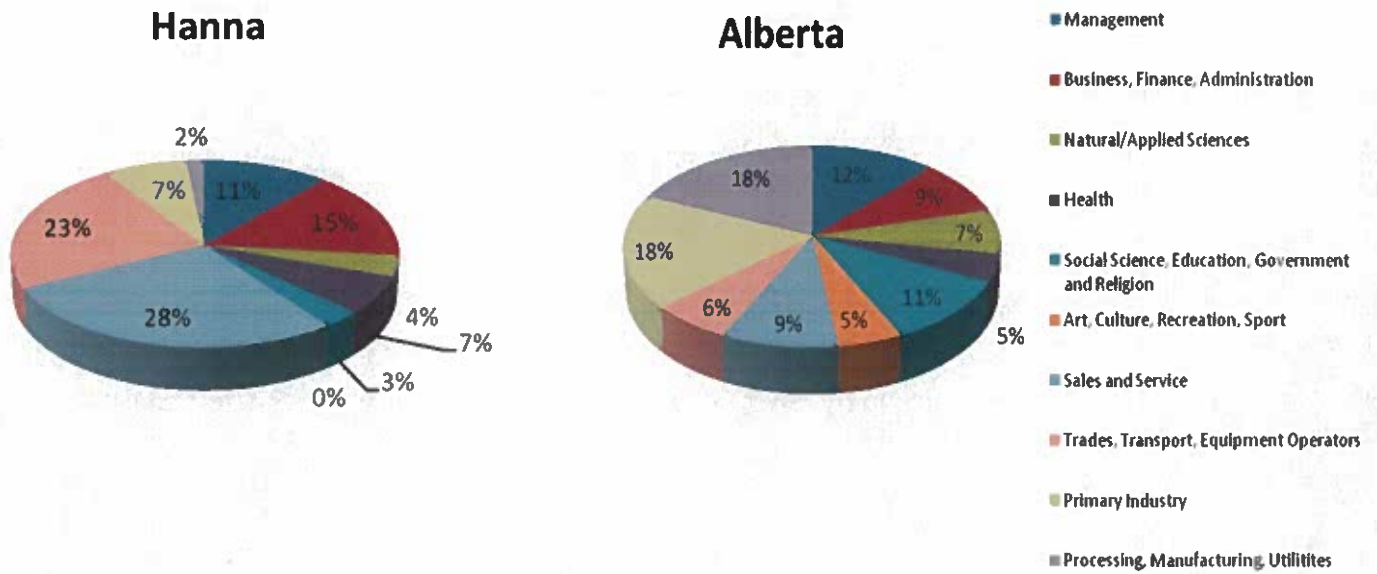
Year	Projected Population	Population Increase
2009*	2847-Actual	5/year=75
2015	2922	5/year=75
2020	2997	5/year=75
2025	3077	5/year=75
2030	3147	5/year=75
2035	3222	

2.5 LABOUR FORCE

Occupation

The figures below illustrate the Town of Hanna and Province of Alberta labour force categorized by occupation. The Town of Hanna total experienced labour force 15 years and over is a total of 1530 people. Within this total, the majority of occupations are in the Sales and Service followed closely by Trades, Transport and Equipment operators with a total of 51% of all occupations of Town residents. Within Alberta, the total experienced labour force 15 years and over is 1,928,635 people. The majority of occupations consist of primary industries (18%) and processing, manufacturing and utilities (18%).

Figure 4: Labour Force Categorized by Occupation

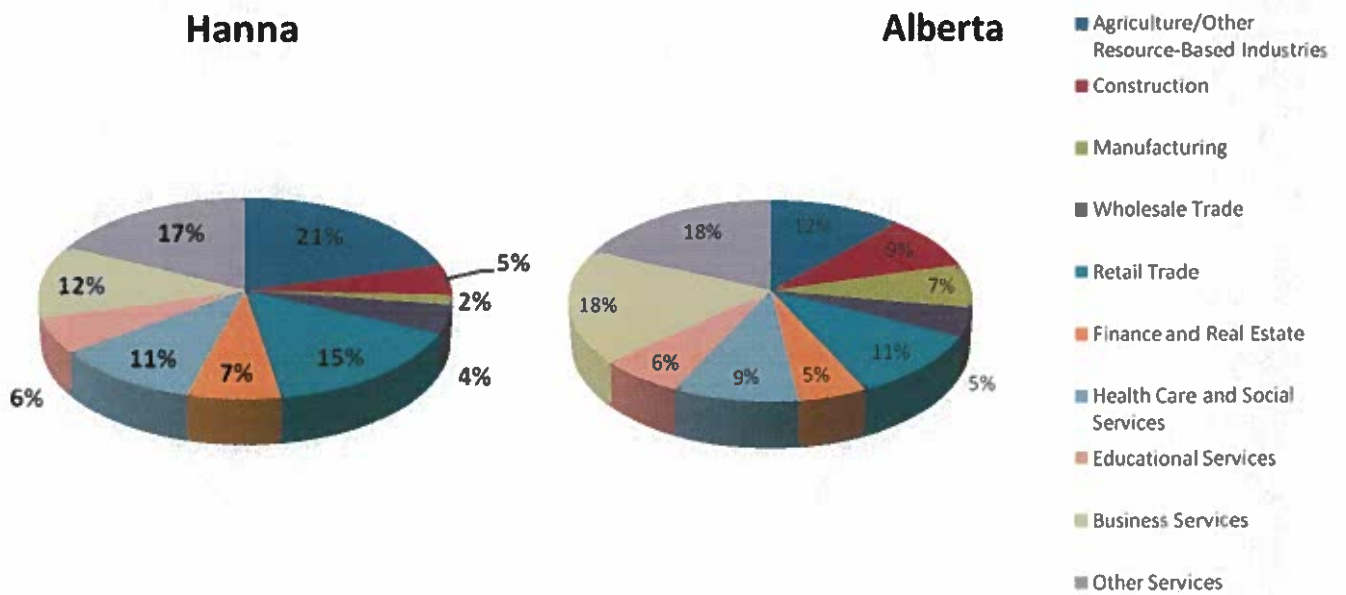


source: Statistics Canada, 2006.

Industry

When categorized by Industry, the majority of the Hanna labour force is categorized under Agriculture and other resource based industries. This category makes up 21% where in Alberta it is 12%.

Figure 5: Labor Force Categorized by Industry



Source: Statistics Canada, 2006.

2.6 LAND USE

1. **Figure 6** is the land use district map for the Town of Hanna (2011).
2. The land use map shows the Town has developed in a manner typical of smaller prairie centres with the orientation of streets and blocks parallel and perpendicular to the railway line.
3. Estimating future land needs with accuracy is difficult. However this is necessary data to determine servicing costs and to appreciate other aspects concerning Hanna's growth. Table 3 provides this information and is based on the following assumptions:
 - (1) residential land—11 dwelling units per gross hectare (5 units per acre), number of dwelling units based on occupancy of 2.3 persons per household discounted by 50 per cent resale market supply;
 - (2) commercial land— 3.25m^2 applied to population growth (commercial floor space per capita) x 2.5 (ratio of land area to floor space converted to hectares);
 - (3) industrial land—10 ha per each 1,000 population increase; and
 - (4) open space—6 ha per each 1,000 population increase.

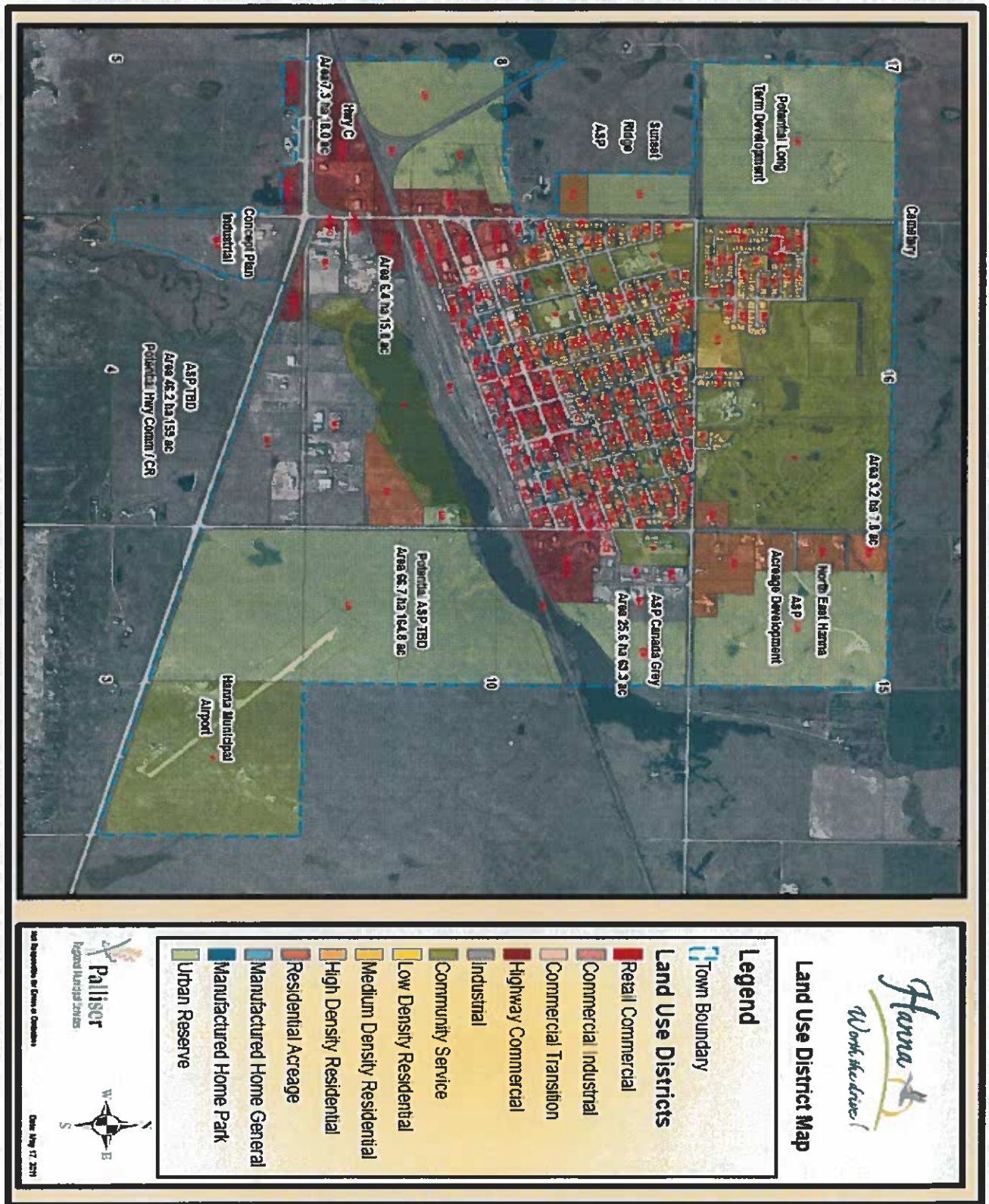
The basis for these calculations is an estimation only. Different figures would result if the above assumptions were changed.

4. The town can accommodate projected growth up to 2035 with relatively little additional land. Hence it is important land use decisions be made with care.

Table 3: Projected Land Requirements

Year	Pop	Pop Growth	Additional Requirement (ha)					Total
			New Housing Units (est.)	Res Land	Comm Land	Ind Land	Open space	
2010	2,847	75	16	1.45	0.06	0.75	0.45	2.81
2015	2,922	75	16	1.45	0.06	0.75	0.45	2.81
2020	2,997	75	16	1.45	0.06	0.75	0.45	2.81
2025	3,077	75	16	1.45	0.06	0.75	0.45	2.81
2030	3,147	75	16	1.45	0.06	0.75	0.45	2.81
2035	3,222							
Total			80	7.25	0.30	3.75	2.25	13.55

Figure 6: Land Use District Map (2011)



2.7 ECONOMIC BASE

1. The reader is referred to the Regional Profile (2010) report prepared by Palliser Regional Municipal Services. The report provides data on a variety of topics including the regional economy which forms useful background information for the Town's MDP.
2. Hanna remains an important sub-regional trading centre however retail trading areas continue to evolve as people are willing to travel longer distances for perceived increased choice and selection available at big-box stores and newer retail developments elsewhere.
3. Combined Local, Provincial and Federal Government offices employ a significant number of people in Hanna.
4. Unemployment and income levels do not appear to be of great concern although it is difficult to acquire precise data for these matters.
5. The manufacturing sector is virtually non-existent in Hanna. The major sectors by employment are transportation, agricultural services, construction and energy-related industries.
6. Commercial/ industrial areas have potential for infill on underutilized parcels and the Town has areas available for industrial/ commercial expansion (privately owned).
7. The Sheerness Generating Station and Sherritt Coal Mine operations have the potential for a major impact on economic conditions in Hanna and region. Regular communications with these key industries should be had to ensure the Town is prepared for future considerations.
8. Oil and gas servicing is another major employer in the Hanna region. The Town contains many companies related to this economic sector. Oil and gas is another topic of economic impact if and when this non-renewable resource expires.

2.8 HOUSING

1. A number of factors make it difficult to project the demand for housing. Nonetheless, developers (whether private or public) need an educated opinion concerning the number of new housing units needed to avoid an expensive over- supply of serviced land and housing stock.

An estimate of 80 additional housing units is given in table 3 based on an assumption of 2.3 persons per household and subtracting 50% for resale.

2. It is estimated the “natural” increase together will add 375 persons to Hanna by 2035. The possible effect of this for housing is the need to accommodate an estimated 32 households by 2020 and a further 48 by 2035 (32+48= 80). If we consider that at least 80 new dwelling units are needed by 2035, all of these could be accommodated through infill and new development areas within current town boundaries.

Housing demand should be reviewed on an annual basis since changes frequently occur.

3. Housing types is another factor for which data is provided in Table 4.

Table 4: Existing Housing Types (2006)

	<u>2006</u>	<u>%</u>
Single Detached	905	72.7
Semi-detached	129	10.4
Row houses	50	4.0
Apartments	134	10.8
Other dwellings	25	2.0
Total	1245	

Source: Statistics Canada, 2006.

4. Single detached houses, although dominant, are proportionally decreasing due to the cost of this low density form. Higher density housing forms are appearing and this trend will likely continue.
5. In the future, the mix of housing types could be as follows: single family/ attached 70%, condominium apartment 20% and manufactured homes 10%.
6. Hanna has an extremely low vacancy rate for rental apartments. This is of concern since current economic conditions do not encourage construction and rental accommodation is often desired by new residents and the transient workforce.

7. Table 5 shows the proportion of rental units has steadily decreased and owned units has increased.

Table 5: Tenure of Dwelling Units

	Total	Owned	Rented
2001	1240	855	380
2006	1245	900	345

Source: Statistics Canada

8. Senior citizen housing is a concern since the elderly proportion of Hanna's population is increasing. This is expected to increase further as the baby-boom generation moves into retirement.

Alberta Housing is building a new 60 unit apartment type seniors lodge structure that is to open in 2011 and will probably increase the single detached and other (for sale or rent) existing housing stock in the Town. This project is to replace an existing 30 unit senior's lodge.

9. Public Housing in Hanna includes:

- Community housing of 20 units built in 1973 and 1976 totaling 6 two bedroom duplexes and 14 three bedroom duplexes:
- Seniors Self-Contained Housing- 52 one bedroom self-contained units are available. Rent is geared to the applicant's income.
- New Lodge with 60 suites, due to open in 2012.

Life expectancy of these buildings are three generations or about 35 to 50 years.

Two main concerns exist with public housing. First, there is a lag time of 2 to 3 years from when the demand for public housing exists to when units are built. Hence, long term analysis is needed to ensure units are supplied to match demand. Second, there appears to be no comprehensive public housing study and this may be required.

10. Table 6 depicts housing starts in Hanna for the past 10 years. New housing is affected as construction costs are generally greater than appraised market value of new dwellings. This is an issue for most homeowners that require a mortgage as the mortgage is based on the appraised market value.

Table 6: Housing market activity

Housing Starts	New subdivision areas	Infill	Man. Homes
2001		1	1
2002	2		
2003	1		
2004			2
2005	1	1	2
2006	6	2	
2007	9	3	1
2008	1	2	2
2009	4	4	
2010	1	1	1
Totals	25	14	9

11. Recent years have experienced an economic depression as a significant factor to slow down the housing market activity; however, this is expected to improve with the current economic recovery.

2.9 COMMERCIAL LAND USE

1. Commercial growth has occurred mainly in the service area. The retail sector has shown a decline in both the number of outlets and employees for the years of available data.

It may be argued per capita retail sales in the Town have not held their own when the statistics are adjusted for inflation. This could be explained by the loss in population for the trading area as a whole because of rural area population decline.

2. In looking at shopping preferences, it can be concluded Hanna does capture most of its market for small and convenience items. Local data suggests that drug stores and grocery markets for instance capture majority of their respective potential business. Clothing, Furniture and other goods are lost primarily to the Calgary market, as well as to Drumheller, Stettler and Brooks.
3. In spite of the above information, a potential would seem to exist for consistency or growth in some businesses such as the industrial service sector related to power generation and oil and gas activity. Hanna may also be able to support additional motel, entertainment, specialist trades such as vehicle service and repairs, and certain retail and other service functions.

With population growth, it is likely that opportunities will arise for expansion for specific established and new businesses.

4. Niche marketing and other local services have developed in vacant downtown storefronts such as specialty coffee and house wares, eating establishments and personal care.
5. As a final observation, there is a large amount of vacant and under- utilized retail and commercial land within the Town's boundaries. This is combined with the fact that some businesses appear not to be maximizing their sales per floor space ratio. This could be related to the fact that retail development is split between three geographic areas: (1) downtown; (2) mall; and (3) highway commercial.

2.10 HUMAN SERVICES

1. The reader is again referred to the Regional Profile, (2010) which provides many insights into this topic. A few points are highlighted here.
2. Table 7 gives data for Hanna's two public schools: J.C. Charyk School (Grades 4-12) and Hanna Primary School (Grades K-3). The point to emphasize is that enrollments have been declining for demographic reasons (lower birth rates and conventional family life cycle with low job growth for newcomers/ next generation).
3. Continuing education is available in Hanna through the Learning Centre, which offers a wide variety of courses and programs to the community.

Table 7: School Data

School Name	1965	1970	1975	1980	1995	2000	2005
Hanna Primary(K-3)	523	446	351	332	253	203	162.0
J.C.Charyk Hanna(Gr4-12)	441	448	412	383	530	527	430.0
Total	964	894	763	715	783.0	730.0	592.0
	2005	2006	2007	2008	2009	2010	Projected for Sept. 2011
Hanna Primary(K-3)	162.0	173.0	163	154.0	145	141.0	139.0
J.C.Charyk Hanna(Gr4-12)	430.0	431.0	410	408.0	403	385.0	377.0
Total	592.0	604.0	573.0	562.0	548.0	526.0	516.0

4. Citizens seem to be reasonably satisfied with outdoor recreational opportunities.
5. Health care facilities need to be expanded in the future to fulfill the needs of senior citizens. The demand on professional health care workers and doctors is expected to increase in the next 5 to 10 years.

2.11 ENGINEERING SERVICES

1. A separate report (1976) outlines the existing sanitary sewerage, waterworks, storm water drainage, transportation and solid waste disposal systems and provides a utility plan to accommodate population growth.
2. The existing sewerage treatment plant has a designed service limit of 4,100 population.
3. For growth to be possible in most areas of the community sewerage lift stations, trunk mains and storm water management facilities will be required.
3. Higher volume surface runoff and storm sewers are a concern in some areas. Upgrades may be needed in specific areas.
4. The water treatment plant has been upgraded to meet regional demands and is operated by the Henry Kroeger Regional Water Services Commission. The main water source is the Red Deer River and the backup water source is Fox Lake and Helmer Dam.
5. The C.N.R. Reservoir provides a supplementary source of water for the golf course.
6. The water treatment plant is presumed to be easily able to accommodate a 1,000 population increase.
7. The study proposes a network of arterial and collector streets. Presently, certain roads have an inferior surfacing standard.
8. Within the existing utility systems there are deficiencies such as water flow inadequacies and periodic street flooding which will need to be addressed as funds permit.
9. A minimum engineering design standard should be established in order to reduce problems with private utility development (i.e. NE acreages, East properties all connected to private lines with insufficient long term servicing abilities).

3.0 LAND USE AND FUTURE GROWTH ISSUES

3.1 POPULATION GROWTH

In the future 10 to 15 years, it is expected that retirements within the baby boom generation will increase. This provides potential for Hanna to experience revitalization in the housing and employment life cycles.

With the high number of people retiring in the future, job positions will be filled by the younger population and the Town has potential to retain and attract the retired population due to the slower pace and easy access to public services such as health care and recreation. The Town of Hanna may expect population growth from these factors.

3.2 MUNICIPAL DEVELOPMENT PLAN

In recent years, public investment and land use decisions have been made without reference to a future growth plan (e.g. sewage treatment expenditures, land assembly and development and water plant). The intention of this revised plan will enable the Town to more systematically stage investments and growth.

3.3 HOUSING

Although smaller communities have lower raw land costs, trade-offs may still be necessary between the affordability and nature of housing in new areas i.e. single- detached vs. higher density.

The age and condition of the existing housing stock is a concern in some of the older areas. Infill potential is available to fulfill a good proportion of the new housing needs in the community.

While the background studies of this plan have identified demographic and other information which will help in making decision on the type of new housing to be marketed, periodic attention to these factors will be necessary.

Currently, there is a shortage of appropriate rental accommodation for both singles and families. In addition, housing shortage occurs in all variety in age and income, especially low to moderate income.

As the population ages, demand on seniors housing will relatively increase and the requirements for single detached housing may be reduced.

3.4 POPULATION CHARACTERISTICS AND COMMUNITY NEEDS

There appears to be a need for special programs and facilities for particular groups within the Town's population e.g. day care, stronger programs to welcome new arrivals, employment opportunities for recent graduates and those completing post secondary elsewhere, and facilities and care for the elderly.

The research has found a desire in Hanna's citizens (to a varying intensity) to have expanded recreation and educational opportunities e.g. indoor swimming, language training, music programs and improved technical education.

3.5 SCHOOL ENROLLMENTS

School Boards will face financial and other difficulties if the school population continues to decline. This has begun recently with the downturn in the Provincial economy and the reduction in rural school funding. From a population perspective, there is no need for new schools within the time frame of this plan.

The dilemma is that new educational programs will be needed to make the community attractive for growth.

3.6 LAND USE ISSUES

There are some general concerns on land use:

- (1) A need for a coordinated main street renewal and downtown revitalization program to increase investment and viability of the downtown core including street beautification and programs to promote the appearance and condition of downtown buildings.
- (2) Visual problems resulting from open storage of products and materials in areas that could be re-developed to a higher and better use.
- (3) Some areas of the Town appear to be in transition to different uses. This may create land use conflicts.
- (4) The two main accesses to Hanna have an image problem which is not uncommon in prairie communities. Recent community beautification initiatives such as the Highway signage and CN Station information centre have improved the appearance however more could be done with vacant and dilapidated buildings. This could be improved over time by removing vacant and dilapidated buildings and other maintenance/ environmental items including landscaping improvements.
- (5) Highway commercial areas are beginning to take on the characteristics of strip development which is a planning problem that can create site specific problems as well as detract from the economic viability of the downtown core. Highway Commercial uses should be contained to uses that service the highway traffic or require highway access and visibility as part of the land use bylaw.
- (6) The town has excellent land availability within the existing boundaries but most is privately owned.
- (7) Servicing costs are an issue when uptake is slow (holding costs) making it difficult to attract developers.

3.7 RETAIL SECTOR

For several reasons, the retail sector shows fiscal and other symptoms of losing part of its market to other communities.

People prefer to shop at big box stores rather than small retail stores, and most people are willing to travel to larger shopping centres for the perceived or real experience of increased selection and better prices.

3.8 COMMUNITY ATTRACTIVENESS

The community should continue efforts to offer an attractive lifestyle.

Hanna has a number of older buildings and attractive established residential areas with mature vegetation. These features form an important role in giving the community character and warmth. Public and private attention should be given to their preservation and enhancement.

3.9 ENGINEERING ISSUES

The reader is again referred to the separate engineering report which evaluates in detail the existing infrastructure and shows where additions and modifications are needed to serve a larger town.

Hanna has adopted a conventional approach to utility servicing (e.g. piped water and sewer) which is tied into existing provincial grant structures. This does not mean there is not room to attempt innovative solutions to problems such as adopting water conservation.

It is reasonable for the public to expect an urban level of servicing for their tax dollars but it is obvious that improvements will have to be carefully staged over time.

Immediately, attention will have to be focused on providing the infrastructure to accommodate new residential and industrial development areas, road upgrading and sidewalk maintenance in certain areas.

3.10 FINANCES AND ADMINISTRATION

A capital works schedule should be adopted which recognizes all means of funding e.g. through developers contributions, grants and local improvement. A philosophy should be adopted regarding future growth such as user pay vs. general tax revenue subsidies for the development of new areas.

The attraction of industry should be a regional priority to diversify the economy so that it is not overly reliant on the power generation and oil and gas sectors.

Revenue sharing with the Special Areas that is appropriately structured to take into consideration major rural industrial developments whereby the employees reside in the Town and surrounding area and utilize Town community services.

3.11 SUMMARY OF ISSUES

1. The Town of Hanna faces a number of planning issues to be addressed in the Municipal Development Plan policies and elsewhere:
 - Providing for new private and rental housing stock in the appropriate amount, style and physical design is of primary importance;
 - Agencies and individuals should be concerned with the issue of community attractiveness for economic development and to promote growth
 - The ability to deliver special facilities and programs for different groups of the population such as the elderly and young families is of concern;
 - Immediate land use issues exist such as the maintenance and appearance of public and private lands and buildings, town image related to its two main accesses etc.;
 - Immediate improvements and investments are required for certain engineering facilities but revenues are a severely constraining factor; and
 - Main street renewal and re-development of older areas.

2. In the longer term (5 to 15 years), the following issues will require attention:
 - Continued growth of the community, the provision of major facilities balanced with affordability;
 - Control of highway commercial development, the pattern of commercial development and the avoidance of strip development;
 - The question of the location of open storage and similar land uses;
 - Downtown planning related to retail sales, vehicle parking and urban renewal;
 - General concerns about the long-term financial viability of the municipality with rising development and operating costs;
 - Considerations for an aging population in regard to health care, housing and lifestyle.
 - Job opportunities to attract new comers and retain the local young population;
 - Need to consider a strategy to attract developers and investors;
 - Competitive and affordable housing;
 - Revitalizing downtown and core neighborhoods with infill and beautification;
 - Promote long term sustainability in municipal decisions;
 - Improve and promote local tourism facilities;
 - Retain safe community and low crime rate; and
 - Entertainment options for the enjoyment of residents and as a tourist attraction.