

10. Town of Hanley

10.1 – Findings:

The Town of Hanley is located in the North central portion of the WaterWolf Planning District on Highway #11. Hanley's assets include location to a major highway, close proximity to Saskatoon, a small business sector, and a K-12 school. Challenges however exist in an aging population, and maintaining a sense of community as most residents view Hanley as a bedroom community of Saskatoon. Although some of the infrastructure is aging, the town was recently connected to the Dundurn Rural Water pipeline. Roughly speaking, Hanley should be able to handle a population increase of 20% (an increase of 90-100) before a sewer system upgrade should be considered. In terms of roads, the Town is completed a paving project for the main street into town. The other roads are gravel and are in good condition. Regarding development opportunity (see Land Use Map), Hanley currently has a 20 lot subdivision in the works (to the west of the town) and a 220 acre parcel that can be development for commercial or industrial (to the south west of the town). Hanley has also identified future urban development to the North. There are currently no infill lots available.

10.2 – Objectives and Policies:

10.2.1 Objectives

- a) To bring a sense of community to the Town
- b) Upgrading sewer/water lines
- c) To fill in new residential subdivision
- d) To develop commercial or industrial around the airport
- e) To grow and develop the area north of Town

10.2.2 General Policies

- a) Council will take time and resources to interact with the community to set a vision for the future
- b) Council will work with WaterWolf on developing the Infrastructure Management Action Item set out in Section 10 of the WaterWolf Growth Management Plan.
- c) New subdivisions will benefit by being supplied by the Dundurn Rural Water Utility.
- d) Commercial and industrial development around the airport will ensure adequate separation distances from town residents.
- e) Future residential development in this area will allow efficient and cost effective access to existing infrastructure for servicing.
- f) Council may consider working with consultants on developing a streetscaping theme for Lincoln Street businesses.

10.2.3 Land Use Map

- a) Residential
 - New residential developments shall locate to the northwest of blocks 27, 28, and 29.
- b) Commercial
 - Highway commercial on the way into town shall be encouraged (parcels m,j,q,y).
- c) Community Service
 - Community service areas adjacent to the new residential subdivision to the north will offer park amenities to suit the new residents' needs.
 - The golf course will continue to be maintained as it offers a unique local service to residents of Hanley (east portion of town).
- d) Industrial
 - Future industrial developments shall locate south of the rail tracks.
- e) Future Commercial or Industrial
 - These areas are to be located in the south west of the town.
 - Developments immediately adjacent to existing industrial may be encouraged as new industrial compared to commercial.