



Town of Hanna



Municipal Development Plan

By-law 968-2013

Vol. 2: Policies

Note: Refer also to Volume 1: Background Studies and Issues

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

**TOWN OF HANNA
PROVINCE OF ALBERTA
BY-LAW 968-2013**

A BYLAW OF THE TOWN OF HANNA, IN THE PROVINCE OF ALBERTA, TO
ADOPT A MUNICIPAL DEVELOPMENT PLAN.

WHEREAS, pursuant to the provisions of Section 632(2) of the Municipal Government Act, as amended, the Council of the Town of Hanna may, by Bylaw passed in accordance with Section 692 of the Municipal Government Act, adopt a plan to be known as:


"THE TOWN OF HANNA MUNICIPAL DEVELOPMENT PLAN"

AND WHEREAS, a Public Hearing was held on March 12, 2013, as required by Section 230 of the Municipal Government Act.

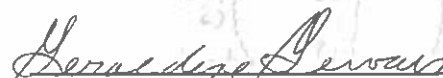
NOW THEREFORE the Council of the Town of Hanna in the Province of Alberta, duly assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as "The Town of Hanna Municipal Development Plan".
2. Council adopts as the Municipal Development Plan for those lands contained within its civic boundaries, "The Town of Hanna Municipal Development Plan."
3. This Bylaw takes effect on the date of the third and final reading.

READ A FIRST TIME THIS 12TH DAY OF FEBRUARY, 2013.



Mayor Mark Nikota



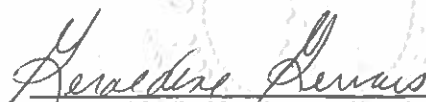
Chief Administrative Officer
Geraldine Gervais

READ A SECOND TIME THIS 12TH DAY OF MARCH, 2013.

READ A THIRD TIME AND FINALLY PASSED THIS 12TH DAY OF MARCH, 2013.



Mayor Mark Nikota



Chief Administrative Officer
Geraldine Gervais

TABLE OF CONTENTS

1.0INTRODUCTION
1.1 PREFACE
1.2 SUMMARY OF TRENDS AND ISSUES

2.0FUTURE LAND USE

3.0 RESIDENTIAL LAND USE

4.0COMMERCIAL LAND USE

5.0 INDUSTRIAL LAND USE

6.0NATURAL ENVIRONMENT

7.0INFRASTRUCTURE AND UTILITIES

8.0 TRANSPORTATION

9.0PARKS AND RECREATION

10.0 INTER-MUNICIPAL COOPERATION

11.0 IMPLEMENTATION

SCHEDULE 'A' FUTURE LAND USE MAP

1.0 INTRODUCTION

1.1 PREFACE

As the adopted statutory Municipal Development Plan, the policy statements contained within Volume 2 serve as the basis for the principal land use activities in the Town of Hanna. These policies are intended to provide a broad framework for future land use planning and development, and act as a guide for planning and managing growth in an efficient, economic and orderly manner. The policies and implementation strategies contained within Volume 2 are intended to address the Town of Hanna's land use issues and desired goals, yet be flexible to accommodate a variety of different circumstances as they arise.

1.2 SUMMARY OF TRENDS AND ISSUES

The following trends and issues identified in Volume 1 are considered the most significant for the purposes of future planning in the Town of Hanna.

1. The Town of Hanna faces a number of planning issues to be addressed in the Municipal Development Plan policies and elsewhere:
 - Population – the slow population decline is a definite concern that needs to be addressed to ensure community sustainability and success;
 - Ensuring availability of 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 a community need;
 - Immediate land use issues exist such as the maintenance and appearance of public and private lands and buildings, town image related to the 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.

2.0 FUTURE LAND USE

- 2.1 The Future Land Use Map identified as Figure 1, as amended from time to time shall be adopted as the guide for the future land use categories and development of new areas in an orderly manner in accordance with the policies of this Plan.
- 2.2 The Land use by-law should be amended to conform to the Municipal Development Plan.
- 2.3 Lands should not be re-designated from Urban Reserve "UR" – Land Use District within the Land Use Bylaw until the appropriate level of planning framework has been completed (i.e. Area Structure Plan or Conceptual Scheme).
- 2.4 Proposed Land Use Bylaw amendments shall conform to the land uses identified in Figure 1 and all provisions of the Municipal Development Plan.
- 2.5 Council shall ensure that the Land Use Bylaw and Development Agreements are in keeping with the intent of the Municipal Development Plan.
- 2.6 Applicants for planning approvals including subdivision, area structure plans and development permits may be required to hold a public meeting with the community to provide a detailed overview of the proposal including a process for public input.
- 2.7 All development shall include a sustainable community approach and contain environmentally sound development principles to limit any negative effects on land, air, water and surrounding land uses.
- 2.8 Where the Municipal Development Plan or Land Use By-law conflict with an adopted Regional Plan amendments shall be required to conform to the Regional Plan.
- 2.9 The Town shall support continued high quality inter-municipal relationships with the Special Areas and consider joint processes and regional options for future land use considerations and projects of mutual benefit for residents in the region.
- 2.10 The Town shall focus on providing a quality land use mix including appropriate residential, commercial, industrial and community service land uses for the greatest benefit to residents and businesses.

3.0 RESIDENTIAL LAND USE

- 3.1 Future residential growth shall be considered as shown in Figure 1 as a logical extension of recently developed areas. Within the next twenty five years, approximately 80 new dwelling units are projected including a variety of housing types and options.
- 3.2 The Town should adopt Area Structure Plans for new residential development areas, providing detailed policies for the proposed development and subdivision design in undeveloped areas of the Town. Specific land use classifications should not be assigned in development areas until area structure plans have been adopted to ensure that a planning framework is considered for the area prior to subdivision or development.
- 3.3 The Town should encourage the development of vacant lots where services are available within existing residential neighborhoods prior to expansion onto unserviced land.
- 3.4 Residential developments shall be sequenced to utilize those areas with excess servicing capacity first, followed by those areas where roads and services can be extended economically.
- 3.5 The Town shall encourage the development of a mixture of housing types through the Land Use Bylaw, while recognizing the preference for larger lot single-detached dwellings. Housing types should include semi-detached dwellings, multi-unit dwellings and manufactured home subdivisions that target various economic and demographic groups within the community.
- 3.6 Affordable housing options shall be considered when new subdivision areas are developed and may include narrow lot designs, modular/ manufactured homes, etc. in appropriate locations throughout the Town.
- 3.7 Appropriate site planning principles (such as proper sun orientation, energy and water conservation, use of open space, screening and buffering, density distribution, and access and circulation), should be applied to all subdivision and development applications. These principles are especially important for higher density residential developments. Guidelines and principles should be developed and adopted as part of the Land Use Bylaw.
- 3.8 To minimize the cost of services associated with new residential development, such as utility lines, garbage collection, police and fire protection, street cleaning and snow removal through efficient design and orderly and economical development.

- 3.9 To promote and support infill residential development within existing developed areas to utilize the capacity of existing infrastructure and public facilities.
- 3.10 The Town should consider policies and incentives for redevelopment in mature neighbourhoods where existing housing stock is dilapidated and may include minimum tax policies or redevelopment/ demolition incentives.
- 3.12 Acreage Residential development shall be restricted to the existing areas where land has been designated or ASP's have been adopted.
- 3.13 Land shall be serviced for development to the appropriate standards or requirements in consideration of the intensity and type of land use proposed. Private utility services (sanitary/ water) shall only be permitted at the discretion of Council.
- 3.14 The Town shall promote residential development opportunities and consider unconventional partnerships with reputable developers to reduce associated risks and increase development activity in Town.

4.0 COMMERCIAL LAND USE

- 4.1 To ensure that the Central commercial area is the primary focus of retail, office and personal service uses within the Town.
- 4.2 Downtown revitalization shall be a Council priority in association with the Chamber of Commerce and other interested economic development groups and agencies.
- 4.3 Downtown revitalization shall include design, streetscape, removal or renovation of dilapidated buildings and general maintenance initiatives.
- 4.4 To promote opportunities for mixed use development or higher density residential land uses in the downtown core.
- 4.5 Development proposals within the Central Business District shall be evaluated according to:
 - a) Maintaining a compact commercial core;
 - b) Minimizing negative impact on traffic and parking patterns; and
 - c) Encouraging compatibility of scale, design and building materials with existing and proposed surrounding land uses in accordance with statutory plans.
- 4.6 Develop options for economic development and attraction of outside investment/ business growth to the community with creative ideas and business incubation.
- 4.7 Highway Commercial areas shall be developed and maintained as specialized commercial areas providing goods and services to the travelling public.
- 4.8 The Town shall maintain and promote existing highway commercial areas and new development in appropriate locations along the highway frontage and major roadways in Town.
- 4.9 Revitalization of the Highway 9 Commercial corridor shall be a Town priority in cooperation with the Special Areas on adjoining vacant or abandoned highway commercial properties.
- 4.10 Inter-municipal cooperative planning processes shall be utilized for subdivision and development opportunities surrounding Highway 9.

- 4.11 Commercial development shall require a high standard of aesthetics and appearance with appropriate landscaping of the boulevard and business frontage area as determined by the development authority to establish a positive visual image of the Town of Hanna.
- 4.12 The Town shall support commercial development in strategic locations in Special Area No. 2 where the use requires large tracts of land with minimal services and high probability of associated land use conflicts that would be incompatible in an urban environment.

5.0 INDUSTRIAL LAND USE

- 5.1 The Town shall make efforts to ensure a sufficient reserve of industrial land is available to meet future industrial land use requirements.
- 5.2 Industrial subdivision should provide a variety of lot sizes and levels of servicing to accommodate a wide range of industrial activity.
- 5.3 Efforts should be made to locate potentially hazardous and/or noxious industrial use (i.e. bulk fuel businesses, stock yards) away from the settled areas of the town.
- 5.4 Unserviced industrial areas shall be developed in appropriate locations where land is difficult or uneconomic to provide water/ sanitary services to accommodate industrial uses that do not require servicing (i.e. Storage operations).
- 5.5 Light industrial uses in enclosed buildings may serve as transitional areas between residential and industrial land uses that may have nuisance potential.
- 5.6 Industrial development shall be encouraged to maintain a high standard of design, landscaping and screening of outdoor storage areas.
- 5.7 If development conditions warrant, the Town may wish to differentiate between light and heavier industrial uses in the Land Use By-law.
- 5.8 New industrial development should be phased to utilize land which is most economical for servicing.
- 5.9 To promote the development of safe, aesthetically pleasing industrial areas by providing adequate access and appropriate buffering and screening for adjacent land uses.
- 5.10 The appropriateness of an industrial use or location will be evaluated with full consideration to its potential environmental impact and/or nuisances it may generate in relation to existing and future residential areas. New industries that may cause land use conflicts such as air pollution, odor or excessive noise should not be permitted within close proximity to residential areas.

6.0 NATURAL ENVIRONMENT

- 6.1 The Town shall have regard for environmental limitations when considering future land use proposals.
- 6.2 The Town shall identify environmental hazards to minimize possible development constraints and potential land use conflicts
- 6.3 The Town shall ensure development and/ or subdivision proposals are compatible with surrounding land uses. The Development Authority shall consider public safety, aesthetics, noise, odor, air and water pollution or other harmful impacts when determining suitability. Where conflict is anticipated the Development Authority shall determine the mitigation measures necessary to reduce the anticipated conflicts. Terms of these conditions may be formalized as part of a development agreement between the developer and the Town.
- 6.4 Appropriate subdivision/ development setbacks should be established and maintained to protect significant water bodies in the form of environmental reserve dedication in consideration of guidelines developed by Alberta Sustainable Resource Development.
- 6.5 Commit to the protection of public health, property and the environment through the use of water management programs that provide safe and reliable drinking water, maintain healthy ecosystems and provide advanced wastewater treatment and storm water management.
- 6.6 Environmental or Municipal Reserves shall be considered surrounding the CN Reservoir when subdivision of the adjacent lands occurs to provide a significant buffer area to prevent pollution and provide a public park/ trail system.
- 6.7 The Town shall make efforts to identify and protect significant wetlands within Town boundaries in partnership with recognized agencies such as Alberta Environment and Ducks Unlimited.
- 6.8 Wetlands shall be assessed upon application for subdivision or development in accordance with Provincial guidelines and requirements and a determination made if wetland disturbance or compensation measures are necessary.

7.0 INFRASTRUCTURE AND UTILITIES

- 7.1 The Town shall provide municipal utility services in an efficient, economic and coordinated manner that will accommodate long term growth projections and goals.
- 7.2 Priority shall be given to infill development or redevelopment in areas of the Town that are serviced but not fully developed.
- 7.3 To make necessary infrastructure improvements where the existing infrastructure is inadequate for the current or future land uses.
- 7.4 To monitor infrastructure needs and performance through an effective system for all municipal infrastructure systems.
- 7.5 To ensure all utility upgrading costs required to accommodate growth are recoverable in a manner agreed to by policy (i.e. Off-site levy or other development charges, incentives, grants, etc.).
- 7.6 The Town shall consider alternative energy options to reduce the reliance on fossil fuels and external sources by implementing policies related to solar, wind, geo-thermal and other options to be considered before conventional energy sources are used.

8.0 TRANSPORTATION

- 8.1 The Town shall utilize a hierarchy of roads consisting of highways, arterials, collectors and local roads.
- 8.2 The road pattern should be designed to minimize through traffic in residential areas and prevent industrial/ commercial traffic from entering residential areas.
- 8.3 Appropriate road widths should be established for the associated road types and the anticipated traffic in the area.
- 8.4 Appropriate buffer areas should be considered from major roadways such as arterial roads and highways as a consideration for new subdivision or development.
- 8.5 The airport shall be protected from incompatible development and shall include a review of noise, flight path, building height and location in consideration of normal airport operations.
- 8.6 The Town will continue to consider alternative transportation options to ensure competitiveness, industry alternatives and options for residents including the senior and youth populations.
- 8.7 The Town shall continue to coordinate with surrounding communities regarding the potential for transportation initiatives that support regional economic development.
- 8.8 The Town shall work with Alberta Transportation for highway transportation needs including Town entrance areas and transportation options that support growth and development in the Hanna region.

9.0 PARKS AND RECREATION

- 9.1 The Town shall provide an open space and recreation system of a quantity, variety and quality appropriate to serve community residents of all age and income categories.
- 9.2 The Town shall preserve and enhance the existing facilities and determine future recreational needs that will serve the local population, attract growth and provide a level of service that resident's desire.
- 9.3 The Town shall utilize creativity with park and facility design ensuring efficiency and effective service delivery and to develop facilities as a local tourist attraction.
- 9.4 The Town shall acquire municipal and community service reserve land through the subdivision approval process as the method of obtaining sufficient land for public parks and community service needs in accordance with the Municipal Government Act.
- 9.5 The Town may defer the reserve allocation by caveat against the remaining land area if it is deemed that the terminal subdivision has not been reached (that additional subdivisions are to occur within the land area) in accordance with Section 669 of the Municipal Government Act. The deferral of reserves should be based on a recognized planning document for the land area that portrays a future use acceptable for reserve lands such as a park, school, buffer strip, or any other use acceptable in Section 671 of the Municipal Government Act.
- 9.6 Municipal Reserves shall be dedicated as money in place of land if no parks or recreation areas are determined to be located in the subdivision area through existing planning documents (i.e. Concept plan, area structure plan).
- 9.7 Municipal and Environmental Reserve shall be a consideration in the vicinity of the CN Reservoir for pollution prevention and park purposes/ walking trail and access considerations.

10.0 INTER-MUNICIPAL COOPERATION

- 10.1 The Town shall cooperate on a joint basis in the adoption of Area Structure Plans or other inter-municipal plans for specific fringe areas.
- 10.2 An inter-municipal development plan shall be developed to consider development surrounding the Town within a specified fringe area to ensure orderly development while protecting the area surrounding the Town for future expansion.
- 10.3 To ensure that incompatible rural land uses including intensive agriculture are located appropriately in consideration of sufficient land to serve as buffer from existing and future growth areas.
- 10.4 The location of future land uses within the town should take into account existing land uses outside of the Town boundaries that may pose a land use conflict.
- 10.5 The Town shall refer statutory plan/ land use bylaw amendments, development permit/ subdivision applications and other planning matters that may affect the surrounding area to the Special Area No. 2 office.
- 10.6 The Town shall support regional initiatives that provide a mutual benefit and better economies of scale for efficiency and effectiveness in the delivery of municipal services.
- 10.7 The Town shall collaborate with the Special Areas to find solutions to common concerns through an inter-municipal planning process that is based on open communication and consultation.
- 10.8 Proposed Future Annexation areas as shown in Figure 1 Future Land Use Map shall be considered for areas that are serviced/ serviceable with Town infrastructure and have potential for contiguous future urban growth and development opportunities.

11.0 IMPLEMENTATION

- 11.1 The adopted MDP serves as the basis for the principal land use activities in the Town of Hanna. These policies are intended to provide a broad framework for future land use planning and development, and act as a guide for planning and managing growth in an efficient, economic and orderly manner. The Town may require further detailed strategies and action plans to ensure the implementation of the goals and objectives of the MDP in certain circumstances. Any additional strategies adopted shall support the overall objectives, policies and statements in the MDP.