

Comment on the proposed Halton Regional Official Plan ROPA 49

Submitted to MOE Oct 4 2pm 2022

“VOW” Voice of the Whitebelt A Halton Hills White Belt Farmers Perspective”

We are “VOW” the Voice of the Whitebelt and are grateful for the opportunity to comment on the proposed Halton Regional Official Plan. We are the local stakeholders.

On a Provincial level VOW supports the vision contained in “A Place to Grow: Growth Plan for The Greater Golden Horseshoe” and Amendment 1 “More Homes More Choice: Ontario’s Housing Supply Action Plan”

On a Regional level, VOW has been following the Halton Official Plan Review and after careful consideration

a) VOW supports Halton Region’s Draft Preferred Growth Concept as presented at the Feb 9th Workshop by Curt Benson, Director Planning Services and Chief Planning Official, Halton region, (Attachment “A”) and

b) VOW supports Halton Hills Council Resolution July 6th & 13th being Resolution 2021-0150 (Attachment B”) This allows a Halton Hills urban boundary expansion of 350 gross ha. employment and 350 gross ha. of compact residential mixed use for development in mid to late 2030’s up to 2051.

c) VOW does not support the present version of the Regional Municipality of Halton’s Official Plan amendment 49 as submitted to the Province for a decision.

Our rationale for our position is detailed below :

1. Who is disagreeing? What is VOW?
2. Farming history in white belt Halton Hills,
3. The Politics of VOW OFA HRFA HAAC . ,
- 4 Urban Shadow farming problems & Urban infrastructure
- 5 Cash cropping explained,
- 6 Local food supply survey
- 7 Corn over-supply & surplus land
- 8 Loss of agriculture land vs Urban Expansion
- 9 Frustration of our local council wishes for Urban Expansion by the Region
- 10 Conclusion

1 VOW is a recently formed and growing grassroots organization of 28 farm families, & farm operations located in the Halton Hills white belt. We collectively farm about 7,500 acres of which 3,906 is owned and another 3,580 acres rented, (Attachment “C”) .

2 Our families have been here for many decades, some families for many generations. We are the stakeholders most directly affected by the proposed urban expansion as it involves our farms are our business, our homes, our pensions, our retirement income, and

our financial legacy to our children .We are geographically located in the proposed urban expansion area or about it.

However , there is a problem for the farming future of these lands in that as a group we are getting old and will soon have to stop farming and the young see no farming future in this urban shadow area. Who will be left to farm these lands? What is left of our little farming community is quickly disappearing as we are of the same age cohort. . Recently two of the remaining social pillars sold their large farms to non-farmers. This trend has long been established and is irreversible. You can try to protect the farm but the farmers will be gone.

3 Neither the OFA, HRFA , nor HAAC represent our views and are not authorized to speak for us as and indeed cannot speak for us as they have neither asked our opinion of the official plan process nor given us any information and simply dismissed our viewpoint “as non-representative” This is why VOW was created, to give voice to the unrepresented Halton whitebelt farmers the farming community in Halton Hills is a family divided on this important issue

As a former director on HRFA I found that the vast majority of my fellow directors owned small patches of farmland in the Greenbelt about 5km away from the proposed whitebelt urban expansion area, and yet their strong voting majority at HRFA suppressed the wishes of the majority of the Whitebelt farmers that were located directly in the Proposed Urban Expansion area. In addition financial considerations also split Halton farmers as whitebelt farmers preferred to conserve their large financial equity in their lands and did not want indefinite agriculture status for their lands which is the case for the Greenbelt farmers.

4 . The situation of the white belt farmer in Halton is unique in that we are farming in the urban shadow of Metropolitan Toronto and Brampton, Difficulties are: development induced water shortages, water quality, large and slow farm equipment having to navigate narrow roads with heavy traffic, increased traffic as Vision Georgetown builds out,, Peel’s trucking restrictions, municipal and environmental restrictions such as MDS Minimum Distance Separation and NHS Natural Heritage System, onerous permits for farm building expansion or farm run businesses etc).

Complicating this is the competition from construction activity on roads being widened (Trafalgar Rd., Ninth Line, Steeles and Winston Churchill Rd. and the installation of water and sewer lines on Trafalgar Rd. and Eighth Line from 10 Side Rd. to Steeles Ave. .

[\(See Attachment “D”\)](#)

These white belt lands are and will increasingly be infrastructure dense (lake-based water system, sanitary storm sewers, upgraded and widened roads. These lands about provincial level gas lines, hydro lines, CN and CP rail lines, and Highways 401, 407, and potentially Hwy 413.and are more suitable as development land rather than urban shadowed farm land Farming here is very difficult and dangerous.

5 Cash cropping is the largest farm model in the Halton and harvests beans, corn, and wheat, mainly for export. Large machines do the planning, spraying and harvesting. work with minimal manual labour. It only takes a few farmers who have large machines to work anywhere from 1,000 to 15,000 acres profitably. Local farmers work their own land and rent additional land assembled by developers and investors. As a quick financial summary 1,000 acres generally will gross \$1,000,000 of crops with profits of \$300,000 (in a good year) of which maybe \$100,000 goes to general taxes. In a bad crop year there can be losses.

6 A study of the 2,000 acres south of Halton Hills (Attachment "E") revealed that 90 % of the grain crop is trucked a short distance to JRI (Richardson's) Hamilton Harbour Port and then shipped via St Lawrence Seaway worldwide. Nothing goes onto the local grocery shelf from these lands. These lands do not factor in the protection of the "Local Food Supply"

7 Ontario harvested 2,100,000 ac of corn in 2021 of which 1/3 or 700,000 ac went to ethanol production, the same ethanol put into gasoline and burned by polluting cars. Compare that 700,000 ac to the 5,400 ac proposed urban expansion for Halton Hills, less than 1 %.

With the quick transition to electric cars we will not be needing all 700,000 a. We literally have grain to burn, rendering the 700,000 ac surplus to food production. On a much larger scale 33,000,000 Ac in the US (40% of the 2021 crop of 82 million Ac) will be converted to Ethanol. In north America alone these 33,700,000 surplus ac will need to be repurposed and/or the government will have to pay farmers not to plant corn so prices don't collapse taking farms and farmers into bankruptcy. US farm subsidies will put Ontario farmers at a huge disadvantage just to survive.

8 The proposed Halton Urban expansion area of 5,400 acres for future growth from 2031 to 2051, a span of 30 years, works out to a daily loss of 0.5 Acres, one half acre, for use as industrial, residential, or institutional use, for the greater good of the society and the community. This is what is proposed in the Regional Planners Feb 9 2022 Workshop and Halton Hills Council Resolution 2021-0150. Surely this is not too much to ask.

9. What are the benefits of growth? Can you imagine if the Town of Oakville had a negative policy of "No Expansion" in 1950 and voted to preserve the 487 future Ford Car Assembly lands in agriculture. Today, in hindsight, the scale of the lost jobs and tax revenues is unimaginable.

Today should not Milton and Halton Hills be allowed the same opportunity to attract very large employers with a large inventory of shovel-ready employment land? Milton and Halton Hills are in favour of this growth but are frustrated by the majority position of Oakville and Burlington at regional council? There is something politically wrong here on the regional level that requires provincial guidance, perhaps Halton needs two official plans Halton North and Halton South.

10 In conclusion, we have surplus acres of corn! Milton and Halton Hills would be enriched from a tax and job perspective by having large tracts of shovel ready developable land for new industries, some that do not even exist today, but will exist during the 2031 -2051 span of the OP.

Not only should the next generation be well fed, but also well housed well-employed
The only logical choice is to support

a) Halton Region's Draft Preferred Growth Concept as presented at the Feb 9th Workshop by Curt Benson. (Attachment "A") and

b) Halton Hills Council Resolution July 6th & 13th being Resolution 2021-0150 (Attachment B")

failing which it is time for the province to step in to maintain the vision contained in

“A Place to Grow: Growth Plan for The Greater Golden Horseshoe” and
Amendment 1 “ More Homes More Choice: Ontario’s Housing Supply Action Plan”
and therefore inform Halton region that ROPA 49 in its present form fails to conform and
must be re-configured to align with provincial policy.

Yours truly

Frank Varga
On behalf of
VOW Secretary
And Halton Nine Grain Farm Ltd.,
Trafalgar Ten Grain Farm Ltd.

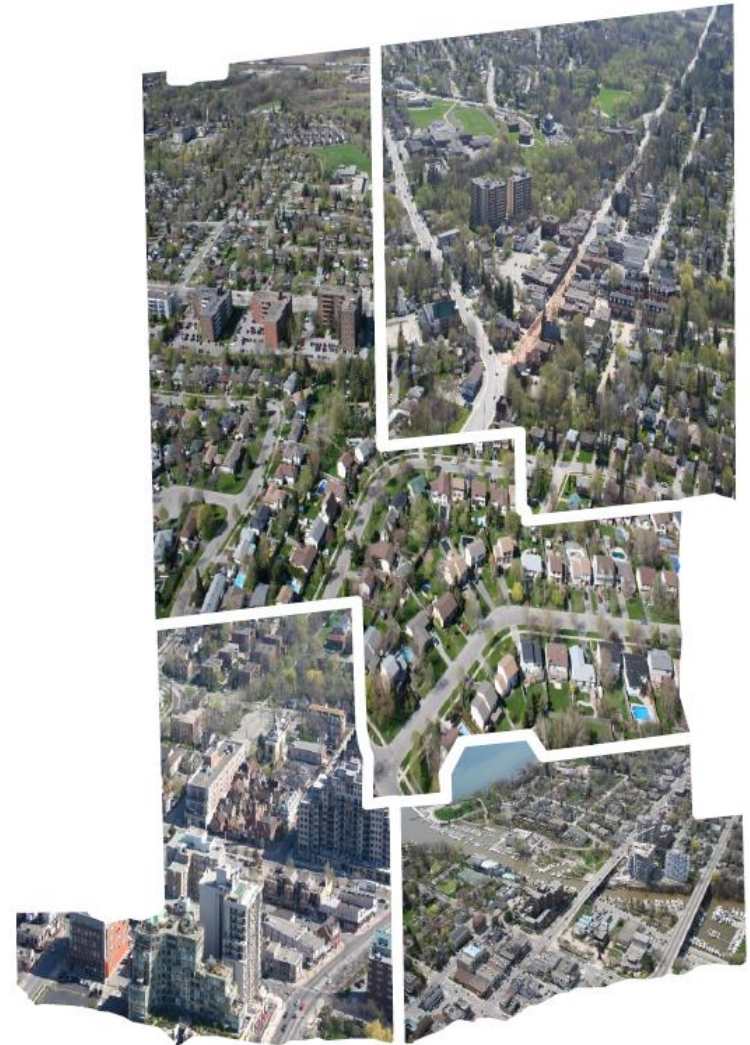
Integrated Growth Management Strategy

Preferred Growth Concept

Background Information &
Draft Recommendation

Regional Council Workshop

February 9, 2021








- The Policy Areas and Strategic Growth Areas where growth is directed through the Preferred Growth Concept are identified on the adjacent map.

Amount, Type, & Location of New Urban Land Need






| Municipality | Community Area | Employment Area | Total New DGA |
|--------------|-----------------|-----------------|-----------------|
| Milton | 710 ha | 670 ha | 1,380 ha |
| Halton Hills | 410 ha | 400 ha | 750 ha |
| Total | 1,120 ha | 1,070 ha | 2,190 ha |

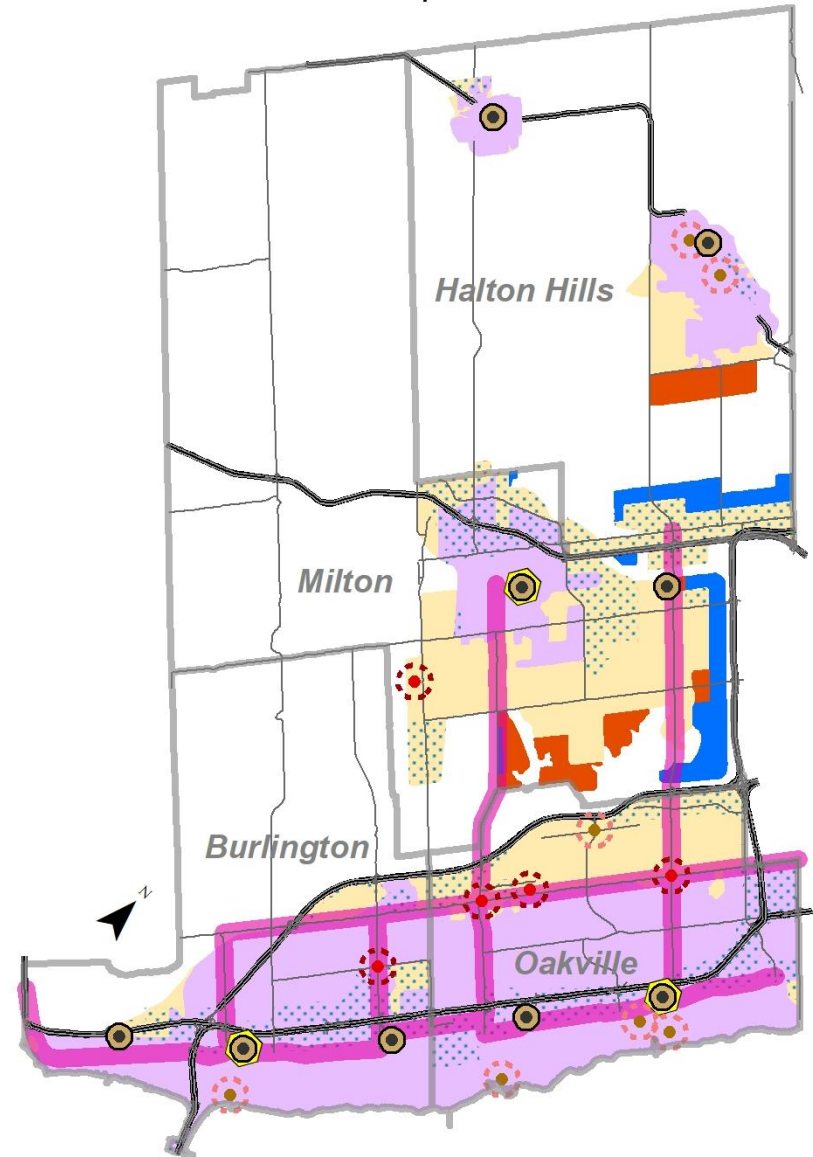
Legend

Policy Areas

-  Delineated Built-Up Area
-  Designated Greenfield Area
-  Existing Employment Areas
-  New Community Area
-  New Employment Area

Strategic Growth Areas

-  Urban Growth Centre
-  Major Transit Station Area
-  Primary Regional Node
-  Secondary Regional Node
-  Regional Corridor





THE CORPORATION
OF
THE TOWN OF HALTON HILLS
Special Council

Resolution Number

Title: REPORT NO. PD-2021-0045

Date: Tuesday, July 6, 2021

Note: Comments for MOE by Author are in Red Text (Update Oct 1 2022)
This vote approved basically Concept 2 on the map on page 3 below.

Moved By Councillor J. Fogal

Seconded By Mayor R. Bonnette

THAT Report No. PD-2021-0045 dated June 30 2021 regarding the Halton Region Official Plan Review – Growth Concepts be received;

AND FURTHER THAT the Town continue to advance a three-pronged growth strategy to the 2051 planning horizon comprised of the following elements:

- Intensification inside the Georgetown and Acton Built Up Area (BUA) with a focus on key strategic growth areas such as the Georgetown GO Station/Mill Street Corridor, Downtown Georgetown, the Civic Centre District, the Guelph Street Corridor and Downtown Acton/Acton GO in accordance with locally approved policies as may be updated from time to time;
- Compact residential and mixed-use development within Designated Greenfield Areas (DGA);
- Development within designated Employment Areas;

AND FURTHER THAT in keeping with the general findings and objectives of the Town's Employment Lands Needs Study (2020), Economic Development and Tourism Strategy (2021), Foreign Direct Investment (FDI) Strategy (2020), and the Business Concierge Program (2021), the Region of Halton be advised that Council is supportive of the provision of approximately 350 gross hectares of additional employment lands net of the Natural Heritage System within the Town to the 2051 planning horizon;

AND FURTHER THAT building on the strategic location, development and investment attraction momentum, and designation as a Provincially Significant Employment Zone in accordance with *A Place to Grow: The Growth Plan for the Greater Golden Horseshoe*, the Halton Hills Premier Gateway be prioritized for the location of additional employment lands to the 2051 planning horizon;

AND FURTHER THAT in keeping with the complete communities provisions of *A Place to Grow: The Growth Plan for the Greater Golden Horseshoe* as well as the general direction set out in the Town's Strategic Plan, the Region of Halton be advised that Council is supportive of a modest expansion to the Georgetown Urban Area, similar in scale to that approved through the Sustainable Halton process

(ROPA 38 and OPA 10) of approximately 350 gross hectares net of the Natural Heritage System to accommodate compact residential and mixed use development once the existing DGA are substantially built out in the mid to late 2030s along with providing opportunities for the proposed redevelopment of the Georgetown Hospital;

AND FURTHER THAT any phasing provisions do not preclude the early redevelopment of the Georgetown Hospital and other ancillary uses, and Region of Halton be requested to work with the Town of Halton Hills, Halton Healthcare, Ministry of Health and Long Term Care, the Ministry of Municipal Affairs and Housing and other stakeholders to expedite the proposed redevelopment of the Georgetown Hospital;

AND FURTHER THAT any new additional urban lands be subject to appropriate phasing policies to ensure a seamless and moderate scale and pace of development is in keeping with the direction set in the Town's Strategic Plan and Official Plan;

AND FURTHER THAT development be in accordance with the Town's Green Development Standards as updated from time to time and low carbon opportunities continue to be pursued in keeping with the direction set out in the Town's Strategic Plan, the Official Plan and the Low Carbon Transition Strategy once finalized;

AND FURTHER THAT the Region of Halton be requested to work with the Town of Halton Hills, Ontario Ministry of Agriculture, Food and Rural Affairs, Halton Region Federation of Agriculture, the farming community and other key rural stakeholders to develop policies that recognize and enhance the role of the farming community in maintaining key natural heritage features and the broader Natural Heritage System, as well as good farming practices and the contribution it can have on reducing the effects of climate change;

AND FURTHER THAT the Region of Halton be requested to work with the Town of Halton Hills and the farming community and other rural stakeholders on maintaining and growing the viability of farming in Halton Region, especially in near urban areas on a variety of issues including potable water supply, farm equipment traffic movement, runoff and drainage, and other farming conflicts;

AND FURTHER THAT the foregoing recommendations be utilized by the Region of Halton in the development of a Preferred Growth Concept for purposes of updating the Regional Official Plan to the 2051 planning horizon.



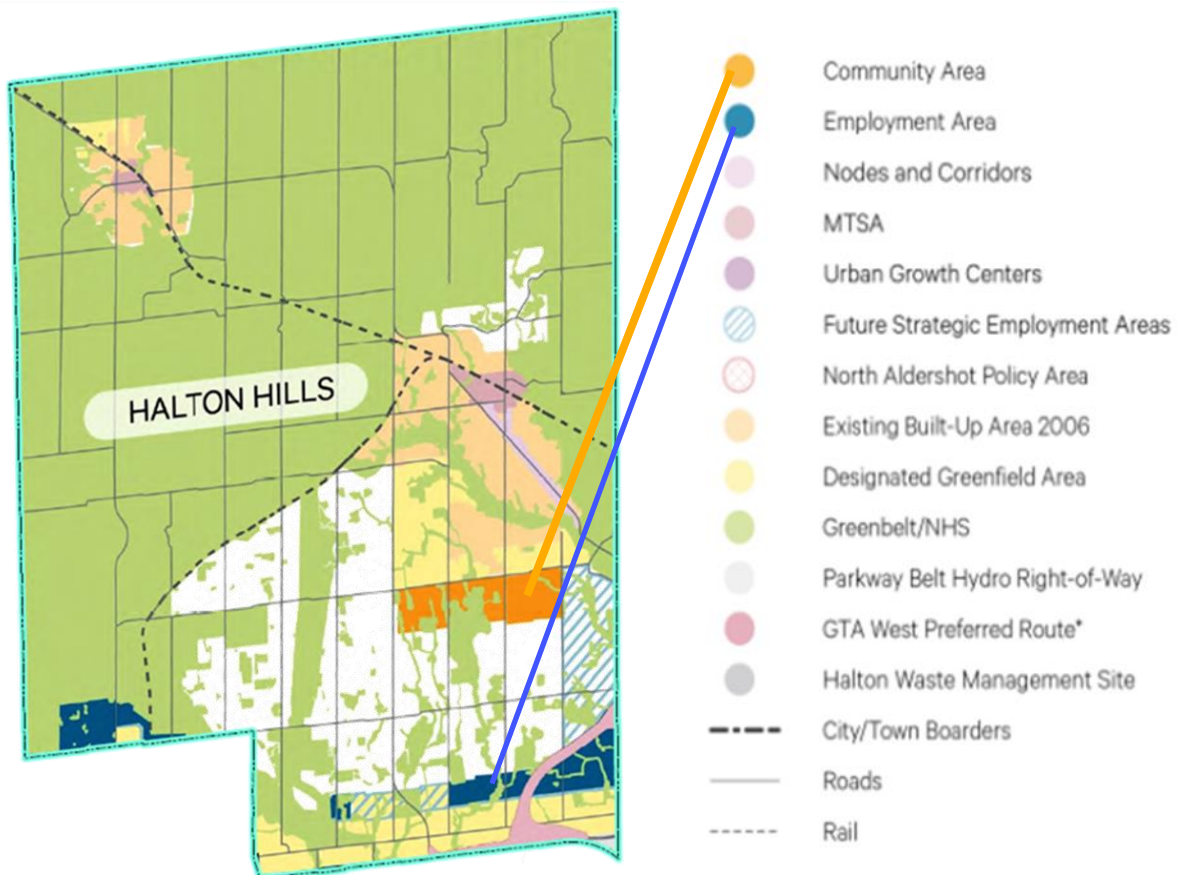
Mayor Rick Bonnette

This is the Town of Halton Hills Recommended Concept 2 from Page 1

Concept 2 – 70% Densification/Limited Greenfield Expansion

This Concept proposes:

- a minimum of 50% of all new housing will be located within the existing BUA
- all new DGA would be planned for a density of 65 persons and jobs per ha
- additional 20% densification between 2031-2051 (70% total)
- Region-wide total of 106,700 apartments
- Region-wide total of 68,000 ground-related units
- Total estimated Region wide Community Area DGA of 730 ha
 - Halton Hills estimated share of 330 ha (approximately 1 Vision Georgetown)
- Total estimated Region wide Employment Area DGA of 1,100 ha
 - Halton Hills estimated share of 500 ha



*Current preferred route, subject to change

ATTACHMENT "C"

Oct 1 2022

VOW- Voice Of the Whitebelt

The undernamed farmers & farm operations support both the

Halton Hills Council Resolution 2021-0150 July 6th & 13 2021

&

Halton Region's Draft Preferred Growth Concept (PGC)
and Draft Land Needs Assessment (LNA).

| | |
|----|---|
| | |
| 1 | Don Rowntree , Via Pax Farm |
| 2 | Valentina Farms |
| 3 | Bill Hewson, Treeola Farms |
| 4 | Harry Brander, Brandalea Farms Inc |
| 5 | Will Brander , Brandalea Farms Inc. |
| 6 | Bob & Mary Merry, Merrybrook Farms |
| 7 | Paul Jean Jamie Laidlaw, Laidlawn Farms |
| 8 | Ted Tracy James Robinson |
| 9 | Jeff Williamson |
| 10 | Reverend Fraser Williamson |
| 11 | Neil & Lori Monkman |
| 12 | Holly Monkman |
| 13 | Doug Wanless, Pleasantlea Farm |
| 14 | Ralph Monkman, Pleasantlea Farm |
| 15 | Naomi Murphy |
| 16 | Andrew Kunica, Falgarbrook Farm |
| 17 | Richard Kunica, Richland Farm |
| 18 | Tim Kunica |
| 19 | Frank Varga, Halton Nine Grain Farm |
| 20 | Frank Varga, Trafalgar Ten Grain Farm |
| 21 | Chris Varga, Varga Family Farm Partnership |
| 22 | Robert Susan Ryan McClure; Clurehaven Farms |
| 23 | Denise McClure |
| 24 | Tom & Judy McDonald, Locust Grove Farms |
| 25 | John Zdunic, Agram Farms |
| 26 | Connie Walkem |
| 27 | Bill and Daniel Perry |
| | Halton Hills Whitebelt acres Owned 3,906 |
| | Halton Hills Whitebelt acres Rented 3,580 |
| | Total Whitebelt Acres Farmed 7,486 |



We're 30 years too late to preserve farmland': Halton Hills farmers speak out in favour of Halton growth plan

Local farmers in favour of growth on agricultural land

[Melanie Hennessey](#)

Independent Free Press

Monday, February 7, 2022

Over two dozen farmers have banded together in support of Halton's growth plan that proposes future development on what's currently farmland.

The group, which calls itself the Voice of the Whitebelt (VOW), is speaking out about its position as regional council gears up to decide on the plan that calls for an expansion of the urban boundary to accommodate housing and businesses to 2051.

VOW's 26 members say they work more than 6,000 acres of land in the Halton Hills whitebelt — the area that doesn't fall within the greenbelt or existing settlement areas.

The farmers are collectively expressing concern about the ever-increasing hardships of farming in proximity to urban areas, and encouraging regional councillors to support the proposed residential and employment growth on whitebelt lands "for the greater good of the community."

"Most of us are nearing retirement with limited or no further family member to continue farming," said local farmer Robert McClure in a letter he penned to regional council on behalf of VOW. "Our farms are our business, our homes, our pensions, our retirement income, and our financial legacy to our children."

He noted that farming in the urban shadow is "very difficult," with challenges such as: heavy traffic and narrow roads not being compatible with farm equipment, water shortages from wells running dry, municipal and environmental restrictions, and a lack of supportive agricultural infrastructure.

"The farming infrastructure like machinery dealers, feed stores, veterinary services, cattle breeders — they have all left (Halton), and you can't convince any of them to come back," said McClure, noting some farmers who want to continue are also moving out to more agriculturally focused areas of the province.

"The next generation of prospective farmers have limited opportunities to build successful, sustainable farming operations in Halton Region."

The group's message comes as a contrast to the one being put forth by citizens' coalition Stop Sprawl Halton (SSH), which has supporters throughout the region who are fighting to preserve farmland and promote growth within existing urban boundaries.

Among SSH's key arguments are that: Halton's growth can be accommodated on the thousands of acres that have already been approved for development, planners should focus more on increasing density within the current urban boundary, and designating farmland for growth runs against the climate emergencies declared by Halton and the four local municipalities.

Farmer Don Rowntree said while stopping sprawl and saving farms is a great idea, he contends that “regrettably, we’re 30 years too late to preserve farmland for farming purposes.”

He and wife Robin have a cattle farm in south Georgetown and also do hay and cash cropping. He echoed the concerns raised by McClure and explained that carrying on with day-to-day farm operations has become increasingly difficult in the face of nearby growth.

“Slow-moving tractors and (farming) implements are not welcomed by the majority of Halton residents,” he said, noting a road he commonly used to take crops to a Caledon grain mill is now off limits due to a truck restriction. “We have had to increase our liability insurance again — another added expense. City traffic and farm equipment do not mix.”

With no family members to take over when they retire, Rowntree said that “selling our farms to an interested farmer is highly unlikely as there are so many other true farming areas in Ontario with higher yields and not all of our constraints.”

The preferred growth concept put forth by Halton staff says an additional 5,238 acres are needed in Milton and Halton Hills for new community and employment lands to support growth targets prescribed by the province.

While regional council was originally set to vote on the matter Feb. 9, the decision has been rescheduled to a future meeting, with the February session now serving as a council workshop.

STORY BEHIND THE STORY: Amidst an impending regional council vote on expanding Halton's urban boundaries and a growing push against that, we wanted to share how local farmers felt about the issue.

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Top stories delivered to your inbox.












Melanie Hennessey is a veteran of community journalism. She covers regional politics in Halton and writes on a wide range of issues in Georgetown and Acton. Reach her at mhennessey@metroland.com.

Map 1: Halton Region Growth Study, Option 4 Relative to Farm Survey Area

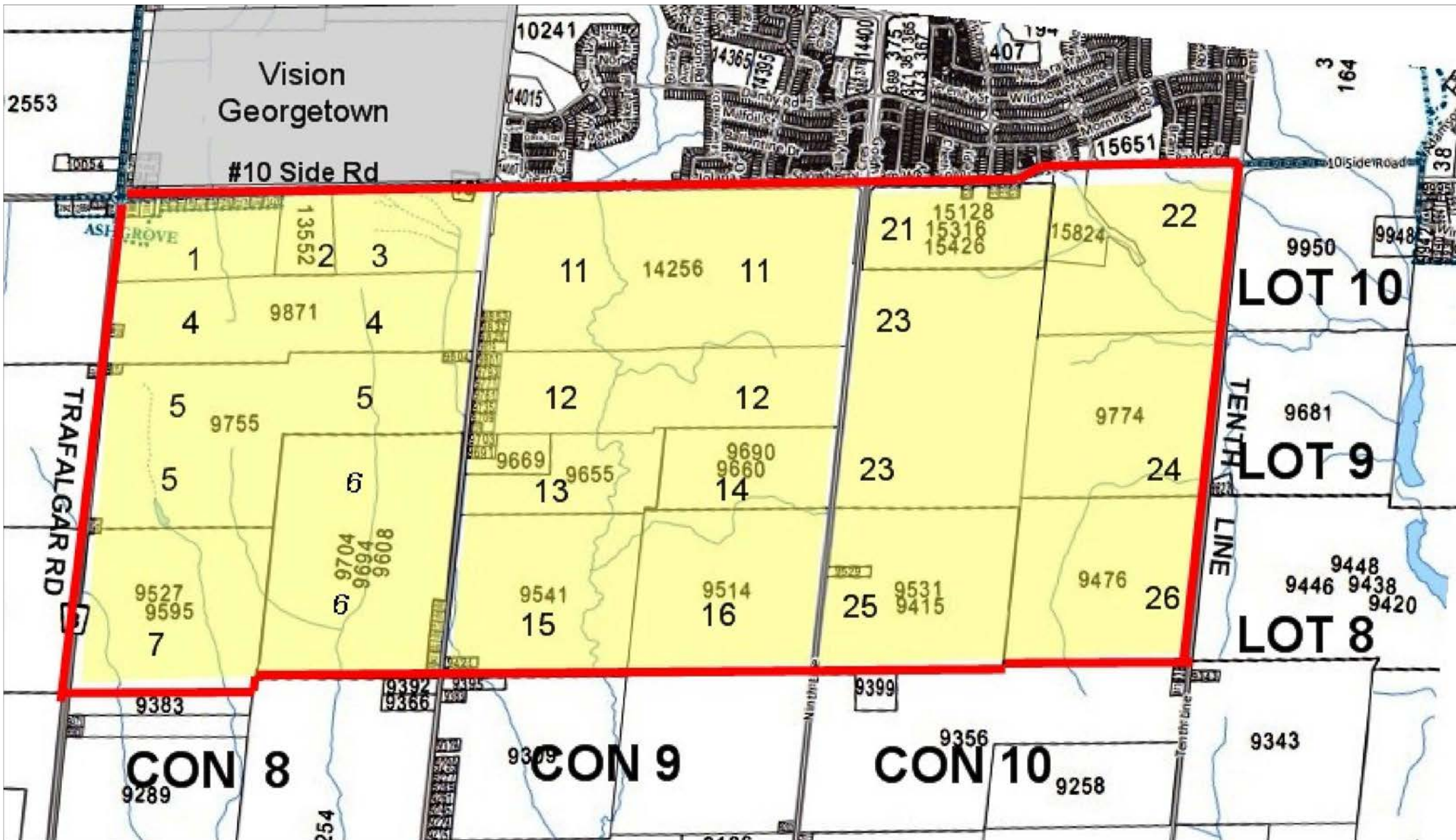
Survey Area See Detail Page 2



Attachment "D" Page 1 of 6 Concept 4

-  Potential New Community Area
-  Potential New Employment Area
-  Strategic Growth Areas
-  Secondary Regional Nodes
-  Primary Regional Nodes
-  Nodes and Corridors
-  Proposed MTSA
-  MTSA*
-  Urban Growth Centers
-  Future Strategic Employment Area:
-  North Aldershot Policy Area

Map 2 : Farm Survey, Statistics and Analysis of
 1,800 Acre Halton Hills 2020 Crop Year **Attachment "D" Page 2 of 6**
 by Crop Type, Land Productivity, Crop Sale / Crop Destination



Spreadsheet 1 Farm Survey, Statistics & Analysis 1,855 Ac Halton Hills 2020 Crop Year by Crop Type, Land Productivity & Crop Sale relying on "Best Efforts" Data Gathering

Land Use and Productivity Analysis for Halton Hills Farms from Trafalgar rd to 10th Line, From #10 Side Rd south 1.8km. ESQUESING COUNTY Con VIII & Con IX & Con X Lots 10 & 9 & 8. See attached map.
Best Estimate for 2020 Crop Year

| OWNER | Gross Ac | Rural | Tillable | Ac Non | Beans | Yield | Beans | Grain Corn | Yield | Corn Crop | Wheat | Elevator | JRI | Wdrll | Wdrll | CC Hours | Hay |
|---|---------------|-----------|---------------|---------------|-----------------|----------------------------------|---------------------|---------------------------|-------------------|---------------|--------------|---------------|--------------|---------------------------------------|---------------------|-----------------------------|------------|
| | | Lots Ac | Acres | Tillable | Plant Ac | Bu/Ac | Bushes | Plant Ac | Bu/Ac | Bushels | | JRI Corn | Beans | Corn | Beans | Worked | Pasture |
| 1 AshG | 35 | | 22 | | 22 | 40 | 880 | | | | | | | | 880 | 13.2 | |
| 2 Gus | 16 | | 11 | | 11 | 40 | 440 | | | | | | | | 440 | 6.6 | |
| 3 Tony | 42 | | 38 | | 38 | 37 | 1,406 | | | | | | 1,406 | | | 22.8 | |
| 4 TTGF | 102 | | 80 | | 80 | 42 | 3,360 | | | | | | 3,360 | | | 48 | |
| 5 BTY | 155 | | 100 | | 75 | 40 | 3,000 | 25 | 150 | 3,750 | | | | 3,750 | 3,000 | 60 | |
| 6 HHI | 150 | | 110 | | 55 | 42 | 2,310 | 55 | 200 | 11,000 | | 11,000 | 2,310 | | | 66 | |
| 7 WW | 105 | | 90 | | | | - | 90 | 150 | 13,500 | | 13,500 | | | | | |
| Rural Lots Est | 14 | 14 | 0 | | | | | | | | | | | | | | |
| BLOCK TOTALS | 619 | 14 | 451 | 154 | 281 | | 11396 | 170 | | 28,250 | 0 | 24,500 | 7,076 | 3,750 | 4,320 | 216.6 | |
| Tillability | | | 72.86% | 24.88% | | | | | | | | | | | | | |
| 11 MTMY | 199 | | 165 | | 165 | 50 | 8,250 | | | | | | | | 8,250 | 99 | |
| 12 VIA | 98 | | 87 | | 17 | 50 | 850 | 10 | 200 | 2,000 | | | | 2,000 | 850 | 52.2 | 60 |
| 13 Wisp | 43 | | 23 | | 23 | 50 | 1,150 | | | | | | | | 1,150 | 13.8 | |
| 14 HNGF | 49 | | 42 | | | | - | 42 | 171 | 7,182 | | 7,182 | | | | 25.2 | |
| 15 Dark | 101 | | 67 | | 42 | 50 | 2,100 | 25 | 200 | 5,000 | | | | 5,000 | 2,100 | 40.2 | |
| 16 Junito | 103.1 | | 96 | | 96 | 50 | 4,800 | | | | | | | | 4,800 | 57.6 | |
| Rural Lots | 24 | 24 | 0 | | | | - | | | | | | | | | 0 | |
| Block Totals | 617.1 | 24 | 480 | 113.1 | 343 | | 17150 | 77 | | 14,182 | 0 | 7,182 | - | 7,000 | 17,150 | 288 | 60 |
| Tillability | | | 77.78% | 18.33% | | | | | | | | | | | | | |
| 21 GShCtrsLtd | 51 | | 45 | | 45 | 40 | 1,800 | | | | | | | | 1,800 | 27 | |
| 22 HH S McGln | 78 | | 50 | | 50 | 40 | 2,000 | | | | | | | | 2,000 | 30 | |
| 23 Hew | 152 | | 148 | | 148 | 45 | 6,660 | | | | | | | | 6,660 | 88.8 | |
| 24 Zen | 105 | | 91 | | 91 | 40 | 3,640 | | | | | | | | 3,640 | 54.6 | |
| 25 Via ET | 103 | | 85 | | | | - | | | | | | | | | 51 | 85 |
| 26 Via ET | 105 | | 100 | | | | - | 25 | 200 | 5,000 | | | | 5,000 | | 60 | 75 |
| Rural Lots | 25 | 25 | | | | | | | | | | | | | | | |
| Block Totals | 619 | 25 | 519 | 75 | 334 | | 14100 | 25 | | 5,000 | 0 | - | - | 5,000 | 14,100 | 311.4 | 160 |
| Tillability | | | 83.84% | 12.12% | | | | | | | | | | | | | |
| All 3 Block Totals | 1855.1 | 63 | 1,450 | 342 | 958 | | | 272 | | | | 31,682 | 7,076 | 15,750 | 35,570 | 816 | 220 |
| All Land by % Tillability | | | 78.16% | 18.44% | | | | | | | | | | | | Hours | |
| TOTAL ACRES | 1,855 | | | | Beans Ac | Beans Bu | Corn Planted | | | | Wheat | | | | | Hay /pasture / cover | |
| Farmed | 1,450 | Ac | | | 958 | 42,646 | 272 | | | 47,432 | | | | | | | 220 |
| Rural Lots | 63 | | | | Price/bu | \$14.00 | \$ 597,044 | Price/bu | \$6.00 | \$ 284,592 | | | | 0 | per acre | \$1,000 | \$ 220,000 |
| Woodlot Wetland | 342 | | | | Local Use \$0 | Export Use \$597,044 | Local Use \$0 | Export Use \$284,592 | | | | | | 30 cows | local use \$110,000 | export \$110,000 to US | |
| Hedgerow Lanes Farm cluster Ponds | | | | | | | | | | | | | | 30 calves born spring / sell Ont fall | | Local 85 ac hay | |
| TOTAL CROP VALUE | | | | | | \$ 1,101,636 | | | | | | | | | | | |
| Direct Local Employment 816 Hrs (+ 50%- 10%) | | | | | | Local Use (Hay) \$110,000 | | Export Use (Grain) | \$ 991,636 | | | | | | | | |

Attachment "D" Page 4 of 6

Farm Survey, Statistics & Analysis of 1,800 Acres Halton Hills 2020 Crop Year by Crop Type, Productivity, and Crop Sale

| | | | | |
|------------------------------|---|--|--------------|-------------|
| Why This area, this boundary | 1. If there is expansion then this may be area. See Map 1 | | | |
| | 2. The author and his neighbours farm this area so accurate data is readily available. through personal contact | | | |
| Acres under study | 1855 | Acres | | |
| Acres tillable / farmed | 1450 | | Tillable % | 78% |
| Rural Residential small lots | 63 | | Rural | 3% |
| Non tillable - (see below) | 342 | | Non Tillable | 18% |
| # Farms / Properties in area | 19 | | | |
| # Farmers / Farm operations | 11 | | | |
| Participating in Survey | 8 | farmers | 1450 | Acres |
| Farmer non-reachable | 3 | farmers | 275 | Acres |
| Value of crop | \$ 1,101,636 | | | |
| Export (Europe Asia) | \$ 881,636 | Grains | 80.0% | %of Harvest |
| Export USA | \$ 110,000 | Hay | 10.0% | %of Harvest |
| Local (Note 1) | \$ 110,000 | Hay | 10.0% | %of Harvest |
| Labour hours (Est) | 816 | Represents work of 1 farmer for 20 X 40 hour weeks STRICTLY FIELD TIME COUNTED | | |
| Note 1 | | One farmer with medium to large operation can work 2,000 acres per year using big modern farm machinery (see attached picture 1). | | |

| LOCAL CONSUMPTION FORM STUDY AREA | | | | | | |
|-----------------------------------|---------------|---------|-------|------------|------------|-----------|
| Crops Analysis | Acres | Bushels | \$/Bu | Crop value | Local Use | Ontario |
| Soybeans - grain | \$ NIL | - | - | - | - | - |
| Corn - grain | \$ NIL | - | - | - | - | - |
| Wheat | \$ - | - | - | - | - | - |
| Hay/straw/oats | \$ NIL | - | - | - | - | - |
| carrots | \$ NIL | - | - | - | - | - |
| potatoes | \$ - | - | - | - | - | - |
| lettuce | \$ NIL | - | - | - | - | - |
| cabbage | \$ NIL | - | - | - | - | - |
| fruit trees | \$ - | - | - | - | - | - |
| grapes | \$ NIL | - | - | - | - | - |
| vegetables | \$ NIL | - | - | - | - | - |
| dairy | \$ - | - | - | - | - | - |
| poultry /eggs | \$ NIL | - | - | - | - | - |
| pork | \$ NIL | - | - | - | - | - |
| beef / calves Note 1 Hay Crop | 110 | | | \$ 110,000 | \$ 110,000 | 30 calves |
| lamb | \$ - | - | - | - | - | - |

Note 1: This excludes 30 calves sold to feedyard but calves ate local hay and grain, Analysis beyond scope of study



Combine



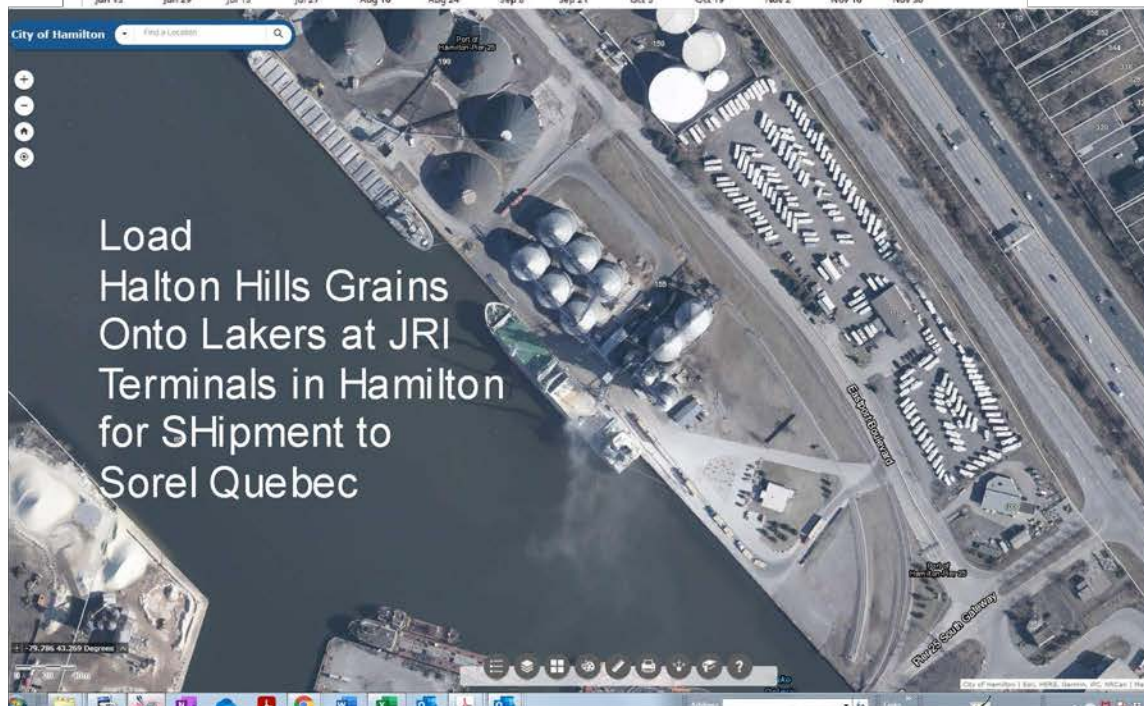
Load Truck to JRI



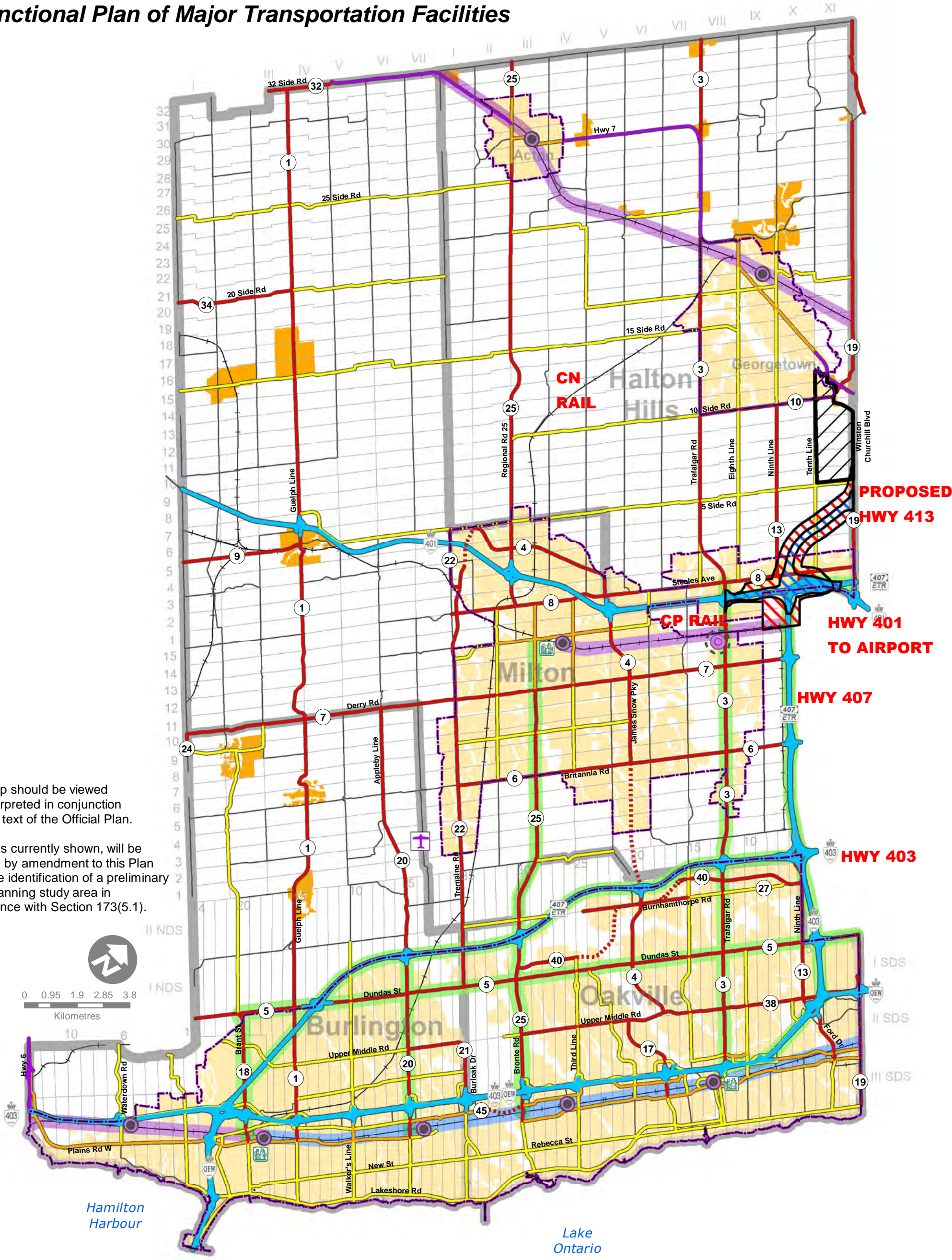
Picture 2

Attachment "D"

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Map 3 Functional Plan of Major Transportation Facilities



This map should be viewed and interpreted in conjunction with the text of the Official Plan.

Map 3 as currently shown, will be updated by amendment to this Plan upon the identification of a preliminary route planning study area in accordance with Section 173(5.1).



0 0.95 1.9 2.85 3.8
Kilometres

- | | | | |
|--------------------------------|--|---------------------------------|-------------------------|
| Urban Growth Centre | Rail Line | Hamlet Area | Provincial Highway |
| Major Transit Station Area | Major Road | Urban Area | Major Arterial |
| Proposed Major Transit Station | Lot and Concession Line | Higher Order Transit Corridor | Multi-Purpose Arterial |
| Airport | Municipal Boundary | Commuter Rail Corridor | Minor Arterial |
| | Highway 413 & Northwest GTA Transmission Corridor | Priority Transit Corridor | Provincial Freeway |
| | Primary Corridor Protection Area | Regional Urban Boundary | Proposed Major Arterial |
| | Secondary Corridor Protection Area | HPBATS Corridor Protection Area | |

Note: Map 3 as currently shown, will be updated by amendment to this Plan, upon completion of the Transportation Master Plan undertaken to meet travel demands to the year 2031.

Legend

Existing Infrastructure

- ▲ Water Pumping Station
- Water Well
- Water Standpipe
- Water Reservoir
- Water Purification Plant
- ⊕ Elevated Water Tower
- - - Existing Watermain
- Watermain

Previously Approved Infrastructure

- ▲ Water Pumping Station
- Water Well
- Water Purification Plant
- Water Reservoir

Proposed/Upgrade Infrastructure

- ▲ Water Pumping Station
- Water Well
- Water Purification Plant
- Water Reservoir
- Watermain
- Distribution-Built Boundary Watermain

Funded Infrastructure

- ▲ Water Pumping Station
- Water Reservoir
- Funded Project - Watermain (2008 MP Projects)
- X Existing Interregional connections
- Existing Milton Groundwater Servicing
- Existing Central Milton Groundwater Service Area Boundary
- Water Pressure Zones
- Proposed Lake Base Service Area

