

# Patterson Planning Consultants Inc.

***Our File: P-355***

September 7, 2022

Warden Hicks and Members of Grey County Council  
c/o Mr. Scott Taylor  
Director of Planning  
County of Grey Planning Department  
595 9<sup>th</sup> Avenue East  
Owen Sound, ON  
N4K 3E3

Dear Grey County Council:

**Re: Housekeeping and Growth Management Update to the County Official Plan/  
Addendum to PDR-CW-23-21  
Official Plan Amendment 11 Final Report  
Magwood Family Farms**

---

On behalf of Magwood Family Farms, please accept this letter as our formal objection to Official Plan Amendment 11 as proposed by County staff and more specifically, as proposed and supported by the Town of Hanover.

As noted in the staff report, OPA 11 will include two additional Future Secondary Plan areas within the Municipality of West Grey, which may be needed to support the future growth of the Town of Hanover. These changes are noted to be in response to the Town of Hanover's recently completed comprehensive review which identified the future growth planning needs of the Town.

The future secondary plan areas as proposed primarily include lands owned by Magwood Family Farms (personally or through one of their business entities). As you are well aware, the Magwood's have consistently objected to all efforts to include their lands in any development plans for the Town of Hanover. This position has been steadfast for ~40 years despite all attempts to acquire their lands or force development upon them.

Once again, the Magwood's find themselves in a position where policies are being imposed upon their lands while they remain an unwilling host to any and all development that would include their lands.

As per the Provincial Policy Statement, 2020, (PPS) land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the Provincial Policy Statement. Section 1.1.2 of the PPS notes the following:

*"Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame*

*may be used for municipalities within the area.”*

The Magwood’s once again wish to make it abundantly clear that their family wishes to continue their farming operations and they have no intention of developing their lands or selling their lands for the purposes of development.

OPA 80 was undertaken in 2012 and imposed a Secondary Plan area on the Magwood lands. In the 10 years that have passed since, no Magwood lands have been sold or been developed. The imposition of a Secondary Plan to accommodate the development needs of the Town of Hanover appears to have been in jest as no lands that were deemed necessary at that time have been utilized to accomplish the Town of Hanover’s suggested needs. In this regard, we would question the wisdom of further compounding the issue by designating additional lands for future development purposes. The provision of a “25 year supply” as noted in the above paragraph is not occurring. The simple fact is the lands are quite unavailable and this effort will once again not result in any benefit to the Town of Hanover, Grey County or the local ratepayers.

The Town of Hanover continues to own lands within the Municipality of West Grey which have no public benefit or interest to the residents of the Town. In a staff report to Town of Hanover Council dated August 8, 2022 it is noted:

*“Since 2009, the Town of Hanover has expended \$467,825.17 in consulting, planning and legal fees associated with its Growth Plan work. This does not include the time and resources spent by staff and members of council on this work. Hanover has expended an additional \$1.4 million acquiring lands in West Grey along the periphery of Hanover”*

We would implore County Council and staff to reconsider the merits of OPA11 with regard to the creation of an additional future Secondary Plan area that includes Magwood lands. We would also implore the Town of Hanover to direct these substantial funds they are expending and staff resources to provide the policy basis to support development on lands that can actually be developed and accomplish their goals.

The Town and County continue to do the same thing over and over again and expect a different result. The 10 years that have transpired since OPA80 would suggest that the same result will continue.

The Magwood lands have always and will continue to be unavailable for development purposes. Imposing a further future secondary plan on their lands will not result in any additional development lands being available for the Town of Hanover and OPA11 will therefore not be consistent with the PPS requirement to provide a 25 year supply.

Yours truly,  
**Patterson Planning Consultants Inc.**



**Scott J. Patterson, BA, CPT, MCIP, RPP**  
**Principal**  
 SP/s