

TOWN OF MARKHAM

AGRICULTURAL ASSESSMENT PRELIMINARY FINDINGS



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Presented by:
Margaret Walton
PLANSCAPE

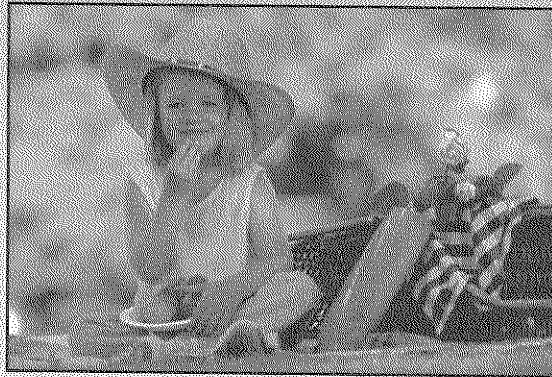
October 14, 2008



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BUILDING COMMUNITY THROUGH PLANNING

OUTLINE

- Introduction
- Study Objectives
- Phase 1 Deliverables
- Study Area
- Statistical Profile
- Community Profile
- Economic Impact
- Policy Framework
- Opportunities & Constraints
- Conclusions



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STUDY OBJECTIVES

- 1) Address and confirm Provincial Policy requirements for land to be used for agriculture
 - Provincial Policy Statement (PPS)
 - Growth Plan for the Greater Golden Horseshoe
- 2) Provide base line data and trends analysis of agricultural activity and practices
- 3) Assess feasibility of retaining a permanent viable agricultural presence outside of the Greenbelt
- 4) Assess options for viable and sustainable agriculture, rural and recreational uses on the Greenbelt lands in eastern Markham in the context of Rouge Park and Pickering Airport sits

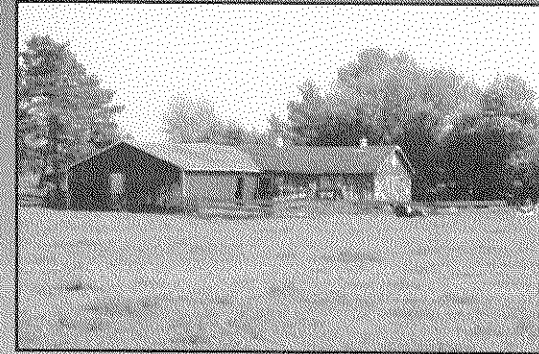
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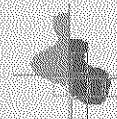
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PHASE 1 DELIVERABLES

- Inventory of the Current Agricultural Situation
 - Summary of Farmland Classification
 - Assessment of Land Ownership Patterns
 - Commentary on Real Estate Trends
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- Input on the Economic Impact of Agriculture in Markham
 - Review of the Policy Context within which Decisions Must be Made
 - Overview of GTA Wide Trends and Actions that may be Relevant to the Future of Agriculture in Markham

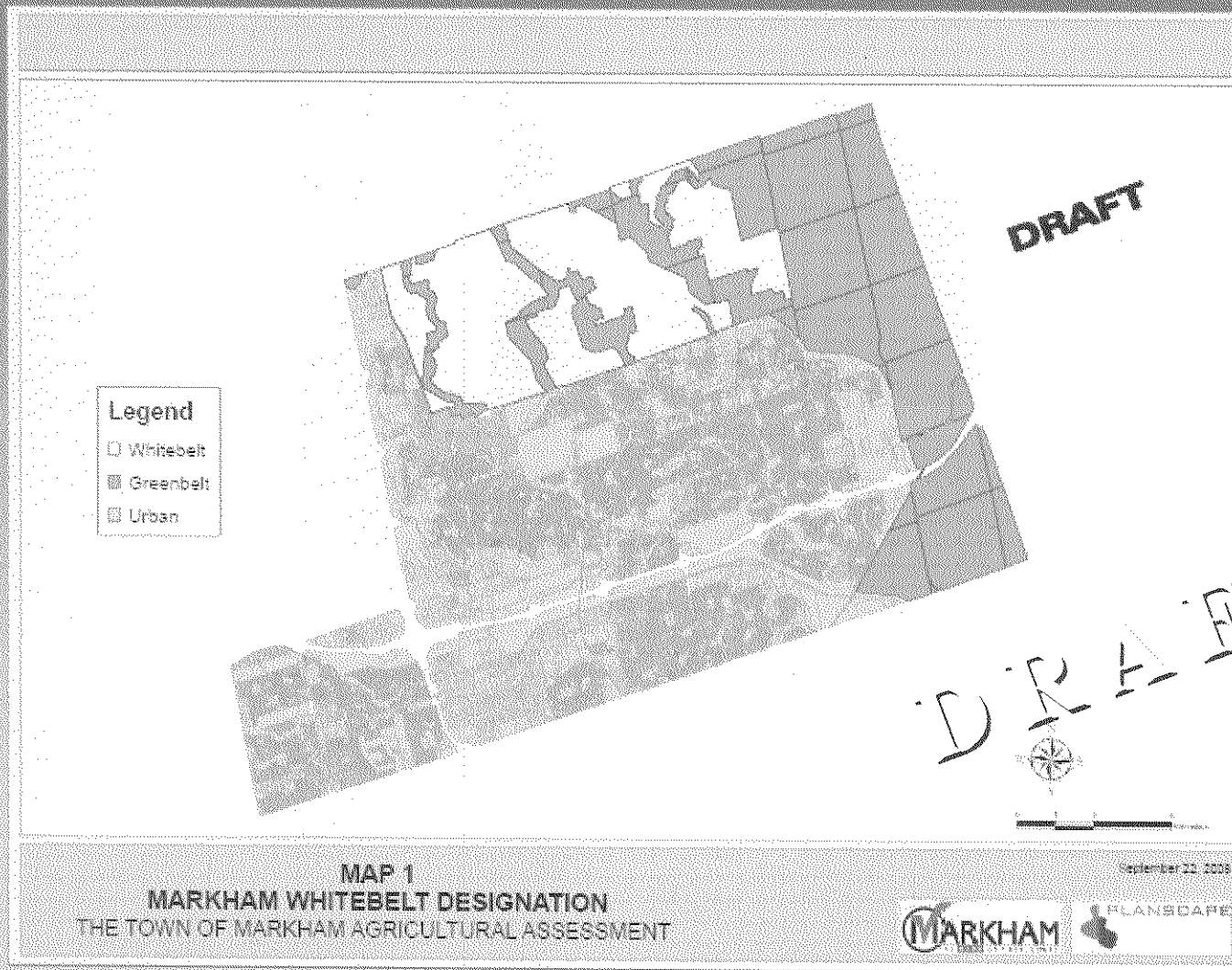


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STUDY AREA

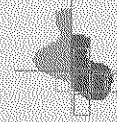
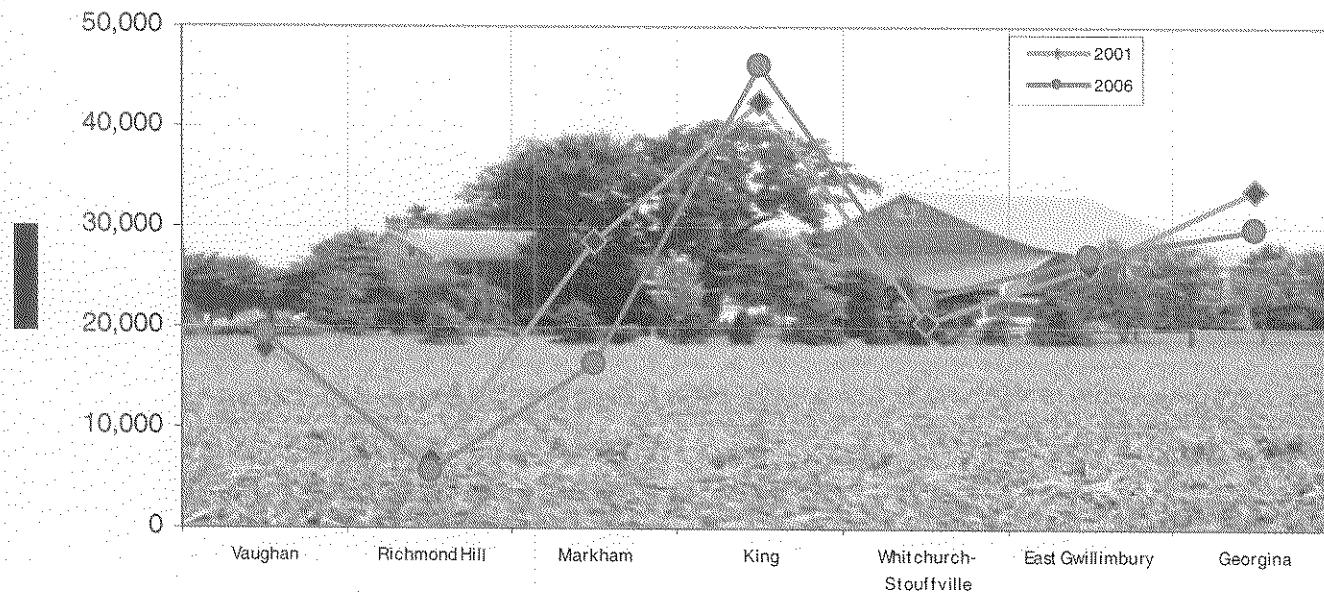


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STATISTICAL PROFILE

Farmland Area

Farmland Area in York Region, 2001-2006



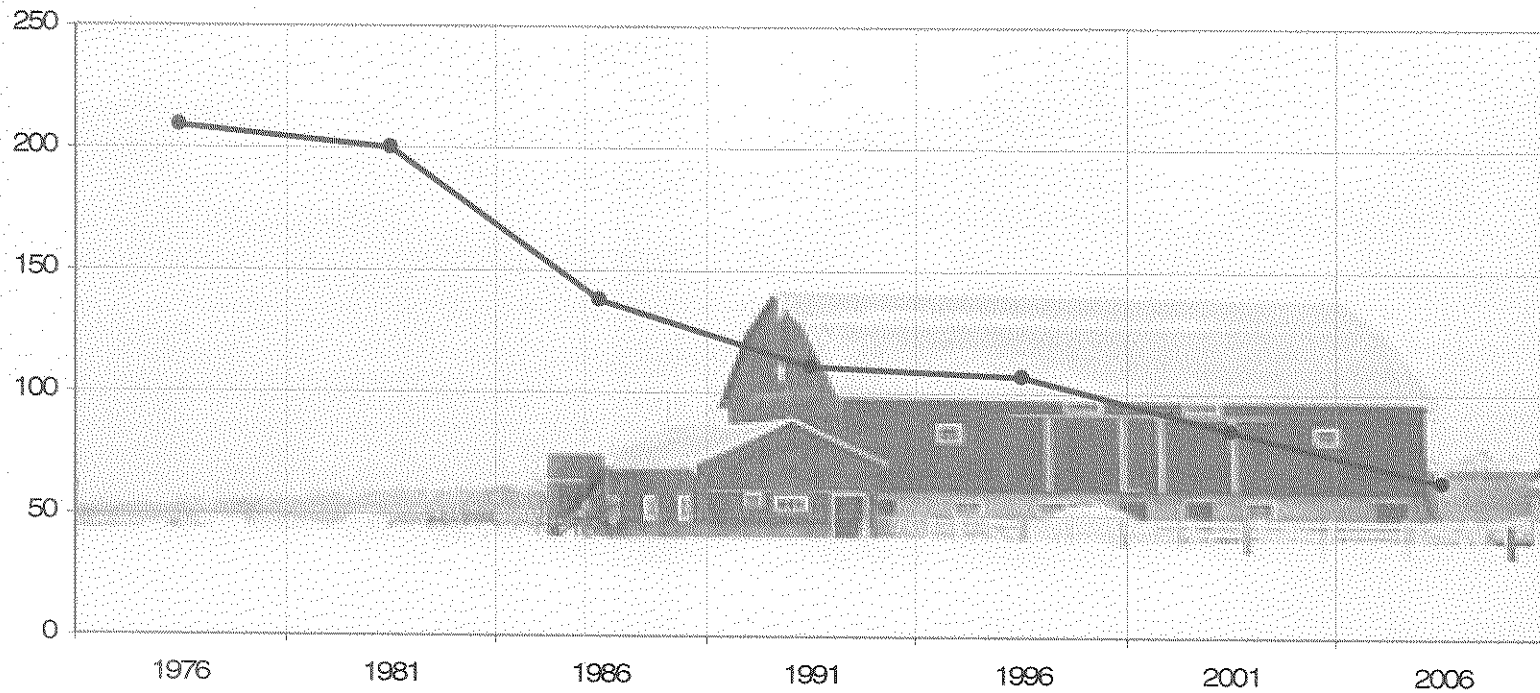
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STATISTICAL PROFILE

Number of Farms

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Number of Farms in Markham, 1976-2006

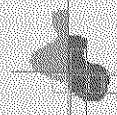
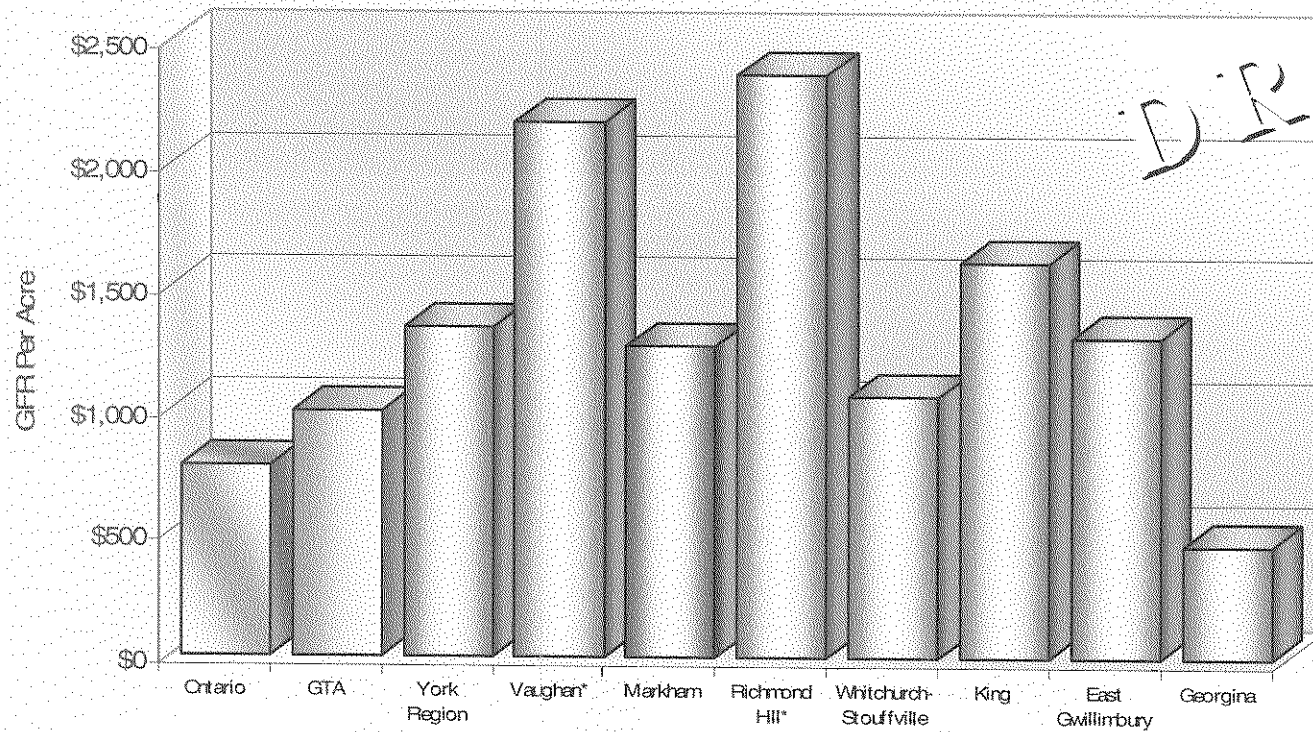


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STATISTICAL PROFILE

Gross Farm Receipts Per Acre

Gross Farm Receipts Per Acre (excluding forest product sold) for Ontario, GTA, and York Region by Area Municipality, 2006



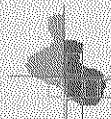
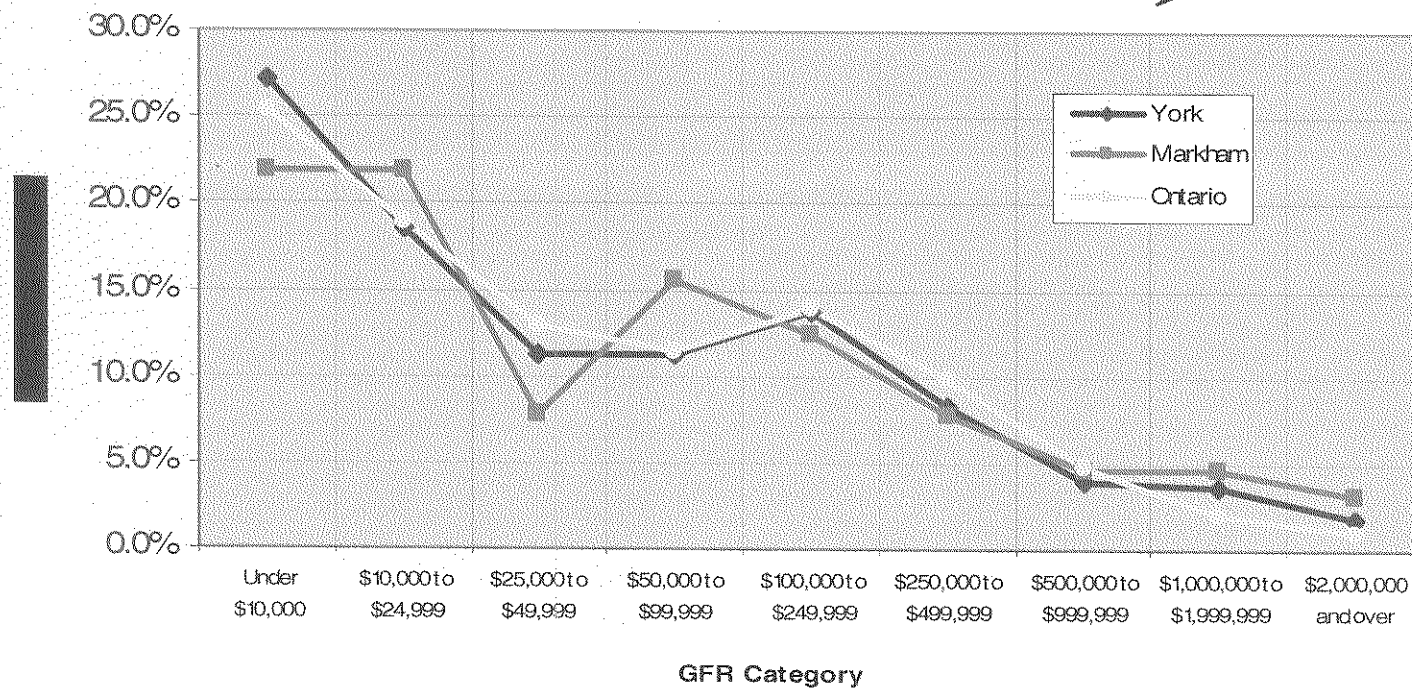
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STATISTICAL PROFILE

Number of Farms by Gross Farm Receipts

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Number of Farms by GFR Category, 2006



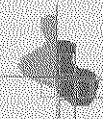
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STATISTICAL PROFILE

Net Revenue Per Acre

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<i>Geographic Location</i>	<i>GFR Per Acre</i>	<i>Operating Costs Per Acre</i>	<i>Net Revenue</i>
Ontario	\$777	\$664	\$113
GTA	\$999	\$863	\$136
York Region	\$1,341	\$1,162	\$179
Vaughan	\$2,180	\$1,889	\$291
Richmond Hill	\$2,379	\$2,062	\$317
Markham	\$1,272	\$1,154	\$118
King	\$1,616	\$1,360	\$256
Whitchurch-Stouffville	\$1,063	\$924	\$139
East Gwillimbury	\$1,306	\$1,170	\$136
Georgina	\$456	\$391	\$65



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STATISTICAL PROFILE

Top Ten Ranking Gross Farm Receipts for York Region, 2006

Rank	York Region	Vaughan*	Richmond Hill*	Markham	King	Whitchurch-Stouffville	East Gwillimburg	Georgina
1	Vegetable	Greenhouse Products ¹	Greenhouse Products ¹	Cattle	Vegetable	Horse & Pony ¹	Vegetable	Nursery Product & Sod ¹
2	Greenhouse Products ¹	Cattle	Horse & Pony ¹	Nursery Product & Sod¹	Horse & Pony ¹	Cattle	Greenhouse Products ¹	Dairy
3	Horse & Pony ¹	Vegetable	«	Fruit	Greenhouse Products ¹	Poultry & Egg	Horse & Pony ¹	Oilseed ²
4	Cattle	Fruit	«	Vegetable	Nursery Product & Sod ¹	Nursery Product & Sod ¹	Other Small Grain ²	Cattle
5	Nursery Product & Sod ¹	Poultry & Egg	«	Greenhouse Products¹	Dairy	Dairy	Dairy	Horse & Pony ¹
6	Poultry & Egg	Horse & Pony ¹	«	Dairy	Cattle	Vegetable	Nursery Product & Sod ¹	Sheep & Lamb ¹
7	Dairy	Dairy	«	Other Small Grain²	Oilseed ²	Greenhouse Products ¹	Hay & Fodder ²	Greenhouse Products ¹
8	Mushroom ¹	Other Small Grain ²	«	Oilseed²	Mushroom	Corn for Grain ²	Oilseed ²	Other Small Grain ²
9	Fruit	Nursery Product & Sod ¹	«	Horse & Pony¹	Hay & Fodder ²	Other Small Grain ²	Other Livestock ¹	Hay & Fodder ²
10	Corn for Grain ²	Oilseed ²	«	«	Fruit	Fruit	«	Cattle & Hog

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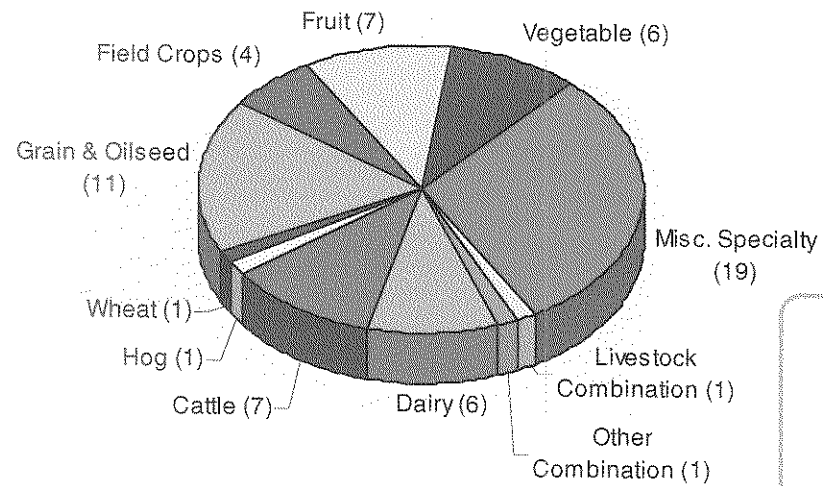


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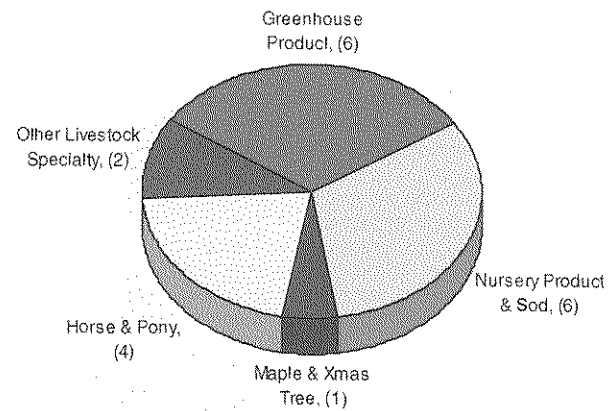
STATISTICAL PROFILE

Number of Farms By Farm Type

Number of Farms by Farm Type, Markham, 2006



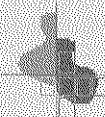
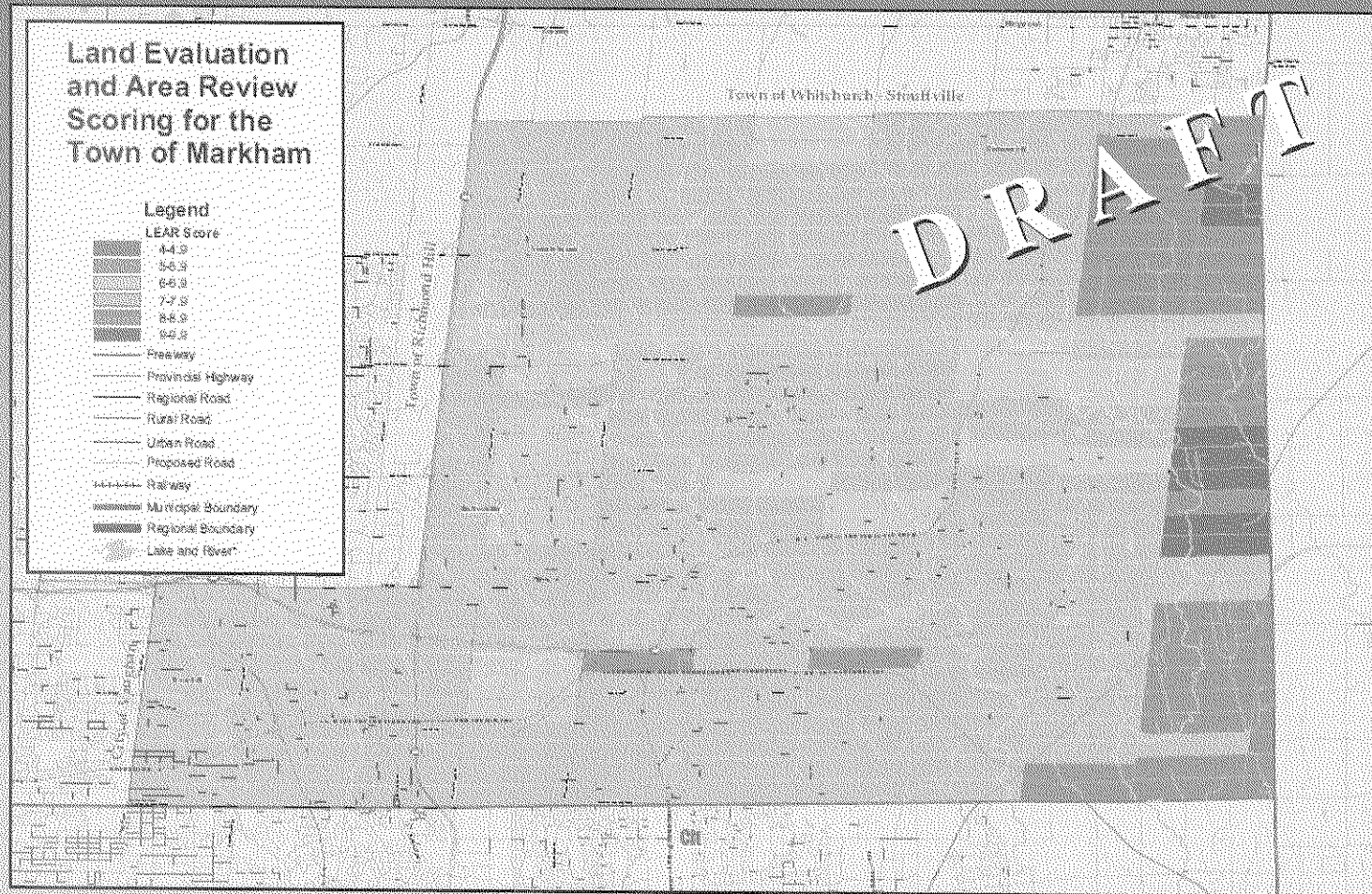
Miscellaneous Specialty Farms in Markham, 2006



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STATISTICAL PROFILE

Land Base



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STATISTICAL PROFILE

Federal and Provincial Land Ownership

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Legend

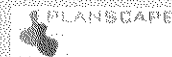
OWNERSHIP

- CONSERVATION AUTHORITY
- ONTARIO REALTY CORPORATION
- PUBLIC WORKS CANADA



MAP 5
FEDERAL AND PROVINCIAL LAND OWNERSHIP
THE TOWN OF MARKHAM AGRICULTURAL ASSESSMENT

September 22, 2006



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STATISTICAL PROFILE

Rental Rates

Agricultural Assessment Study

Legend

-  farm property without any buildings / structures
-  farm with residence - with or without secondary structures; no farm outbuildings
-  farm without residence - with secondary structures; with farm outbuildings
-  farm with residence, with or without secondary structures; with farm outbuildings
-  farm without residence - with commercial/industrial operation
-  farm with residence - with commercial/industrial operation
-  intensive farm operation - with residence
-  land owned by a non-farmer improved with a non-farm residence with a portion being farmed

Outdated, as farm codes were updated from MAPC 2005.

MAP 6

FARM PROPERTY CODES
THE TOWN OF MARKHAM AGRICULTURAL ASSESSMENT

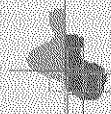
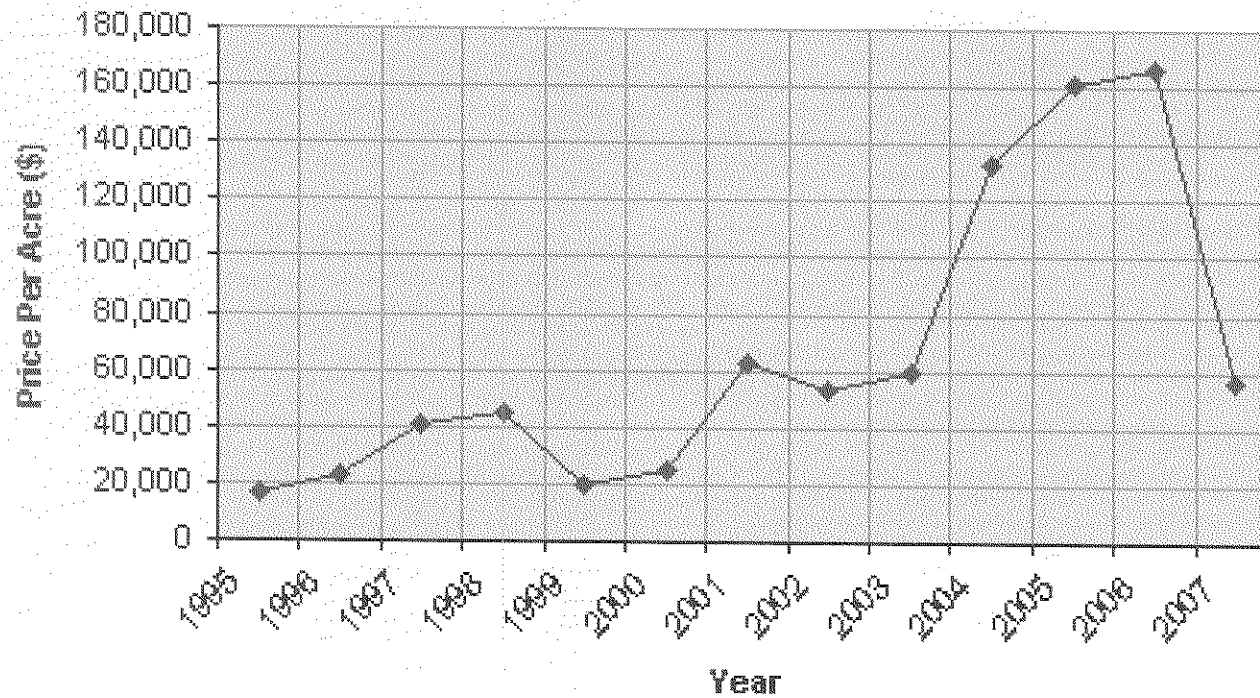


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STATISTICAL PROFILE

Land Values, 1995-2007

Rural Markham Price Per Acre, 1995-2007



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COMMUNITY PROFILE



- Agricultural Land Pattern
- Urban Boundaries
- Rural Residential Properties
- Non Farm Rural Development
- Infrastructure
- Public Land



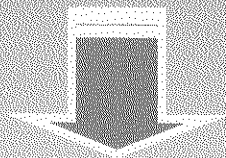
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ECONOMIC IMPACT

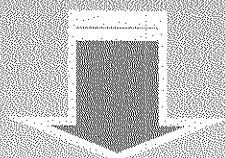
**\$20.8 Million in Markham Farm Gate Receipts
Stimulates**

**DIRECT
IMPACTS**



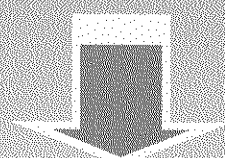
\$ 10.5 Million

**INDIRECT
IMPACTS**



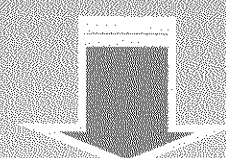
\$ 28.8 Million

**INDUCED
IMPACTS**



\$ 12.6 Million

**LABOUR
INCOME**



\$ 10.1 Million

=

\$62 Million in Economic Activity



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POLICY FRAMEWORK

- **Federal**

Federal Airport zoning regulations and NEF guidelines

- **Provincial**

Greenbelt Plan and Oak Ridges Moraine Plan
Growth Plan for the Greater Golden Horseshoe
Provincial Policy Statement
Minister's Zoning Order

- **Region of York**

York Region Official Plan
Planning for Tomorrow – Growth Forecasts and Policy
Transportation and Servicing Infrastructure Master plans

- **Town of Markham**

Markham Official Plan & Zoning
Eastern Markham Strategic Review

- **Other**

Rouge Park Plans
Watershed Plans



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OPPORTUNITIES & CONSTRAINTS



- **Opportunities**

- High value production
- Close proximity to major market
- Superb land and water resources
- Highly skilled farmers and support network
- Production of “near urban” commodities
- Local food market

- **Constraints**

- Conflicting land uses
- Land costs
- Declining farm infrastructure
- Accessibility to land
- Age of farmers
- Vast senior government land holdings
- Ecological restoration priorities for Rouge Park



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CONCLUSIONS

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- 1) The land base in the rural area of Markham is comprised of prime agricultural land
- 2) There is a productive agricultural sector but it is subject to pressures which are affecting the industry
- 3) The commodity profile is shifting
- 4) There are a variety of competing land uses impacting agriculture
- 5) A portion of the white belt will be required to accommodate growth assigned to the Town under the Growth Plan. To ensure a viable future for agriculture in the Town, comprehensive policies addressing pressures and supporting the sector will be required

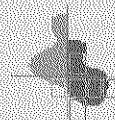


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NEXT STEPS

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- 1) Public information meeting with agricultural stakeholders & public (fall)
- 2) Review of options for Markham including the Whitebelt & Greenbelt (fall/winter)
- 3) Stakeholder consultation (winter)
- 4) Report back to development services committee on agricultural options (winter)
- 5) Final report on recommendations, implementation strategy & official plan policy recommendations (spring)



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TOWN OF MARKHAM

AGRICULTURAL ASSESSMENT PRELIMINARY FINDINGS



QUESTIONS?

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