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February 16, 2010

MS. TEEMA KANJI
CORPORATION OF THE TOWN OF MARKHAM
101 Town Centre Boulevard
Markham, ON L3R 9W3

Dear Ms. Kanji:

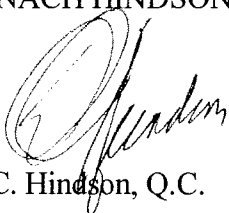
RE: Preferred Markham Growth Alternates to 2031

I enclose herewith fourteen (14) copies of my deputation for the evening of February 16, 2010, one for yourself, one for the Mayor and one for each of the Councillors.

Thank you

Yours very truly,

CATTANACH HINDSON SUTTON VanVELDHUIZEN LLP



Donald C. Hindson, Q.C.
DCH:lf

Encl.

February 11, 2010

Mr. Chairman and Members of Development Services Committee

- I have been requested to speak on behalf of nine families whose farms are located in the Whitebelt Area and two families who have farms in the Rouge Park Area.
- I have in the past acted and continue to act for all of these farming families.
- The patriarchs and matriarchs of these families are all of my vintage or older – the long side of seventy-five years.
- The position of these farming families is that while they would prefer the forty (40%) percent intensification as mandated by the Province or the fifty-two (52%) percent intensification as mandated by the Region, they are prepared to support Markham staff recommendations that sixty (60%) percent of new growth occur within the current settlement area.
- It is our understanding that this will result in an eventual expansion into the Whitebelt Area of some 600 hectares for residential development and a further 300 hectares for employment lands.
- It is our further understanding that this encroachment into the Whitebelt Area represents about ten (10%) percent of the lands available for agriculture in the Whitebelt Area in

Markham and the Rouge Park Area and that less than one-half ($\frac{1}{2}$) of the one (1%) percent of the Whitebelt Area lying within the Region.

- These farming families oppose one hundred (100%) percent intensification option within the current built up areas and the imposition of a Farmbelt or freeze or any restriction on the use of their lands related solely for agriculture. They would also oppose any control on the type of crops they are permitted to grow.
- These families, the Millers, the Lewis', the O'Connor's, the Miles', the Brock's, the Feasby's, the Mihorean's, the Fairty's, the Appleton's, the Reesor's and the Burkholder's adopt this position for the following reasons:
 - 1) Their respective farming operations have been and continue to be operated as businesses – a business demanding hard work, 7 days a week from 6:00 a.m. to 7:00 p.m.
 - 2) It is a business full of uncertainty due to market fluctuation, weather, dry wells due to changing watertables, livestock plagues and diseases.
 - 3) Not only is it labour intensive, it is capital intensive.
 - The Class I farmlands in the Whitebelt Area and the Rouge Park Area are a combination of good soil but more importantly are a product of generations clearing the land, grading the same, tile draining the same, fertilizing the same and crop rotating these lands.
 - Buildings are required and have to be maintained. Equipment and Tile

Drain are expensive and costly to maintain, that is why we say farming is both labour intensive and capital intensive.

- 4) These families carry on their farming operation in anticipation, that as development approaches and land values increase, that someday either they or their children or their grandchildren will enjoy their capital investment in their lands.
- 5) The lands in the Whitebelt Area are too expensive to acquire for current farming Operations, particularly for livestock and grain growing which demand larger acreages. Current farming operations can neither sustain or afford the larger acreage required for farming in the Whitebelt Area of Markham.

- Let me give you some examples:

- The Miller family were able to raise capital through the sale of fifty (50) acres to the Mandarin Golf Course and the proceeds allowed the next generation to move to the Listowell area where they were able to purchase the necessary 350 acres and lease a further 100 acres to raise the crops necessary to sustain their cattle operation.
- The Lewis family by combining the capital earned by 2 families and the earnings of the next generation were able to acquire lands north of Port Perry where they now carry on their cattle operation.

- The Mihorean lands now lie fallow because the Lewis family no longer require the Mihorean lands which they previously leased to grow feed for their cattle operation.
- The current generation of the Ashmore Reesor family as a result of expropriation in the 70's for the airport and Cedarwood, obtained the necessary capital to allow their cattle operation to be moved to the Lindsay area but continue to raise beef cattle and crop leased lands in Pickering and the Rouge Park Area.
- The Brock family is a case study in maintaining agricultural production of lands for 7 generations for 3 families in the face of development adversities.
 - The Brock family are now considering closing their hog operation due to regulations, commodity prices and lack of local slaughtering facilities.
Their sons, only 3 years ago, were anxious to continuing farming the family farm but now see a moratorium on land values as a strong disincentive to continue that farming.
- The Miles family after selling the family farm on Steeles Avenue moved their farming operation to north Markham but they too now want to embark on estate planning because none of their children are interested in maintaining the family farm.

- Any ban on land use for other than agriculture is, we respectfully submit, counterproductive in that:
 - (a) Loss of expectation of growth in land values and the opportunity to recoup their capital investment in the land will result in loss of food production.
 - (b) Farmers without the expectation of recovering their capital investment in their lands will sell these lands for estate residential purposes and then the only crop grown will be hay and then only if there is a market.
 - (c) Farm families will be unable to keep children and grandchildren on the farm because there will be no hope or no incentive for these children or grandchildren to recapture their investment in time and money they and their previous generation have spent on the land.
 - (d) It is already too late in that many of the larger livestock operations vital to the farming community have already moved on to other locations where their livestock operations can be economically carried on.
- On the other hand, if there is an expectation of recapturing their investment through an increase in land value, positive agricultural production will occur.
- Let me give you some examples of this positive side where families through expropriation, fortuitous sale, or combining family capital have amassed as much as three times of their original farm acreage in agricultural production.
 - The Brown family in the Lindsay area.
 - The Reesor family in the Lindsay area.

- The Beckett family in the Uxbridge area.
 - The Fairty family in the north Markham and north York region.
 - The Miller family in Listowell.
 - The Lewis family in Greenbank north of Port Perry.
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- These are examples of the positive results of farm sales resulting in maintaining much larger acreages in agricultural production and the application of sale proceeds to new buildings, equipment, livestock and genetic improvement of that livestock.
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- These local examples only confirm studies done at the University of Guelph and I quote from an article from the Ontario Farmer dated January 19, 2010:
“Studies done at the University of Guelph show that U.S. states like Florida and Pennsylvania which allowed farmers to sell to developers, saw the agricultural output in those states rise, as farmers took their windfalls and built larger operations elsewhere in the state.

Those states with restrictions on “protecting” land saw agricultural production stagnate or in most cases, fall.

Here in Ontario, without mentioning names, the purebred dairy cattle industry has benefited hugely over the past half century, from many farmers who took their Toronto land windfall profits and bought farms elsewhere, plus investing money in top genetics.”

- These farming families have been in Markham in some instances close to 150 years and in some instances even longer.
- These families for generation have provided the ambiance that in part has attracted new residential growth to Markham.
- These families have for generations participated and run Markham Fair, provided open spaces and pastoral scenes and I can attest that some of those families in south Markham who were successful in selling 30 years ago have made very substantial financial contributions to the hospital and seniors residences in our town.
- There is some suggestion that because these families are few in number nothing is to be lost by having their lands turned into a permanent Farmbelt for the majority of the people that live in Markham.
- This attitude ignores the contribution these farming families have made to Markham for generations, and if their lands are sold in due course will continue to contribute to agriculture and very likely to the social services and amenities that presently make Markham an attractive place to live.

- These families have managed to farm despite the weather, despite the ever changing commodity prices, despite the pressures of urbanization, despite their farms being divided by wildlife corridors, parks and heritage areas.
- These families respectfully request you do not remove the last incentive they have to remain on the lands and allow them to recoup their capital investment.
- I submit these families deserve to reap the benefits of increased land prices just as urbanites reap the benefits of increased housing prices.
- These farming families request Council adopt their well reasoned staff reports supported by the Hemson Report and adopt the balanced growth option providing for 60% intensification within the existing urban boundary and for the remainder to eventually expand in the Whitebelt Area as mandated and legislated by the Province, the Region and recommended by your Planning Staff after some 2 years of study and culminating in the unequivocal reports to Council from January 2009 until today.
- In conclusion, may I remind you that if there are no farmers, there can be no agriculture.

Thank you.