

## Addendum to Report PDR-PCD-19-13

**To:** Chair Wright and Members of the Planning and Community Development Committee  
**From:** Scott Taylor, Senior Planner  
**Meeting Date:** March 18, 2014  
**Subject:** West Grey – Hanover Secondary Plan Report  
**Status:** Recommendation adopted by Committee as presented per Resolution PCD34-14; Endorsed by Council April 1, 2014 per Resolution CC48-14; Also see Addendum #2 for further information.

### Recommendation(s)

**THAT the proposed County Official Plan Amendment to re-designate a portion of the lands described as Part Lots 8, 9, 10, 11, 12, 13 and 14 Concession 1 SDR, (Geographic Township of Bentinck) Municipality of West Grey, to the “Highway Commercial” and “Open Space” designations be supported;**

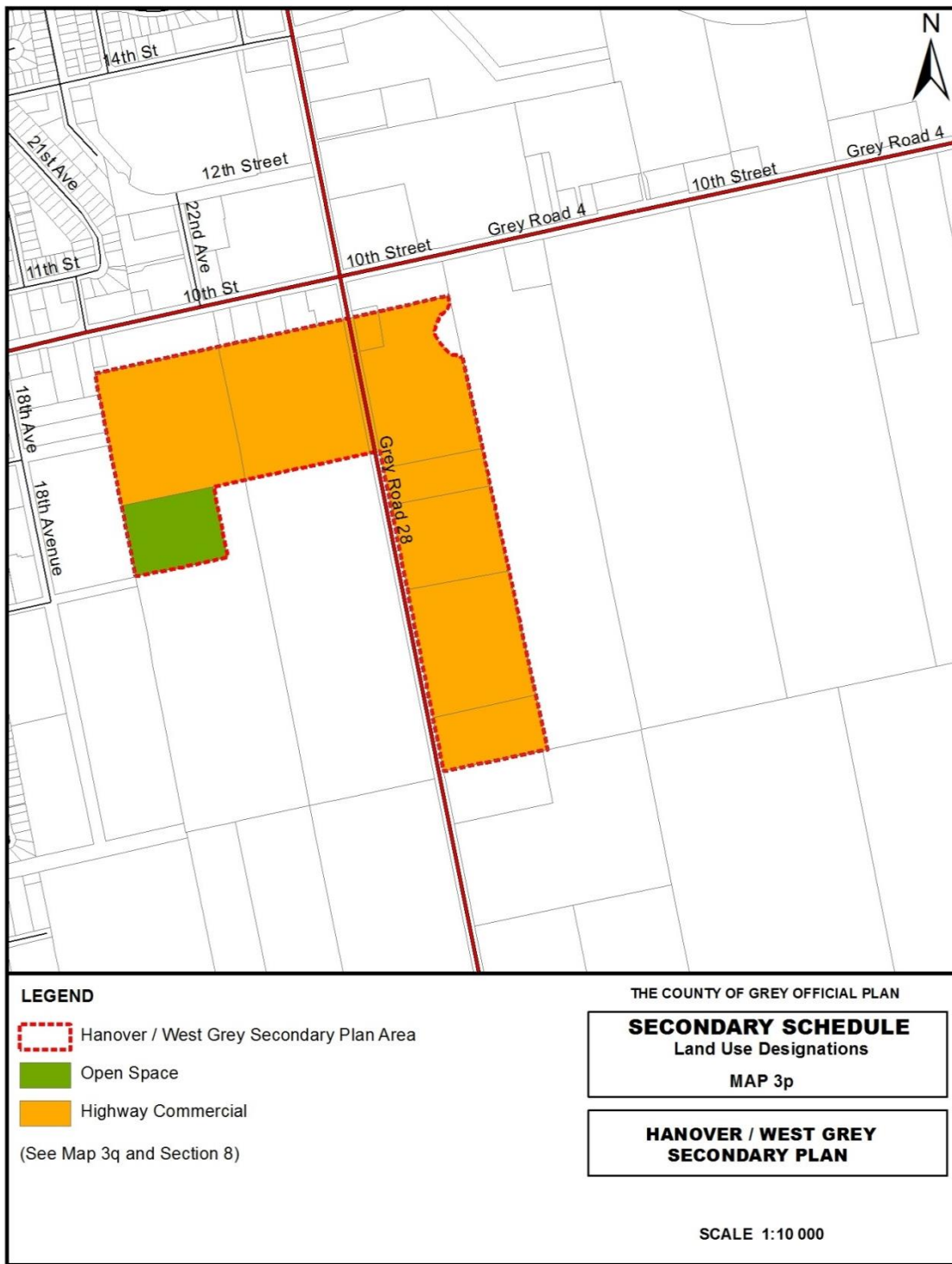
**AND THAT the Addendum to Report PDR-PCD-19-13 be hereby received;**

**AND FURTHER THAT the appropriate by-law be prepared for consideration by County Council.**

### Background

As part of the County of Grey Five Year Review Official Plan Amendment (OPA) 80, approximately 140 hectares of land adjacent to the Town of Hanover in the Municipality of West Grey were identified as a ‘Future Secondary Plan Area.’ A comprehensive review, in addition to two addenda submissions, was prepared in order to justify additional lands being added to the Primary Settlement Area in this location. West Grey and Hanover have since been working together to refine their growth projections and determine which lands were most suited for inclusion within the future secondary plan. As a result of their collaborative efforts, the two municipalities are proposing to re-designate 25.25 hectares of ‘Highway Commercial’ lands and 3.17 hectares of ‘Open Space’ lands in the Future Secondary plan Area. It should be noted that two previously developed parcels have not been included in the totals for the 25.25 hectares of Highway Commercial land, though they are being re-designated as Highway

Commercial. See Figure One below for the location of the subject Highway Commercial and Open Space lands.



*Figure One: Land Use Schedule showing the Subject Lands (Schedule  
Courtesy of Ron Davidson, Land Use Planning Consultant)*

The 32.58 hectares proposed for re-designation currently contains a mixture of agricultural, commercial and residential land uses. Although the lands will remain in the Municipality of West Grey, it is proposed that municipal water and sewer services will be extended from the Town of Hanover. A servicing agreement between the two municipalities will be required in this regard.

To the north and west of the subject lands is a mixture of residential, commercial and agricultural uses. To the south and east of the subject lands the lands are predominantly used for agricultural purposes.

Ron Davidson, Land Use Planning Consultant, has prepared a planning justification report on behalf of West Grey and Hanover in support of the proposed secondary plan. A corresponding zoning by-law amendment (ZBLA) is also being processed by the Municipality of West Grey. Copies of the background materials related to this official plan amendment, as well as copies of the comprehensive review and addenda, can be found at the below links:

[West Grey - Hanover Secondary Plan Background Materials](#)

[Comprehensive Review and Addenda](#)

A joint public meeting regarding the OPA and ZBLA was held on July 15, 2013. Minutes from the public meeting can be found at the below link:

[Public Meeting Minutes - Municipality of West Grey - Secondary Plan](#)

Prior to the submission of this OPA application there was significant consultation between the Municipality of West Grey, the Town of Hanover and the County of Grey Planning and Transportation Services departments. Pre-submission consultation with the Ministry of Municipal Affairs and Housing was also included within this process. Additionally, a meeting with affected landowners was hosted by the two municipalities.

Following the public meeting an additional round of targeted stakeholder consultation meetings were held, with on-going correspondence between the County, the Municipality, the Town and these stakeholders. Some changes have been made to the proposed OPA and ZBLA as a result of feedback received by said stakeholders.

A copy of the proposed secondary plan policy and mapping can be found at the below link:

[Proposed County of Grey Official Plan Amendment 122](#)

## *Agency and Public Comments Received*

Through oral submissions at the public meeting, and written submissions received throughout the process, the following concerns were raised by members of the public and interested stakeholders:

- commercial development standards should be the same within the secondary plan area, as they are in Hanover, such that there is no preferential treatment for new commercial development in West Grey,
- the applications are premature as a commercial impact or market study is needed,
- have vacant commercial lands in Hanover, such as the former Zellers property been factored into the analysis,
- concerns over a possible building supply or grocery store being located within the secondary plan lands,
- why did the Town of Hanover buy lands in the Municipality of West Grey, and what is intended for those lands,
- what is intended for the remainder of the future secondary plan area lands within the County Plan, i.e. those lands beyond the 32 hectares currently being contemplated for re-designation within the proposed OPA,
- some lands within the secondary plan area are not for sale, and the present owners wish to continue to farm said lands,
- adding in farm lands, which will not be sold, will not add to the commercial land supply for Hanover or West Grey,
- the settlement on OPA 80 spoke to the need for more employment lands, but no employment lands are being added here, and
- the proposed open space lands are an 'island' which is not practical or usable for the Town or the Municipality.

A number of letters of support for the proposed OPA and ZBLA were also received.

Oral or written submissions were received by;

- Scott Patterson and Denise Baker on behalf of the Magwood family,
- Scott Patterson on behalf of Home Hardware Stores Limited,
- Harry Froussios on behalf of Loblaws Properties Limited,
- Ray Carmount,
- Hanover Realty Corporation,
- Lyle Schaus, and
- Glengate Investments – Johnathan Biback,

A summary of agency comments has been provided below.

Saugeen Valley Conservation Authority (SVCA) – In a letter dated July 15, 2013, the SVCA noted that;

*“The SVCA has reviewed the proposed Grey County Official Plan amendment and proposing Zoning By-law amendment associated with a proposed Secondary Plan in accordance with the SVCA’s mandate and policies. Some Natural Hazard and Significant Natural Heritage features are located on the subject lands. The majority of lands are suitable for future development, pending additional development review.”*

Ministry of Municipal Affairs and Housing (MMAH) – In an email dated November 1, 2013, MMAH has highlighted a number of sections from the Provincial Policy Statement which are applicable to the County’s review of the proposed OPA, including sections 1.1.3.1, 1.1.3.2, 1.1.3.8, 1.1.3.9, 1.2.1, 1.2.2, 1.6.5.3, and 2.3.5.2. The MMAH email also notes that;

*“Ministry staff note that, while a portion of the proposed Secondary Plan Area is contiguous with the Hanover settlement area, the configuration may not represent the most orderly extension of the settlement area. The County may wish to consider whether a more suitable configuration is possible.*

*Additionally, the County should consider potential impacts on lands adjacent to the proposed Secondary Plan Area, as per PPS policy 2.3.5.2.”*

Historic Saugeen Metis (HSM) – In an email dated July 16, 2013, the HSM noted that;

*“The Historic Saugeen Metis Lands and Resources Department has reviewed this application and the planning justification report and as the official plan amendment will not change the current land owners zoning restrictions or current land uses HSM has no objection/opposition to the proposed project. HSM is interested in any information regarding archeological assessments related to the proposed development. Is it correct to assume that these commercial developments will be required to conduct an archeological assessments prior to physically developing the sites?”*

Grey County Transportation Services – the County Transportation Services department has been actively involved throughout the entire process, providing policy wording, potential entrance locations, and mapping feedback. Most recently in an email dated February 4, 2014, County Transportation Services staff have noted that they are satisfied with the proposed mapping and policy.

### *Analysis of Planning Issues*

Planning Authorities must have regard for matters of Provincial interest, as set out under the *Planning Act* and be consistent with the Provincial Policy Statement (PPS).

Decisions must also conform to the County of Grey Official Plan and any Provincial Plans which are in force and effect. There are however no Provincial Plans in effect for this area of the County.

### ***The Planning Act***

Section 2 of the *Planning Act* provides matters of provincial interest which planning authorities must have regard for in rendering any decision under the Act. Most notable to the proposed secondary plan are clauses; (a) the protection of ecological systems, including natural areas, features and functions; (b) the protection of the agricultural resources of the Province; (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems; (h) the orderly development of safe and healthy communities; (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities, (k) the adequate provision of employment opportunities; (m) the co-ordination of planning activities of public bodies; and (p) the appropriate location of growth and development.

- (a) With respect to the protection of ecological systems the SVCA has reviewed the proposed secondary plan and noted that some of the lands contain natural hazard and natural heritage features. The natural hazard features will remain designated as 'Hazard Lands' in the County Official Plan, and as such will be protected. With respect to the 'Significant Woodlands' in the southern part of the secondary plan area, County staff would recommend the utilization of a holding symbol on said woodlands and their adjacent lands, which is contingent on the completion of an Environmental Impact Study (EIS), prior to any development occurring. If a holding symbol is utilized in the implementing zoning by-law amendment for these lands, then the natural heritage elements will be protected in accordance with the *Planning Act*, the PPS and the County Official Plan.
  
- (b) With respect to the protection of agricultural resources, the subject lands are currently predominantly designated as 'Agricultural' with a 'Future Secondary Plan Area' overlay in the County Plan. Prior to the aforementioned designations, the subject lands were entirely designated as 'Urban Fringe'. The intent of both the former Urban Fringe designation, and the current Future Secondary Plan Area overlay, was to provide for future urban growth if and when it could be justified. The fact that these lands had been contemplated for possible future growth does not however negate the need for an analysis on the impacts of the proposed land uses on agriculture. Furthermore, one of the key concerns surrounding the proposed secondary plan has been the impact on an existing farm operation; where there is a strong desire to continue farming.

As part of the comprehensive review, which was a predecessor to this proposed secondary plan, the possibility for future growth was explored within Hanover, as well as in all directions (north, south, east and west) surrounding the Town. The comprehensive review concluded that the east was the most logical direction for future growth, based on a number of factors, including existing land uses, market demands, and geographical/topographical constraints to the west and south.

In an attempt to minimize impacts on agriculture, the proposed secondary plan lands were chosen to include a large portion of existing non-farm parcels which do not meet minimum farm-size requirements. Some of the secondary plan lands will however include portions of an existing farm operation. Policies have been included within the secondary plan to recognize existing agricultural operations, and to allow for their continued use. The subject farm operation is already restricted from expanding based on the proximity to the settlement area boundary, and the existing zoning which does not allow for new or expanded livestock operations.

Land use planning by its very nature cannot always satisfy the requirements of current landowners. However the secondary plan has attempted to find a 'middle ground' which balances the need for future growth with the desire of the current landowner to continue farming.

- (f) One of the purposes of the proposed secondary plan is to plan for servicing expansions and future arterial roads. County, Town, and Municipal roads and operations staff members have been involved in the secondary plan process to ensure that the lands can be efficiently serviced from a roads, water, and sewer perspective. The existing water and sewer mains would be extended south along Grey Road 28, where they currently stop, just south of the intersection of Grey Road 4 and 28.

Future arterial roads would also be comprised of an easterly extension of the existing 2<sup>nd</sup> Street in Hanover, to align with Grey Road 4 at the Wal-Mart intersection. This future arterial road would allow easier access to the Town's industrial park, as well as easier school bus access to the proposed public school. Shared entrances off of Grey Road 28 have also been factored into the proposed development plans, in order to maintain traffic flow on the County Road. The arterial road connection at the Wal-Mart intersection has also been adjusted from earlier drafts of the secondary plan to 'jog' east and run along the property line, in an attempt to minimize impacts on the existing agricultural operation. Provisions within the policy also speak to the future southerly expansion of 22<sup>nd</sup> Avenue.

- (h) The proposed secondary plan lands are not laid out in a standard orderly fashion, as one might expect when looking at a planned settlement area expansion. The MMAH comments noted above have also highlighted this fact. The layout of the secondary plan lands takes into account existing land uses, to try to minimize any impacts on existing farm operations, while also consuming the non-farm lots for possible future commercial development. In selecting the lands to be included for possible future commercial use, efforts were made to consider the desires of existing landowners, while remaining cognizant that simply 'leap-frogging' over existing farms could not be supported. While the subject secondary plan area may appear slightly 'dis-orderly' on paper; this area has been chosen to account for on-site conditions and land uses, while still providing lands which can be efficiently serviced and developed.
- (i) The majority of the proposed secondary plan lands are proposed for 'Highway Commercial' uses; however a small pocket will be designated as 'Open Space'. The comprehensive review determined that there was a shortage of Open Space lands to meet future growth needs within the Town of Hanover. The location of the open space lands has been strategically chosen such that it will be adjacent to the future school site.
- (k) The majority of the subject lands will be used for Highway Commercial purposes which will provide for employment in the West Grey – Hanover area. The findings of the comprehensive review demonstrated that there was a need for additional large format commercial lands within this area. Lands within the secondary plan are not needed for more traditional employment industrial lands, as it has been demonstrated that there is a sufficient employment industrial land supply in Hanover.
- (m) The proposed secondary plan lands will remain in the Municipality of West Grey, but will utilize services extended from the Town of Hanover. As part of the planning for these lands the two municipalities have been coordinating and working collaboratively. The two municipalities have even signed a charter which may involve working collaboratively on other projects as well.
- (p) As noted above, the comprehensive review looked at lands within Hanover, as well as lands in all directions surrounding Hanover as potential candidates for the proposed land uses. In the end it was concluded that the subject lands are the most appropriate for this type of growth, based on a number of factors including arterial road access and proximity to other large format commercial uses. Measures have been taken to try to minimize the impacts on existing agricultural operations, while still allowing for growth lands which can be efficiently serviced.

The proposed secondary plan generally has regard for matters of Provincial Interest under section 2 of the *Planning Act*.



## ***Provincial Policy Statement***

Section 1.1.3.9 of the PPS only permits the expansion of a designated settlement area following the completion of a comprehensive review which justifies the need for additional lands. As part of the County's Five Year Review Official Plan Amendment 80 the Town of Hanover completed a comprehensive review, including two addendums which were also endorsed by the Municipality of West Grey. The Ontario Municipal Board approved the subject lands as a 'Future Secondary Plan Area', subject to further criteria set out within the County Plan (section 2.3.6(10)), acknowledging the fact that a comprehensive review had been completed.

Section 1.1.3.1 of the PPS states that; *"Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted."* The proposed secondary plan will function as part of the Primary Settlement Area of Hanover; however the lands will remain within the jurisdiction of the Municipality of West Grey. Although the lands will remain in West Grey, the demand is being driven by a shortage of future growth lands in Hanover, as demonstrated by the comprehensive review. However, in allowing for development on these lands both municipalities will be served by the commercial and open space lands. From an economic development standpoint both municipalities will benefit, as municipal boundaries can have little bearing on commercial businesses or their patronage. The secondary plan lands will serve the growth needs of this settlement area projected within the current planning horizon.

Section 1.1.3.2 of the PPS states;

*"Land use patterns within settlement areas shall be based on:*

- a) densities and a mix of land uses which:*
  - 1. efficiently use land and resources; and*
  - 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion."*

The proposed commercial development will require an extension of water and sewer services along Grey Road 28; however this extension will be done in an efficient fashion and will simply extend the water and sewer mains which already exist further to the north on this road. The land needs for this area have been extensively studied, and the original forecasts have been pared back to approximately 32.58 hectares, to only encompass the lands that are needed for future growth within the current planning horizon.

Under section 1.1.3.8 of the PPS it states that;

*"Planning authorities shall establish and implement phasing policies to ensure the orderly progression of development within designated growth areas and the*

*timely provision of the infrastructure and public service facilities required to meet current and projected needs.”*

Extensive phasing policies have not been included within the secondary plan, based on the location of existing services and the relatively small amount of land to be developed. For the lands on the east side of Grey Road 28, the development and servicing would proceed from the north towards the south. For the lands south of 10<sup>th</sup> Street (Grey Road 4), on the west side of Grey Road 28, they could also be serviced off of Grey Road 28, or along a 22<sup>nd</sup> Avenue extension.

The development of the open space would not logically proceed until the construction of the new public school.

Sections 1.2.1 and 1.2.2 of the PPS state;

*“1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, or which cross lower, single and/or upper-tier municipal boundaries, including:*

- a) managing and/or promoting growth and development;*
- b) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;*
- c) infrastructure, public service facilities and waste management systems;*
- d) ecosystem, shoreline and watershed related issues;*
- e) natural and human-made hazards; and*
- f) population, housing and employment projections, based on regional market areas.*

*1.2.2 Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall:*

- a) identify, coordinate and allocate population, housing and employment projections for lower-tier municipalities. Allocations and projections by upper-tier municipalities shall be based on and reflect provincial plans where these exist;*
- b) identify areas where growth will be directed, including the identification of nodes and the corridors linking these nodes;*
- e) identify and provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.”*

The County as the upper tier and the two municipal lower tiers have all been actively involved in planning and coordinating these lands. As part of the County’s OPA 80, the County developed population projections and allocations for each of the nine member municipalities. A comprehensive review has been completed based on said projections, and taking into account the future growth needs. As part of the comprehensive review

and the resultant secondary plan process, impacts on agriculture, servicing, the natural environment and natural hazards have all been taken into account. A more fulsome discussion on these criteria has been included under the discussion on the *Planning Act*.

Under section 1.6.5.3 of the PPS it states;

*“Connectivity within and among transportation systems and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.”*

Transportation staff from West Grey, Hanover and Grey County have all been involved with the planning of these lands to ensure that traffic flow will be maintained, that the arterial roads will still function as arterial roads, and that future road and entrance locations are appropriately aligned.

Section 1.6.4 of the PPS speaks to a servicing hierarchy within the Province, wherein municipal water and sewer services are at the top of the hierarchy. The proposed secondary plan area lands will be serviced by municipal water and sewer services. Reserve sewage and water capacities are sufficient within Hanover to service the proposed development within the planning horizon. It should also be noted that there are many other examples within the County, and crossing County boundaries, of shared services between two lower tier municipalities.

Under section 2.3.5.2 of the PPS it states that; *“Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands should be mitigated to the extent feasible.”* The impacts on agriculture have generally already been discussed under the section on the *Planning Act*.

The subject Secondary plan is generally consistent with the Provincial Policy Statement.

### ***County of Grey Official Plan***

As part of the Ontario Municipal Board approval of the County’s OPA 80 (five year review), the Board approved a new section 2.3.6(10) of the County Plan, which establishes specific policies for the Future Secondary Plan Area. The criteria which must be addressed by the secondary plan, prior to re-designating lands for development purposes, are as follows:

- a) *“the lands designated for new development, by land use type, shall not exceed the growth requirements for the Town of Hanover, for a 20 year planning horizon,*
- b) *any lands within the secondary plan which are beyond a 20 year planning horizon shall not be designated or zoned for development purposes,*

- c) *a phasing plan has been established for new development, including future road and infrastructure improvements,*
- d) *the subject lands can be serviced by municipal water and municipal sewer services within the planning horizon,*
- e) *the subject land uses cannot first be accommodated within the Town of Hanover through redevelopment or intensification of their existing land supply,*
- f) *impacts on agricultural operations adjacent or close to the Future Secondary Plan Area are mitigated to the extent feasible, consistent with the Provincial Policy Statement, and*
- g) *impacts on the Natural Environment are minimized, consistent with the Provincial Policy Statement.”*

The majority of the above criteria have already been discussed as part of the review of the *Planning Act* and the PPS; however, criteria (a), (b), and (e) will be further discussed below.

The planning horizon for the County Official Plan, as well as the proposed secondary plan lands, is until the year 2026, which is actually less than a 20 year horizon. Since the completion of the comprehensive review, the land needs have been further refined, from what was originally projected, to a new total of approximately 32.58 hectares, when factoring in some existing land uses. The remainder of the lands within the Future Secondary Plan Area overlay would not be designated for growth at this stage and would remain within the overlay area. Should there be a need for some of these lands in the future an official plan amendment would be required accompanied by a supporting comprehensive review, or an update to the existing comprehensive review.

Criterion (e) requires the need to first look within the Town of Hanover, prior to looking at commercial uses outside of its boundaries. Since the time of the initial comprehensive review, there have been some commercial changes within the Town. Most notably the former Zellers store has closed, and the building currently sits vacant. The commercial space for Zellers was factored into the existing developed supply at the time the comprehensive review was completed, and although the store is currently vacant, it could still be considered supply, by way of an infill opportunity. As a result of Zellers already being factored in, this does not fundamentally change the conclusions with respect to commercial land supply for the secondary plan.

Questions have also been raised by some existing commercial owners in Hanover in regards to the Highway Commercial official plan and zoning provisions being contemplated as part of the secondary plan. It was requested that the new official plan and zone standards be more closely aligned with Hanover’s planning documents such that commercial developers in West Grey were not given an ‘unfair’ advantage to those developing within Hanover. Questions have also been raised with respect to the need for a more detailed commercial review for the Town. The author of the secondary plan and the draft zoning by-law amendment has since revised the documents to more

closely align them to Hanover's standards, and to require that a holding symbol be placed on the lands in the following circumstances:

*"In addition, where the proposed development involves a building supply outlet, grocery store, pharmacy, retail store or other store representing a combination thereof, and such development occupies a floor area exceeding 2,787 square metres, the "h" suffix shall not be removed until a retail market study justifying the need for the additional floor space based on the type of the commercial use within the Town of Hanover and this Secondary Plan Area has been prepared to the satisfaction of the respective Councils of the Town of Hanover and the Municipality of West Grey."*

There is however still some discrepancies between the secondary plan Highway Commercial provisions and those contained in Hanover's planning documents. The reason for these discrepancies is because there currently exist some inconsistencies between the Hanover Official Plan and Zoning By-law. The Hanover Official Plan requires a minimum floor area of 2,300 square metres for retail in the commercial designations outside of the downtown, with the exception of the 'Recreational Commercial' designation. In contrast the Hanover Zoning By-law requires a minimum floor area of 4,645 square metres for retail uses outside of the downtown. The Town of Hanover has committed to clearing up these inconsistencies in the near future as part of the review of their Official Plan and Zoning By-law.

Rather than carry forward one of Hanover's commercial standards simply to remain consistent, the secondary plan strives to implement an appropriate Highway Commercial standard which would not detract from development in Hanover's downtown. In going with the minimum Hanover standard of 2,300 square metres (as per their Official Plan), it could create a gap whereby proposed commercial uses which are larger than the average storefront in the downtown, but less than 2,300 square metres, would have nowhere to locate. The minimum floor area requirement from the Secondary plan of 929 square metres represents an appropriate 'middle ground', which is generally beyond the size found in the downtown. As noted above, for some larger uses i.e. beyond 2,787 square metres, a holding symbol will be used to trigger a retail market study.

One further concern was with respect to Hanover owning lands in West Grey, and some landowners were inquiring what the future use of said lands would be. There are other instances across the County of one municipality owning lands in another municipality, and as such this would not appear to be an anomaly. Town staff have stated that the Town wishes to see future commercial development on these lands.

With respect to the HSM comments regarding archaeological impacts, County staff responded to the HSM noting that there currently exist no such requirements for an Archaeological Assessment, within the secondary plan. There is proposed to be a

holding symbol placed on the proposed zoning which would require future commercial development to be subject to site plan control, but nothing currently to require an archaeological assessment within the zoning or official plan amendments. No further response was received by the HSM.

Section 6.3 of the County Official Plan generally contemplates amendments to the Plan, provided that the criteria of the relevant sections of the Plan can be addressed. The criteria of section 6.3 have generally already been addressed in the review of the legislation, the PPS and the County Official Plan.

The proposed secondary plan conforms to the goals and objectives of the County of Grey Official Plan.

## Financial / Staffing / Legal / Information Technology

### Considerations

There are no anticipated financial, staffing or legal considerations associated with the proposed Secondary plan, beyond those normally encountered in processing an official plan amendment. The County has collected the requisite application fee for the amendment.

Should the application be appealed to the Ontario Municipal Board additional financial, legal, or staff resources may be required. It should be noted that one of the affected landowners has expressed their strong desire to continue farming and does not wish to be included within the proposed secondary plan. This landowner has noted that they would oppose any approval which includes portions of their lands.

### Link to Strategic Goals / Priorities

An official plan amendment of this nature has the ability to influence a number of the goals contained within the County of Grey Corporate Strategic Plan. Goals 1, 2, and 5 would be particularly relevant to the proposed secondary plan. In accordance with Goal 1, a number of policies within the proposed secondary plan speak to expanding the prosperity base, without negatively impacting commercial lands within the downtown.

Action item 2.10 with respect to enabling healthy and resilient communities, while managing and directing growth through the creation of sound land use planning principles is what the proposed secondary plan is striving to accomplish.

In accordance with Goal 5, the proposed secondary plan has been collaboratively developed by the Municipality of West Grey and the Town of Hanover, with input by landowners and the County.

Respectfully submitted by,

Scott Taylor  
Senior Planner

Director Sign Off: *Randy Scherzer*