

**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