

Town of Hanover
Local Growth Management Scoped Comprehensive
Review

Phase 2 - Restructuring & Community Engagement
Component

Hanover - West Grey Consultations

January-April 2021

Final Addendum to Stages 1-3 Summary Report
Circulated to The Ministry of Municipal Affairs and
Housing, Western Municipal Services Office, Minister Bill
Walker and Minister Lisa Thompson on January 8, 2021

Prepared by Fournier Consulting Services for Meridian Planning
Consultants

May 5, 2021

Table of Contents

1.0	Introduction:.....	3
2.0	Stage 2 - Identification of All Provincial and Municipal Partners & Engagement Protocols:.....	4
3.0	Stage 3 - Schedule and Conduct Initial and Follow-up Meetings and Correspondence with All Provincial, Municipal and Community Leaders:.....	4
4.0	Stage 4-Next Steps.....	6

1.0 Introduction:

On January 8, 2021, the Town of Hanover (the Town) filed the Stages 1-3 summary report for the restructuring and engagement component of its Phase 2 growth management review with the manager of the Municipal Services Office - Western region and MPPs Walker and Thompson. The report documented the steps and tasks conducted by the Town and concluded with a number of restructuring options designed to meet its long-term planning growth and land supply needs that were developed through a scoped comprehensive review process in the latter half of 2020.

In early January 2021 the Town received correspondence from the Municipality of West Grey that resulted in the Town returning to the municipal engagement stage of its growth management plan. This decision was made at a Hanover Council meeting held on January 18 that was originally intended to initiate a review of the Town's growth options as part of the next steps in the process. This report documents the Hanover-West Grey consultations that occurred from January to April 2021 and serves as an addendum to the report filed with the provincial and municipal partners on January 8. This addendum will be filed with the manager of the Municipal Services Office - Western region and MPPs Walker and Thompson. In addition, copies of this report will be circulated to all of the municipal partners at both the county and local levels, who have participated in the engagement process initiated by the Town in June 2020.

On January 17, 2021, The Town's CAO/Clerk received a letter from the CAO of the Municipality of West Grey confirming that at a special council meeting on January 15, 2021, staff had been directed to... *"attend future meetings to discuss options to further the discussions as it relates to West Grey"*.... This letter was included in the Phase 2 restructuring component of the growth management presentations by Meridian Planning Consultants (MPC) consulting team to the Town of Hanover council on January 18. Council was also informed that following a discussion between the Town's CAO/Clerk and the CAO of West Grey earlier on the same day, a meeting was scheduled to follow-up on the matter on January 22. Consequently, the letter from the Municipality of West Grey prompted the Town to return to the consultation stage of the engagement process.

This report and supporting documentation serves as an addendum to the report circulated to all provincial and municipal partners on January 8. The tasks and steps conducted by the Town are detailed in the Addendum to the Stages 2-3 - Appendix E-Task and Tracking Log attached to this report.

2.0 Stage 2 - Identification of All Provincial and Municipal Partners & Engagement Protocols:

A copy of the letter dated January 17, 2021 from the Municipality of West Grey is included in the Addendum to the Stage 2 - Appendix C - Partner Identification and Engagement Process attached to this report.

3.0 Stage 3 - Schedule and Conduct Initial and Follow-up Meetings and Correspondence with All Provincial, Municipal and Community Leaders:

The key activities and outcomes are summarized below:

- Presentations were made by the consulting team to Hanover Town Council on January 18 which summarized the outcomes achieved to date (June-December 2020) with regard to the Town's growth management planning and restructuring-engagement processes;
- A productive joint meeting between Hanover and West Grey staff and the Town's consultants (MPC & FCS) held on January 22 concluded with an agreement to continue discussions and West Grey staff agreeing to seek further support from the Council of West Grey;
- At the West Grey council meeting held on February 2 a delegation presentation from Jim Magwood and West Grey staff report were received. A resolution (#93-2021) was adopted at this meeting that: 1. directs staff to continue participating in discussions with Hanover; 2. appoints two (2) members of council to participate in future joint meetings; 3. asks council to consider a presentation by the Hanover consulting team to West Grey's council on the Town's restructuring-engagement process and related timelines; and 4. directs the Mayor of West Grey to send a letter of apology for the delay in responding to letters sent previously from the Town's Mayor;
- A letter of apology dated February 8 from the Mayor of West Grey to the Mayor and Council of Hanover is received;
- At a council meeting held on February 16, the Town confirmed the appointment of Mayor Sue Paterson and Councillor Dave Hocking for the purpose of representing the Town at all future joint meetings with the Municipality of West Grey (Council Resolution #17-21) and subsequently advised the Municipality of West Grey in writing on February 18; and

- At a joint Hanover-West Grey meeting held on March 4, West Grey representatives indicated a preference for solving common long-term growth concerns through service agreements, as has been the case with other neighbouring municipalities that border West Grey. It was also agreed to schedule another joint meeting in six weeks as an appropriate step forward. Discussions concluded with agreement on the following next steps;
 - The Town's consultants will attend and make a presentation to the Council of West Grey on the Town's Phase 2 - Growth Management Planning and Restructuring-Engagement projects, on April 6; and
 - Decisions to move forward will be made at a later date with input from both councils;
- Randy Scherzer, Grey County Director of Planning, forwards to the CAOs for Hanover and West Grey the Grey County *Municipal and Growth Boundaries Addendum Report* that was subsequently presented at the County Committee of the Whole meeting on March 25. The addendum report is considered by the Town's consulting team as supportive policy framework that will facilitate further discussions on future growth planning and restructuring options between Hanover and West Grey;
- A final draft version of the Town of Hanover Phase 2-Stages 1-3 Addendum Report regarding the Hanover-West Grey Consultations from January 22- March 4, 2021 is forwarded to the CAO of West Grey for review and comments on March 31, 2021 (*Note this draft version is replaced with a final version that includes Hanover-West Grey consultations that extended beyond March 4 to April 20, 2021*);
- In correspondence addressed to B. Tocheri, dated April 16 from L. Spencer, Manager of Planning and Development, the Municipality of West Grey requests clarification on specific elements of the Town's growth planning-restructuring and community engagement initiative before reconvening any future meetings between Hanover and West Grey;
- On April 20 the CAO for West Grey, provides comments on the draft Town of Hanover Phase 2 Growth Management Plan- Stages 1-3 Restructuring & Community Engagement Component Addendum Report that confirm the Municipality's commitment to explore all options and continue with meetings with Hanover while at the same time raises concerns over the Town's 20-25 year growth projections and the need for a 50-100 year planning horizon. These

comments are linked to the request for clarification in the letter from West Grey dated April 16;

- N. McDonald, MPC prepares a memorandum for B. Tocheri that addresses each of the specific questions regarding the Town's approach in the letter from West Grey dated April 16, 2021. The response provides a compelling case with supporting documentation for the immediate need to explore and determine the most appropriate growth planning option(s) within and beyond the 25 year planning horizon. The Town of Hanover delivered the memorandum to the Municipality of West Grey on May 5.

Copies of all of the relevant documentation regarding the consultations with the Municipality of West Grey are included in the Addendum to the Stage 3 - Appendix D- Initial & Follow-up Meetings & Correspondence with all Provincial, Municipal and Community Partners attached to this report.

4.0 Stage 4 - Next Steps:

This report documents the consultations that took place between the Town of Hanover and the Municipality of West Grey from January to April 2021 and, as such, serves as an Addendum to the report filed with the Ministry of Municipal Affairs and Housing, Western MSO office manager and local provincial MPPs Walker and Thompson on January 8, 2021. Copies of this addendum report will also be circulated to the Counties of Bruce and Grey and the Municipality of Brockton for the purposes of keeping all participants informed.

This report concludes the Phase 2-Stages 1-3 Restructuring and Community Engagement component of the Town of Hanover's Growth Management Plan conducted by MPC. The Town of Hanover will now undertake the next phase to examine its options and determine the next steps to meet its long term growth planning and land supply needs.

Respectfully submitted



Stephen Fournier

Fournier Consulting Services

Addendum to Appendix E
Town of Hanover Municipal Restructuring-Community Engagement Project
Phase 2 - Stages 2 - 3 Task & Tracking Log

Addendum to Appendix E
Town of Hanover Municipal Restructuring-Community Engagement Project
Phase 2 - Stages 2 - 3 Task & Tracking Log
Prepared By Fournier Consulting Services (FCS)
January 8-May 5, 2021

Engagement Details - Dates and Participants	Responses - Dates and Actions
<p>January 8, 2021:</p> <p>FCS emails a copy of the <i>Phase 2 - Stages 1-3 Restructuring & Community Engagement Component Report</i> forwarded by the Town to the Manager of MMAH MSO Western office and MPPs Bill Walker and Lisa Thompson earlier on January 8 to the CAO & Director of Planning, Grey County; the CAO, County of Bruce; and CAOs of the Municipalities of Brocton and West Grey.</p> <p>FCS advises the Town is planning to host a virtual meeting with the Ministry and local MPP offices next week to go over the report and extended an invitation to attend; an invitational link to this meeting will be sent to each participant early next week; the Town will commence its review of the report at a council meeting scheduled on January 18; and directed the recipients to forward any comments or questions about the report to CAO/Clerk Brian Tocheri.</p>	<p>January 8, 2021:</p> <p>Chris Fell, EA for MPP Walker email Brian Tocheri, asking if the Town is planning to schedule a meeting with Mr. Walker to go over the report. Brian Tocheri advises the Town is willing to schedule and host a meeting for both MPP Walker and Thompson and the Manager of MMAH MSO Western office, ideally before the next Council Meeting on January 18. The Town asks to be advised if a combined meeting is possible and asks for available dates and times.</p> <p>January 12, 2021:</p> <p>Email response from Laura Johnston, CAO West Grey, asking to include her and the municipality's planner in the meeting invitation. FCS forwards the request to the Town and Meridian Planning Consultants (MPC) and advises Ms. Johnston.</p> <p>January 15, 2021:</p> <p>B. Tocheri provides FCS and MPC with an update on the Council meeting preparations for January 18:</p> <ul style="list-style-type: none"> • The agenda for Monday and reports received to date (SFC, Watson and Palmer) are posted on the Town's website;

	<ul style="list-style-type: none"> • The public link has been sent to the county and municipal CAOs, the media, the Town's planning advisory and economic development committees and several local parties. The CAOs were invited to forward the link to their planners, councils and anyone else they thought would be interested as part of the Town's commitment for transparency; • Confirmed the council presentation panelists and directions for forwarding comments or questions during the introductory and concluding remarks; and • The Town has not heard from MPP Walker's office so that meeting will not take place before Monday. <p>FCS also advises Brian Tocheri and MPC that he touched base with the MSO Western office to ensure the contact staff member, Charlotte Gaza, Municipal Advisor, was aware of the delivery status of the Town's Phase 2 report.</p> <p>January 22, 2021: Charlotte Gaza, Municipal Advisor, MSO Western Office, acknowledges receipt of the Town's Phase 2 - Restructuring-Engagement Report in an email to FCS.</p> <p>January 25, 2021: FCS follows up with an email advising Charlotte Gaza that the Town received a letter from the Municipality of West Grey and that an initial meeting was held on January 22 with Town of Hanover staff and consultants and the CAO and managers of planning and public works of West Grey. FCS</p>
--	---

	<p>advises discussions remain on going and the Town will forward an addendum to the Phase 2 report the MSO Western office once the initial round of discussions with West Grey are completed.</p>
<p>January 17, 2021: CAO Johnston, West Grey, emails Brian Tocheri with an attached letter advising that the Council of the West Grey held a special meeting on January 15 where direction was given to staff to attend future meetings to discuss options as they relate to West Grey. Please refer to Addendum to Stage 2 - Appendix C for a copy of the letter. Ms. Johnston also requests to speak with Brian Tocheri about the matter on the following day, January 18.</p>	<p>January 17, 2021: B. Tocheri forwards a copy of the email and letter to Mayor, Deputy-Mayor, FCS and MPC.</p> <p>January 18, 2021: B. Tocheri speaks to CAO Johnston and a decision is made to schedule a meeting on January 22 with the West Grey CAO and Director of Planning. The Director of Public Works and Infrastructure for West Grey is added to the list of participants at the request of the CAO on January 19.</p> <p>B. Tocheri also forwards copies of the letter from West Grey to MPPs Walker and Thompson, C. Gaza, Municipal Advisor of MMAH MSO Western office and the CAOs for the Counties of Bruce and Grey and the Municipality of Brockton and advises a meeting with the West Grey staff is scheduled on January 22.</p> <p>January 19, 2021: Chris fell, EA. MPP Walker office confirms receipt of the letter from West Grey and the update provided by B. Tocheri.</p> <p>Zoom invitations are emailed to all participants for the</p>

	<p>meeting hosted by the Town at 10:00 am, January 22.</p> <p>FCS emails agenda for the meeting with West Grey staff to all participants. Please refer to Addendum to Stage 3 Schedule D for a copy of the meeting agenda.</p>
<p>January 18, 2021:</p> <p>The Town's consulting team, MPC, FCS, Watson and Associates and GM Blue Plan make presentations to Town Council on the Phase 2 growth management and restructuring components. Council is advised that (a) staff members of West Grey have been directed by its council to meet with the Town to discuss the restructuring options further and (b) a meeting is scheduled for January 22, at which time the Town's CAO, FCS and MPC will meet with the West Grey staff to discuss the matter in more detail and report back to the Hanover council. Please refer the Addendum to Stage 3 Schedule D for a copy of the Council agenda and presentations made to Council.</p>	
<p>January 22, 2021:</p> <p>MPC, FCS and staff of Hanover and West Grey conduct the scheduled virtual meeting on January 22. Please refer to meeting summary notes in the Addendum to Stage 3 - Schedule D.</p>	<p>January 26, 2021:</p> <p>Brian Tocheri advises FCS that he has received an email from Laura Johnston confirming staff will be seeking direction from council at the West Grey council meeting on Feb. 2; further advised a staff report that confirms the meeting on Friday January 22 was productive; requesting council to consider appointing a couple members to participate in further meetings, and lastly, if council wants, they can invite Hanover to present now or later in the project.</p> <p>January 26-28, 2021:</p> <p>FCS circulates and receives comments from all participants</p>

	on the summary notes for the meeting held on January 22.
<p>February 1, 2021:</p> <p>B. Tocheri advises FCS, MPC and Hanover staff and council members that Jim Magwood is scheduled as a delegation and forwards a copy of the Hanover growth planning report prepared by West Grey staff for the West Grey council meeting on February 2. A copy of the report is found in the Addendum to the Stage 3- Schedule D.</p>	
<p>February 2, 2021:</p> <p>West Grey council receives both the Magwood delegation and the staff report on the Town of Hanover's growth management planning. The West Grey council subsequently adopts a resolution that: 1. directs staff to continue participating in discussions with Hanover; 2. appoints two (2) members of council to participate in future joint meetings; 3. asks council to consider a presentation by the Hanover consulting team regarding the engagement process and related timelines; 4. and directs the Mayor to send a letter of apology for the delay in responding to the Town's Mayor and council.</p>	<p>February 5, 2021:</p> <p>West Grey CAO forwards a copy of West Grey Council Resolution #93-2021 to Hanover CAO, who in turn forwards to MPC and FCS. Please, refer to copy of the West Grey council resolution #93-2021, in the Addendum to the Stage 3-Appendix D.</p> <p>February 17, 2021:</p> <p>B. Tocheri forwards the letter of apology from Mayor Robinson dated February 8, 2021 to Mayor Paterson and council - copy is located in the Addendum to the Stage 3 - Appendix D.</p>
<p>February 10, 2021:</p> <p>B. Tocheri hosts teleconference with MPC & FCS to discuss next steps, including: (a) preparation of agenda for next joint meeting with West Grey (FCS); (b) update Charlotte Gaza, Western MSO office on West Grey-Hanover consultations and seek preliminary feedback on the Town's Phase 2 - Stages 1-4 report filed with ministry staff on January 8; FCS recommends Grey County staff be invited to attend next Hanover-West Grey joint meeting; and MPC provides updates on</p>	<p>February 11, 2021:</p> <p>FCS emails draft resolution for council appointments to B. Tocheri.</p> <p>February 17-18, 2021:</p> <p>B. Tocheri advises L. Johnston, CAO, West Grey that Hanover Council appointed Mayor Sue Paterson and Councillor Dave Hocking to attend all Hanover-West Grey</p>

<p>Phase 2 - growth management (20-25 years) planning work.</p> <p>B. Tocheri proposes to schedule next joint meeting in the first week of March 2021 and advises Hanover Council will formally appoint two (2) members of council on February 16 to attend all future joint meetings with West Grey.</p>	<p>joint meetings - refer to copy of the letter dated February 18 and Resolution #17-21 in the Addendum to the Stage 3 - Appendix D; and</p> <p>B. Tocheri forwards a copy of the Hanover resolution #17-21 to the CAOs of Bruce and Grey Counties and the Municipality of Brockton.</p> <p>B. Tocheri confirms that the next Hanover-West Grey joint meeting is scheduled on March 4 at 9:00 am.</p> <p>February 18, 2021: FCS provides C. Gaza, MMAH/MSO Western office with an update by email on the Hanover engagement process regarding meetings with the Municipality of West Grey and seeks initial feedback from the ministry staff on the Town's submission to the MSO office on January 8 – No response is received to date.</p>
<p>February 18, 2021: FCS suggests by email to Hanover and West Grey CAOs, B. Tocheri and L. Johnston, that a staff member from Grey County be invited to attend the Hanover-West Grey joint meeting scheduled on March^h.</p> <p>FCS circulates draft agenda for the March 4 joint meeting to B. Tocheri and L. Johnston for review and comments</p>	<p>February 18, 2021: West Grey and Hanover CAOs, B. Tocheri and L. Johnston concur with the suggestion by FCS. West Grey County CAO K. Wingrove confirms R. Scherzer, Director of Planning, will attend March 4 joint meeting.</p> <p>February 24, 2021: FCS emails final copy of the agenda regarding the Hanover-West Grey joint meeting on March 4 to B. Tocheri and L. Johnston for distribution to all participants - refer to copy of the agenda for March 4 Hanover-West Grey Joint meeting in the Addendum to the Stage 3 - Appendix D.</p>

	<p>March 2, 2021: B. Tocheri emails Zoom meeting details for the March 4 joint meeting to all participants.</p>
<p>March 1, 2021: MPC contacts FCS and B. Tocheri by email regarding preparation of meeting with Hanover for the joint meeting with West Grey on March 4.</p>	<p>March 3, 2021: MPC, FCS, B. Tocheri, Mayor Paterson and Councillor Hocking conduct Zoom preparation meeting.</p>
<p>March 4, 2021: Hanover-West Grey joint meeting - refer to copy of the summary notes for March 4 Hanover-West Grey Joint meeting in the Addendum to the Stage 3 – Appendix D.</p>	<p>March 4, 2021: It was agreed the Town's consultants will attend and make a presentation to the Council of West Grey on the Town's Phase 2 - Growth Management Planning and Restructuring-Engagement projects, on April 6th and decisions to move forward will be made at a later date with input from both councils.</p> <p>March 9, 2021: West Grey CAO confirms by email to Brian Tocheri the invitation regarding the presentation by Town's consultants at the West Grey Council meeting on April 6th.</p> <p>March 31, 2021: B. Tocheri provides Zoom link to all members of Hanover Town Council for the presentation by MPC and FCS at the West Grey Council meeting on April 6th.</p>
<p>March 22, 2021: Randy Scherzer, Grey County Director of Planning, forwards link to</p>	<p>March 23, 2021: Nick McDonald advises FCS by email that the addendum</p>

the Hanover and West Grey CAOs for the Municipal and Growth Boundaries Addendum Report that was subsequently presented at the County Committee of the Whole meeting on March 25 th . Copy of the Grey County Municipal Boundaries Addendum Report is set out in the Addendum to the Stage 3 - Appendix D.	report is supportive and facilitates further discussions between Hanover and West Grey.
<p>March 31, 2021:</p> <p>FCS emails a final draft version of the Town of Hanover Phase 2- Stages 1-3 Addendum Report regarding the Hanover-West Grey Consultations from January 22- March 4, 2021 for review and comments by L. Johnston, CAO West Grey. <i>(Note this-March 31-version is replaced with a final version that includes Hanover-West Grey consultations up to May 5, 2021.)</i></p>	<p>April 20, 2021:</p> <p>Email Response from L. Johnston, CAO West Grey, to FCS's request for comments on the draft Town of Hanover Phase 2 Growth Management Plan- Stages 1-3 Restructuring & Community Engagement Component Addendum Report. Please refer to the copy of this response in the Addendum to the Stage 3 - Appendix D.</p>
<p>April 6, 2021:</p> <p>FCS and MPC make presentations on the Town's Phase 2 - Growth Management Planning and Restructuring-Engagement projects at West Grey Council meeting. Copies of the presentations are found in the Addendum to the Stage 3 - Appendix D.</p>	
<p>April 14, 2021:</p> <p>Virtual meeting held with B. Tocheri, D. Tedford, N. McDonald, S. Fournier, Mayor Paterson and Councillor Hocking to initiate a review of potential growth areas and determine next steps.</p>	
<p>April 16, 2021:</p> <p>In correspondence addressed to B. Tocheri from L. Spencer, Manager of Planning and Development, West Grey requests clarification on six specific elements of the Town's growth planning-restructuring and community engagement initiative before reconvening any future meetings between Hanover and West Grey- for details please refer to a copy of the letter in the Addendum to the Stage 3 - Appendix D.</p>	<p>April 21, 2021:</p> <p>B. Tocheri responds to L. Spencer by email confirming receipt of the letter from West Grey and advising the Town will consider all of the comments contained in the letter, discuss with council and respond accordingly.</p>

	<p>April 28, 2021: N. McDonald, MPC responds to the specific comments in the letter from West Grey dated April 16, 2021 in a draft memorandum to B. Tocheri.</p> <p>May 5, 2021: The Town of Hanover delivers a final copy of the Memorandum prepared by MPC for B. Tocheri to the Municipality of West Grey-for details please refer to a copy of the Memorandum in the Addendum to the Stage 3 - Appendix D.</p>
<p>April 28, 2021: Hanover CAO and CBO meet virtually with FCS and MPC to discuss wrapping up the final Phase 2- Stages 1-4 addendum report regarding consultations with West Grey, initial discussion on growth planning options and next steps and finalizing a response to the letter from West Grey dated April 16, 2021.</p>	<p>April 28, 2021: Meeting concludes with a decision to schedule a special meeting of Town Council in order to obtain direction on these matters. The meeting was held on May 3, 2021.</p>

Addendum to Stage 2-Appendix C-Partner Identification and Engagement Process:

- #1-Letter of Response to Town of Hanover CAO from the CAO of West Grey confirming direction of the West Grey council to its staff to meet with the Town dated January 17, 2021.



**Corporation of the
Municipality of West Grey**

402813 Grey Road 4
RR2 Durham, ON N0G 1R0
519-369-2200

January 17, 2021

Brian Tocheri, CAO/Clerk
Town of Hanover

By email to: btocheri@hanover.ca

Dear Brian,

Re: Town of Hanover – Phase 2 – Stages 1-3 Restructuring & Community Engagement

Thank you for your most recent correspondence in December 2020 regarding this matter. At the January 15, 2021 special meeting of West Grey council, which was the first time council met regarding this, direction was given to staff to attend future meetings to discuss options to further the discussion as it relates to West Grey.

Brian, we look forward to working with the parties involved. I would certainly appreciate it if you could share this confirmation with your council and consultant team, perhaps at the special meeting of Hanover council on January 18, 2021.

With thanks,

A handwritten signature in blue ink, appearing to read "Laura Johnston".

Laura Johnston
Chief Administrative Officer/Deputy Clerk

Copy: L. Spencer, Manager, Planning and Development
G. Scharback, Director, Administration/Clerk

Addendum to Stage 3 - Appendix D - Initial & Follow-up Meetings & Correspondence with all Provincial, Municipal and Community Partners:

- #1-Copy of Town of Hanover Special Council Meeting Agenda and Phase 2 - Growth Management & Restructuring component presentations January 18, 2021;
- #2-Working Agenda for Hanover-West Grey meeting January 22, 2021;
- #3-Summary Notes from Hanover-West Grey meeting held on January 22, 2021;
- #4-Copy of staff report on the Hanover-West Grey January 22, 2021, Meeting Update for the West Grey Council meeting scheduled on February 2, 2021;
- #5-Copy of resolution # 93-2021 approved by the Council of the Municipality of West Grey on February 2, 2021;
- #6-Copy of a letter of apology dated February 8, 2021 from Mayor Robinson of West Grey to the Mayor and members of Council regarding the Town of Hanover's growth planning-restructuring initiatives;
- #7-Copy of letter dated February 18, 2021, and resolution #17-21 from the Town of Hanover to the Municipality of West Grey regarding the appointment of Mayor Paterson and Councillor Hocking to represent the Town at all future joint meeting with the Municipality of West Grey;
- #8-Copy of Agenda for the Hanover-West Grey Joint Meeting scheduled on March 4, 2021;
- #9-Summary notes from the Hanover-West Grey joint meeting held on March 4, 2021;

- #10-Copy of Grey County Addendum to PDR-CW-17-20 Municipal Growth Boundaries Planning Report Update presented to County Council on March 25, 2021;
- #11-Copy of presentation made by FCS on the Town of Hanover *Restructuring and Community Engagement Component* of the Phase 2 Growth Management Plan to the West Grey Council on April 6, 2021;
- #12- Copy of presentation made by MPC on the Town of Hanover Phase 2 Growth Management Plan- *Charting A Path for future Growth and Development in The Town* to the West Grey Council on April 6, 2021;
- #13-Copy of letter dated April 16, 2021 to B. Tocheri CAO/Clerk, Hanover from L. Spencer Manager of Planning and Development requesting clarification on six elements of the Town's restructuring and growth planning initiative;
- #14- Copy of email response dated April 20, 2021 from L. Johnston, CAO, West Grey regarding comments on the draft Town of Hanover Phase 2 Growth Management Plan- Stages 1-3 Restructuring & Community Engagement Component Addendum Report; and
- #15-Final Copy of the Memorandum prepared by N. McDonald, MPC on May 3, 2021 addressed to B. Tocheri, CAO/Clerk, Hanover and delivered by the Town to West Grey on May 5, 2021 in response to the letter received from West Grey (#18 above) dated April 16, 2021.

SPECIAL COUNCIL MEETING AGENDA

Monday January 18, 2021 | 4:00 pm
Virtual Meeting via Zoom

ZOOM MEETING PUBLIC ACCESS WEBSITE
<https://us02web.zoom.us/j/84181117047>

CHAIRPERSON – Mayor Sue Paterson

- 1. CALL TO ORDER**
- 2. DISCLOSURE OF PECUNIARY INTEREST**
- 3. REPORTS**
 - 3.1.** Meridian Planning, Nick McDonald – Draft Official Plan Amendment (OPA) for Hanover Special Policy Areas
 - 3.2.** GM Blueplan, Matthew Fisher – Servicing Feasibility in New Residential and Industrial Areas (verbal)
 - 3.3.** Watson & Associates, Jamie Cook – Impact of OPA on Land Supply and Land Needs for 25 Year Period
 - 3.4.** Meridian Planning, Nick McDonald – Next Steps for OPA
 - 3.5.** Fournier Consulting Services, Steve Fournier – Results of Restructuring Review
- 4. DISCUSSION | QUESTIONS**
- 5. ADJOURNMENT**

VISION STATEMENT

We are a progressive, evolving and inclusive community. We value our heritage, appreciate our small town appeal and support growth.

CORPORATE VALUES

Progressive – embracing change; promoting collaboration; anticipating and planning for the future and striving for continuous improvement

Public Service – responding efficiently and effectively with compassion and respect to citizens' needs

Positive Working Environment – working together as a team in a supportive, interactive environment this is both personally and professionally rewarding

Accountability – acting on behalf of the community in a fair, transparent and cost effective manner

Responsible – preserving, protecting and enhancing the social and environmental attributes of the community in a fiscally responsible manner

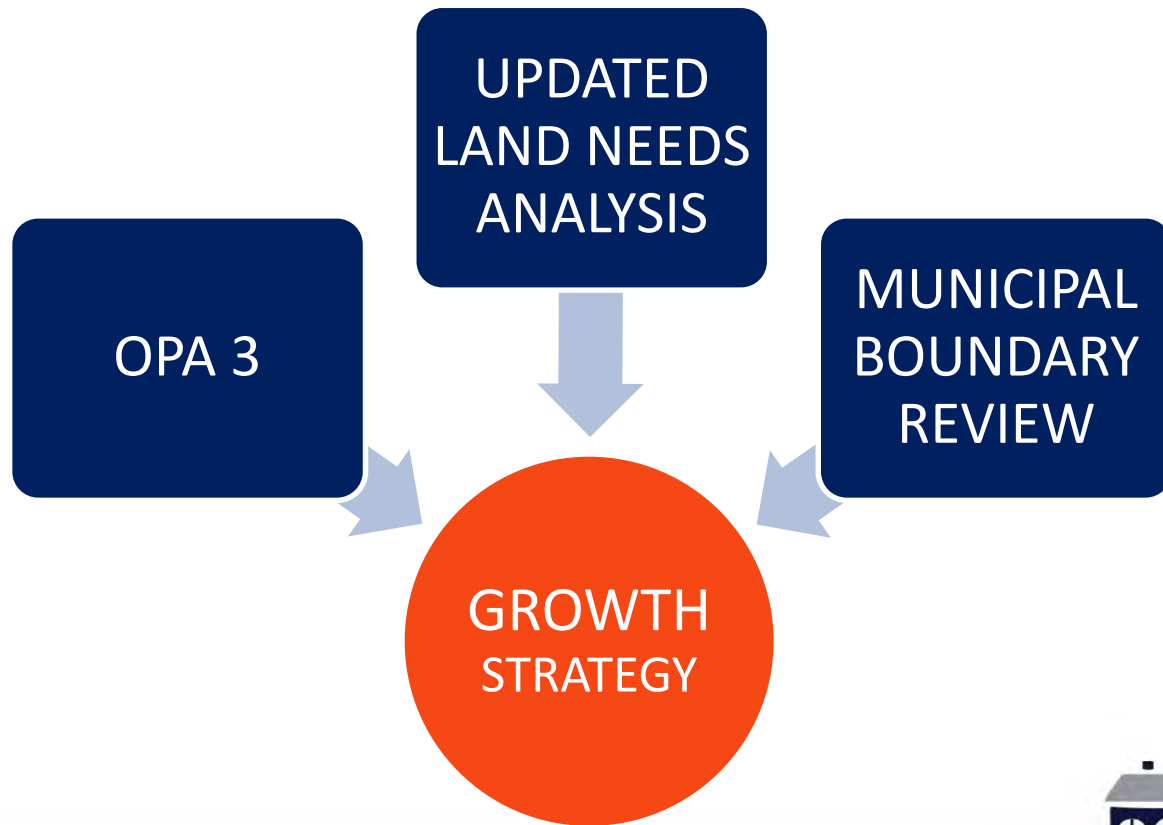
CHARTING A PATH FOR FUTURE GROWTH AND DEVELOPMENT IN THE TOWN

COUNCIL MEETING –
JANUARY 18, 2021



We have Reached a Milestone!

The Town has been working hard for years to find a path forward – with this path



DETAILS OF OPA 3



- Four Special Policy Areas were created after restructuring in 2000
- SP1 – 45% residential, 5% commercial and 50% industrial
- SP2 – 70% commercial and 30% industrial (included existing uses)
- SPA 3 – 50% residential and 50% industrial
- SPA 4 – hydro electric transmission facilities
- No development can occur on these lands without doing studies and going through OPA process



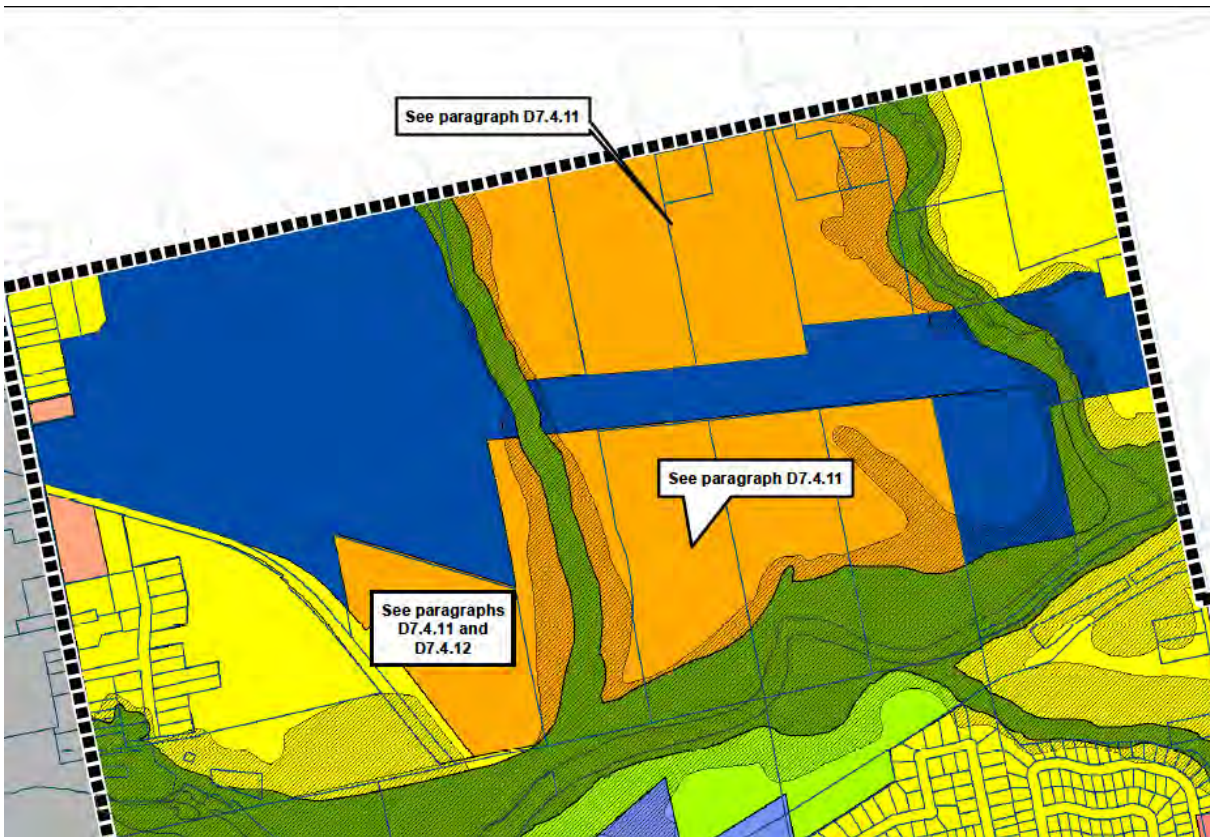
DETAILS OF OPA 3 (cont'd)



- Given concerns about land supply – it was recommended that SPA's 1, 2 and 3 be looked at in detail – so that they could be one step closer to development
- First step involved reviewing environmental constraints – primarily involving location of significant woodlands, valley features and other features
- Boundaries of constraint areas adjacent to Habermehl Creek were refined
- Boundaries of constraint areas east and south of Hanover cemetery refined
- Boundaries of constraint areas east of 10th Avenue also refined



DETAILS OF OPA 3 (cont'd)



- East part of **SPA 1** proposed to be residential – distinct residential area – 13.6 hectares
- West part of **SPA 1** proposed to be industrial – allows for development of contiguous industrial area
- **SPA 4** – to be designated Electric Utilities



DETAILS OF OPA 3 (cont'd)



- Central part of **SPA 2** proposed to be residential – 6.2 hectares
- North and south portions to be Future Development to recognize existing uses
- West portion of **SPA 3** proposed to be residential – 13.2 hectares
- Remainder of **SPA 2** and **3** is Hazard



IMPLICATIONS OF OPA 3

- OPA no longer required since land use has been established
- Town has planned for the development of all land within its boundaries
- Next Steps: Circulate OPA 3 to affected landowners and hold statutory public meeting

Now that draft OPA 3 prepared:

- Implications on land needs can be refined based on updated land supply information; and,
- Servicing strategies can be developed





Town of Hanover Phase 2 – Local Growth Management Strategy (L.G.M.S.)

Key Findings and Conclusions
January 18, 2021

Introduction



- The purpose of this Addendum Report is to summarize the updated urban land needs assessment (L.N.A.) provided in the November 8, 2019 Town of Hanover Local Growth Management Strategy - Scoped Comprehensive Review – Phase 1 Report.
- This Addendum Report updates the Town's long-term urban land needs as per proposed Official Amendment No. 3 (O.P.A. 3).

Official Plan Amendment 3 (O.P.A. 3)

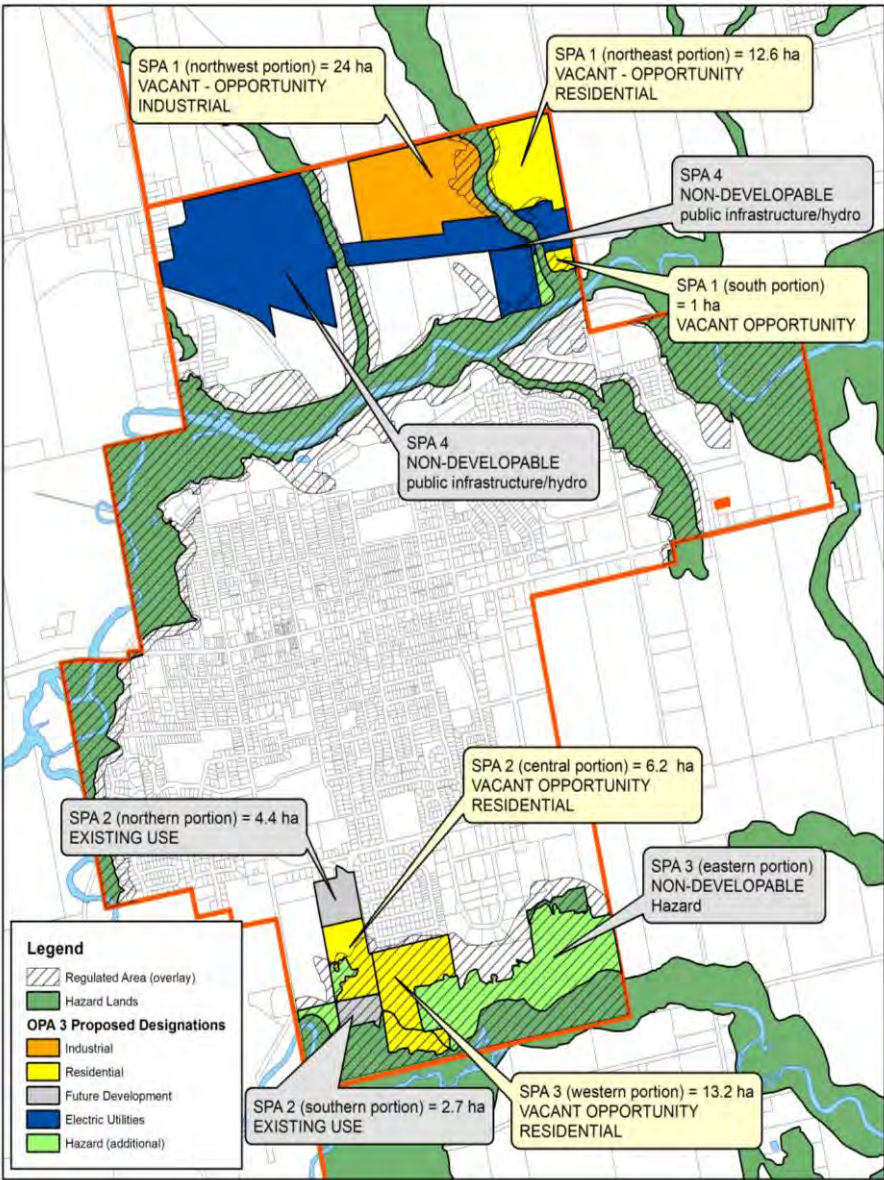
- Special Policy Areas based on proposed designations:

Official Plan Amendment 3, Land Area (excludes Hazard), Gross ha			
Industrial	Commercial	Residential	Total Gross
24	0	33	57

- Net developable land area based on adjustments for potential local infrastructure:

Official Plan Amendment 3, Land Area (excludes Hazard), Net ha			
Industrial	Commercial	Residential	Total Net Developable
18	0	20	38

Town of Hanover
Official Plan Amendment 3
Proposed S.P.A. Land Use Designations



Updated Employment Land Needs



Town of Hanover Employment Land Needs, 2021 to 2046

Employment Land Needs	
	2021 to 2046
Employment Demand	
Employment on Employment Lands	1,070
Forecast Employment Density on Employment Lands (Jobs/ Net ha)	12
Employment Land Demand (Net ha)	89
Employment Supply	
Employment Land Supply (Net ha)	64
Employment Land Vacancy (Net ha)	10
Total Land Supply Adjusted for Vacancy ¹	54
Employment Land Needs	
Employment Land Surplus/Deficit (Net ha)	-35
Employment Land Surplus/Deficit (Gross ha)	-46

¹ Land vacancy accounts for sites or portions of sites which are unlikely to develop over the long term due to odd/small lot sizes and poor configuration, unfavourable site conditions, underutilized industrial sites and site inactivity/land banking, which may tie up potentially vacant and developable lands.

Note: Demand forecast to 2046 is based on extrapolating the November 2019 Scoped Comprehensive Review Report forecast. Figures may not add precisely due to rounding.

Source: Watson & Associates Economists Ltd., 2020.

Employment
Land Needs:
46 ha

Updated Commercial Land Needs



Town of Hanover Commercial Land Needs, 2021 to 2046

Commercial Demand, gross ha	2021 to 2046
A) Commercial Demand ¹	73
B) Commercial Supply - Hanover ²	12
C) Commercial Supply - OPA 122	23
D) Total Commercial Supply, D = B + C	35
E) Shortfall, E = D - A	-38

¹ Derived from the Town of Hanover, Commercial Policy Review prepared by Malone Given Parsons Ltd. (MGP), August 19, 2015. Note forecast horizon in the MGP report is to 2036. Demand forecast to 2046 is based on average annual demand over the 2021 to 2036 period.

² As of 2020 includes designated commercial lands. Note: Proposed O.P.A. 3 does not include any additional commercial lands.

Note: Figures do not add precisely due to rounding.

Commercial
Land Needs:
38 ha

Updated Institutional Land Needs



Town of Hanover Institutional Land Needs, 2021 to 2046

Land Needs		2021-2046
Institutional Employment on Community Lands (excludes Employment Lands)	A	335
Accommodated on Residential Lands/Intensification	B	30%
	$C = A \times B$	101
Accommodated on Designated Institutional Lands	$D = A - C$	235
Average Employment Density (jobs/ha)	E	35
Land Demand, ha	$F = D / E$	6.7
Land Supply, ha	G	3.5
Land Need, gross ha	$H = G - F$	-3.2

Source: Watson & Associates Economists Ltd.

Institutional
Land Needs:
3 ha

Updated Residential Land Needs



Town of Hanover Residential Land Needs, 2021 to 2046

	2021 to 2046
Residential Demand	
Total Housing Demand	1,281
Net Density (units per net ha)	25
Net Land Requirement (net ha)	51
Residential Supply	
Residential Land Supply, 2020 ¹	51
Residential Land Needs	
Land Area Surplus/Deficit (net ha)	0
Gross Land Area Surplus/Deficit - 65% Net to Gross Ratio (gross ha)	0

Source: Watson & Associates Economists Ltd., 2020.

Note: Demand forecast to 2046 is based on extrapolating the 2016 to 2046 forecast.

¹Residential land supply based on inventory in Mid-2019 and has been adjusted based on building permit activity since 2019.

Residential
Land Needs:
Sufficient

Updated Land Needs Summary



Revised Total Urban Land Needs, 2021 to 2046 (Gross Hectares) O.P.A. 3

Land-Use Designation	Gross Hectares
	2021 to 2046
Residential Lands	0
Institutional Lands	3
Commercial Lands	38
Industrial Lands	46
Total Urban Land Needs	87

Source: Watson & Associates Economists Ltd., 2020.

Previous Total Urban Land Needs, 2019 to 2044 (Gross Hectares) Phase 1 G.M.S.

Land-Use Designation	Gross Hectares
	2019 to 2044
Residential Lands	11
Institutional Lands	1
Commercial Lands	29
Industrial Lands	45
Total Urban Land Needs	85

Source: Watson & Associates Economists Ltd., 2019. Figures may not add precisely due to rounding.

Overall Land
Need:
87 ha

Conclusions



- The Town requires at least 87 gross ha of land to accommodate growth over the next 25 years.
- There is a significant land need to accommodate commercial and employment lands growth.
- Approximately 40% of the land supply potential for residential lands is accommodated on S.P.A. lands through O.P.A. 3. Without these lands, the Town would have a shortfall of designated residential lands.

Questions?

Supply Notes

Land Area by S.P.A.



Area	OPA 3, Net Land Area, ha			
	Industrial	Commercial	Residential	Net Land Area
	A	B	C	$D = A + B + C$
S.P.A .1	18	0	8	26
S.P.A .2	0	0	4	4
S.P.A .3	0	0	8	8
S.P.A .4	0	0	0	0
Total	18	0	20	38

Source: Watson & Associates Economists Ltd.

Updated Residential Land Supply



Town of Hanover Future Housing Supply Potential within Active Development Applications and on Vacant Designated Residential Lands (as of July 2020)

Stage of Development		Gross Land Area ¹ , ha	Net Land Area ² , ha	Housing Units	Units Per Net Ha
Active Residential Development Applications, 2019	A	43.9	30.6	644	21
Deduct, Building Permit Issued, 2019 to Mid-2020	B	2.6	1.8	38	21
Updated Active Residential Development Applications	C = A - B	41.3	28.8	606	21
O.P.A. 3	D	33.0	19.8	495	25
Residential Intensification Potential	E	2.5	2.5	164	67
Total Residential	F = C + D + E	77	51	1,265	25

Source: Watson & Associates Economists Ltd. based on information from the Town of Hanover and vacant parcel as identified as vacant in Grey County parcel fabric assessment data.

¹Gross excludes environmental features. Approved residential parcels that are already subdivided are included in gross with no gross to net adjustments made.

²Based on 65% gross to net ratio for non-subdivided residential parcels.

**Town of Hanover
Local Growth Management Scoped
Comprehensive Review
Phase 2- Restructuring & Community
Engagement Component
Council Presentation January 18, 2021**

**Stages 1-3 Summary Report for Circulation to The Ministry of Municipal Affairs
and Housing, Western Municipal Services Office, Minister Bill Walker and
Minister Lisa Thompson**

**Prepared by Fournier Consulting Services for Meridian Planning Consultants
January 6, 2021**

Executive Summary

Objective:

- Conduct a collaborative and flexible process for engagement with all partners to address the Town of Hanover's (the Town's) long-term growth planning and land supply needs in the 20-25 year and 50-100 year planning horizon.

Process designed to:

- Identify opportunities and constraints;
- Incorporate 'best practices';
- Document each step; and
- Communicate and inform all participants throughout the process.

Four (4) stage work plan:

- Research all local restructuring activities and relevant provincial restructuring examples;
- Identify all provincial & municipal partners, community leaders and develop engagement protocols;



Executive Summary

- Schedule and conduct initial and follow-up meetings and prepare Stages 1-3 report with restructuring options for consultation with provincial partners; and
- Incorporate provincial input into the Stage 4 report and schedule Town of Hanover council meeting(s) to review and make decisions on moving forward.

Work commenced March 2020 and Stage 4 concludes with (a) Council meeting(s) in January 2021.

The Stages 1-3 summary report incorporates all relevant documentation, summarizes the work conducted and outcomes achieved in the first three stages of the engagement process.

An activity task log was developed for tracking purposes in the Stages 2-3 Appendix E to the report.



Stage 1 - Review of Local Municipal and Provincial Restructuring Activity & Legislative Requirements

In the local municipal restructuring activity documented in the Stage 1-Appendix A- attached to the report, key findings include:

- The Town has been actively engaged in long-term planning and restructuring for well over 45 years;
- Boundary extensions (three formal annexations) occurred between 1976- 2000;
- The Town's involvement in the 1999 amalgamation process did not result in Hanover joining neighbouring municipalities for a variety of reasons;
- A presentation to MMAH Minister in June 2010 for a restructuring order to extend the Town's boundaries into West Grey was not acted upon; the Town was encouraged to work on local solutions;
- The Hanover-West Grey Charter initiated in 2013 has not resulted in a mutual agreement to service development lands in West Grey;



Stage 1 – Review of Local Municipal and Provincial Restructuring Activity & Legislative Requirements

- The farm lands owned by the Magwood family adjacent to the Town's eastern boundary have proven to be a major constraint in all efforts to pursue further annexations since 2000;
- The existing footprint of the Magwood land holdings and farm operations in 2015 were recognized together with a limited amount of commercial and open space uses for development in West Grey through the Grey County's Official plan;
- The Town's regional market centre role is well documented and efforts to maintain and enhance this role is a critical factor and driving force in this long-term planning-restructuring & engagement process;
- The elimination of non-resident fees for Town's parks, recreation and cultural services in 2016 is a positive step that recognizes the role and the contributions to the local economy made together by Hanover and its neighbouring municipalities; and



Stage 1 – Review of Local Municipal and Provincial Restructuring Activity & Legislative Requirements

- More informal efforts at the local political level to open up discussions on restructuring in 2019 re-affirmed the long-standing position that annexation was not an option for West Grey and the Town should look to the Municipality of Brockton if it wishes to pursue further development beyond its boundaries.

In conclusion:

- It is evident that the Town has actively pursued a variety of paths made significant investments to meet its long-term growth needs particularly through the County of Grey and the Municipality of West Grey;
- This journey is well documented, has its share of successes and disappointments; and,
- Importantly provides realistic parameters in the development of restructuring options for the Town.



Stage 1 – Review of Local Municipal and Provincial Restructuring Activity & Legislative Requirements

In the relevant provincial restructuring activity and legislative requirements documented in the Stage 1-Appendix B attached to the report, key findings include:

- Examples underscore a creative and responsive approach to the restructuring process;
- A lot can be placed on the table for discussions on boundary adjustments:
 - Phasing property tax payments over specified periods of time or perpetuity;
 - Sharing new revenue;
 - Lump sum payment;
 - Waste water and water services fees,
 - Private and public revenue sources for new capital infrastructure expenses; and
 - Adjustments to shared services costs.



Stage 1 – Review of Local Municipal and Provincial Restructuring Activity & Legislative Requirements

- While amalgamation focuses on changes to the local governance structures it remains a viable option to meet long-term planning and land supply needs of two or more municipalities.

These tools can produce a win-win situation-an approach the Town must –and is committed to embrace and pursue.

Moving forward the Town must develop a restructuring proposal under the requirements of Sec. 171-173 of the Municipal Act that includes:

- Identification of all lands and applicable upper-tier and local municipalities;
- Develop an engagement process for all provincial, municipal and community (including indigenous) partners;
- Conduct best efforts to secure ‘willing partners’ by developing a proposal based on:
 - Initial input from all provincial, municipal and community members;

Stage 1 – Review of Local Municipal and Provincial Restructuring Activity & Legislative Requirements

- Terms and provisions that incorporate the initial input, meets provincial restructuring standards and policies governing growth and development;
- Obtain feedback on the draft restructuring proposal from all participants; and
- Prepare a formal restructuring proposal for approval by all municipal partners and forward all documentation for approval by the Province.

Throughout the this initial process the Town has demonstrated it is both willing and prepared to comply and work with all legislative requirements.



Stage 2–Identification of All Provincial and Municipal Partners & Engagement Protocols

The tasks in this stage were carried out from March to December, 2020 and are documented in Stage 2- Appendix C attached to the Stages 1-3 summary report.

The Town's municipal restructuring-engagement process incorporates the following principles and objectives:

- Develop a plan that addresses the Town of Hanover's future growth development and land supply needs beneficial to both the Town and adjacent municipalities;
- Embrace a process that engages all municipal, county and provincial and community stakeholders and partners in the development of the plan;
- Explore all options ranging from formal restructuring (annexation & amalgamation) to inter-municipal service and development agreements to meet the needs in a manner that is consistent with all municipal and provincial policy directions; and
- Conclude the process with a long-term solution (20-25 year and beyond to 50-100 year planning horizon) to meet the documented long-term growth needs.



Stage 2–Identification of All Provincial and Municipal Partners & Engagement Protocols

The following parameters guided and shaped the process:

- Working closely with the County of Grey to ensure roles and mandates of the both the Town's & County's long-term planning projects are complementary;
- Expanding the Town's focus to include lands in both Bruce and Grey Counties;
- The need to address the Town's documented land shortage (Watson & Associates and MPC) in 2019 in order to:
 - *Meet needs in the 50-100 year horizon that allows for hard and soft infrastructure planning, establishes a basis for growth and development to occur in phases as the need arises and the market requires;*
 - *Position the Town to unlock economic development opportunities in order to maintain and enhance its role as a regional centre; and*
 - *Have enough land within its corporate boundary to respond to market demands for housing and employment and carry out the long-term planning to make it happen.*

Stage 2–Identification of All Provincial and Municipal Partners & Engagement Protocols

Once the engagement parameters were established and all of the partners were identified, a sequential consultation/information process was developed that recognized the roles and planning approval responsibilities of the various levels of government:

- Province: including Minister of Municipal Affairs and Housing, Ministry of Municipal Affairs and Housing- Western Municipal Services Office (MSO) London office- Manager and planning staff, MPP, Bruce-Grey-Owen Sound; and MPP, Huron-Bruce;
- Counties: Chief Administrative Officers (CAO) and Planners for the Counties of Grey and Bruce;
- Local Municipalities: Mayors and CAOs for the Municipalities of West Grey and Brockton; and
- Hanover Community: Former and current community leaders were identified, including previous members of Town Council, Town CAOs and community business leaders.

Stage 2–Identification of All Provincial and Municipal Partners & Engagement Protocols

The engagement process was formally initiated with introductory letters from the Town's CAO/Clerk emailed to the provincial and municipal partners on June 26 and 30, 2020. Copies all correspondence, including follow-up letters to the Mayor and CAO of West Grey are found in Stage 2- Appendix C of the report.



Stage 3 – Schedule and Conduct Initial and Follow-up Meetings and Correspondence with All Provincial, Municipal and Community Leaders

The tasks in this stage were carried out from July to December, 2020 and are documented in Stage 3- Appendix D attached to the Stages 1-3 summary report, including:

- Meetings with all participants who responded to the Town's invitation with one exception, the Municipality of West Grey did not respond to the invitations;
- The County of Bruce and the Municipality of Brockton expressed initial interest to continue discussions with the Town. Consultation with a landowner in Brockton revealed further interest; and MPP Thompson was invited and has participated in the process;
- The initial consultation with the Manager and staff of the MMAH MSO Western office provided provincial expectations, guidance and advice, including assistance if warranted. *Two matters surfaced that require assistance and advice:*
 - *What options are available to the Town, given the lack of any response from West Grey; and*

Stage 3 – Schedule and Conduct Initial and Follow-up Meetings and Correspondence with All Provincial, Municipal and Community Leaders

- *Are there any issues or barriers if the the Town and Brockton pursue a restructuring agreement?*
- In consultations with the County of Grey the concerns over the scope of work and outcomes for both the Town's process and County's planning initiatives (e.g., HOSTF and 20-25 year growth management studies) were addressed and in the end *it was concluded the respective work plans and outcomes were both distinct and complementary;*
- Contact with community members provided additional background history on the Town's restructuring and shared servicing arrangements with both the Municipalities of Brockton and West Grey, and re-affirmed the constraints and opportunities to move forward with boundary changes to the east, west and north;



Stage 3 - Schedule and Conduct Initial and Follow-up Meetings and Correspondence with All Provincial, Municipal and Community Leaders

- When contacted a member of the Magwood family confirmed there is no interest in selling their lands, or participating or discussing the Town's restructuring-engagement process; and
- Indigenous communities were identified and will be consulted once the Town makes a decision on the option(s) to move forward.

The Town of Hanover has, and will continue to exercise its commitment to the requirement for 'due diligence' as this process moves to the next stage.



Proposed Options for Consideration in Stage 4

The research and consultations in the Town's engagement process have been extensive, largely positive and informative; and given the realities of where Hanover is geographically, the restructuring options for consideration include:

- Annexation of lands to the east of Hanover in West Grey (Magwood lands and others). *Requires facilitation to reach an agreement, 'leapfrogging' over the Magwood lands and more expensive servicing ;*
- Annexation of lands to the north of Hanover in West Grey. *Requires facilitation to reach an agreement ;*
- Amalgamation of Hanover and the Municipality of West Grey. *Requires facilitation to reach an agreement and municipal partners putting aside past history ;*
- Amalgamation of Hanover and the Municipality of Brockton. *Subject to input from the Western MSO office;*
- Annexation of lands to the northwest and southwest of Hanover in Brockton. *Has the greatest opportunity for success subject to input from the Western MSO office;* and



Proposed Options for Consideration in Stage 4

- Do nothing. Is not an option. *The need and supporting evidence to expand the Town's boundaries is compelling. Over 20 years the Town has invested significant time, effort and resources to address its long-term planning needs and must continue with these efforts.*

Alternatives such as inter-municipal serving and development agreements, as either a stand alone approach or incorporated into a restructuring agreement also remain on the table for discussion.

The challenges and opportunities associated with each option are discussed in more detail in section 3.3 of the Phase 2-Stages 1-3 Report.

Responses and comments on the Phase 2- Stages 1-3 Report from Ministers' Walker and Thompson and MMAH - MSO Western office staff will be incorporated into next stage of the process





Town of Hanover Municipal Restructuring Engagement Project
Town of Hanover- Municipality of West Grey
Working Agenda for Meeting
January 22, 2021
10:00 am

- Welcome –Stephen Fournier:
- Introductions-Name and title/position- All participants:
- Topics for Discussion:
 - Hanover and Area Long Term Growth Needs as outlined in the letters from Brain Tocheri, CAO, Town of Hanover, June 26, 2020 and December 2, 2020 – Nick McDonald;
 - The Engagement Process-Stephen Fournier;
 - Q & -A open session regarding the letter(s) and process- All participants; and
 - Next steps- Determine and identify areas of common interest, determine the need for any future meetings with staff and members of council and establish follow-up communication and scheduling protocols (i.e., contacts).
- Concluding Remarks:
 - Note: Meeting summary notes will be compiled by Stephen Fournier and distributed to all participants.

The Municipality of West Grey

Date: January 22, 2021

Initial Virtual Meeting, 10:00–11:00 am.

Participants: West Grey-Laura Johnston, CAO; Lorelie Spencer, Manager of Planning and Development; and Vance Czerwinski, Director of Infrastructure and Public Works.

Town of Hanover-Brian Tocheri, CAO/Clerk and Don Tedford, Director of Development/CBO; and Nick McDonald, Meridian Planning Consultants (MPC) and Stephen Fournier, Fournier Consulting Services, (FCS).

Meeting Summary Notes:

S. Fournier welcomed everyone and following introductions, N. McDonald summarized the Town's Phase 2- growth management, long-term planning and restructuring activities over the last 40 years, including:

- A review of maps depicting boundary changes from 1976 to 2000, noting the last boundary extension in 2000 was less than ideal given the environmental constraints to the south and the hydro corridor to the north;
- In 2010 the Town commissioned a firm to assess and document its long-term growth planning and land supply needs where, for example, shortfalls in commercial and employment lands were documented. A report, which was presented to Minister Bradley with a request for provincial support for further boundary changes was not acted upon;
- Shortly thereafter the County of Grey introduced a secondary policy area (Area D) in its official plan as the most preferred area for urban expansion in the future with a focus primarily on land uses;
- In 2014 the County of Grey approved OPA 122 addressing a shortage of land and designating 30 hectares for development opportunities within West Grey that have not materialized. The objection to any development by a large agricultural land owner, was noted together with the minimum distance separation (MDS) constraints associated with the Magwood farm operations;
- The Town is completing a detailed assessment of the development opportunities within its present boundaries in special policy areas (SPAs) 1-4 where approximately 57 out of the 130 hectares of land have the potential for development. The Town is moving forward with an official plan amendment (OPA #3) to designate lands for development in the SPAs.
- In summary there is not enough land within its current boundaries to support the Town's role in the regional economy, address the lack of development lands for certain uses within the 25 year planning horizon and properly plan for its long-term growth needs (50-100 years). Hence, the desire to look at all of the options in more detail to ensure there are no missed opportunities-as there has in the past-with a sufficient supply of readily available development/investment lands.

In response to a question raised by West Grey's Manager of Planning & Development earlier in the meeting about the use of intensification policies to address the Town's future growth needs, both N. McDonald and D. Tedford responded:

- Intensification has been at the forefront of Hanover's efforts for several years;
- Overall, the Town has done an excellent job in the intensification of land uses; and
- Specifically, work completed by Malone, Given & Parsons (MGP) in 2015 identified 2 commercial areas for development. Presently, there is very little land left- a few pieces- and the Town has done everything it can to meet these needs through intensification.

S. Fournier presented a brief summary of the restructuring & engagement process initiated by the Town in June, 2020:

- The details of the process are covered in the Phase 2-Stages 1-2 report recently delivered to the Western MSO office and MPPs Walker and Thompson;
- At the outset, the Minister and Ministry staff clearly indicated the Town must consult with all applicable parties before approaching the Minister including all provincial (MSO office, MPPs), county (Bruce and Grey) and local jurisdictions (Brockton and West Grey);
- The Town's outreach is well documented, extensive and largely a positive and constructive process, with the only disappointment until recently, the lack of a response to participate in the process from the Municipality of West Grey; and
- The process concluded with six options for further consideration by the Hanover Council, three of which will involve West Grey; and
- The Town wishes to determine the level of interest by West Grey to participate in further discussions.

L. Spencer indicated West Grey has been willing but expressed concern over the approach, i.e., it appears to focus primarily on what the Town wants to achieve, rather than what would be good for West Grey. S. Fournier noted that one of the key objectives the Town intended to achieve, as outlined in the invitation from the Town's invitation in June, was to initiate discussions on options and approaches beneficial to all participants, an approach embraced by the municipalities that chose to participate. CAO Johnston noted that despite the challenges of the past legacies and the concerns over the approach, the Council of West Grey is interested in pursuing this matter with the Town of Hanover.

CAO Johnston indicated staff would pursue the scheduling of a special meeting of council to report on the outcomes of this meeting and appoint at least one member of council to participate with staff in further meetings with the Town. CAO/Clerk Tocheri reminded all parties of the Town's desire to reach and implement a solution in the current term of council.

S. Fournier advised that an addendum to the Town's Phase 2-Stages 1-3 report on the

outcomes and results of the discussions between the Town and West Grey will be prepared and forwarded to the Western MSO and local MPP offices for any further advice and guidance at the provincial level before any decisions are made to move forward. S. Fournier also confirmed the Town will forward a copy of the addendum to West Grey before filing it with the provincial offices.

The meeting concluded with the acknowledgement and confirmation by the staff in attendance for West Grey and Hanover, that there is an interest in continuing the discussions with staff and elected members of both municipalities.



Council report

Meeting date:	February 2, 2021
Title:	CAO - Hanover Growth Plan meeting update
Prepared by:	Laura Johnston, CAO, Lorelie Spencer, Manager, Planning & Development
Reviewed by:	Laura Johnston, CAO

Recommendation

That council receives report CAO – Hanover Growth Plan meeting update; and further

That council directs staff to continue participating in joint meetings to represent West Grey's interests; and further

That council appoints two members of council to participate in future joint meetings; and further

That council considers inviting Hanover's consultant team to a future West Grey council meeting to provide an overview of the study and outline of Hanover's timelines.

Executive summary

On Friday, January 22, 2021, West Grey's Chief Administrative Officer (CAO), Director of Public Works and Infrastructure and Manager, Planning and Development, met with Hanover's CAO, Director of Development/CBO and consultant team Nick McDonald and Stephen Fournier to review the Hanover Growth Plan, engagement plan and discuss next steps. From that meeting, West Grey staff committed to bringing a report to council seeking direction on further participation.

Background and discussion

In early January 2021, the Town of Hanover released the report: *Local Growth Management Scoped Comprehensive Review Phase 2 - Restructuring & Community Engagement Component*. For context and background, this scoped comprehensive review under the requirements of the 2020 Provincial Policy Statement has been completed in draft by the Town of Hanover to address their needs for growth. Section 1.1.3.8 states that a municipality may

February 2, 2021 (2)

identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review. A review of this nature is typically instigated at the county level and subject to specific conditions. The Town of Hanover has determined their needs as they relate to the town and the anticipated growth needs of the town from the previous Growth Management Strategy of the County Official Plan. Ministerial approval of the proposed boundary expansion is required and involves the consultation of the neighbouring municipalities in question. If the municipalities affected cannot find a common resolution, the province will provide a mediator to ensure that all parties can speak to their concerns and come to a potential resolution. The Ministry of Municipal Affairs may also make a Ministerial decision.

The proposal by the Town of Hanover is in the initial stages and must further comply with the requirements of the County Official Plan.

On Friday, January 22, Hanover staff and consultants and West Grey staff participated in a very productive meeting. West Grey clarified that we look forward to participating in future conversations as they relate to the interests of West Grey. To that end, Mr. Fournier, engagement lead for this project, confirmed that it is important that all parties “determine and identify areas for common interest” with the goal of achieving a win-win outcome. Additionally, Mr. Fournier and Mr. McDonald could be invited to a future West Grey council meeting, should council so request.

At this point, staff is requesting council consider how West Grey will proceed. Consideration should be given to:

- a. confirmation that West Grey staff, including the CAO, Director, Public Works, and Manager, Planning and Development, engage in future joint meetings;
- b. whether council would like to appoint members of council to participate in future meetings. In determining which members should attend, it might be beneficial to consider that future meetings will include dialogue regarding development and economic growth; and
- c. whether council would like to invite the Hanover consultant team to a future meeting for an overview of the refreshed approach to this issue and the new project charter/ timelines.

Legal and legislated requirements

Provincial Policy Statement

Municipal Act



February 2, 2021 (3)

Financial and resource implications

None at this time.

Alignment to strategic vision plan

Pillar: Build a better future

Goal: Invest in business

Strategy: Take a cooperative approach to development

Next steps

Engage in the process and determine if a mutual benefit can be achieved. On council direction, the CAO will advise Mr. Brian Tocheri, Hanover CAO, of council's direction.

Respectfully submitted:

Laura Johnston, CAO

Lorelie Spencer, Manager, Planning and Development

Resolution: 93-2021

Moved: Deputy Mayor Hutchinson

Seconded: Councillor Hutchinson

That council receives report CAO – Hanover Growth Plan meeting update; and further

That council directs staff to continue participating in joint meetings to represent West Grey's interests; and

That council appoints Councillor Hutchinson and Councillor Townsend to participate in future joint meetings; and

That council considers inviting Hanover's consultant team to a future West Grey council meeting to provide an overview of the study and outline of Hanover's timelines; and

That council hereby directs the mayor to send a letter to the Hanover council and CAO in which the following paragraph be included, "West Grey council apologizes for the delay in responding to Hanover's request to discuss growth planning in Hanover.

Correspondence regarding this matter was first received by West Grey council on January 12, 2021 and was followed by a special council meeting on January 15, 2021.

West Grey council appreciates the opportunity to discuss these matters and has appointed Councillor Hutchinson and Councillor Townsend as council representatives for future joint meetings"; and

That this letter also be circulated to West Grey Council and CAO.

Disposition: Carried



February 8, 2021

Office of the Mayor

402813 Grey Road 4
RR 2 Durham, ON N0G 1R0
519-369-2200

Attention: Mayor Sue Patterson
Deputy Mayor Selwyn Hicks
Councillor Warren Dickert
Councillor Steve Fitzsimmons
Councillor Harold Fleet
Councillor Dave Hocking
Councillor Brandon Koebel
Brian Tocheri, Chief Administrative Officer

Dear members of Hanover council and Mr. Tocheri,

At the February 2, 2021 West Grey council meeting, council received a report from our Chief Administrative Officer regarding the Hanover Growth Plan. This report outlined the results of a productive staff meeting with West Grey staff, Mr. Tocheri and your consultant team, Stephen Fournier and Nick McDonald. In addition to receiving the report, West Grey council requested a letter be sent from the mayor of West Grey to Hanover council and CAO.

This letter is to advise that West Grey council apologizes for the delay in responding to Hanover's request to discuss growth planning in Hanover. Correspondence regarding this matter was first received by West Grey council on January 12, 2021 and was followed by a special council meeting on January 15, 2021.

West Grey council appreciates the opportunity to discuss these matters and has appointed Councillor Hutchinson and Councillor Townsend as council representatives for future joint meetings.

West Grey staff, namely our Chief Administrative Officer, Manager, Planning & Development, and Director, Infrastructure and Public Works, will continue participating in upcoming meetings as well.

Sincerely,

A handwritten signature in black ink, appearing to read "Christine Robinson".

Christine Robinson, Mayor
Municipality of West Grey

Copy: West Grey council; West Grey CAO; file

VIA E-MAIL

February 18, 2021

Laura Johnston, CAO
Municipality of West Grey
402813 Grey County Road 4
RR2 Durham, ON N0G 1R0

RE: Hanover Growth Management Plan

Dear Ms. Johnston,

The Council of the Town of Hanover, at their meeting of February 16, 2021 considered West Grey Council's resolution to participate in joint meeting with the Town of Hanover concerning Hanover's growth management plan.

The attached resolution was adopted by Council and appoints Mayor Sue Paterson and Councillor Dave Hocking to attend with Town staff all future joint meetings with the Municipality of West Grey;

Should you require anything further, please do not hesitate to contact the undersigned.

Sincerely,



Brian Tocheri
CAO/Clerk

/vm

Encl: 1

cc: Kim Wingrove, CAO – County of Grey
Sandra Datars Bere, CAO – County of Bruce
Sonya Watson, CAO – Municipality of Brockton

COUNCIL RESOLUTION

February 16, 2021**Resolution No. 17-21****Moved by** COUNCILLOR KOEBEL**Seconded by** COUNCILLOR DICKERT

WHEREAS in June 2020 the Council of the Town of Hanover initiated a four-stage restructuring engagement process involving consultations with the Province and its immediate upper-tier and local municipalities in order to meet its long term growth planning and land supply needs; and

WHEREAS the process is designed to determine the willingness of its neighbouring county and local municipalities to explore options and solutions beneficial to all participants in a manner consistent with all applicable provincial and municipal restructuring and planning policies; and

WHEREAS the Town filed a Phase 2 - Stages 1-3 preliminary report with the Province and local MPPs in 2020 that documents the tasks and activities undertaken by the Town and to seek any advice or guidance on the options developed through this process; and

WHEREAS the Municipality of West Grey and the Town of Hanover held a joint staff meeting on January 22, 2021 to discuss the initiatives and approach undertaken by the Town throughout the process; and

WHEREAS at a meeting on February 2, 2021, the Council of the Municipality of West Grey received a staff report on the outcomes of the joint staff meeting held on January 22, 2021, and as a result, further directed staff and appointed two members of council to represent its interests in all future joint meetings with the Town of Hanover; and


WHEREAS the Town of Hanover is committed to exploring all of its options with its neighbouring municipalities in Bruce and Grey Counties;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Town of Hanover hereby appoints Mayor Sue Paterson and Councillor Dave Hocking to attend with Town staff all future joint meetings with the Municipality of West Grey; and

THAT Council directs the consulting team to complete the four-stage process and file an addendum report, after consulting with the Municipality of West Grey, for any additional advice and guidance from the provincial ministry and local MPP offices on the options identified through this process for council's further consideration; and

FURTHER THAT copies of this resolution be sent to the CAOs of Bruce and Grey Counties and the Municipalities of Brockton and West Grey for circulation to the Mayors and all members of their respective councils..

☒ CARRIED ☐ DEFEATED ☐ TABLED


MAYOR

Agenda
Town of Hanover- Municipality of West Grey
Future Growth Planning Consultations
Joint Meeting via Zoom
March 4, 2021
9:00 am

1. Welcome and Introductions- Chair, Mayor Paterson, Town of Hanover
 - a. Opening Remarks- Mayor Paterson & Councillor Hocking, Town of Hanover
 - b. Opening Remarks- Councillors Hutchinson & Townsend, Municipality of West Grey
2. Overview of the Town of Hanover's Phase 2- Growth Management Plan Component- Nick McDonald, Meridian Planning Consultants (MPC)-followed by Q & As
3. Overview of the Town of Hanover's Phase 2- Municipal Restructuring-Engagement Component-Stephen Fournier, Fournier Consulting Services (FCS)- followed by Q & As
4. Open Discussion:
 - a. Matters of importance and interest to the municipality of West Grey- council members and staff;
 - b. Areas of common interests- Hanover and West Grey council members and staff;
 - c. Matters of importance and interest to the County of Grey- Randy Scherzer, Director of Planning; and
 - d. Willingness to convene future joint meetings and set a timeline to explore mutually beneficial solutions- Hanover and West Grey council members and staff.
5. Next Steps:
 - a. Compile meeting summary notes and circulate to all participants for review and comments-FCS;
 - b. Town of Hanover- prepare an addendum (update) report on the Hanover- West Grey consultations and outcomes to date, provide copy to West Grey CAO for comments and file with the MMAH Western MSO manager and MPPs Walker and Thompson for provincial advice and guidance-FCS
 - c. Other Matters:
 - i. West Grey
 - ii. Grey County
6. Adjournment-Proposed time 11:00 am. (may be extended if necessary).

The Municipality of West Grey

Date: January 22, 2021

Initial Virtual Meeting, 10:00–11:00 am.

Participants: West Grey-Laura Johnston, CAO; Lorelie Spencer, Manager of Planning and Development; and Vance Czerwinski, Director of Infrastructure and Public Works.

Town of Hanover-Brian Tocheri, CAO/Clerk and Don Tedford, Director of Development/CBO; and Nick McDonald, Meridian Planning Consultants (MPC) and Stephen Fournier, Fournier Consulting Services, (FCS).

Meeting Summary Notes:

S. Fournier welcomed everyone and following introductions, N. McDonald summarized the Town's Phase 2- growth management, long-term planning and restructuring activities over the last 40 years, including:

- A review of maps depicting boundary changes from 1976 to 2000, noting the last boundary extension in 2000 was less than ideal given the environmental constraints to the south and the hydro corridor to the north;
- In 2010 the Town commissioned a firm to assess and document its long-term growth planning and land supply needs where, for example, shortfalls in commercial and employment lands were documented. A report, which was presented to Minister Bradley with a request for provincial support for further boundary changes was not acted upon;
- Shortly thereafter the County of Grey introduced a secondary policy area (Area D) in its official plan as the most preferred area for urban expansion in the future with a focus primarily on land uses;
- In 2014 the County of Grey approved OPA 122 addressing a shortage of land and designating 30 hectares for development opportunities within West Grey that have not materialized. The objection to any development by a large agricultural land owner, was noted together with the minimum distance separation (MDS) constraints associated with the Magwood farm operations;
- The Town is completing a detailed assessment of the development opportunities within its present boundaries in special policy areas (SPAs) 1-4 where approximately 57 out of the 130 hectares of land have the potential for development. The Town is moving forward with an official plan amendment (OPA #3) to designate lands for development in the SPAs.
- In summary there is not enough land within its current boundaries to support the Town's role in the regional economy, address the lack of development lands for certain uses within the 25 year planning horizon and properly plan for its long-term growth needs (50-100 years). Hence, the desire to look at all of the options in more detail to ensure there are no missed opportunities-as there has in the past-with a sufficient supply of readily available development/investment lands.

In response to a question raised by West Grey's Manager of Planning & Development earlier in the meeting about the use of intensification policies to address the Town's future growth needs, both N. McDonald and D. Tedford responded:

- Intensification has been at the forefront of Hanover's efforts for several years;
- Overall, the Town has done an excellent job in the intensification of land uses; and
- Specifically, work completed by Malone, Given & Parsons (MGP) in 2015 identified 2 commercial areas for development. Presently, there is very little land left- a few pieces- and the Town has done everything it can to meet these needs through intensification.

S. Fournier presented a brief summary of the restructuring & engagement process initiated by the Town in June, 2020:

- The details of the process are covered in the Phase 2-Stages 1-2 report recently delivered to the Western MSO office and MPPs Walker and Thompson;
- At the outset, the Minister and Ministry staff clearly indicated the Town must consult with all applicable parties before approaching the Minister including all provincial (MSO office, MPPs), county (Bruce and Grey) and local jurisdictions (Brockton and West Grey);
- The Town's outreach is well documented, extensive and largely a positive and constructive process, with the only disappointment until recently, the lack of a response to participate in the process from the Municipality of West Grey; and
- The process concluded with six options for further consideration by the Hanover Council, three of which will involve West Grey; and
- The Town wishes to determine the level of interest by West Grey to participate in further discussions.

L. Spencer indicated West Grey has been willing but expressed concern over the approach, i.e., it appears to focus primarily on what the Town wants to achieve, rather than what would be good for West Grey. S. Fournier noted that one of the key objectives the Town intended to achieve, as outlined in the invitation from the Town's invitation in June, was to initiate discussions on options and approaches beneficial to all participants, an approach embraced by the municipalities that chose to participate. CAO Johnston noted that despite the challenges of the past legacies and the concerns over the approach, the Council of West Grey is interested in pursuing this matter with the Town of Hanover.

CAO Johnston indicated staff would pursue the scheduling of a special meeting of council to report on the outcomes of this meeting and appoint at least one member of council to participate with staff in further meetings with the Town. CAO/Clerk Tocheri reminded all parties of the Town's desire to reach and implement a solution in the current term of council.

S. Fournier advised that an addendum to the Town's Phase 2-Stages 1-3 report on the

outcomes and results of the discussions between the Town and West Grey will be prepared and forwarded to the Western MSO and local MPP offices for any further advice and guidance at the provincial level before any decisions are made to move forward. S. Fournier also confirmed the Town will forward a copy of the addendum to West Grey before filing it with the provincial offices.

The meeting concluded with the acknowledgement and confirmation by the staff in attendance for West Grey and Hanover, that there is an interest in continuing the discussions with staff and elected members of both municipalities.

Committee Report

To:	Warden Hicks and Members of Grey County Council
Committee Date:	March 25, 2021
Subject / Report No:	Addendum to PDR-CW-17-20
Title:	Municipal and Growth Boundaries Planning Report Update
Prepared by:	Grey County Planning Staff
Reviewed by:	Randy Scherzer
Lower Tier(s) Affected:	All municipalities within Grey County
Status:	

Recommendation

1. That Addendum to Report PDR-CW-17-20 be received for information purposes;
2. That the Report be shared with member municipalities in Grey County for their information;
3. That staff be directed to work with member municipalities, neighbouring municipalities, and neighbouring counties on facilitating discussions on future growth and infrastructure needs and the challenges therein where two or more municipal boundaries are involved.

Executive Summary

Approximately one year ago, County staff sought direction from Council with respect to cross-boundary growth issues, through staff Report PDR-CW-17-20. Staff received direction to begin researching this topic with the goal of reporting back to Council with some next steps and action items.

Since that initial report, Grey County has also initiated a Growth Management Strategy (GMS) update. While the results of the GMS are not yet finalized, the draft findings indicate that Grey is growing more quickly than previously forecast. During this same time period, Hanover has shared work they commissioned indicating their need for further growth, which included cross-boundary research from across the Province. Many other municipalities have also initiated municipal official plan reviews. Chapmans Ice Cream has also indicated their desire to expand their plant across a municipal boundary.

The need for further planning and direction on these growth boundaries is more pertinent than ever. This report summarizes some of the municipal boundary adjustment research across the Province. Recommendations on a workplan for County staff are also provided.

Background and Discussion

On March 12, 2020 Committee of the Whole supported the recommendation in staff report [PDR-CW-17-20](#) as follows.

1. *That Report PDR-CW-17-20 be received for information purposes;*
2. *That the Report be shared with member municipalities in Grey County for their information;*
3. *That staff be directed to begin working with member municipalities, neighbouring municipalities, and neighbouring counties on identifying future growth and infrastructure needs and the challenges therein where two or more municipal boundaries are involved; and*
4. *That staff bring back a report summarizing findings and recommendations for next steps.*

This recommendation was later endorsed by Council on April 9, 2020.

Early results from the update to the County's GMS indicate that the County has grown more quickly than expected since 2016, and growth in the next 25 years is expected to outpace the projections of the 2018 GMS. This growth is being projected across all nine member municipalities in the County.

To accommodate that projected growth, municipalities and the County will need to ensure that sufficient land and servicing are available.

In the year that has elapsed since the time of the initial report, staff have seen increased interest in growth around joint municipal boundaries. Hanover has continued to examine available land within their own boundaries, as well as looking at examples across the Province of boundary adjustments or shared municipal approaches towards growth. Chapmans Ice Cream recently issued a letter to West Grey, Grey Highlands and Grey County with respect to their intention to expand their plant into West Grey. Other municipalities are also undertaking official plan reviews now, or in the near future. These recent events and review exercises make for a perfect opportunity to discuss this topic further.

Research on Boundary Adjustments or Shared Service Approaches

County staff completed research to see what other municipalities had done with respect to municipal boundary adjustments to accommodate new growth. The Town of Hanover completed similar research through their consultants. In reviewing Hanover and the County's research there were a variety of different forms of annexation agreements which included some of the following options for compensation:

- phase-in of tax increases for the impacted landowners (e.g. lands going from agricultural to industrial have a phased-in increase over a period of 10 years),
- annual or lump sum payments between municipalities based on a per hectare/acre basis over a set period of time,
- one-time payments between municipalities based on each new residential building permit issued in the expansion lands,
- covering all direct costs of the annexation paid for by the benefitting municipality,

- on-going tax compensation for lost revenue (either in perpetuity or for a set period of time),
- shared tax revenues for the expansion lands based on a percentage of the tax increase, or
- purchase of infrastructure at market value.

The above examples came from boundary adjustments proposed or approved within the past 5 – 10 years.

Where services were being extended from one municipality to another (e.g. extending water/sewer pipes), the most common forms of compensation appeared to be;

- extension in exchange for lands or money, or
- payment of all capital costs by the receiving municipality and/or landowners, with the water/sewer services being billed at a higher rate than users pay in the host municipality (e.g. users in the benefitting municipality pay 1.5 or 2 times the water / sewer rates than those in the municipality that owns and maintains the treatment plants).

Other agreements have been reached on shared municipal services such as recreation facilities, municipal staff, policing, etc.

As part of this research County staff also had the opportunity to chat with staff from the Ministry of Municipal Affairs and Housing.

The above compensation options demonstrate innovative approaches to addressing cross-boundary growth management challenges that result in 'win-win' solutions. There is not a 'one-size fits all' option that will work for each cross-boundary growth management challenge and therefore it will be important for the municipalities to assess the various options and determine which solution will work best to create the 'win-win' scenario. Ultimately, the County wants to ensure that all of our settlement areas are able to thrive and that all options are explored to be able to properly plan for the future growth and development of our settlement areas.

Opportunities and Challenges

The two biggest challenges to this type of work would be;

- a) an unwilling municipality e.g. municipality 'A' wants to grow into municipality 'B', but municipality 'B' is unwilling to engage in discussions, or
- b) concerns from private landowners e.g. a farm does not want their land brought into the settlement area boundary as they wish to keep farming.

With respect to item (a), County staff cannot force municipalities to speak with one another on this topic. However, County staff hope to be able to share mutually beneficial examples from shared service agreements or municipal annexations wherein it can be demonstrated that both municipalities and the County benefit (e.g. using some of the compensation agreements discussed above). County staff would hope to facilitate discussions to arrive at a fair agreement between all parties. Where municipalities still refuse to engage in discussions, a municipality may have the option of exploring an 'un-friendly' annexation request or looking at other options to accommodate growth.

County staff recognize that neighbouring municipalities may have different priorities. From a County perspective we want to ensure that all our designated settlements are able to continue

to grow and thrive with properly planned growth and development. If a common beneficial solution cannot be arrived at between municipalities, it may result in inequities for the future growth and development opportunities within settlement areas across the County. However, where a mutually beneficial solution can be reached, it has the ability to benefit all parties.

In some cases, impacted landowners stand to see an increase in their property values or development potential as a result of either servicing extensions or boundary adjustments. However, with respect to item (b) above, landowner engagement and dialogue will be crucial throughout the process, as it pertains to proposed service extensions or boundary adjustments. In reading through other examples across the Province, landowner concern was often characterized into the following categories:

- what will the costs of servicing be, and will landowners be required to connect to servicing,
- will taxes increase,
- land use compatibility (i.e. new homes next to existing farms),
- why is growth needed here, and why can it not go elsewhere,
- no desire to be part of a settlement area,
- loss of municipal identity, or
- fear of expropriation.

In some cases, the above concerns will not be able to be addressed. There are times when the most logical location for growth will mean that an existing landowner is impacted, whether it be via servicing or road extensions, having 'new neighbours', or in a 'worst-case scenario' via an expropriation (e.g. to extend a road or servicing connection).

Some of the items above can be allayed through honest and open communication to landowners at all stages of the process. In other cases, there are guiding policies or legislation governing how such change is assessed and approved (e.g. the Environmental Assessment process for road or servicing extensions, or a Comprehensive Review process for a boundary expansion). With respect to evaluating impacts to agricultural lands, the Provincial Policy Statement and the County Official Plan requires evaluation of alternative locations through a comprehensive review including; that the lands do not comprise specialty crop areas, that there are no reasonable alternatives which avoid prime agricultural areas, and that there are no reasonable alternatives on lower priority agricultural lands.

With respect to servicing extensions or boundary adjustments County staff see two possible categories of requests;

1. A private landowner seeks to extend a boundary or servicing for their development proposal (e.g. Chapmans Ice Cream seeks to expand their plant into lands in West Grey), or
2. A municipality flags a land shortage to meet their growth needs for a settlement area, and desires to expand into or work with their neighbouring municipality.

In some cases, item # 1 above can very much be a 'one-off' or even reactive basis, and the level of review and study may be scoped to the nature of the proposal. For item # 2, staff see this as a pro-active scenario where the County and municipalities impacted can begin discussions early, such that solutions can be reached in advance of land shortages.

Proposed Work Plan

At this preliminary stage, should Council provide direction to continue to move forward, the proposed workplan will require the following steps in scenarios where a municipality flags a land shortage to meet their growth needs.

1. Completing the update to the County's Growth Management Strategy and implementing the new growth numbers through an amendment to the County Official Plan. Estimated completion would be Quarter 2 or 3 of 2021.
2. Set up individual meetings with each of the nine member municipalities to discuss their growth forecasts, available land supply, and existing / proposed servicing capacities. Estimated completion would be Quarter 3 of 2021, subject to municipal availability.
3. Where identified land shortages, desired boundary adjustments, or servicing extensions are requested, determine what study is required to document the need and examine alternatives.
4. Where a municipality has already initiated a study, or discussions with their neighbours, County still will assist in the process, study, and/or discussions.
5. Simultaneous to item # 3, set up joint meetings between impacted municipalities and County staff to discuss partnership opportunities. Estimated completion would be Quarter 3 or 4 of 2021. Compensation agreements could be discussed, but would ultimately need to be agreed upon by the partner municipalities, conditional upon approval of the project.
6. Should the municipalities decide to move forward after steps 3 and 4 above, develop a communications strategy between the two municipalities and impacted landowners. Frequently asked questions (FAQs) and other guidance documents should be made available to landowners. County staff could assist with the facilitation and public engagement processes.
7. The municipalities would complete any further detailed study, Environmental Assessment, etc. for the servicing expansion or boundary adjustment.
8. Following steps 5 and 6, should a municipal boundary adjustment be supported, a request for restructuring agreement would need to be made to the Province for approval.
9. Following approval of step 7, planning documents such as official plans and zoning by-laws would need to be amended for the newly added or removed lands. Lands can only be designated for future growth within the planning horizon (e.g. 25 year horizon).

In step 5 above, should the municipalities not be willing to meet or discuss options, County staff will not be able compel such discussions. At that stage, additional options or priorities may have to be evaluated by all parties.

Where a private landowner seeks to extend a boundary or servicing for their development proposal, it would be necessary to consider the scope of the request and set the workplan accordingly. Where it is an isolated request with little chance of further need for land or servicing expansion, the request can be processed on a one-off basis, which may include having the landowner initiate/lead the process.

However, where a request is made that has the potential to generate additional requests for land or servicing expansion, it may be necessary to consider it under a framework similar to the

above (steps 1 – 9) at a municipal/County level, rather than as a privately initiated ‘one-off’ request. Having municipalities lead the study and expansion process may prove beneficial in these instances versus having it done via a private developer. In some cases, said requests may need to be phased or implemented on a longer-term basis.

Legal and Legislated Requirements

Various pieces of legislation such as the *Planning Act*, and the *Municipal Act*, govern both settlement area and municipal boundaries respectively. The Provincial Policy Statement provides further policy guidance on this topic. There are also policies in *Recolour Grey*, as well as in municipal official plans, that will need to be considered in moving forward here. Staff can work with municipalities, within the confines of the current legislative and policy framework, to explore opportunities and solutions to cross-boundary growth and development.

Financial and Resource Implications

There are no anticipated financial, staffing or resource considerations associated with this report at this time. Should the need for additional resources, or unbudgeted expenses arise, further reporting will be brought back to County Council.

Relevant Consultation

- ☒ Internal: Planning, Economic Development, Transportation Services, CAO, Legal Services
- ☒ External: Member municipalities, Provincial staff, neighbouring municipalities, landowners and developers

Appendices and Attachments

[PDR-CW-17-20 Municipal and Growth Boundaries Planning Report](#)



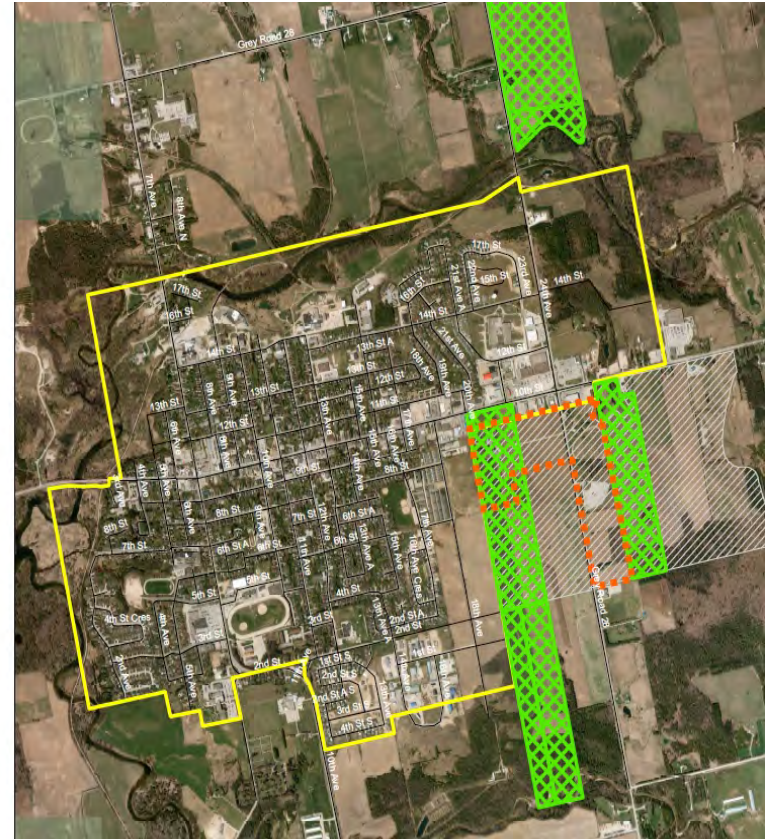
CHARTING A PATH FOR FUTURE GROWTH AND DEVELOPMENT IN THE TOWN

**WEST GREY COUNCIL
MEETING – APRIL 6, 2021**



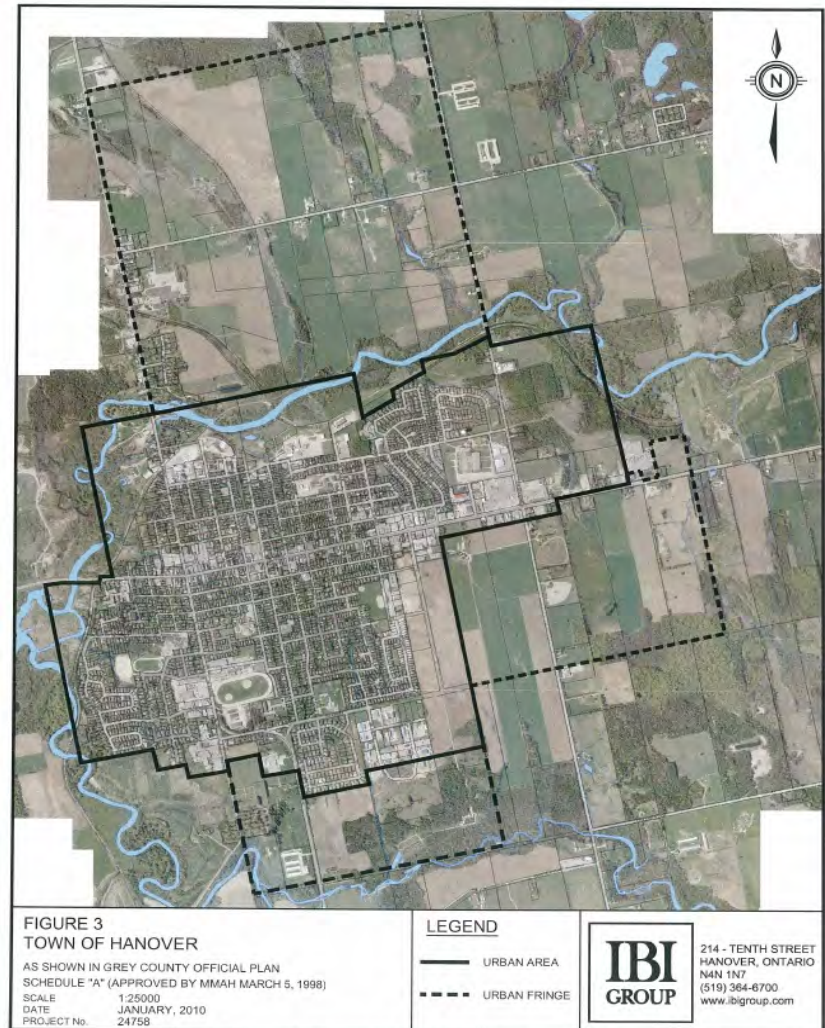
Some History - 1976

- Town has long been concerned land supply
- Annexation of land at NW corner of CR 4 and 28 and residential/industrial area south of 2nd Street approved in 1976



Some History - 1998

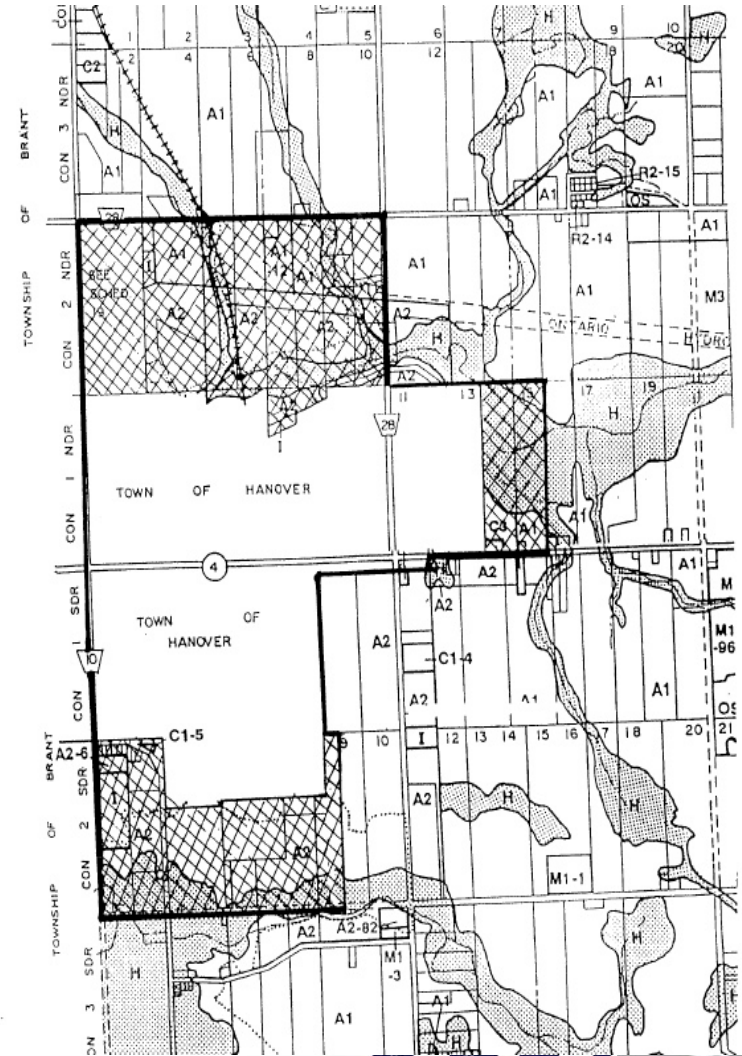
- First County OP approved in 1998
- Urban fringe designation established to the north, south and east



FILE:J:\Kitchener\24758_Emplyment\5.9_Dranner\City\Layout\Figures\Report-Jan2010\24758-Figures-5.10-12.dwg LAYOUT: Fig 3

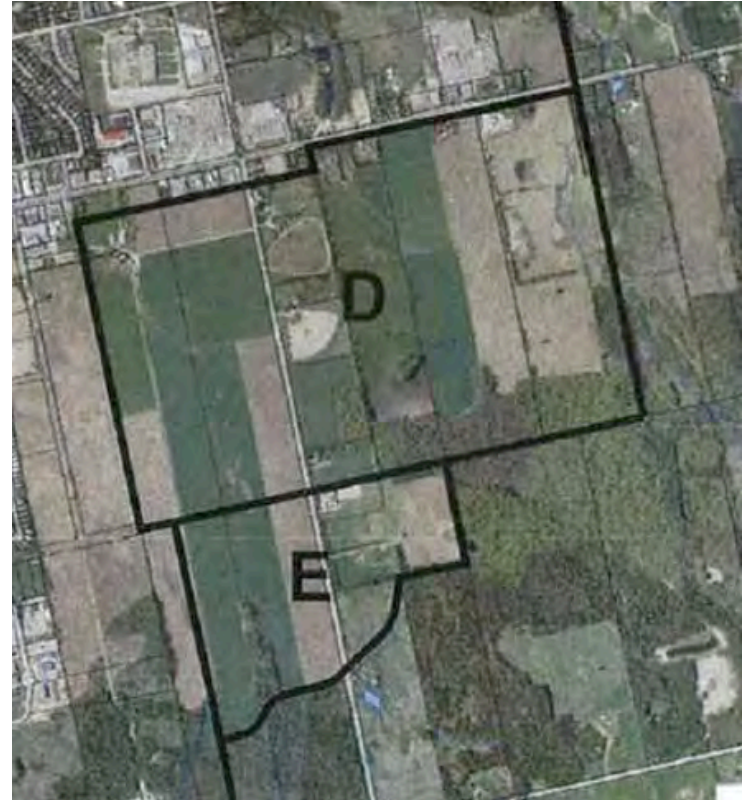
Some History - 2000

- Grey County amalgamation
- Hanover was not amalgamated with the surrounding Township
- Instead, 925 acres were added into Hanover
- Lands to the north and south have numerous constraints
- Lands to the east include the site of the Wal-Mart



Some History – 2010/2012

- Town did study and it was recommended that Area D be included within urban designation – 140 hectares
- These lands were then included in a Future Secondary Plan lands category in County OP in 2012 (OPA 80)
- Hanover also asked Province to step in and modify boundaries in 2010 – but that did not occur



Some History – 2013/2014

- OPA 122 - 2014
- Lands added to Primary Settlement Area designation
- 30 hectares
- Some of these lands are now owned by Town
- Development has yet to occur (lack of services, smaller parcel sizes, distance from CR 4 for commercial development)



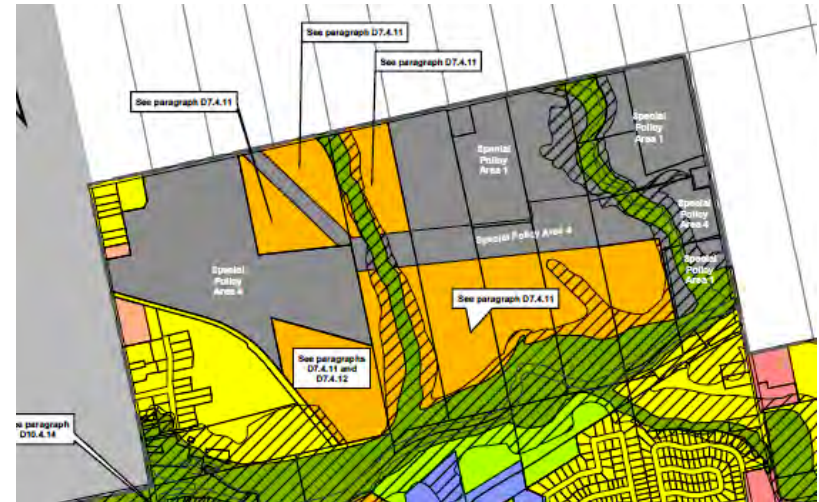
Some History – 2019

- Watson & Associates completes Phase 1 of Scoped Comprehensive Review
- Population anticipated to grow from 8,000 to 10,400 in 2041
- Number of jobs expected to increase from 5,220 to 6,790
- Identified a need for about 85 hectares of additional development land



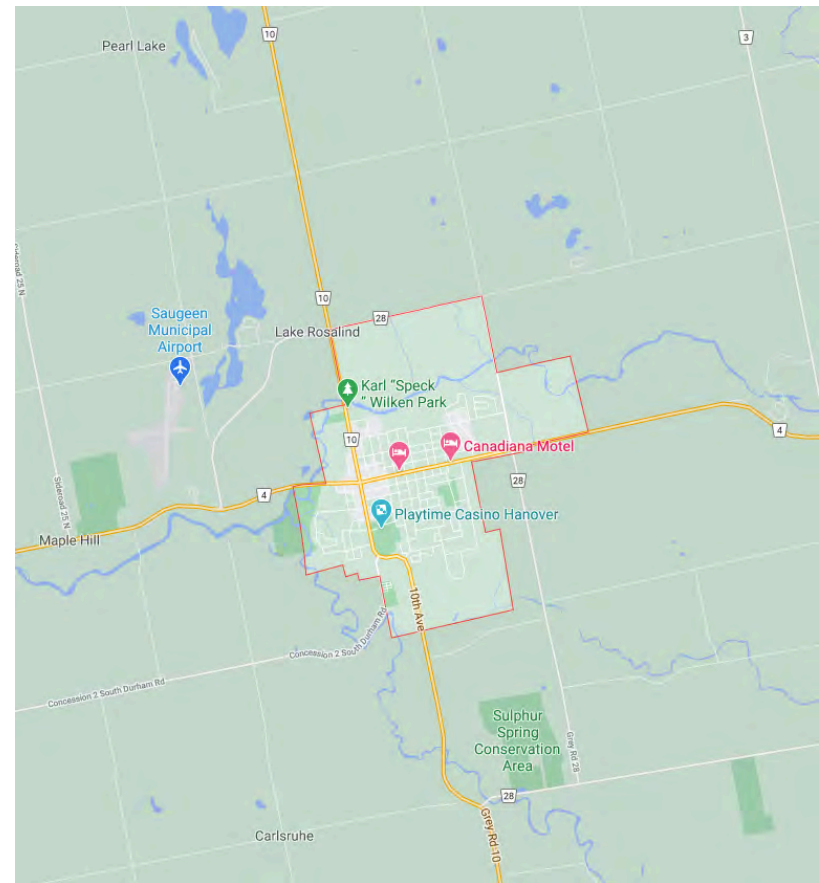
Some History – 2020

- Phase 2 of Comprehensive Review involves a review of the Town's special policy areas
- OPA 3 public meeting held on March 15, 2021
- Based on work completed, Watson & Associates concludes that about 87 hectares of additional land required – based on population growth to 10,400
- Current Grey County GMS now projects a population of 12,200 for Hanover in 2021
- This means that more than 87 hectares will be required in the short term



Short Term/Long Term

- There is clearly a short term issues that needs to be resolved to be consistent with the PPS and its requirement to plan for 25 years (The 25 year plan)
- However, there is also a need for a long-term solution that allows for the Town to carry out long-term growth and infrastructure planning (The 50 year plan)
- Always good to have multiple options for development so that there is variety of locations and developers
- Also allows for the Town to respond to opportunities as they arise – most notably employment



**Town of Hanover
Local Growth Management Scoped
Comprehensive Review
Phase 2- Restructuring & Community
Engagement Component
West Grey Council Presentation
April 6, 2021**

**Prepared by Fournier Consulting Services
March 31, 2021**

Executive Summary

Objective:

- Conduct a collaborative and flexible process for engagement with all partners to address the Town of Hanover's (the Town's) long-term growth planning and land supply needs in the 20-25 year and 50-100 year planning horizon.

Process designed to:

- Identify opportunities and constraints;
- Incorporate 'best practices';
- Document each step; and
- Communicate and inform all participants throughout the process.

Four (4) stage work plan:

- Research all local restructuring activities and relevant provincial restructuring examples;
- Identify all provincial & municipal partners, community leaders and develop engagement protocols;

Executive Summary

- Schedule and conduct initial and follow-up meetings and prepare Stages 1-3 report with restructuring options for consultation with provincial partners; and
- Incorporate provincial input into the Stage 4 report and schedule Town of Hanover council meeting(s) to review and make decisions on moving forward.

Work commenced March 2020 and Stage 4 concludes with (a) Council meeting(s) in 2021.

The Stages 1-3 summary and addendum reports incorporate all relevant documentation, summarizes the work conducted and outcomes achieved in the first three stages of the engagement process.

An activity task log was developed for tracking purposes in the Stages 2-3 Appendix E to the reports.

Stage 1 - Review of Local Municipal and Provincial Restructuring Activity & Legislative Requirements

In the local municipal restructuring activity documented in the Stage 1-Appendix A-attached to the report, key findings include:

- The Town has been actively engaged in long-term planning and restructuring for well over 45 years;
- Boundary extensions (three formal annexations) occurred between 1976- 2000;
- The Town's involvement in the 1999 amalgamation process did not result in Hanover joining neighbouring municipalities for a variety of reasons;
- A presentation to MMAH Minister in June 2010 for a restructuring order to extend the Town's boundaries into West Grey was not acted upon; the Town was encouraged to work on local solutions;
- The Hanover-West Grey Charter initiated in 2013 did not result in a mutual agreement to service development lands in West Grey;

Stage 1 – Review of Local Municipal and Provincial Restructuring Activity & Legislative Requirements

- The farm lands owned by the Magwood family adjacent to the Town's eastern boundary have proven to be a major constraint in all efforts to pursue further annexations since 2000;
- The existing footprint of the Magwood land holdings and farm operations in 2015 were recognized together with a limited amount of commercial and open space uses for development in West Grey through the Grey County's Official plan;
- The Town's regional market centre role is well documented and efforts to maintain and enhance this role is a critical factor and driving force in this long-term planning-restructuring & engagement process;
- The elimination of non-resident fees for Town's parks, recreation and cultural services in 2016 is a positive step that recognizes the role and the contributions to the local economy made together by Hanover and its neighbouring municipalities; and

Stage 1 – Review of Local Municipal and Provincial Restructuring Activity & Legislative Requirements

- More informal efforts at the local political level to open up discussions on restructuring in 2019 re-affirmed the long-standing position that annexation was not an option for West Grey and the Town should look to the Municipality of Brockton if it wishes to pursue further development beyond its boundaries.

In conclusion:

- It is evident that the Town has actively pursued a variety of paths made significant investments to meet its long-term growth needs particularly through the County of Grey and the Municipality of West Grey;
- This journey is well documented, has its share of successes and disappointments; and,
- Importantly provides realistic parameters in the development of restructuring options for the Town.

Stage 1 – Review of Local Municipal and Provincial Restructuring Activity & Legislative Requirements

In the relevant provincial restructuring activity and legislative requirements documented in the Stage 1-Appendix B attached to the report, key findings include:

- Examples underscore a creative and responsive approach to the restructuring process;
- A lot can be placed on the table for discussions on boundary adjustments:
 - Phasing property tax payments over specified periods of time or perpetuity;
 - Sharing new revenue;
 - Lump sum payment;
 - Waste water and water services fees,
 - Private and public revenue sources for new capital infrastructure expenses; and
 - Adjustments to shared services costs.

Stage 1 – Review of Local Municipal and Provincial Restructuring Activity & Legislative Requirements

- While amalgamation focuses on changes to the local governance structures it remains a viable option to meet long-term planning and land supply needs of two or more municipalities.

These tools can produce a win-win situation-an approach the Town must –and is committed to embrace and pursue.

Moving forward the Town must develop a restructuring proposal under the requirements of Sec. 171-173 of the Municipal Act that includes:

- Identification of all lands and applicable upper-tier and local municipalities;
- Develop an engagement process for all provincial, municipal and community (including indigenous) partners;
- Conduct best efforts to secure ‘willing partners’ by developing a proposal based on:
 - Initial input from all provincial, municipal and community members;

Stage 1 – Review of Local Municipal and Provincial Restructuring Activity & Legislative Requirements

- Terms and provisions that incorporate the initial input, meets provincial restructuring standards and policies governing growth and development;
- Obtain feedback on the draft restructuring proposal from all participants; and
- Prepare a formal restructuring proposal for approval by all municipal partners and forward all documentation for approval by the Province.

Throughout the this initial process the Town has demonstrated it is both willing and prepared to comply and work with all legislative requirements.

Stage 2–Identification of All Provincial and Municipal Partners & Engagement Protocols

The tasks in this stage were carried out from March 2020 to March, 2022 and are documented in Stage 2- Appendix C attached to the Stages 1-3 summary and addendum reports.

The Town's municipal restructuring-engagement process incorporates the following principles and objectives:

- Develop a plan that addresses the Town of Hanover's future growth development and land supply needs beneficial to both the Town and adjacent municipalities;
- Embrace a process that engages all municipal, county and provincial and community stakeholders and partners in the development of the plan;
- Explore all options ranging from formal restructuring (annexation & amalgamation) to inter-municipal service and development agreements to meet the needs in a manner that is consistent with all municipal and provincial policy directions; and
- Conclude the process with a long-term solution (20-25 year and beyond to 50-100 year planning horizon) to meet the documented long-term growth needs.

Stage 2–Identification of All Provincial and Municipal Partners & Engagement Protocols

The following parameters guided and shaped the process:

- Working closely with the County of Grey to ensure roles and mandates of the both the Town's & County's long-term planning projects are complementary;
- Expanding the Town's focus to include lands in both Bruce and Grey Counties;
- The need to address the Town's documented land shortage (Watson & Associates and MPC) in 2019 in order to:
 - *Meet needs in the 50-100 year horizon that allows for hard and soft infrastructure planning, establishes a basis for growth and development to occur in phases as the need arises and the market requires;*
 - *Position the Town to unlock economic development opportunities in order to maintain and enhance its role as a regional centre; and*
 - *Have enough land within its corporate boundary to respond to market demands for housing and employment and carry out the long-term planning to make it happen.*

Stage 2–Identification of All Provincial and Municipal Partners & Engagement Protocols

Once the engagement parameters were established and all of the partners were identified, a sequential consultation/information process was developed that recognized the roles and planning approval responsibilities of the various levels of government:

- Province: including Minister of Municipal Affairs and Housing, Ministry of Municipal Affairs and Housing- Western Municipal Services Office (MSO) London office- Manager and planning staff, MPP, Bruce-Grey-Owen Sound; and MPP, Huron-Bruce;
- Counties: Chief Administrative Officers (CAO) and Planners for the Counties of Grey and Bruce;
- Local Municipalities: Mayors and CAOs for the Municipalities of West Grey and Brockton; and
- Hanover Community: Former and current community leaders were identified, including previous members of Town Council, Town CAOs and community business leaders.

Stage 2–Identification of All Provincial and Municipal Partners & Engagement Protocols

The engagement process was formally initiated with introductory letters from the Town's CAO/Clerk emailed to the provincial and municipal partners on June 26 and 30, 2020. Copies all correspondence, including follow-up letters to the Mayor and CAO of West Grey and responses from West Grey in January 2021 are found in Stage 2- Appendix C in the summary and addendum reports.

Stage 3 – Schedule and Conduct Initial and Follow-up Meetings and Correspondence with All Provincial, Municipal and Community Leaders

The tasks in this stage were carried out from July 2020 to March, 2021 and are documented in Stage 3- Appendix D attached to the Stages 1-3 summary and addendum reports, including:

- Meetings with all participants who responded to the Town's invitation;
- The County of Bruce and the Municipality of Brockton expressed initial interest to continue discussions with the Town. Consultation with a landowner in Brockton revealed further interest; and MPP Thompson was invited and has participated in the process;
- The Municipality of West Grey has expressed interest in continuing discussions;
- The initial consultation with the Manager and staff of the MMAH MSO Western office provided provincial expectations, guidance and advice, including assistance if warranted.

Stage 3 – Schedule and Conduct Initial and Follow-up Meetings and Correspondence with All Provincial, Municipal and Community Leaders

- In consultations with the County of Grey the concerns over the scope of work and outcomes for both the Town's process and County's planning initiatives (e.g., HOSTF and 20-25 year growth management studies) were addressed and in the end *it was concluded the respective work plans and outcomes were both distinct and complementary*;
- Contact with community members provided additional background history on the Town's restructuring and shared servicing arrangements with both the Municipalities of Brockton and West Grey, and re-affirmed the constraints and opportunities to move forward with boundary changes to the east, west and north;

Stage 3 - Schedule and Conduct Initial and Follow-up Meetings and Correspondence with All Provincial, Municipal and Community Leaders

- When contacted a member of the Magwood family confirmed there is no interest in selling their lands, or participating or discussing the Town's restructuring-engagement process; and
- Indigenous communities were identified and will be consulted once the Town makes a decision on the option(s) to move forward.

The Town of Hanover has, and will continue to exercise its commitment to the requirement for 'due diligence' as this process moves to the next stage.

Proposed Options for Consideration in Stage 4

The research and consultations in the Town's engagement process have been extensive, largely positive and informative; and given the realities of where Hanover is geographically, the restructuring options for consideration include:

- Annexation of lands to the east of Hanover in West Grey (Magwood lands and others). *Requires a willing partner, 'leapfrogging ' over the Magwood lands and more expensive servicing ;*
- Annexation of lands to the north of Hanover in West Grey. *Requires a willing partner to reach an agreement ;*
- Amalgamation of Hanover and the Municipality of West Grey. *Requires a willing partner to reach an agreement;*
- Amalgamation of Hanover and the Municipality of Brockton. *Subject to input from the Western MSO office;*
- Annexation of lands to the northwest and southwest of Hanover in Brockton. *Has the greatest opportunity for success subject to input from the Western MSO office;* and

Proposed Options for Consideration in Stage 4

- Do nothing. Is not an option. *Over 20 years the Town has invested significant time, effort and resources to address its long-term planning needs and must continue with these efforts.*

Alternatives such as inter-municipal serving and development agreements, as either a stand alone approach or incorporated into a restructuring agreement also remain on the table for discussion.

Responses and comments on the Phase 2- Stages 1-3 Summary and Addendum Reports from Ministers' Walker and Thompson and MMAH - MSO Western office staff will be incorporated into next stage of the process.

Thank You- Q & A



**Corporation of the
Municipality of West Grey**

402813 Grey Road 4
RR2 Durham, ON N0G 1R0
519-369-2200

April 16, 2021

EMAIL ONLY – btocheri@hanover.ca

Town of Hanover
341 10th Street
Hanover ON N4N 1P5
Attention: Mr. Brian Tocheri, CAO / Clerk

Re: Hanover – West Grey
Boundary adjustment discussions

Dear Sir:

The Municipality of West Grey has been considering the requested boundary adjustment from the Town of Hanover, particularly with respect to the request for lands from the Municipality of West Grey and the potential impact for the Municipality going forward. To be proactive in this matter a number of discussion meetings have been conducted by a Committee selected by Council to deal with this matter.

As part of these discussions a number of items for clarification and potential solutions have been considered. There are many factors and information pieces that the Committee has established for clarification from the Town of Hanover in order for a recommendation report to move forward for Council consideration namely, the following:

- a) Rationale for proceeding with this analysis outside of the County's Growth Management Projections (currently in draft form and expected to be adopted by County Council in the summer of 2021);
- b) Rationale related to the lands selected;
- c) Definition of the intended future use of the lands being requested (i.e. residential, commercial industrial, etc.);
- d) Confirmation on the basis of the timeline for the completion of this boundary adjustment if the Municipality was in fact, agreeable;

- e) Rationale related to a boundary adjustment outside of a shared services agreement process or an amalgamation with the Municipality of West Grey; and
- f) Confirmation on the extent of other lands currently under consideration by the Town of Hanover as part of this process.

Understanding that the Town of Hanover has a short-term strategy for this process at this time the Committee questions the long-term impact to both municipalities.

In light of the above noted items for clarification, the Committee feels that the meeting previously scheduled for April 22nd, 2021 is premature at this time and should be postponed.

The Committee respectfully requests written clarification on these items so a future meeting date can be established.

Please respond at your earliest convenience.

Regards,
MUNICIPALITY OF WEST GREY



Lorelie Spencer, Ba.U.R.Pl, MCIP, RPP
Manager of Planning and Development

LS/lS

Email Response to FCS's request for comments on the draft Town of Hanover Phase 2 Growth Management Plan- Stages 1-3 Restructuring & Community Engagement Component Addendum Report from L. Johnston, CAO West Grey dated April 20, 2021.

Hi Stephen,

Thank you for your patience while I gathered everyone's comments.

From our perspective we would like it made very clear that West Grey is still committed to, and intends to, explore all options, including amalgamation, shared services with development occurring in West Grey, etc.

West Grey is concerned that the growth projections currently being considered and utilized are far outside of the typical planning horizon (2021-2046) and are focused on a long-range forecast predicted under current planning application submissions. This is an unusual approach and not typical of standard planning document review particularly in the form of a boundary adjustment approach as suggested by the Town of Hanover.

The indication of the need for land from a 50-100 year perspective is premature and has not been justified in terms of approach to the Municipality at this time for a boundary adjustment.

Given the consultations with West Grey are in early stages, at this point, West Grey is neither decided nor prepared to proceed until we have received additional information which has recently been requested. Additionally, the Ministry should be of the full understanding that because these conversations are only at the early stages, West Grey remains open and accommodating to ongoing meetings, but we have yet to finalize our position and we remain focused on the long-term impact and benefit to the Municipality.

*Thank you, again, for the opportunity to provide comment,
Laura*

MEMORANDUM

To: Brian Tocheri
From: Nick McDonald
Date: May 3, 2021
Re: Responses to West Grey letter dated April 16, 2021

The purpose of this memorandum is to respond to the specific comments made by the Municipality of West Grey in a letter dated April 16, 2021. In this regard, responses are below:

- a) Rationale for proceeding with this analysis outside of the County's growth management projections (currently in draft form and expected to be adopted a County Council in the summer of 2021)**

The Town of Hanover has had land supply concerns for over 20 years and has worked diligently to find a solution. These concerns led to the Town's appeal of County Official Plan Amendment 80 and the resulting settlement that led to the establishment of a 140-hectare future secondary plan area in the Municipality of West Grey, with the size of that future Secondary Plan area being large enough to consider a variety of growth options when the time was right.

Flowing from that decision was the adoption of a further amendment to the County Official Plan that resulted in the inclusion of 23 hectares of land within the urban designation within West Grey even though the lands were in West Grey and not serviced. These lands were later designated and zoned

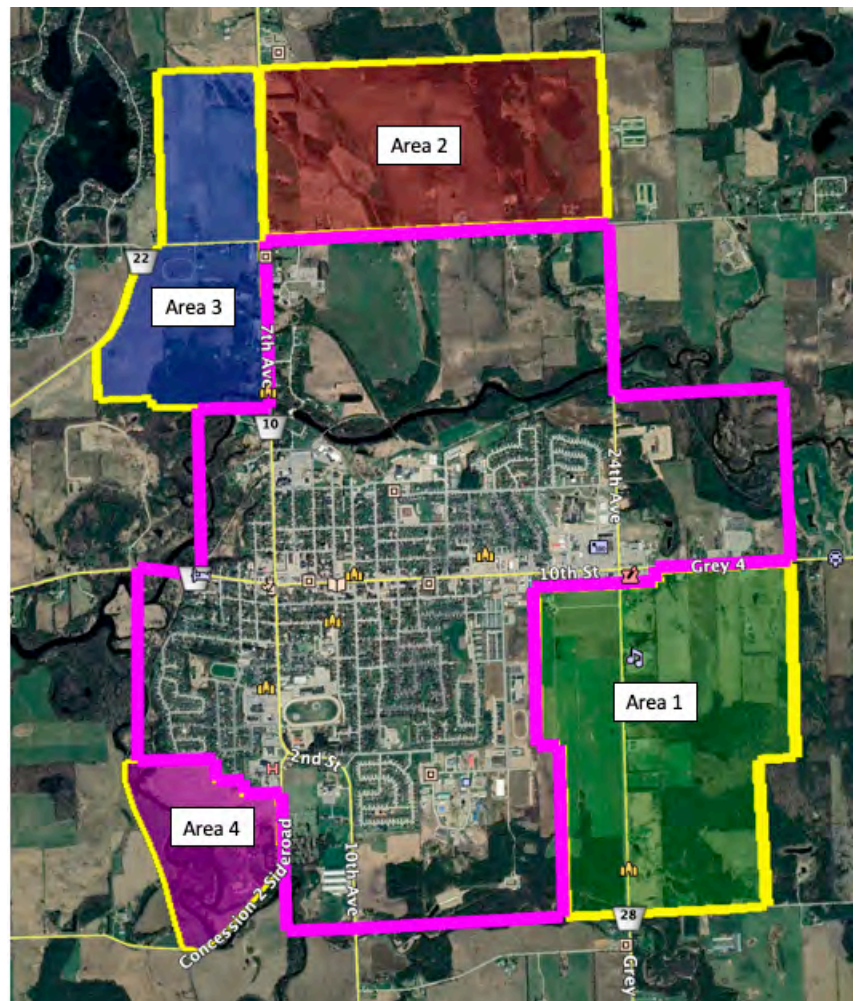
by West Grey Council for primarily highway commercial uses. As a consequence there has been recognition through these historical processes that establishing a larger area of land for future planning purposes is appropriate, subject to there later being a more detailed planning exercise that identifies exactly what component parts of the larger area are needed to accommodate development.

Based on work completed in the last two years, it has again been confirmed that the Town of Hanover will not have enough land within its municipal boundaries to accommodate expected growth. This is why the Town initiated discussions with adjacent municipalities and the Province in 2020 to identify options and willing partners. Given that this was and is an important matter for this Council, concluding this process during this term of Council would be an important strategic achievement.

It is recognized that the County's growth management process will be concluded sometime in the summer of 2021, however I am very confident that the residential growth allocated to Hanover by the County will be implemented as the proposed allocation is generally consistent with the projections prepared for the Town in support of the Town's comprehensive review. In addition to the above it was Hanover's intent all along to look for a solution to accommodate growth beyond the 20 to 25 years. As a result, it is my opinion that it is not necessary to wait for these projections to be completed to solve a long-standing issue respecting future growth.

b) Rationale related to the lands selected

At the time of the writing of this memorandum, no decisions were made by Hanover Council on which growth area should be selected for further discussion purposes with one or more of its neighbours.



With respect to land to the east in the Municipality of West Grey, these lands have long been the subject of discussion and as a result including this area as an option was deemed to be appropriate. Extending Hanover's boundary to the north into West Grey was also identified as an option because of the proximity of these lands to servicing infrastructure. Extending the municipal boundary to the northwest into the Municipality of Brockton was also deemed appropriate for the same reason. Expanding Hanover to the southwest to the south of the Hanover & District Hospital was also a viable option because of the ease with which these lands can be serviced and the fact that they are easily connected into the Town's road network. Expanding the Hanover boundary to the south was not considered because of the challenges that would exist in servicing this area.

It is recognized that the three larger areas being considered (Areas 1, 2 and 3) are each larger than required for the next 25 years. However, in looking to the future it would be in the public interest to ensure that there was a large enough area of land added into the urban area to allow for longer term infrastructure planning to take place (which is permitted to extend beyond the 25-year planning period), allow for the consideration of a range of locational and land use options when carrying out the detailed planning later and to signal to the Town and the development community where growth is to be directed in the longer term. There is a local precedent for this approach in the form of the settlement of the Town of Hanover appeal of County Official Plan Amendment 80.

c) Definition of the intended future use of the land being requested (i.e. residential, commercial industrial, etc.)

While the historic focus of the Town's efforts has been on securing additional land for commercial development, it is my opinion that the Town should now be planning for all types of land uses including residential, commercial, industrial and institutional to support Hanover's regional role.

In this regard, the County of Grey has recognized the Town of Hanover's potential for significant population growth in their most recent growth management exercise. In accordance with this recent work, the 2046 population forecast for the Town of Hanover is 12,200 (the Town's 2021 population is estimated to be 8,430). This equates to a steady annual population growth rate of 1.5% over the 2021 to 2046 planning horizon (and this is almost double the annual growth rate expected for the County). In addition Grey County forecasts an average of 67 new households annually to the Town of Hanover between 2021 and 2046 and this translates into approximately 1,700 new households over the next 25 years.

Of the 1,700 new households, 15% of these units (255 units) are intended to be developed through intensification in the existing built-up area, which means that 1,445 units are expected to be needed in new development areas. Based on a net density of 25 units per net hectare, this means that about 58 net hectares of residential land is required. The current land supply based on a 2020 analysis is about 51 hectares which is reduced by the loss of 8 hectares of land in Special Policy Area 3 that is now proposed to be designated for light industrial purposes. The result is that the true residential land supply is 43 hectares, meaning that there is a shortfall of 15 net hectares and 20 gross hectares.

With respect to employment lands, Watson & Associates noted in 2020 that the Town of Hanover serves as a regional centre of economic activity within Grey County and that as a consequence, an additional 1,070 jobs should be planned for on employment lands. However, the Grey County 2021 growth management strategy update understates the long-term employment growth potential for the Town of Hanover with respect to both industrial jobs and population related employment and as a consequence formal comments have been made to the County on this point. With respect to planning for employment, it is my opinion that there is no down-side in planning for robust job growth if the Town's population is expected to increase as proposed. On this basis, it is my opinion that reliance should be placed more on the employment forecasts established by Watson & Associates through their work in 2020.

As noted above, Watson & Associates recommended that the Town plan for an additional 1,070 jobs on employment lands, and based on unemployment density of 12 jobs per net hectare, this means that about 89 hectares of industrial land is required. At the present time there is about 64 hectares of industrial land, with most of this land being north of the Saugeen River on lands that have yet to be fully serviced.

In addition to the 64 hectares, it is proposed to add about 8 hectares into the supply by designating lands for light industrial purposes in Special Policy Area 3 through the Official Plan Amendment 3 process. After applying a 15% vacancy factor, the employment land supply is 53 hectares which means that there will be a shortfall of 17 net hectares (or 23 gross hectares).

With respect to the commercial land needs, reliance has been placed on an analysis completed for the Town in 2015 which indicated that about 73 hectares of commercial land was required (this figure has been extrapolated to 2046). If the lands within West Grey that are designated for highway commercial purposes (23 hectares) were discounted, the shortfall then increases to 61 hectares.

On the basis of all of the above, the total deficit is about 104 hectares to meet population and employment growth expectations in the 2021 to 2046 time period. It is likely that this amount may be reduced through a further review a commercial land needs however the conclusions are clear in terms of there being a shortfall. The above analysis is summarized on Table 1.

d) Confirmation on the basis of the timeline for the completion of this boundary adjustment if the municipality was in fact agreeable

The next municipal election is scheduled for October 24, 2022. In accordance with Section 30 of Ontario Regulation 204/03, an order of the Minister or a commission implementing a restructuring proposal shall not come into effect between January 2 and November 30, both inclusive, in a regular municipal election year. This means that time is of the essence and it is hoped that the Town is able to submit a restructuring proposal to the Province as soon as possible in 2021.

TABLE 1 - SUMMARY OF LAND NEEDS - 2021 TO 2046	
Residential Land Needs	
Total housing demand (2021 to 2046) - note 1	1,700
Intensification rate	15%
Units in intensification areas	255
Units in new development areas	1,445
Net density (units per net ha.)	25
Net hectares required	58
Residential land supply (2020)	51
Minus lands in SPA 3 (ha.) - note 2	8
Residential land supply (2020)	43
Deficit (net hectares)	15
Deficit (gross hectares)	20
Employment Land Needs	
Number of new jobs (2021 to 2046) - note 3	1,070
Employment density (jobs per net ha.)	12
Net hectares required	89
Employment land supply (2020)	64
Additional land supply in SPA 3 - note 4	8
Total land supply	72
Vacancy factor (15%)	11
Land supply adjusted for vacancy (ha.)	53
Deficit (net ha.)	17
Deficit (gross ha.)	23
Commercial Land Needs	
Commercial Land Needs (ha.) - note 5	73
Supply in Hanover (ha.)	12
Supply in West Grey (ha.)	23
Total supply (ha.)	35
Deficit (ha.)	38
Deficit with West Grey Lands excluded (ha.)	61
Total	
Total deficit (gross hectares)	104
Notes:	
1 - From Hemson 2021 GMS for County	
2 - 8 hectares from SPA 3 previously counted by Watson & Associates in January 2021 Addendum report - will now be Light Industrial	
3 - From Watson & Associates 2020 for Town	
4 - Lands in SPA 3 that will be designated Light Industrial comprise 8 hectares net of floodplain	
5 - From MGP 2015 for Town	

e) Rationale related to a boundary adjustment outside of a shared services agreement process or an amalgamation with the Municipality of West Grey

Given the amount of land under consideration, a boundary adjustment is preferred over a shared services agreement, which in my opinion could be considered for one-off circumstances. A boundary adjustment also allows for the development that benefits from the extension of services to be in the same community that is providing the services, most notably water and wastewater. Including this amount of land in Hanover also allows for development to occur in accordance with the Hanover Official Plan, which is a unifying planning document that applies to all of the lands in Hanover. A boundary adjustment is also final, and would never be up for renewal, as would be the case with a shared services agreement. This certainty allows for the Town to carry out the long term planning necessary for these lands, knowing that these lands will always be under the control of the Town.

f) Confirmation on the extent of other lands currently under consideration by the town of Hanover is part of this process

Please see the response to item b)