



Dufferin Federation of Agriculture
P.O. Box 101, Orangeville, ON L9W 2Z5

Sept 23, 2024

Town of Grand Valley

Dear Council and staff

Via email: mkluge@townofgrandvalley.ca

RE: File Z03-2024, 034541 Concession Rod 8-9

The Dufferin Federation of Agriculture (DFA) proudly represents more than 575 farm family members across the County of Dufferin, supporting our members and the agri-food industry on issues, legislation and regulations managed by all levels of government and works in concert with the Ontario Federation of Agriculture (OFA). DFA works to ensure the agri-food sector and our rural communities are included, consulted and considered in any new and changing legislation that impact the sustainability of our farm businesses.

DFA would like to highlight some potential concerns regarding rural non-farm development (severances) that could affect agriculture for Council's consideration.

While this lot was approved under previous legislation that allowed for 'retirement lots' and is a lot of record, all residential lots located in prime agricultural areas have risks to our agricultural system. Some of these risks include increased conflict between normal farm practices (noise, smell, vibration, etc) and MDS impacts to surrounding agricultural operations even if they do not currently house livestock. Conflict also results in neighbour tension, and potentially costly hearings in front of the Normal Farm Practices Protection Board.

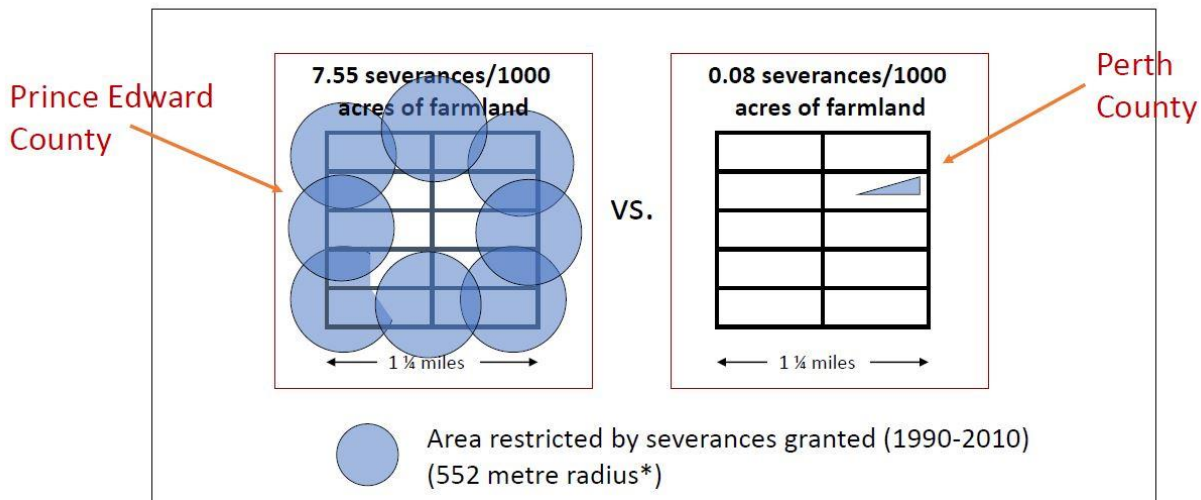
Livestock production is a valuable component of increasing soil health--and livestock production is a leading commodity in the County of Dufferin. Even if a farm does not currently house livestock, DFA would request that Council consider that neighbouring operations *could* be affected by MDSII restrictions that would prevent a livestock barn from being built in the farm cluster...or in some cases on the property at all. Some municipalities have included a reciprocal agreement, in that the residential lot would allow for construction of a livestock facility on a neighbouring property. We must always consider future owners and future uses of a property.



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As our communities continue to grow, MDS (which is a necessary tool to mitigate these growing conflicts)—will leave less and less room for livestock in Dufferin County. Some of Council may recall this MDS diagram presented by Dr. Wayne Caldwell, as part of a DFA presentation to County Council last year regarding rural severances depicting the sterilization of livestock operations:

Agricultural Land Restricted by the Creation of Non-farm Residential Lots (1990- 2010)



* The area identified as restricted is based on the application of Minimum Distance Separation for a proposed 2000 feeder hog operation on liquid manure (7.55 vs. .08 represents the county/region with the highest number of lots approved vs. the lowest)

DFA would like to request that Council consider some of these inherent, long-term conflicts—not just with this lot in question, but all lots that are created in an agricultural area. DFA is not opposed to development or housing, we maintain that the best place to always create development is through intensification within the urban boundary--which decreases rural-urban conflict, protects against sprawl and agricultural system fragmentation and is most cost effective for municipalities.

Sincerely,

Original copy signed.

Bill McCutcheon, President
Dufferin Federation of Agriculture