

FOR OFFICE USE ONLY

MEETING DATE YYYY/MM/DD 2022/04/07	MEETING NAME PGMC
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Attention: Regional Clerk
Regional Municipality of Peel
10 Peel Centre Drive, Suite A
Brampton, ON L6T 4B9
Phone: 905-791-7800 ext. 4582
E-mail: council@peelregion.ca

DATE SUBMITTED YYYY/MM/DD 2022/03/30

NAME OF INDIVIDUAL(S) Tom Dolson
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POSITION(S)/TITLE(S) President
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NAME OF ORGANIZATION(S) Peel Federation of Agriculture
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E-MAIL [REDACTED]	TELEPHONE NUMBER [REDACTED]	EXTENSION
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REASON(S) FOR DELEGATION REQUEST (SUBJECT MATTER TO BE DISCUSSED) Peel Federation of Agriculture represents approximately 380 farmers and farm families in the Region of Peel. We wish to clarify our position regarding the Settlement Area Boundary Expansion (SABE) as well as provide some comments related to the Stop Sprawl In Peel Region campaign.

A formal presentation will accompany my delegation <input type="checkbox"/> Yes <input type="checkbox"/> No		
Presentation format: <input type="checkbox"/> PowerPoint File (.ppt) <input type="checkbox"/> Adobe File or Equivalent (.pdf) <input type="checkbox"/> Picture File (.jpg) <input type="checkbox"/> Video File (.avi,.mpg) <input type="checkbox"/> Other <input type="text"/>		
Additional printed information/materials will be distributed with my delegation : <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Attached		

<p>Note: Delegates are requested to provide an electronic copy of all background material / presentations to the Clerk's Division at least ten (10) business days prior to the meeting date so that it can be included with the agenda package. In accordance with Procedure By-law 56-2019, as amended, delegates appearing before Regional Council or Committee are requested to limit their remarks to 5 minutes and 10 minutes respectively (approximately 5/10 slides).</p> <p>Delegates should make every effort to ensure their presentation material is prepared in an accessible format.</p> <p>Once the above information is received in the Clerk's Division, you will be contacted by Legislative Services staff to confirm your placement on the appropriate agenda.</p>
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<p align="center">Notice with Respect to the Collection of Personal Information (Municipal Freedom of Information and Protection of Privacy Act)</p> <p>Personal information contained on this form is authorized under Section 5.4 of the Region of Peel Procedure By-law 56-2019, as amended, for the purpose of contacting individuals and/or organizations requesting an opportunity to appear as a delegation before Regional Council or a Committee of Council. The Delegation Request Form will be published in its entirety with the public agenda. The Procedure By-law is a requirement of Section 238(2) of the <i>Municipal Act, 2001</i>, as amended. Please note that all meetings are open to the public except where permitted to be closed to the public under legislated authority. All Regional Council meetings are audio broadcast via the internet and will be posted and available for viewing subsequent to those meetings. Questions about collection may be directed to the Manager of Legislative Services, 10 Peel Centre Drive, Suite A, 5th floor, Brampton, ON L6T 4B9, (905) 791-7800 ext. 4462.</p>

Please save the form to your personal device, then complete and submit via email attachment to council@peelregion.ca



Growth Management Committee

April 7th, 2022

Good Morning, Council members and staff.

I am here today on behalf of the Peel Federation of Agriculture representing 380 farm families in the Region of Peel. There are several anti-sprawl Peel activists who will be delegating this morning. They claim to represent the interests of our farm families, unaware of the daily challenges we face farming in the urban shadow.

I am here today to speak to the rhetoric espoused by the groups advocating for No Sprawl, Stop the 413, and Save our Farms.

They will speak with urgency regarding the loss of 175 acres of farmland per day over the past 5 years. This number is misleading and does not reflect loss of farmland to development. CMHC and the Neptis Foundation reports of a loss of 7 acres per day in the Greater Golden Horseshoe. Furthermore, in the last five years, there has been an increase in the Ontario Corn Crop of 13%, an increase in the Soybean Crop of 19% and an increase in the Winter Wheat Crop of 3.9%. You will be asked by these activists to "Save Our Farms!" For the most part, they do not own farms in this Region and have yet to approach our local farm organizations to gain insight into our operations and farm businesses.

They will attempt to convince you that our local food supply is in jeopardy. In reality, the vast majority of our farm families produce corn, soybeans and wheat shipped out of Hamilton ports for international markets.

They will tell you that much of the Peel Plain is Prime Agricultural Land. This is fact. However, the difference between our Prime Agricultural land as compared to other similarly designated farmland in Ontario, is significant. The Peel Plain is predominantly made up of heavy clay which is not conducive to the production of vegetable and fruit crops. The lack of water availability across the Peel Plain limits

us in our ability to irrigate and sustain livestock operations at the numbers required to be profitable.

The activists will try to convince you that we need to preserve agriculture on the Peel Plain. My family has farmed in the Region since the land was taken from the Crown in 1823. Our Mayor, Allan Thompson, and several other farm families in Peel have a comparable background. In the past 30 years our industry has stagnated, with no new farm families coming to Peel. We have seen many of our neighbours relocating to other counties that offer more productive soils, more access to required infrastructure, and more opportunity to grow their businesses to ensure succession of the family farm. Those left behind have experienced a shrinking land base of available rental land and have been reluctant to invest capital in their farm operations.

Being within close proximity to the City of Toronto, growth in Peel Region is indisputable. The creation of the Greenbelt, and by default the Whitebelt, created a scenario whereby the development industry has steadily acquired and assembled approximately 80% of the farmland within the boundaries of the Whitebelt. These remaining farms will not meaningfully contribute to a vibrant economic future for agriculture within the Region of Peel. We are 30 years too late to save farming in the Whitebelt areas of Brampton and Caledon.

Advocates against urban expansion will suggest that all growth for the next 30 years can be accommodated in the existing urban boundaries. They will also claim that a 30-year planning horizon is extreme, and we should only plan 10 years out. Farm families, much like the Region of Peel, need to plan 30 years ahead in order to pay for our capital costs and acquisitions. That is why we finance our debts with 30-year mortgages and debentures.

Please ask these residents or non-residents of Peel where they live. Do they live in an apartment in a densely populated urban area, or do they live in a single detached home? We need to ask ourselves, what will no urban sprawl look like and is this where we really want our kids and grandchildren to live?

During the last two years of the pandemic, there has been an increase in the movement of families away from the cities and towns to more rural areas. More people are now working from home and require more space, so there has been an increase in demand for detached homes. Increased COVID-19 infection rates

and rising crime statistics in densely populated areas are another reason for their relocation. Affordability and lack of supply has driven people to more rural areas or smaller towns outside the GTA. This shift has added to our GHG emissions and has caused added frustrations for our farm families with the increased traffic on our rural roads. The insinuation that the 407 Highway is an alternative to the planned 413 Highway is flawed. Residents, businesses and commuters will not travel south from north Brampton and Caledon to again travel north. One only needs to travel along Mayfield and King roads in the mornings or late afternoons to gain a better understanding of the dangers our farm families face moving farm equipment between farms, from spring to fall. Without a Highway 413, the Region of Peel will undoubtedly be faced with major improvements to our regional road systems sooner rather than later. The most tragic part of cancelling the project is that when the need for a highway eventually comes back to the table within the next couple of decades, the only option will be to run the entire highway through the Greenbelt.

When the Region of Peel first proposed targets for residential intensification, did the 3 municipalities meet those targets? Did the Region monitor the success or failure of this intensification, and if so, why is there now such an urgent need for housing? The Province tells us that over a million and a half new homes will be required in the next 10 years with an increase in population of between 2 and 3 million people. Most of these projections were revealed prior to the pandemic and the Russia-Ukraine conflict. Canada has already agreed to increase our numbers of immigrants and refugees.

What will “no urban expansion” look like? Over the past few decades, our communities have been planned to provide adequate schools, community centres, seniors centres and parks and recreation areas for the planned population. The past decade has seen previous employment areas repurposed for residential purposes. When Hamilton and Halton Regional Councils voted to maintain their existing urban boundaries, they did so in opposition to staff recommendations. Staff understood that additional population and intensification may require hundreds of acres for additional infrastructure alone, along with increased storm water retention facilities that are impossible to accommodate within existing communities. The increase in storm water from more pavement

and rooftops and a loss of infiltration will add to additional flooding in our urban neighbourhoods.

Increased population goes hand in hand with an increased need for consumer goods and services. These needs require nearby additional employment lands for logistics and warehousing, which again points to the need for an urban boundary expansion. The Peel Federation of Agriculture understands that these type of employment lands offer a compatible buffer between existing farms and residential land use.

Recently, there have been several Ministerial Zoning Orders (MZOs) issued in Caledon. Other delegations will tell you these MZOs have led to the paving over of our Greenbelt and natural heritage systems. While we agree the process isn't perfect, to our knowledge no Greenbelt or natural heritage areas in Peel are proposed to be repurposed. Our burgeoning population in Peel has necessitated the need for prompt development approvals throughout a period of COVID-19. Those who fiercely oppose MZOs and urban boundary expansion should understand that if Peel Council opposes an urban boundary expansion, we will see a drastic increase in lands designated with Municipal Zoning Orders offering little input from the public at large.

Thank you for allowing me the opportunity to express our position here today.

Best Regards,

Tom Dolson
President
Peel Federation of Agriculture

Attachment #2

Increase in Ontario Grain Production in Last 5 Years - Statistics Canada

Statistics
CanadaStatistique
Canada

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Frequency: Annual

Table: 32-10-0359-01 (formerly CANSIM 001-0017)

Release date: 2021-12-03

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Geography: Canada, Geographical region of Canada, Province or territory

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Geography	Ontario (map)					
Harvest disposition	Production (metric tonnes)					
Type of crop	2016	2017	2018	2019	2020	2021
Corn for grain ^{8, 9}	8,382,400	8,738,000	8,767,900	8,640,600	8,908,800	9,474,638
Soybeans ^{8, 10}	3,429,200	3,796,600	4,200,500	3,708,200	3,908,700	4,082,331
Wheat, durum ⁸	..	..	0	0	0	F
Wheat, spring ⁸	171,500	114,300	121,000	151,200	146,900	142,472
Wheat, winter remaining ^{8, 11}	2,571,900	2,185,400	2,079,500	1,370,500	2,338,400	2,671,479
Wheat, winter seeded in fall ¹²	..	..	..	..	..	..

Attachment 3

Ontario Grain Production in Metric Tonnes & Percentage Increase for last 5 years

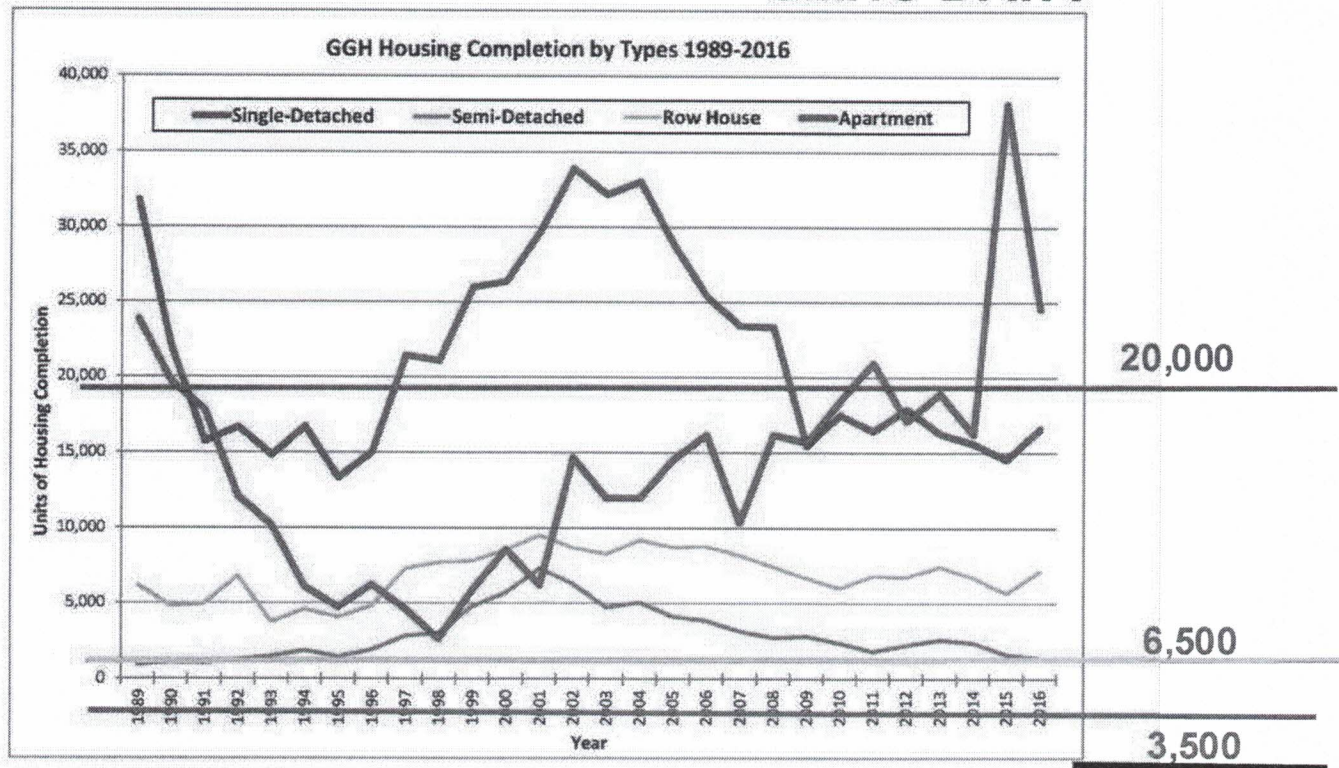
GRAIN CROP	2021	2016	Increase mT	Increase %
Corn	9,474,638	8,382,400	1,092,238	13.03%
Soybean	4,082,331	3,429,200	653,131	19.05%
Winter Wheat	2,671,479	2,571,900	99,579	3.87%

Source : Statistics Canada

In relation to residential uses, the reduced land consumption is driven by increased density of ground related housing on the greenfields as well as a shift from greenfield development to intensification (ie. redevelopment of existing built-up areas). In its 2015 Performance Indicators report for the Growth Plan the **Ontario Growth Secretariat** shows that, from 2007-2010, almost 60% of all new residential growth was through intensification. Even excluding Toronto, where 100% of growth is via intensification, the overall intensification rate is still 44% - revealing the significance of this dramatic shift and trend.

This shift is revealed in housing completion data from **Canada Mortgage and Housing Corporation** which shows that single detached completions in the GGH have dropped by 50% from about 35,000/yr (2002) to about 17,000/yr (2013) while apartments have grown by almost 200% from about 6,000/yr (2001) to about 18,000 year (2013) – with much higher completions of 35,000 units in 2015 and 25,000 units in 2016.

CMHC DATA



Total 30,000
Ground based units /yr

While accelerating greatly in the last 5 years, the shifting trends to apartments and intensification began in 2002, thus reflecting that these are market based rather than policy based trends. Survey research by **Pembina and RBC** reveal that the majority of households would choose a dwelling in communities with nearby services and amenities served by transit. Arguably, these trends are also strongly driven by changing demographics (smaller households) and the historic and growing disconnect between regional household incomes and housing prices in which multi-residential dwellings (common in intensification developments) are much more affordable for many households (see section 1.8 Housing above).

Question: How much land does it take to build 30,000 Units?

My simple analysis of CMHC data:

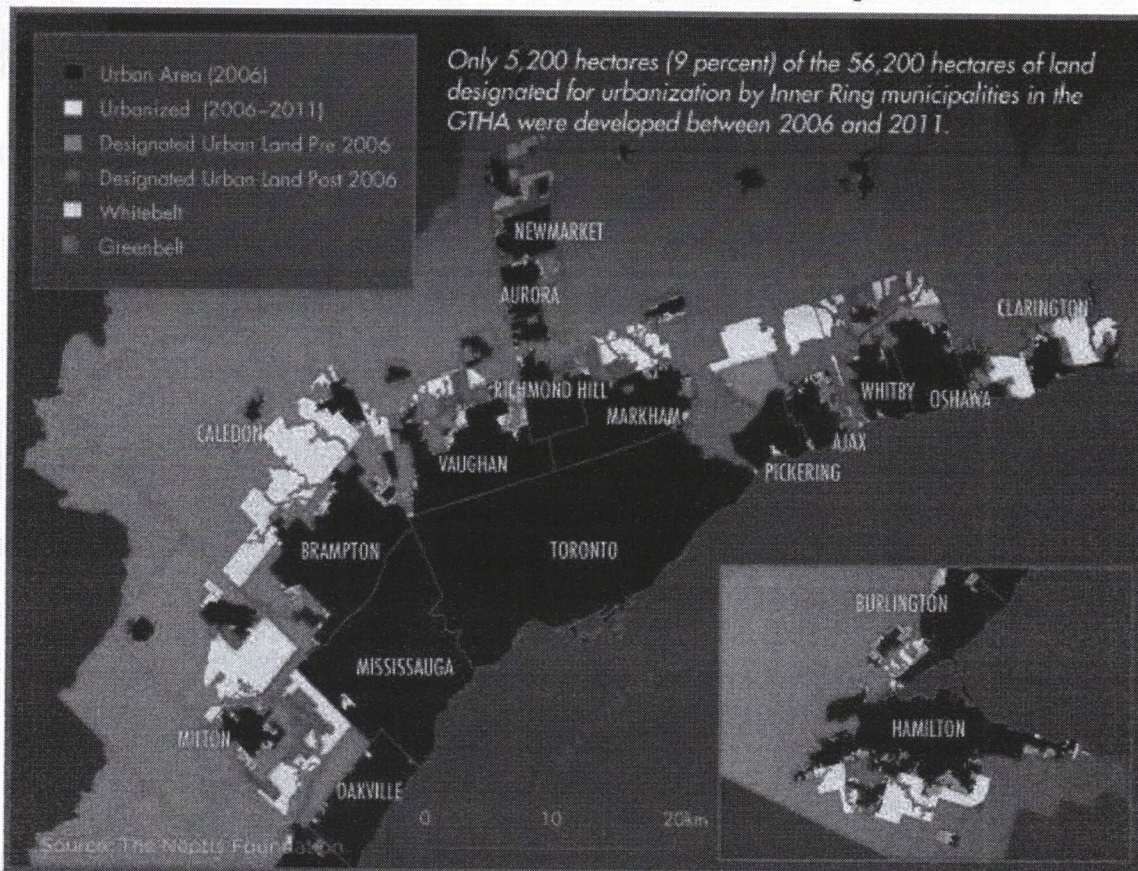
Assume density of 60 Units/ ha then $30,000 \text{ units} / 60 = 500 \text{ ha} / \text{year} = 1,235 \text{ Acres per year}$

On a daily basis the land consumption in the GGH is $1,235 \text{ ac} / 365 \text{ days} = 3.4 \text{ Ac} / \text{day GGH}$

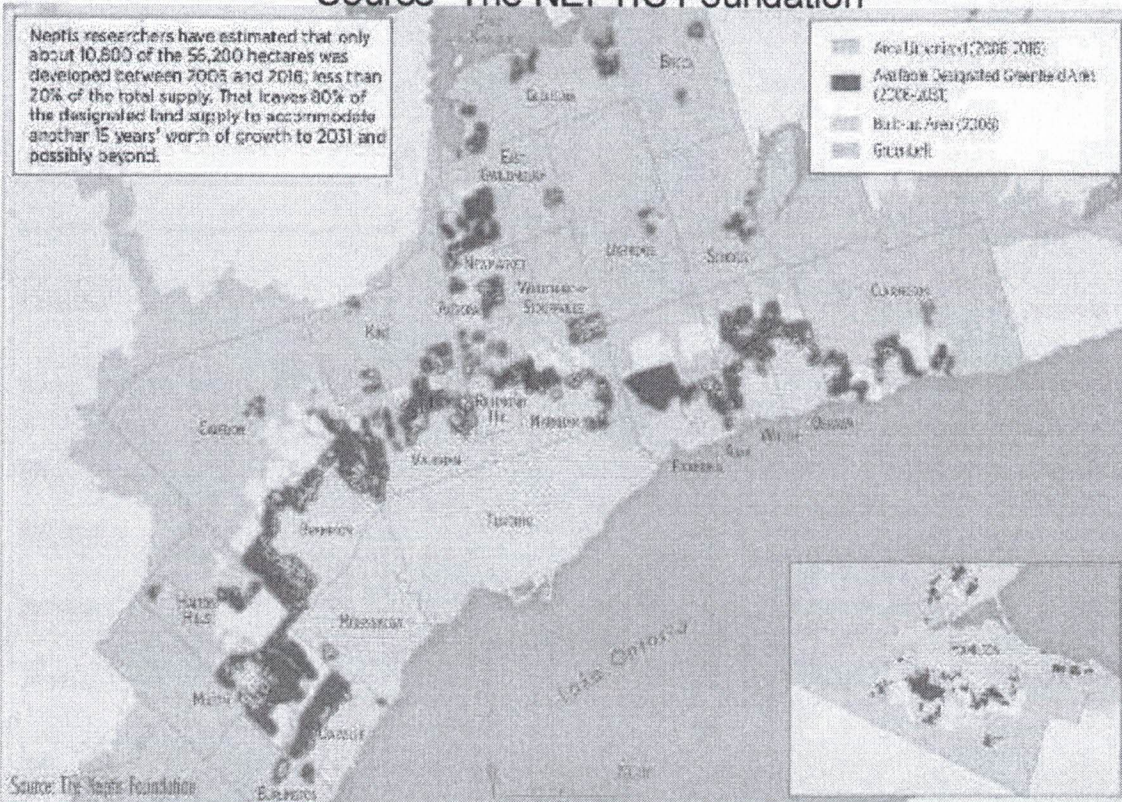
Lets double that to include employment, highways, etc then we get **7 AC / day in the GGH**

On a provincial basis if we assume half the growth is in the GGH then we get another 7Ac for outside the GGH so adding together province wide then we get **7 + 7 = 14 Ac / day Ontario.**

Top Map States: In 5 yrs (1,825 days) only 5,200 ha
of land was developed = 2.85 ha/day = 7 ac /day in GTHA



Source" The NEPTIS Foundation



Source" The NEPTIS Foundation

Bottom Map States In 10 yrs (3,650 days) 10,800 ha
of land was developed = 2.95 ha/day = 7.3 ac / day in the GTHA