

Report to Council

Report Title: Hanover Growth Management Plan

Prepared By: Sonya Watson, Chief Administrative Officer

Department: Administration

Date: November 23, 2021

Report Number: CAO2021-31 **File Number:** C11AD

Attachments: Hanover Boundary – Letter from Mayor Sue Patterson,
Hanover Boundary – Letter from Minister Steve Clark,
Hanover Notice of Public Meeting and Map

Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number CAO2021-31 - Hanover Growth Management Plan, prepared by Sonya Watson, Chief Administrative Officer, for information purposes and seeks Council's interest on meeting with Hanover for further discussions regarding the Hanover Growth Management Plan and boundary line adjustments.

Report:

Background:

In March 2020, the Town of Hanover started the Hanover Growth Management Report with Meridian Planning Consultations to determine Hanover's land needs for residential and non-residential lands within a 20-25 year planning period and looking towards the 50-100-year planning horizon. This report was provided in staff report CAO2021-06 in March 2021.

In May 2021 the Hanover Growth Management Plan was presented in a Public Meeting, which outlined specific areas within Brockton that would be of interest to Hanover, specifically areas 3 and 4. Input was received at this meeting from various stakeholders.

In June 2021, staff presented report CAO2021-11 to Council and it was determined that Brockton Council did not have interest in proceeding with boundary discussions with Hanover at that time.

Analysis:

The Hanover Growth Management Plan was presented in a Public Meeting on May 25, which outlined specific areas within Brockton that would be of interest to Hanover, specifically areas 3 and 4 within the attached

Public Notice and Map. Input was received at this meeting from various stakeholders. In total, 109 hectares are needed as part of this plan.

Area 3 is at the North West corner of the Hanover Boundary, and includes 150 hectares of land. Using the consultants Growth Potential Table 2, Area 3 would have 47.2 hectares predicted to be Industrial, Commercial or Institutional and 70.8 hectares for residential as 3 hectares are hydro lands and 29 are environmentally protected lands.

Area 4 is at the South West corner of the Hanover Boundary and includes 68 hectares of land, however this is significantly constrained by floodplain and environmentally protected zoning. Due to the restrictions on the 55 hectares of environmentally protected zoned lands, 100% of the remaining, 13 hectares would be for residential use. Parts of the 55 hectares, may be developable depending on studies and planning applications, the current property owner indicated that 25-32 hectares are developable, but the actual number of developable hectares are unknown at this time.

A letter from Minister Steve Clark from the Ministry of Municipal Affairs and Housing is attached outlining his direction to the Town of Hanover to further engage the surrounding municipalities and that boundary line adjustments can only be facilitated when there are active discussions between willing participants. Following this, we have received a second request from the Town of Hanover to participate in further meetings related to their growth plans. This request will involve consideration of lands within the Municipality of Brockton.

Should Council be desirous of proceeding with discussions of this manner that have the potential to significantly change the future landscape of Brockton we recommend an expert be retained on behalf of Brockton to ensure our interests are well represented. Further investigation would be required by staff to pursue the appropriate consultant or professional.

The purpose of this report is to seek Council’s interest on proceeding with future meetings with Hanover.

Sustainability Checklist:

What aspect of the Brockton Sustainable Strategic Plan does the content/recommendations in this report help advance?

- Do the recommendations help move the Municipality closer to its Vision? N/A
- Do the recommendations contribute to achieving Cultural Vibrancy? N/A
- Do the recommendations contribute to achieving Economic Prosperity? N/A
- Do the recommendations contribute to Environmental Integrity? N/A
- Do the recommendations contribute to the Social Equity? N/A

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective?
N/A

There are no financial implications with the report at this time.

Reviewed By:

A handwritten signature in black ink, appearing to be 'Trish Serratore', with a stylized, cursive script.

Trish Serratore, Chief Financial Officer

Respectfully Submitted by:

A handwritten signature in black ink, appearing to be 'Sonya Watson', with a stylized, cursive script.

Sonya Watson, Chief Administrative Officer