



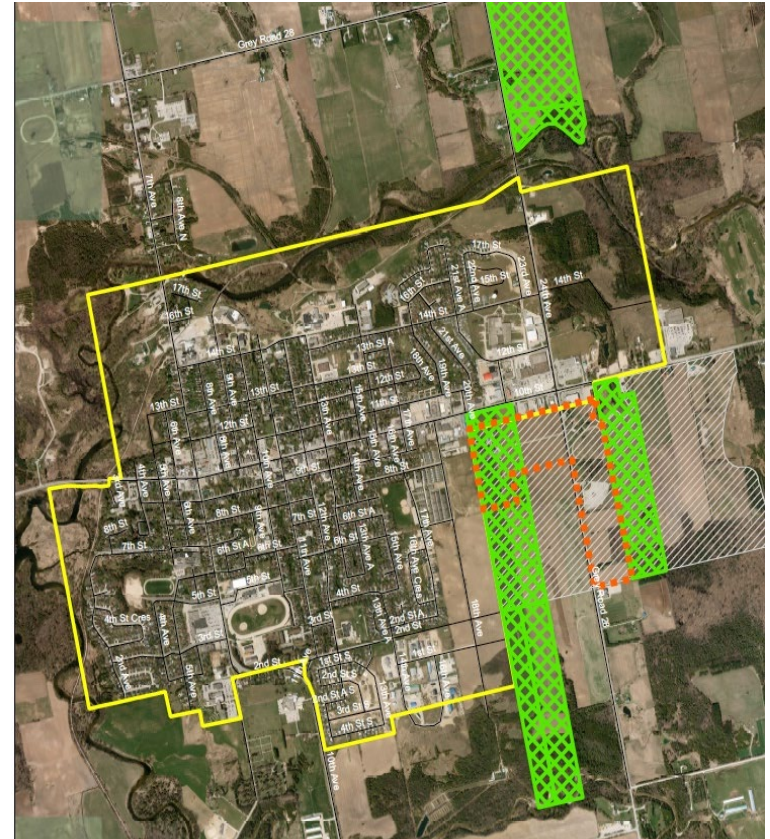
CHARTING A PATH FOR FUTURE GROWTH AND DEVELOPMENT IN THE TOWN

WEST GREY COUNCIL
MEETING – APRIL 6, 2021



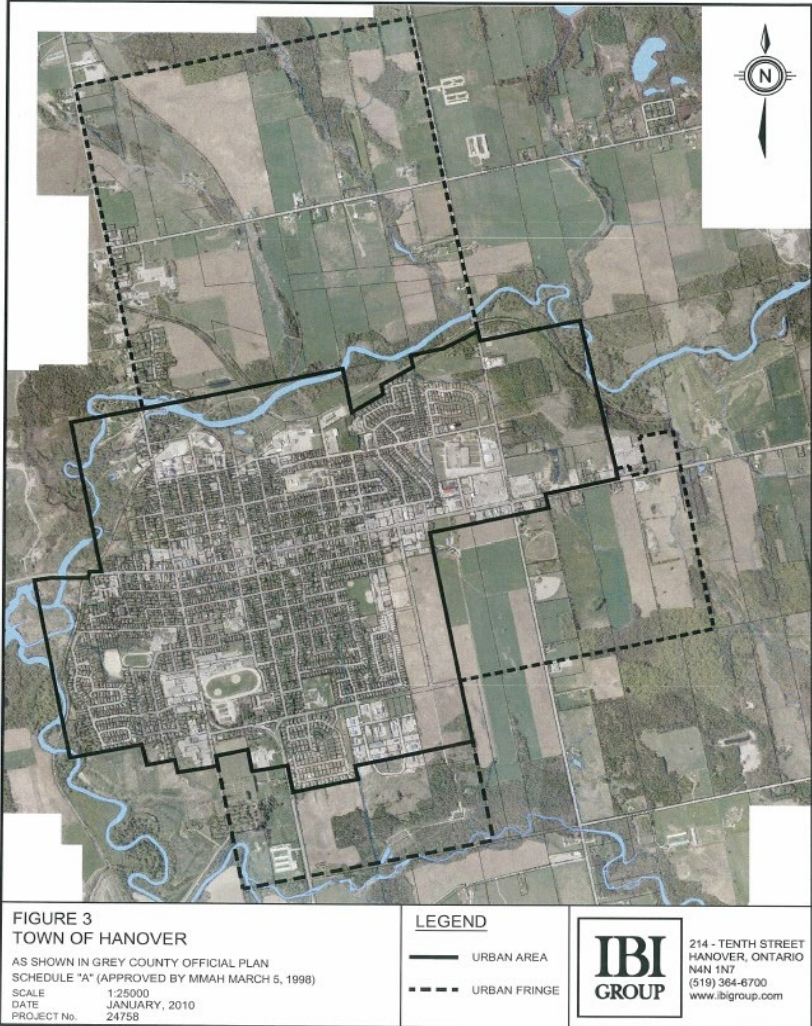
Some History - 1976

- 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

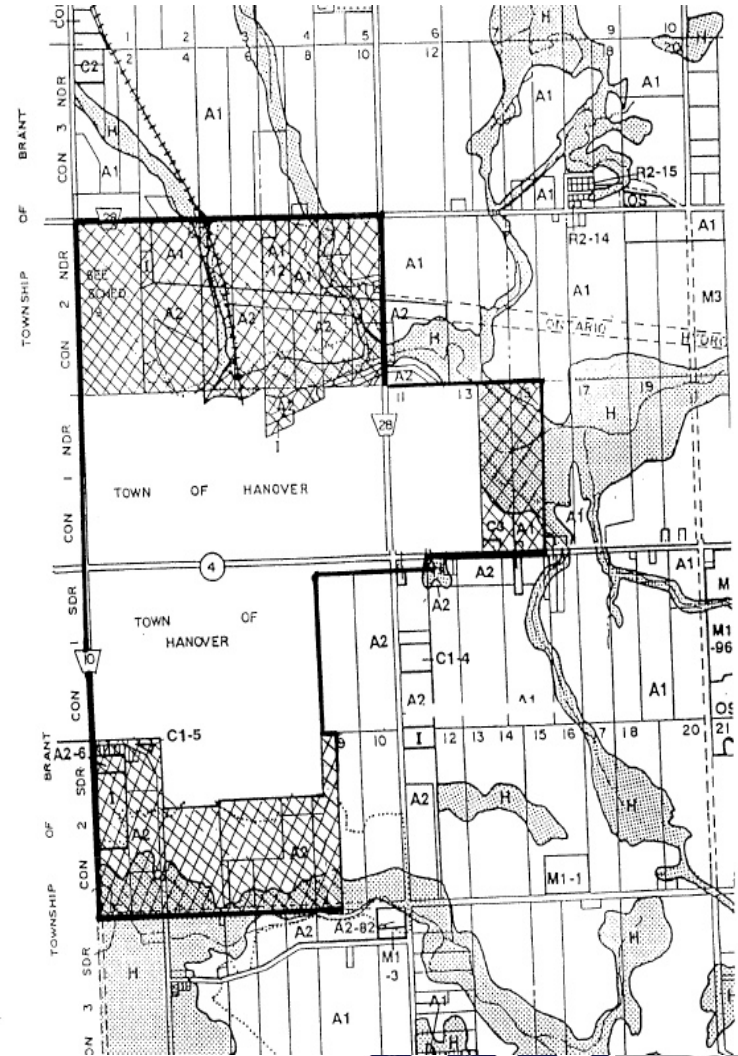
- First County OP approved in 1998
- Urban fringe designation established to the north, south and east



FILE:J:\Kitchener\24758_EmplyHead\5.9 Drawings\Civil\layouts\Figures\Report-Jan2010\24758-Figures-3-10-12.dwg LAYOUT: Fig 3

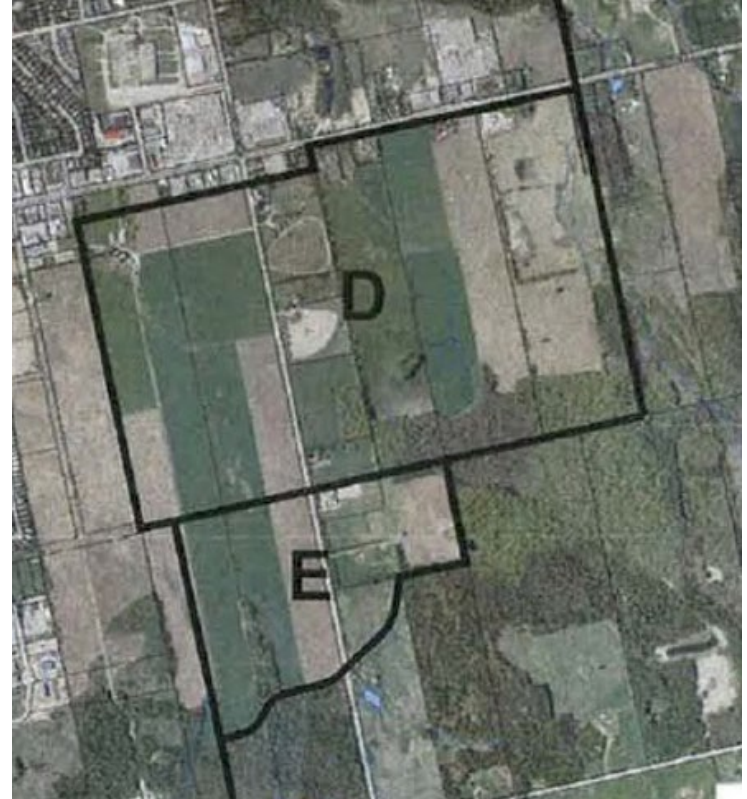
Some History - 2000

- 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



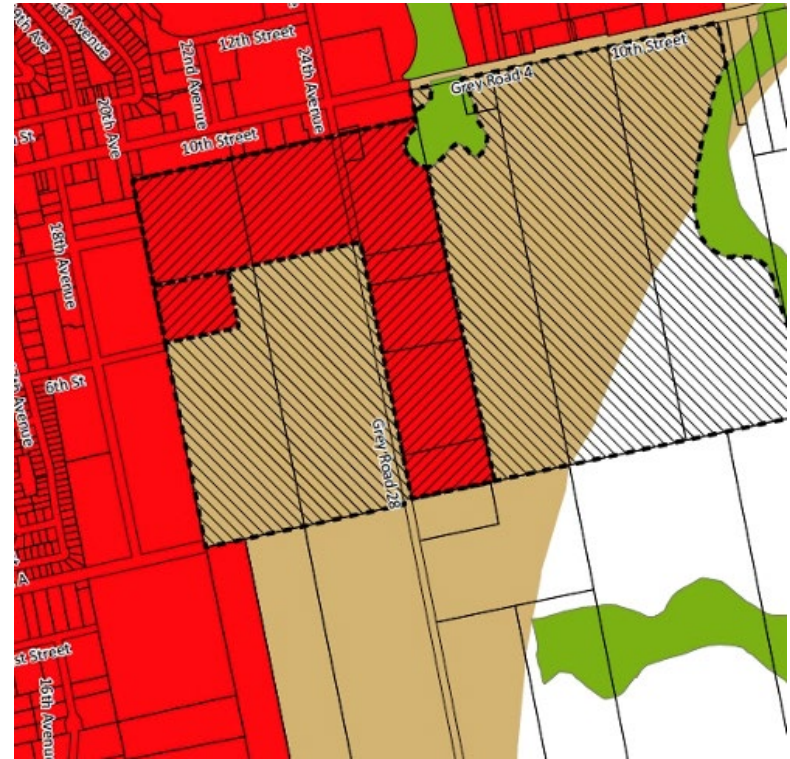
Some History – 2010/2012

- 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



**Local Growth Management Strategy -
Scoped Comprehensive Review**
Town of Hanover

Phase 1 Final Report

November 8, 2019

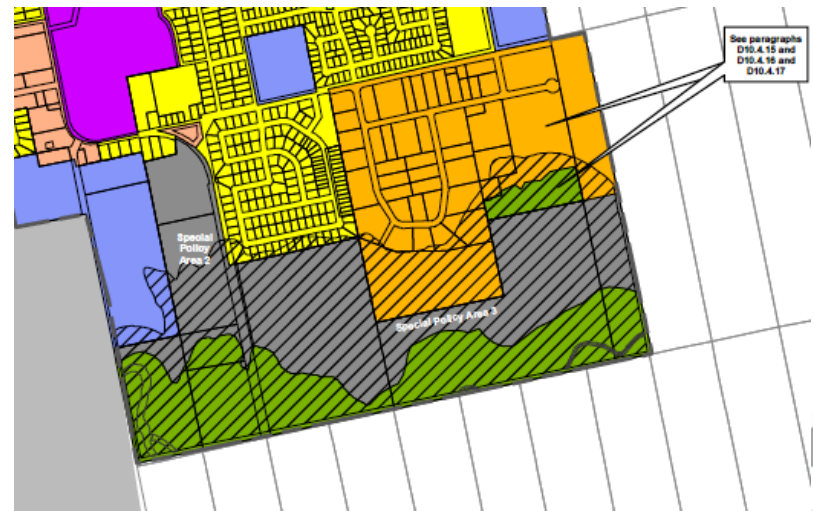
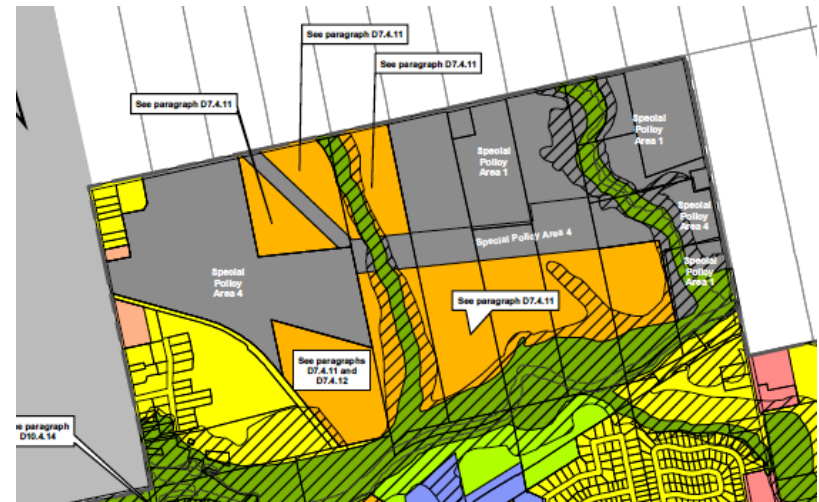
Watson & Associates Economists Ltd.
905-272-3600
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In Association with: Meridian Planning Consultants



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

