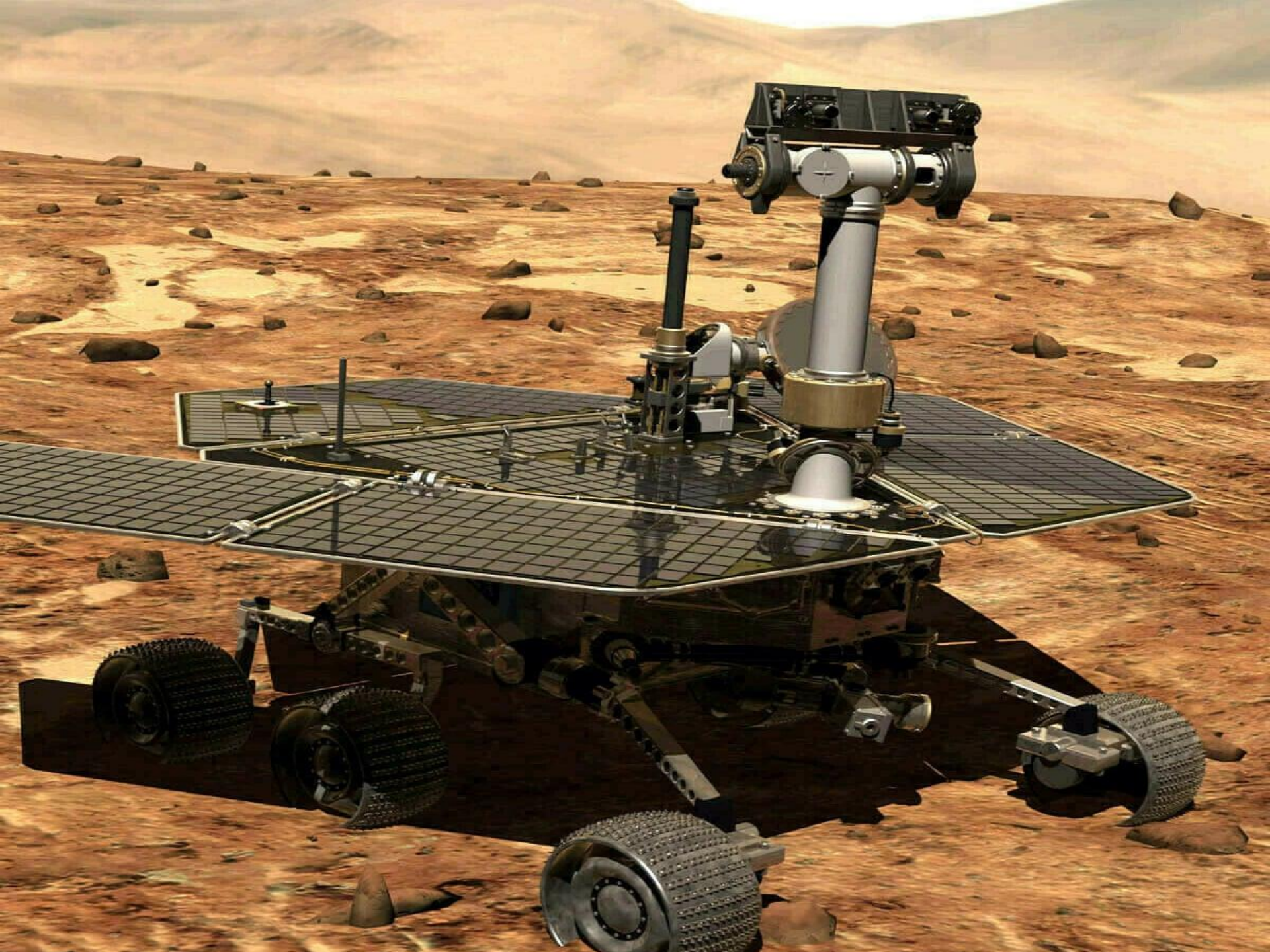


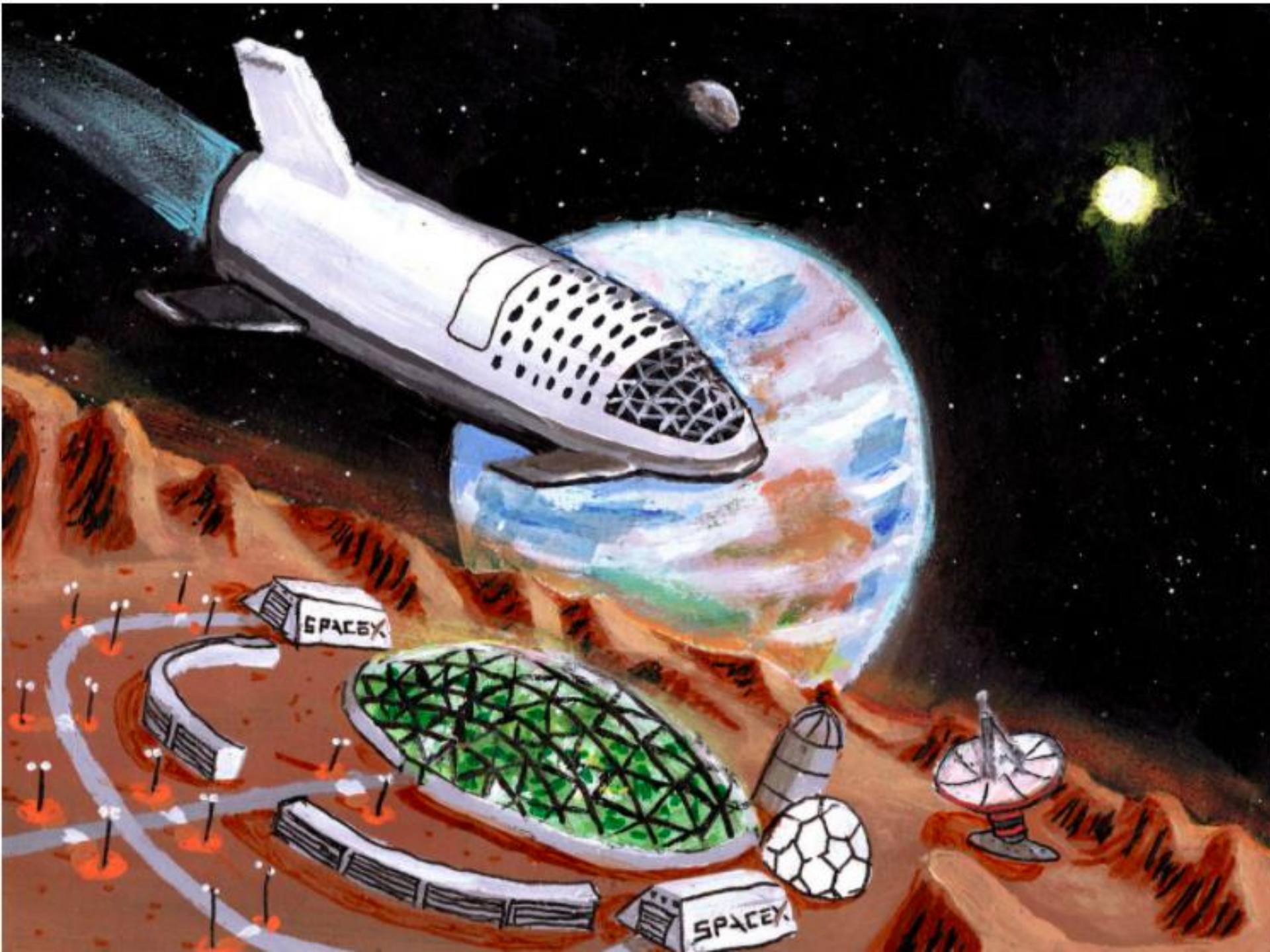
Ontario Farmland Trust – 2021 Farmland Forum  
The Shifting Landscapes of Farmland Protection

# Perseverance

Victor Doyle, RPP, MCIP

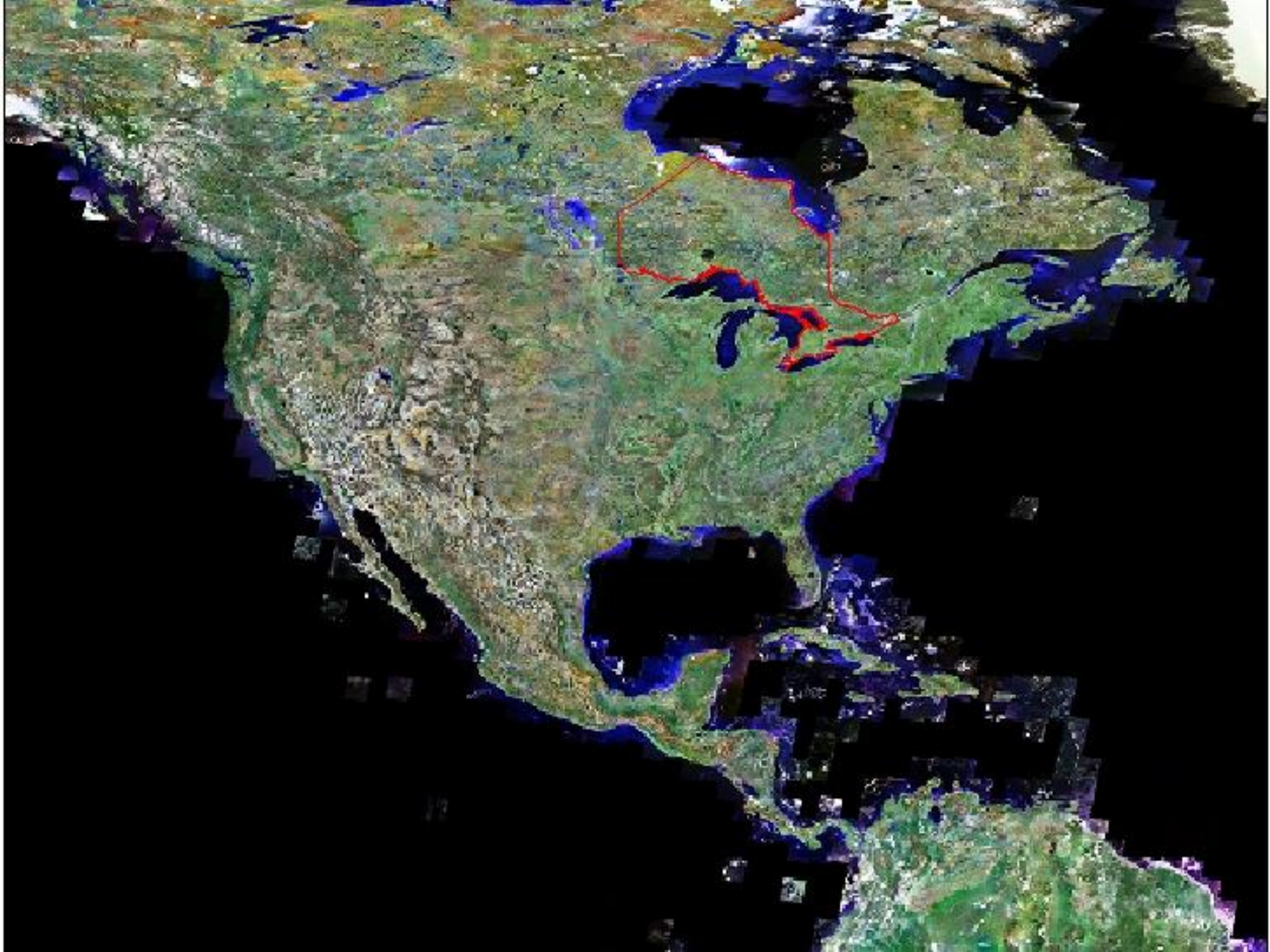




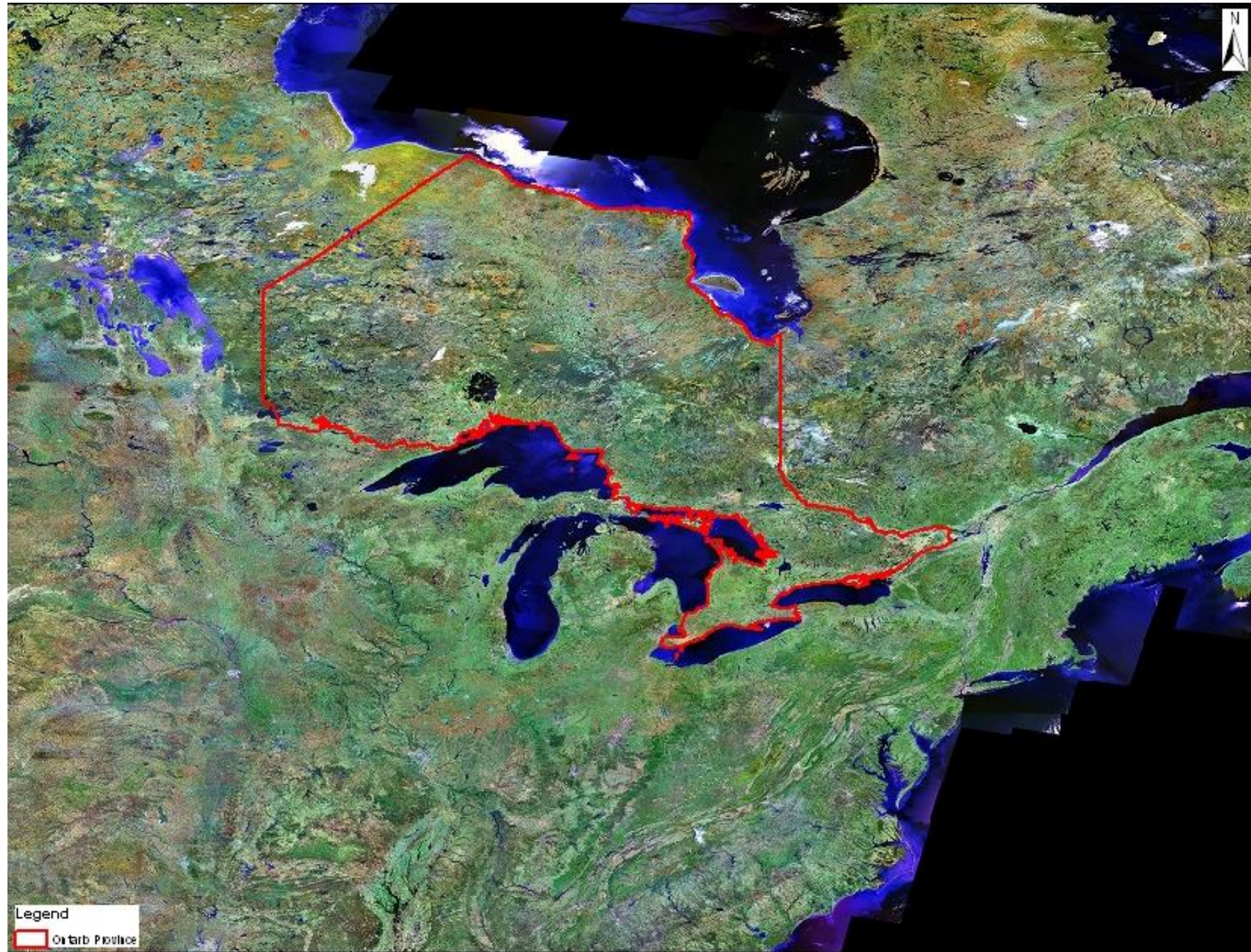




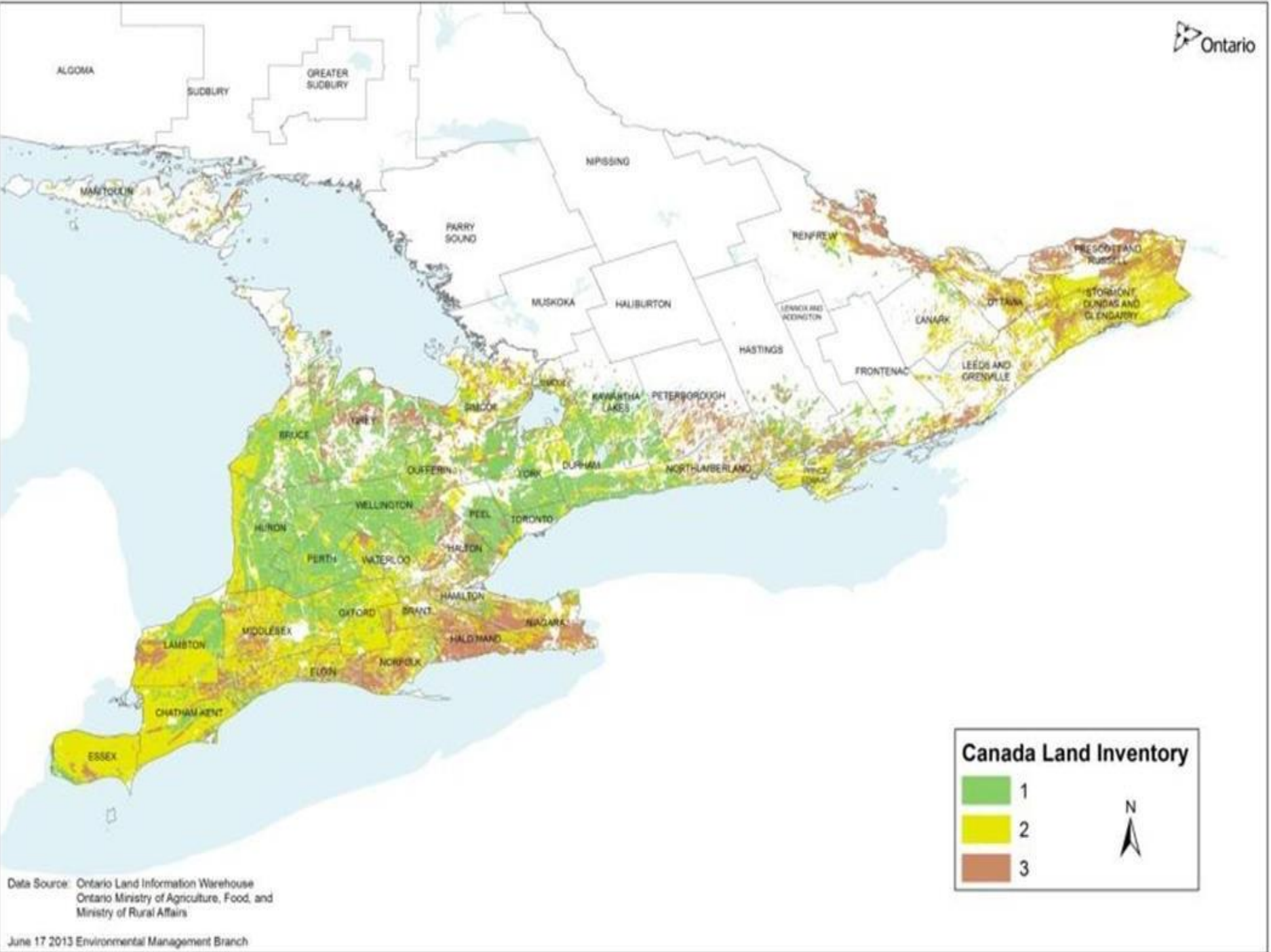












Canada Land Inventory

1

2

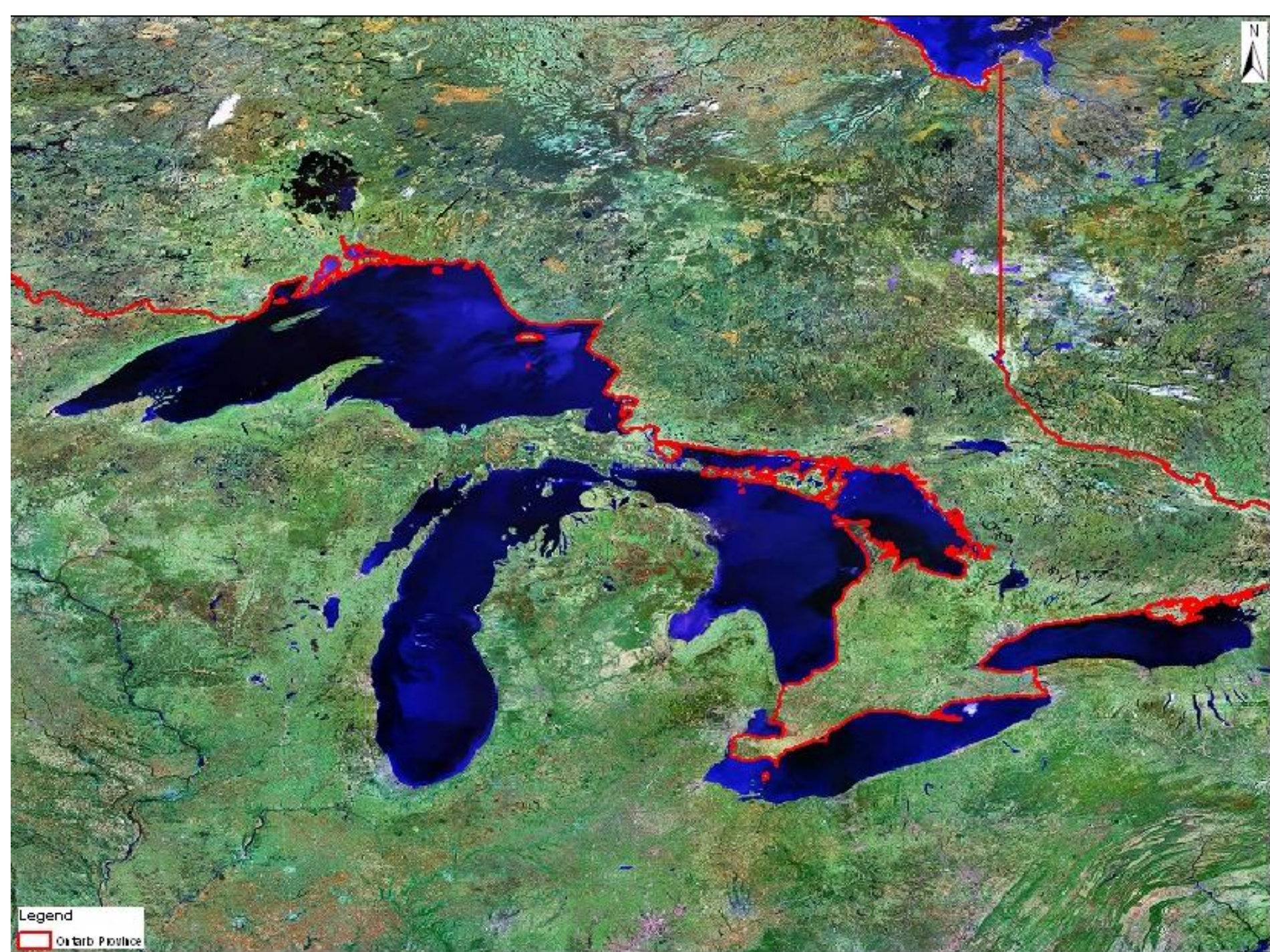
3

N

Data Source: Ontario Land Information Warehouse  
 Ontario Ministry of Agriculture, Food, and  
 Ministry of Rural Affairs

June 17 2013 Environmental Management Branch





Legend  
Ontario Province



# 50 Years of Trying

**1970** – Design for Development  
Toronto Centred Region Concept



**1978** – Foodland Guidelines

**1995** – Comprehensive Set of  
Policy Statements

**1996** – Provincial Policy  
Statement (PPS)



**2014** – Provincial Policy  
Statement

**2020** – Provincial Policy  
Statement

**Key Limitation: PPS allows  
Prime Agricultural land to  
be converted to urban uses**

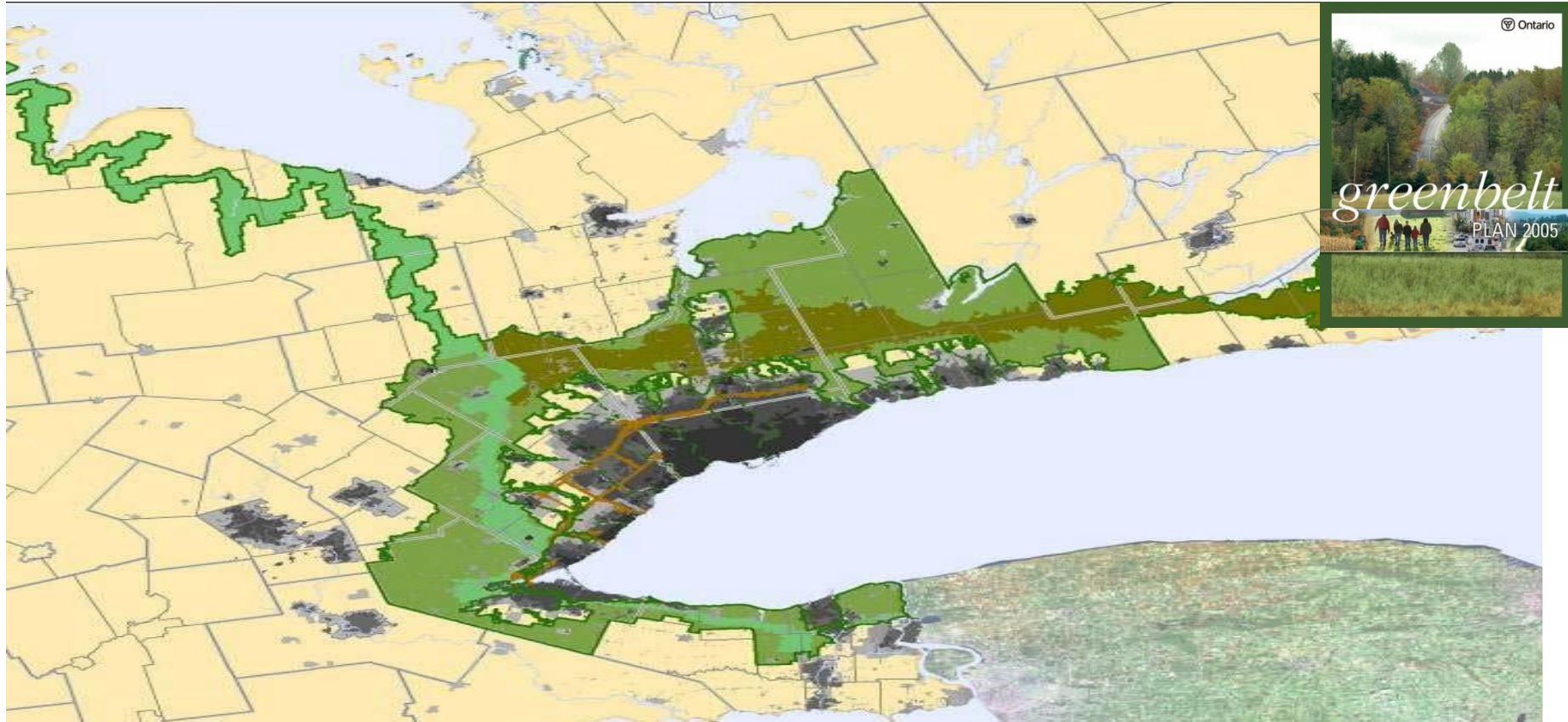


# Greenbelt Plan 2005





# Greenbelt Plan 2005



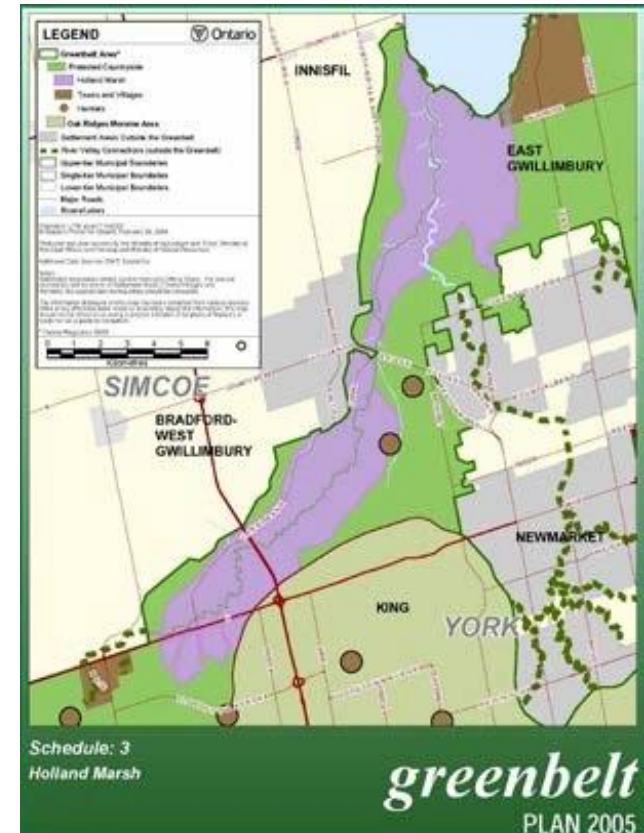
## Key Elements:

- **Identifies** where major urbanization in the Greater Golden Horseshoe should not occur
- **Prohibits** conversion of prime agricultural land – allows potential expansion of settlements
- **Allows** infrastructure serving uses/communities in Greenbelt or which needs to cross it



# Agricultural System

- Specialty Crop Lands
- Prime Agricultural Areas





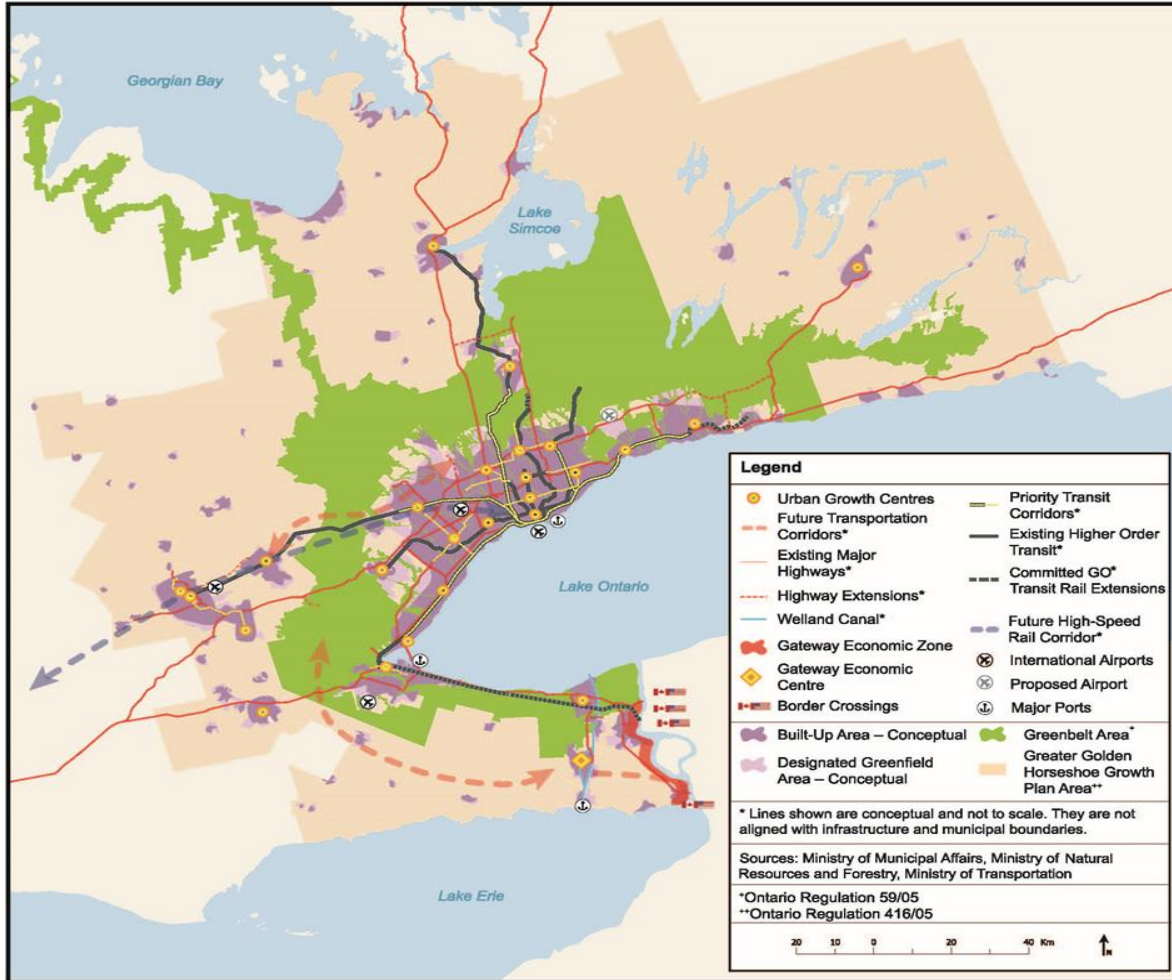
# Key Limitations of Greenbelt Plan

- Greenbelt Study Area restricted to Greater Toronto Area/Hamilton so Plan only covers about 20% of the GGH
- Straight line boundaries led to allegations of “political science”
- Not including “whitebelt” led to claims of abandoning best farmland





# Growth Plan for the Greater Golden Horseshoe 2006



PLACES TO GROW

GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE, 2006

## SCHEDULE 2

### Places to Grow Concept



Note: The information displayed accurately reflect approved land-out of date. For more information municipality should be consulted boundaries, the Greenbelt Plan s assumes no responsibility or liability of this map.

## Key Elements:

- Population/Employment Forecasts allocated to municipalities
- Intensification Targets (40% of all new residential growth to built up areas)
- Greenfield Density Targets (50 people/jobs/hectare)
- Commits Province to identifying prime agricultural and specialty crop lands



# Key Limitations of Growth Plan

- Greenfield density target of 50 people/jobs/ha (pgh) was too low to support frequent bus service (need minimum of 80 pgh)
- Allowing alternative intensification and greenfield density targets in “outer ring” significantly weakened compact urban area goals
- Established different policy framework for farmers within and beyond Greenbelt

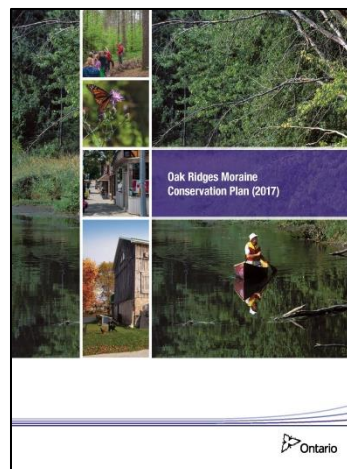


# 2015 - 2017 PROVINCIAL PLAN REVIEW

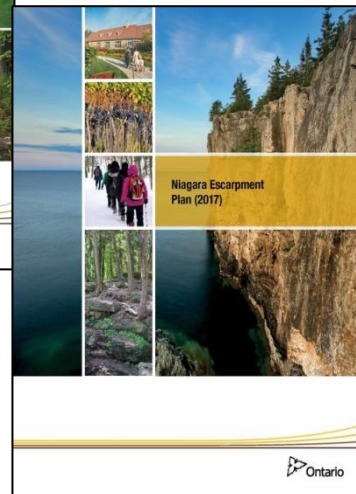
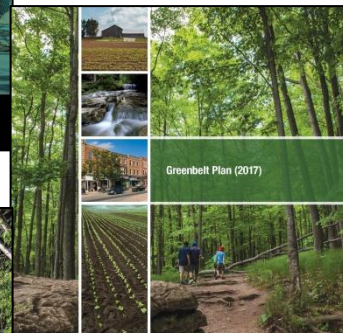
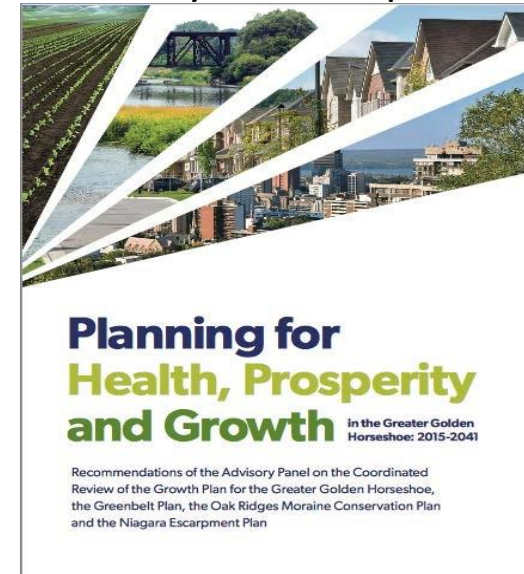


## Policy Change Themes:

1. Building Complete Communities
2. Supporting Agriculture
3. Protecting Natural Heritage and Water
4. Growing the Greenbelt
5. Addressing Climate Change
6. Integrating Infrastructure
7. Improving Plan Implementation



## Advisory Panel Report

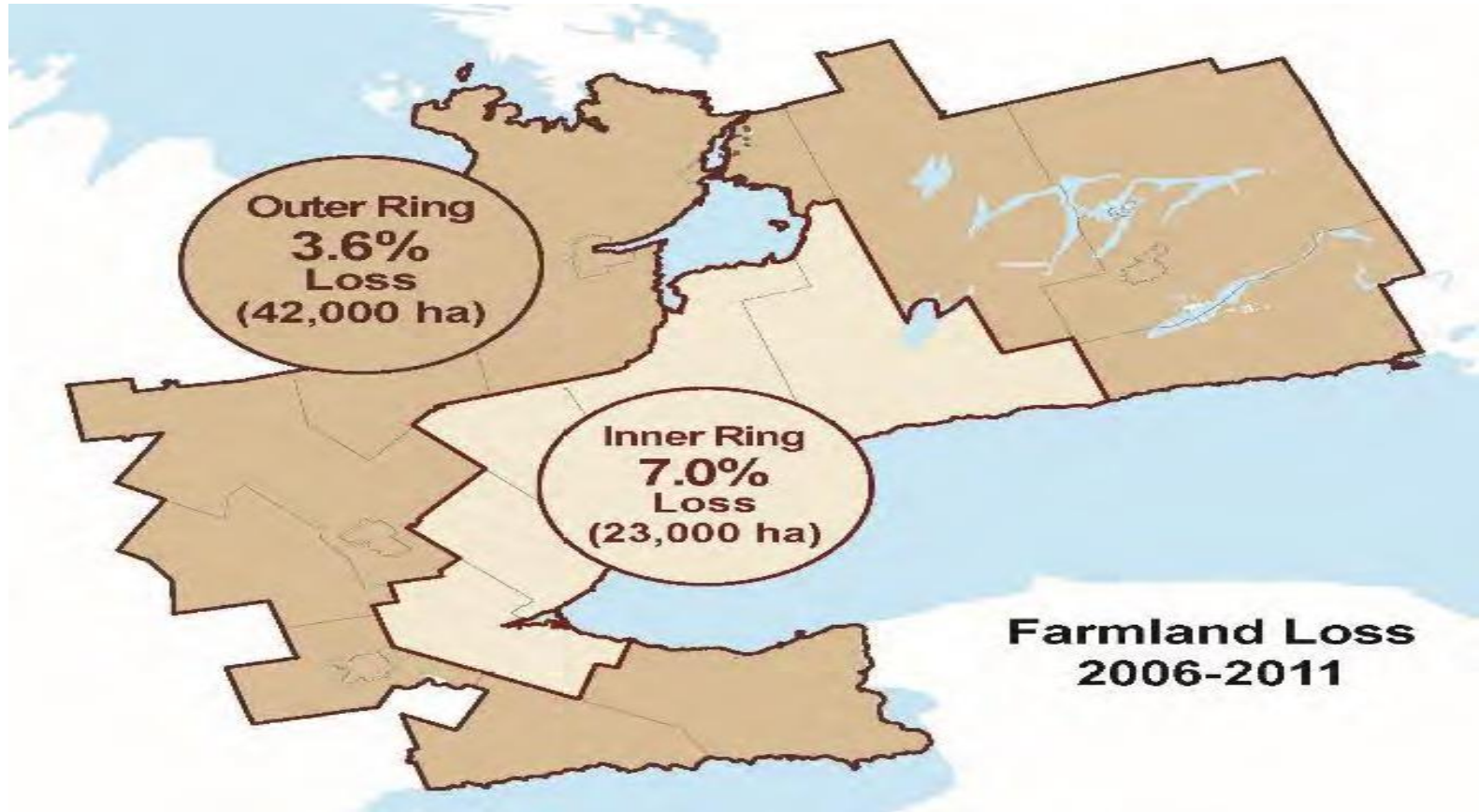


## **Key Findings – Agricultural Land**

- Farmland conversion virtually halted in Greenbelt but continued in rest of GGH
- Farmland conversion much high in outer ring – in part due to “alternative” greenfield density (avg 39% reductions) and intensification targets (avg 35% reduction)
- Province failed to map prime agricultural and specialty crop lands



# Farmland Loss in the GGH



- Outer Ring lost twice as many hectares as the Inner Ring despite Growth Plan allocating Inner Ring 75% of population growth

Note: this does not include another 100,000 + ha (another 7%) already approved for urban use

# Key Recommendations/New Plan Policies

## Growth Plan

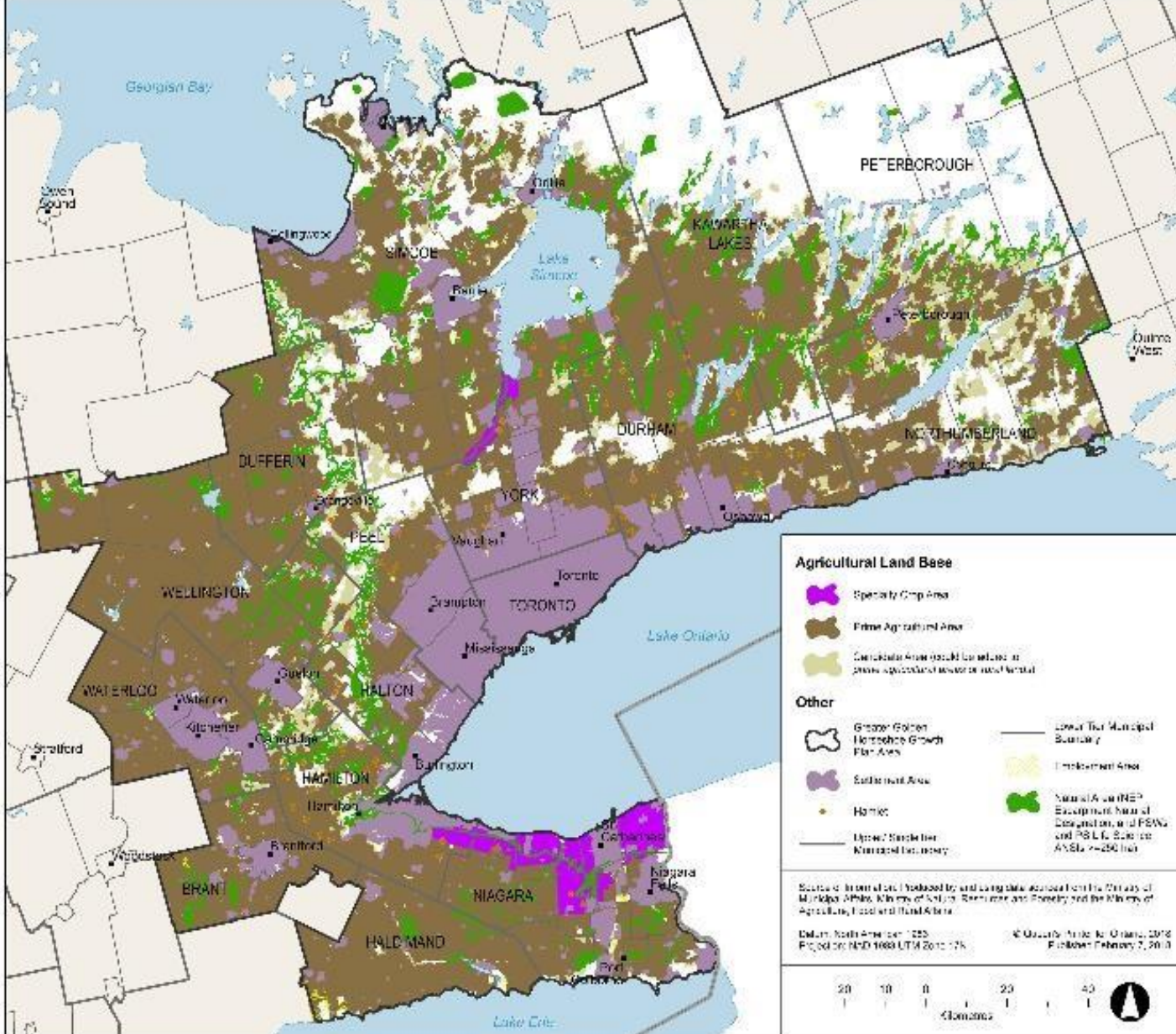
- Raise intensification target from 40 to 60%
- Raise greenfield density target from 50 to 80 pjh
- Include new s4.2.6 Agricultural System with commitment to release a provincial map

## Greenbelt Plan

- Limit settlement expansion to no more than 5% of the geographic size of a *settlement area* to a max of 10 hectares – with residential no more than 50%







## Agricultural Land Base

Note: The map displays the Agricultural Land Base, which includes the prime agricultural areas and the settlement areas. The map is based on the information provided in the Agricultural Land Base, which includes the prime agricultural areas and the settlement areas.

The information displayed on this map has been collected from various sources. While every effort has been made to ensure the accuracy of the information, the map should not be used as a basis for any legal or financial decisions. The map is provided for informational purposes only.

Settlement and employment land boundaries are partially defined by the information provided in the Agricultural Land Base. For precise boundaries and locations of settlement and employment land, the user should consult the relevant legislation and policies. The map is provided for informational purposes only.

The Province of Ontario assumes no responsibility or liability for any consequences of any use made of this map.

**Key Limitation:** Growth Plan still allows conversion of prime agricultural land to urban uses in Agricultural System (ie. same as Provincial Policy Statement)



**FOR SALE**



**91 ACRES VACANT LAND**

**Terry M. Sanderson**

B.A., P.E., P.L.E.  
BROKER OF RECORD

**905-761-9800**



# Housing Action Plan (2018)

## Growth Plan

- Reduce intensification target from 60 to 50 pjh (↓ 17%)
- Reduce greenfield density target from 80 to 50 pjh (↓37.5%) in GTA/Hamilton and major cities and to 40pjh in all other municipalities ( ↓50%)
- Allow all municipalities to seek reduced targets
- Extend time horizon of Growth Plan time horizon to 2051 (↑33%) and PPS to 25 years (↑ 25%)
- Allow all municipalities to exceed Growth Plan 2051 forecasts based on their own forecasts
- Increase ground related housing target from 54% to 64% (↑ 18.5%) and reduce apartment target from 46% to 36% ( ↓ 22%)

# COVID-19 Recovery

- Dramatically increase use of Minister's Zoning Orders (MZOs) – with proposed legislative change to exempt them from the Provincial Policy Statement
- Streamline environmental assessment (EA) for new 400 series highways with permission to conduct early works (including new/expanded bridges) prior to completion of an EA



*In Ontario,  
Ford sells out  
the future*

Minister faces storm over  
use of land-planning  
powers

## **FARMERS DESPARATELY WANT TO BE HEARD**

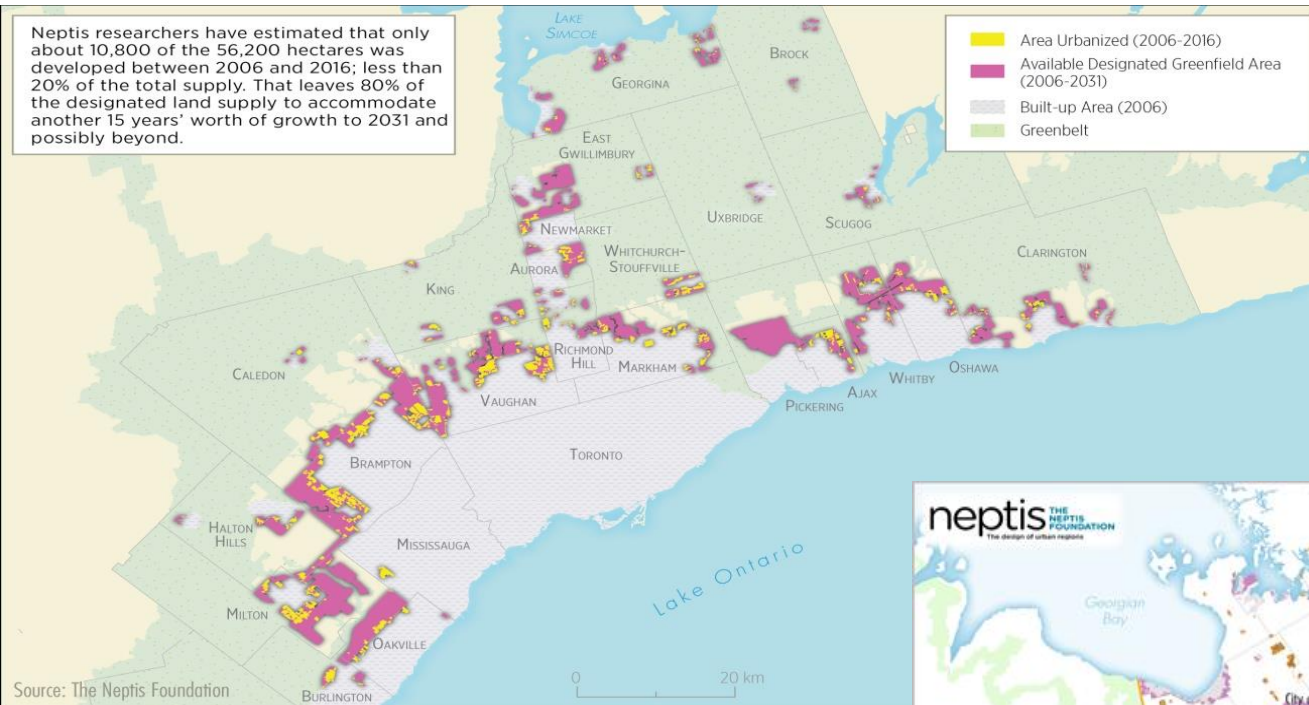
*Ford's  
massive  
overreach*

Highway  
413 is a  
sprawl  
accelerator

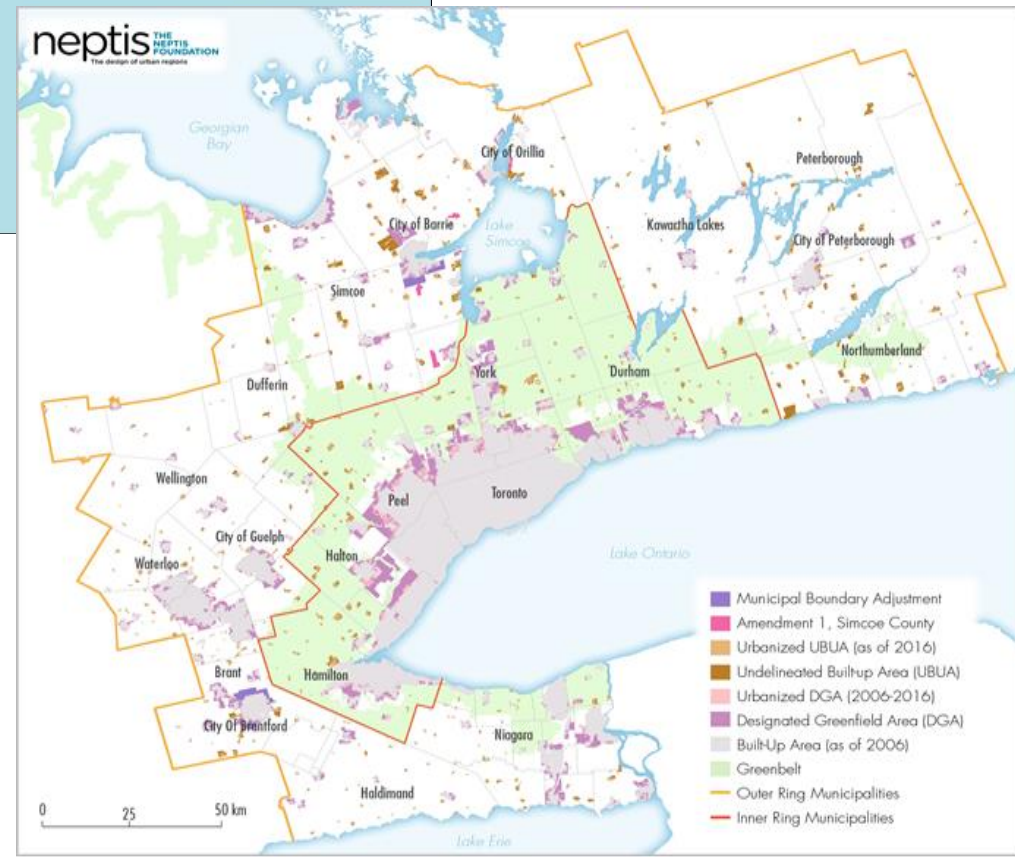
*Developers:  
1  
Public trust:  
0*

# Moving Forward – Next Plan Review

Neptis researchers have estimated that only about 10,800 of the 56,200 hectares was developed between 2006 and 2016; less than 20% of the total supply. That leaves 80% of the designated land supply to accommodate another 15 years' worth of growth to 2031 and possibly beyond.



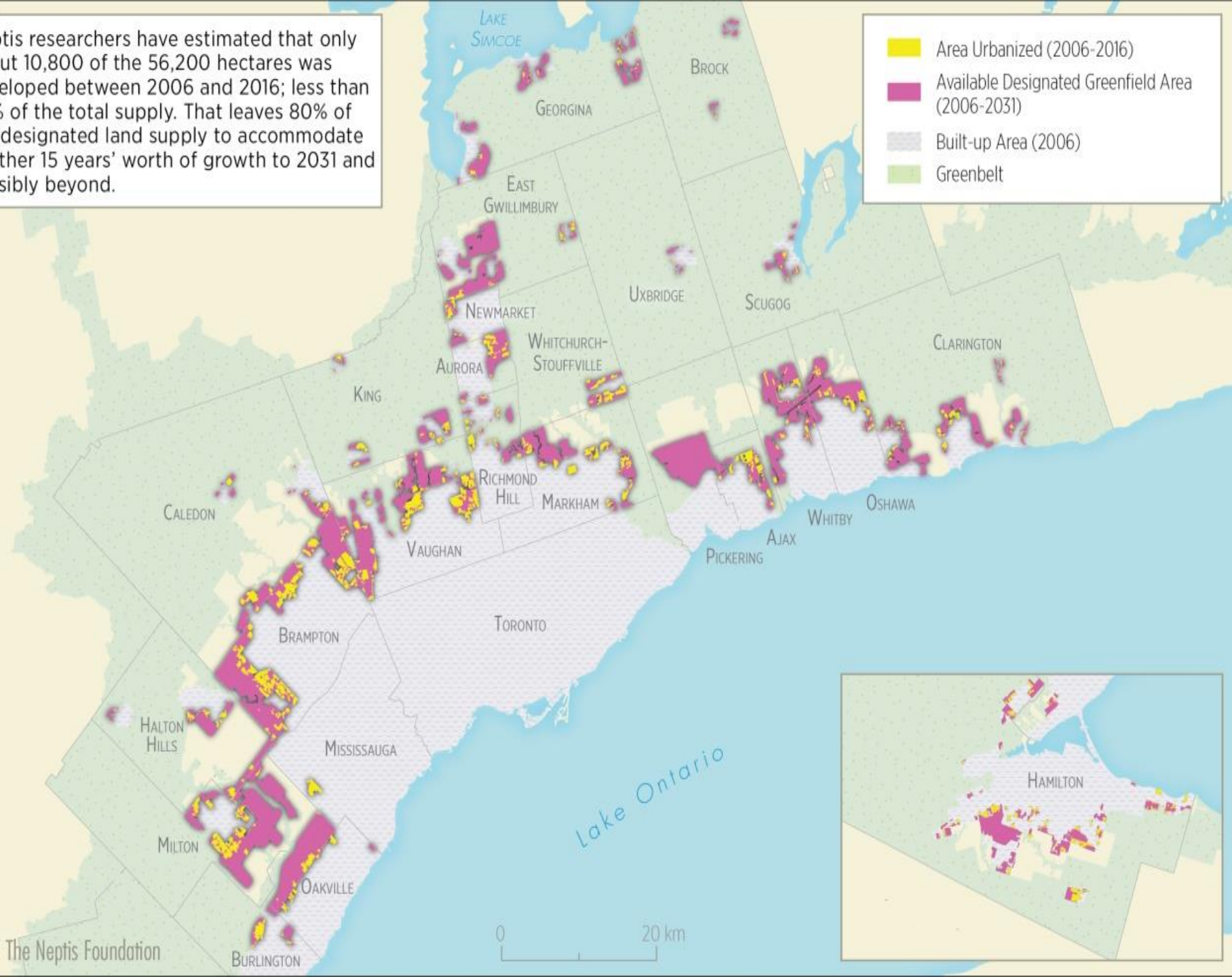
- Update Neptis land supply and built-up area mapping

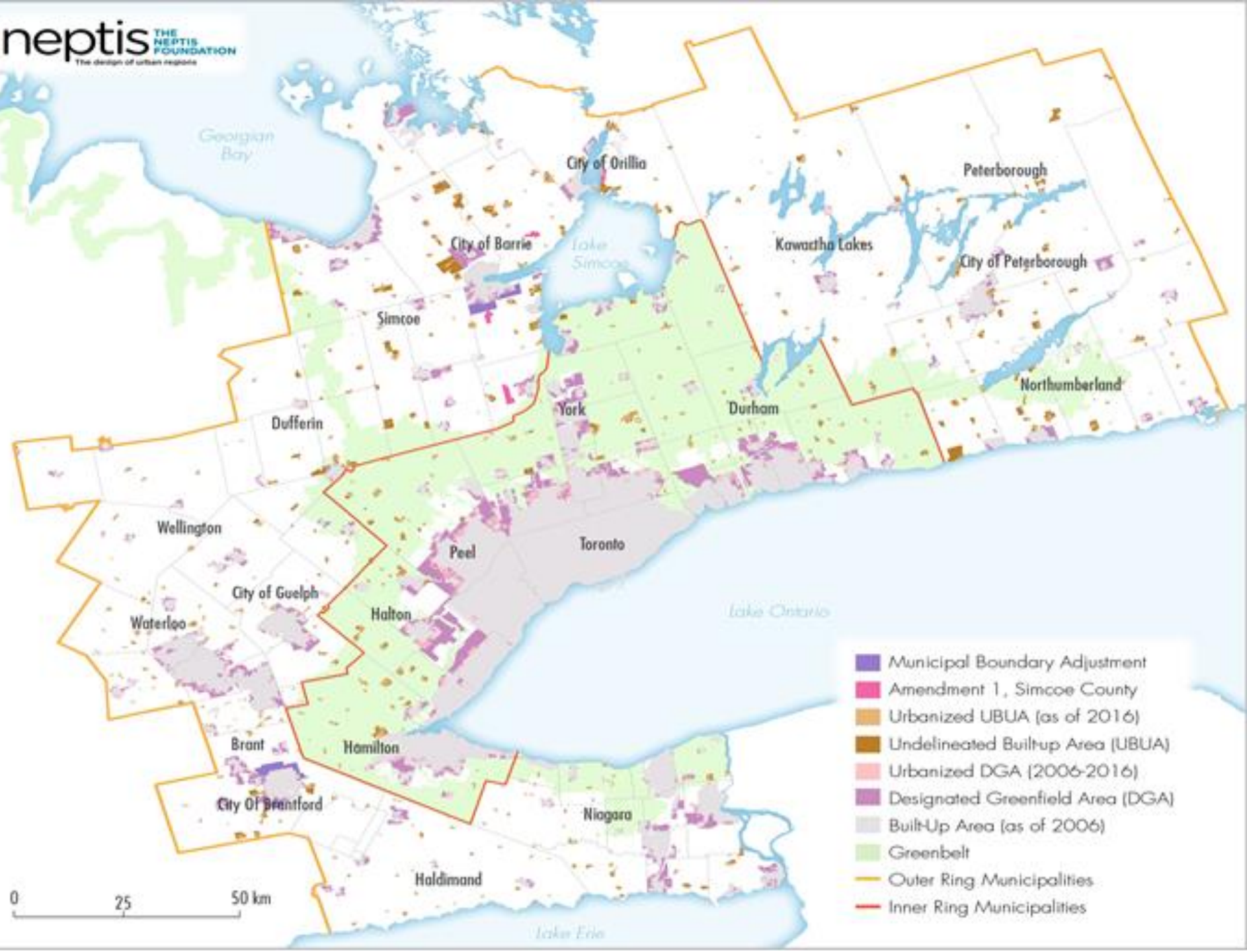




Neptis researchers have estimated that only about 10,800 of the 56,200 hectares was developed between 2006 and 2016; less than 20% of the total supply. That leaves 80% of the designated land supply to accommodate another 15 years' worth of growth to 2031 and possibly beyond.

- Area Urbanized (2006-2016)
- Available Designated Greenfield Area (2006-2031)
- Built-up Area (2006)
- Greenbelt







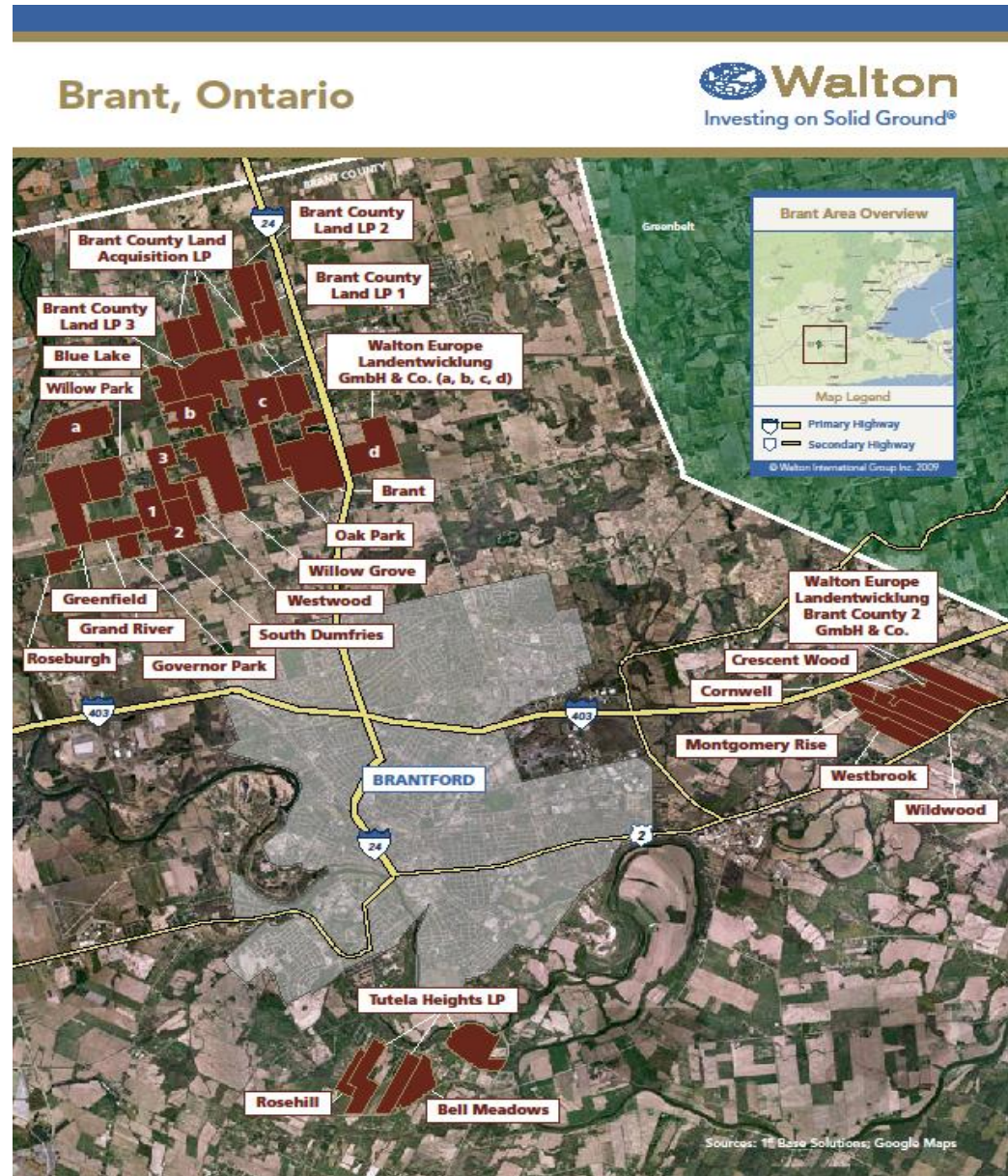


## Moving Forward

- Continue to advocate for hard urban boundaries
- Maintain opposition to Hwy 413 and Bradford Bypass – keep tabs on MTO's GGH Transportation Plan
- Promote New Warehouse Model
  - “Canada Facing Warehouse Boom as E-Commerce Grows”

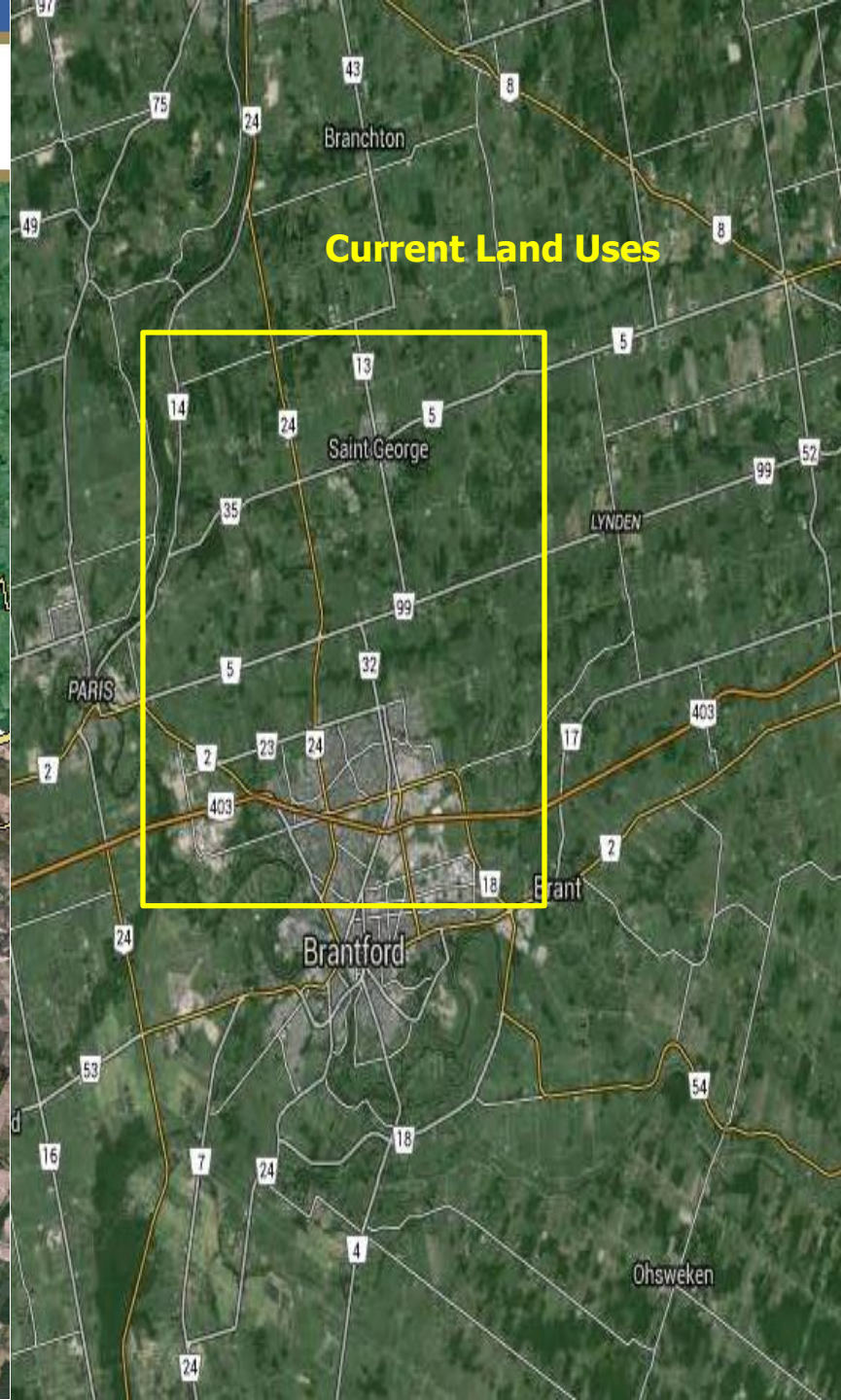
# Moving Forward – Land Speculation

- Compile mapping of developer owned land
- Advocate for restrictions on institutional investor ownership of farmland - engage pension plans



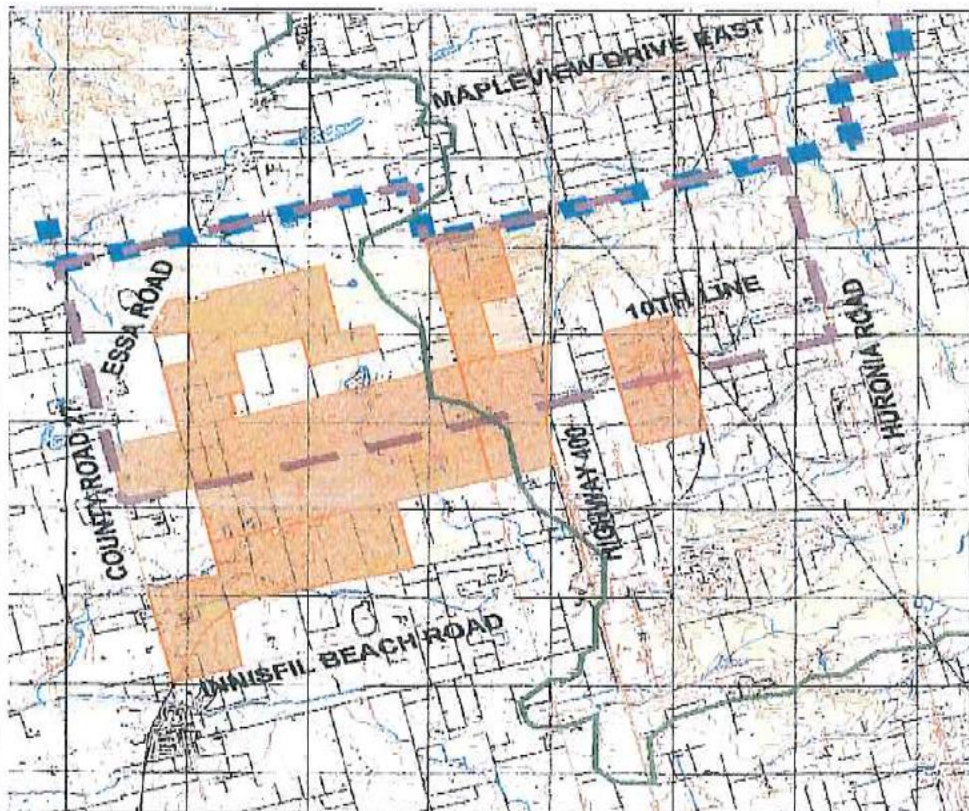


# Brant, Ontario





## Salem Landowners Group Inc.



2002-2456  
FEBRUARY 2010

SCALE: N.T.S.

**FIGURE 1  
LOCATION PLAN**





# Moving Forward – Awareness Raising

- Seek regular columns in media
- Enlist academia to peer review development industry sponsored research papers/reports
- Enhance education/awareness of politicians



# A Chief Planner for post COVID Ontario?

“A source of complete, credible, unbiased, factual information is required. The creation by statute of a Chief Planning Officer of Ontario, analogous to the existing position of Chief Medical Officer of Health would be an important step towards supporting better decisions about land-use planning.”

*Dr. David Mowat - former Chief Medical Officer of Health of Ontario (2016)*



# Appendices

	2006 Growth Plan	2017 Growth Plan	2020 Growth Plan	Notes
Time Horizon	2031	2041	2051	2051 represents a 30 year horizon – an 33% increase from current 2041 horizon and a 20% increase from historic 25 year horizon
Intensification Target	40% - Alternative targets allowed in outer ring only (except for municipalities with urban growth centres – typically 15-30%)	60%	- 50% for regions, Hamilton and separated cities in outer ring - Meet or exceed prior alternative target for all outer ring - Alternative target may be requested by all	
Designated Greenfield Density	50 people/jobs per hectare (pjh) Alternative targets allowed in outer ring only – typically 30-40 pjh	80 pjh Alternative targets only allowed in outer ring	50 pjh for regions, Hamilton and separated cities in the outer ring 40 pjh for counties Alternative target may be requested by all	2017 Note: employment lands now excluded such that comparable density is 60 pjh 2020 Note: employment lands still excluded such that comparable density is 42 and 32 pjh – which is much less than that used in original land budgets from the early 1990s
Population Employment	11,500,000 5,560,000	13,480,000 6,270,000	14,870,000 7,010,000 **All municipalities may exceed their Schedule 3 Growth Plan forecast	2020 Note: Forecasts direct 1 million more people to exurban municipalities and 1 million less to Toronto and Peel than Ministry of Finance Forecasts – most municipalities are 20-40% below Growth Plan forecast
Housing Mix		54% ground related	64% ground related	Represents an



Municipality	Alternative Target
County of Wellington	<ul style="list-style-type: none"> <li>Residential Intensification: 20% of all residential development within the built-up area</li> <li>Designated Greenfield: 40 residents and jobs combined per hectare</li> </ul>
County of Peterborough	<ul style="list-style-type: none"> <li>Designated Greenfield: <ul style="list-style-type: none"> <li>35 residents and jobs combined per hectare interim target,</li> <li>40 residents and jobs combined per hectare at next five year review or 2015, whichever is sooner.</li> </ul> </li> </ul>
City of Orillia	<ul style="list-style-type: none"> <li>Designated Greenfield: 42 residents and jobs combined per hectare</li> </ul>
County of Dufferin	<ul style="list-style-type: none"> <li>Designated Greenfield: 44 residents and jobs combined per hectare</li> </ul>
County of Northumberland	<ul style="list-style-type: none"> <li>Designated Greenfield: 30 residents and jobs combined per hectare</li> </ul>
County of Haldimand	<ul style="list-style-type: none"> <li>Residential Intensification: 32% of all residential development within the built-up area</li> <li>Designated Greenfield: 29 residents and jobs combined per hectare</li> </ul>
City of Kawartha Lakes	<ul style="list-style-type: none"> <li>Residential Intensification: 30% of all residential development within the built-up Area</li> <li>Designated Greenfield: 40 residents and jobs combined per hectare</li> </ul>
County of Brant	<ul style="list-style-type: none"> <li>Residential Intensification: 15% of all residential development within the built-up area</li> <li>Designated Greenfields: <ul style="list-style-type: none"> <li>30 residents and jobs combined per hectare interim target,</li> <li>35 residents and jobs combined per hectare by 2012,</li> <li>40 residents and jobs combined per hectare by 2022.</li> </ul> </li> </ul>
County of Simcoe	<ul style="list-style-type: none"> <li>Residential Intensification: 32% of all residential development within the built-up</li> </ul>

## Stakeholder Comments: Hard Urban Boundaries During Coordinated Plan Review

Stakeholder	Comment (excerpt)	Time period
David Suzuki Foundation	For the next ten years, the province should freeze urban boundary expansions in the GGH to emphasize the importance of the plan policies and to further determine their effectiveness.	10 years
Environmental Defence	Freeze urban boundary expansion for the next 10 years. ... If intensification targets were increased in urban growth centres to 50% the land currently allocated for development could last to 2041 or beyond.	10 years
Food and Water First (North Dufferin Agricultural and Community Taskforce)	... the Co-ordinated Land Use Review is an opportunity to bolster existing protections within these plans and extend them beyond their boundaries ... Include a 10-year moratorium on new rezoning applications impacting non-farming development on all Class 1 farmland in Ontario.	10 years
Friends of Rosebough Creek	Freeze urban boundary expansions for 25 years (not just 10 or until the next review).	25 years
Friends of the Greenbelt Foundation	There should be no expansion of urban boundaries through to 2041 in the Greater Golden Horseshoe.	Until 2041
Friends of the Rouge Watershed	There is a pressing need to: a) establish regional population limits and hard urban boundaries ...	
Golden Horseshoe Food and Farming Alliance	Establishing firm urban boundaries on a 20, 30 and 35 year basis based on the existing Urban Area boundary in Regional Official Plans ... The Province should remove the right to appeal the establishment of firm urban boundaries within OPA's.	20-35 years
Milton Green Environmental Association	Set hard urban boundaries and appropriate height gradation/density when approaching natural heritage areas.	
Nature London	Freeze urban sprawl, through urban boundary restriction, in order to protect the natural heritage and prime agricultural systems in the Greater Golden Horseshoe region until the next plan review.	Until next plan review
Niagara Chapter, Trout Unlimited Canada	Municipalities that want to expand their urban boundaries must be held in check and encouraged to intensify within their boundaries if population growth is deemed necessary (and questions about the necessity of growth need to be asked).	
Oak Ridges Moraine Land Trust	... the Oak Ridges Moraine Conservation Plan should give consideration to establishing a hard urban edge along the boundary of Settlement Areas ...	
Ontario Farmland Trust	A 50% intensification target would eliminate the need for any urban boundary expansion until after 2041. ... Establish firm urban boundaries to be maintained for at least the next 20-25 years; establish permanent boundaries where significant farmlands and agricultural communities are affected. Firm boundary lines should follow existing urban boundary lines.	20-25 years
Ontario Federation of Agriculture	... we demand that future urban growth and development be achieved inside fixed, permanent urban boundaries, not through “greenfield” development. ... implement fixed, permanent urban boundaries (i.e. minimum 20-25 years), combined with mandatory, intensification targets ...	20-25 years



Ontario Greenbelt Alliance	00845	For the next 10 years, the province should freeze urban boundary expansions in the GGH to emphasize the importance of the plan policies and to further determine their effectiveness ...	10 years
Ontario Headwaters	00458	Establish Hard Urban Boundaries: Add this missing piece of the land use planning puzzle by better defining both rural and urban edges.	
Ontario Nature	00846	... the Province should place a moratorium or 'freeze' on any urban boundary expansions in the GGH until the next public review of the Growth Plan.	Until next plan review
ORM Partnership for 2015	01103	That section 2.2.8 of the Growth Plan be revised to place a moratorium or ‘freeze’ on any settlement area boundary expansions during municipal comprehensive reviews (official plan review or amendment) until the next public review of the Growth Plan.	Until next plan review
PALS. Sierra Club	00263	Unique micro-climates for grapes and hardy fruits – best way to protect water is to stop urban boundary expansion.	
Saugeen Field Naturalists	01312	No further expansion of urban boundaries be allowed in the Greater Golden Horseshoe, the Oak Ridges Moraine, and the Niagara Escarpment Region. A freeze (urban boundaries) would help protect the region’s most productive agricultural land and the remnants of the natural heritage system so crucial to our regional health and future prosperity.	
Sierra Club of Canada - Peel Region Group	00099	In the Greenbelt Act, Section 6. (1) the Content of the plan, the language should reflect a more robust stewardship focus as exemplified in italics below: The Greenbelt Plan shall set out policies with respect to the lands to which the Greenbelt Plan applies, including, (a) land use designations that protect and buffer Greenbelt lands and endeavour to contain urban development within established urban boundaries ...	
Sierra Club of Peel	00364	The plans can better direct urban development by imposing hard urban boundaries.	
South Peel Naturalists' Club	00605	Available land within the boundaries of the urban growth centres identified in the Growth Plan for the Greater Golden Horseshoe are sufficient to meet development needs for growth for beyond 2031. Therefore urban sprawl should be avoided by placing a hard freeze on municipal boundaries throughout the Greater Golden Horseshoe.	
York Simcoe Naturalists	00548	Enhance the protection of natural heritage and prime agricultural systems, and freeze sprawling urban expansion in the region.	
Development			
OHBA/BILD	00971	That the Growth Plan be amended to clearly define the White-Belt, and to state the intention that these lands constitute the GTAH’s land reserve for future urban growth when planning for the creation of complete communities	
Walton Global Investments Ltd.	00723	Create a new growth plan or appropriate amendments for the Outer Ring.	