

Good Morning Mayor & Council,

Thank you for giving me the opportunity to speak here today and for allowing me to voice my concerns in regards to the proposed zoning by-law amendment. When looking at amending this zoning by-law I need you to look at the big picture. Because this will impact my farm forever. You cannot just look at the property in question to make this decision. You must consider the affects this would have on the immediate, adjacent and surrounding property.

The biggest threat to our prime agricultural land is rural non-farm development. Should you amend this zoning by-law it will immediately impose restrictions on my property. If you move forward with this decision you will put limitations on the MDS1 & MDS2. You are restricting a farm of 99.6 acres and it's ability to expand or change, event though it is clearly stated in your official plan that this is always something you want to avoid.

Should I ever want to develop a livestock farm or sell my property you are imposing development limits that would stop agricultural farmers from purchasing the lot. Simply put, you have decreased my farm property value immediately while knowingly going against your official plan and going as far to change by-laws in place to protect all parties involved.

This property will most likely have a non-farmer living in it at some point, if not immediately after being developed. This person will not be accustomed to the daily farm practice and this will create conflict, which I'm sure you are already familiar with. With recent studies in our county and Ontario showing that these rural non-farm homes are actually costing the township more money to maintain, it underscores the importance of considering the larger picture when making this decision. The negative impact on the community and surrounding area should not be overlooked to allow development that does not even meet the minimum requirements reflected in the by-laws that have been decided by our township.

For 48 years the members of council have protected this prime agricultural land by upholding their official plan & zoning bylaws. Council is now amending a zoning bylaw radically to accommodate 0.344 of an acres lot that will affect 99.6 acres of prime agricultural land forever, impacting generations to come. Carley Dixon from R.J. Burnside even states in her email that the lot size is so small that it would not be approved in a new subdivision

I ask Council here today, to uphold the Official Plan of the Town of Grand Valley:

- **GV Official Plan BASIS 2.5**
  - Where council has made commitment to encourage growth in Urban Area on full municipal water and wastewater system. Where growth outside of the settlement area and on individual on-site sewage service and individual on-site water services will be strongly discourage.
- **GV Official Plan BASIS 2.7**
  - Where the Town of Grand Valley has a significant agricultural land base that contributes to the local economy and character of the Town. Where Council is committed to protecting agriculture and allowing agricultural operations to adapt to changing - in amending this you limit my farm immediately.
- **GV Mission, Principles, and Objectives**
  - **Principles 3.2 - A&B**
    - In The agricultural community and resources will be protected in order to preserve the character, culture and agricultural land base.
    - Where development will focus primarily on the settlement area.
  - **Objective 3.3 - D**
    - Is to support the agricultural community and promote agricultural activities
- **GV-Agricultural Objectives**

- To discourage the development of non- agricultural land uses and minimize land use conflict in the agricultural area.
  - Highlighting that the Mayor and Council are quite aware that this leads to conflict whether it be the fertilizer, manure, spraying of pesticide or just daily farming practice.
- **Permitted Uses 5.1.3**
  - Where you would permit a single-detached dwelling, where permitted by the zoning by-law.
    - This zoning by-law amendment is a major divergence to the current zoning by-law. if it was permitted Aodlss would have a home there now.

All this is reflected in your Official Plan and the Mayor and Council need to do their due diligence to uphold what is written in this plan to maintain the trust of their community. By-laws are put in place to protect not to be fully dismantled.

I again ask the Mayor and Council to look at the big picture. This is affecting 99.6 acres of prime agriculture land permanently, it will never change back. You are permitting that 0.13ha to be developed which will forever change my farm property.

Sincerely,  
Maria Lelli-Dickson