

John and Patricia Morrison  
5856 Hwy 89, RR 5  
Cookstown, ON L0L 1L0  
June 20, 2018

Ms. Colleen Healey  
Township of Essa Planning Department  
Township of Essa Administration Centre  
5786 County Road 21  
Utopia, ON L0M 1T0

Dear Colleen:

RE: East Half Lot 1, Concession 6, Essa  
Official Plan Review by Township of Essa and County of Simcoe

This letter is to request the Township of Essa and the County of Simcoe to amend the Township of Essa's zoning by-law for the above property on the north side of Highway 89 by removing the agriculture designation.

Our family has owned and operated this hundred acre farm for three generations. We have seen this community grow over the years, and particularly in the last ten years very rapidly. This growth resulted from the "growth area" designation placed by the Ontario government for this community. This has now meant that our farm can no longer be a viable agricultural operation.

With reference to the Ministry of Municipal Affairs and Housing Policy Statement on Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns (attached), our reasons for requesting this change are:

- 1) The growth area designation and the development of the adjacent settlement area introduces a non-farm use making our land no longer part of a local concentration of farms exhibiting the characteristics of ongoing agriculture. In addition it does not support a speciality crop. (Section 2.3 attached.)
- 2) The development of the adjacent settlement area has limited the predominance of and the viability of agricultural uses (Section 1.1.3):
  - 2400 homes on south side of property
  - 18 homes on north side of property
  - commercial use to the north and west
  - commercial designation and use on east side of property
  - 24 homes on the northwest side of property
- 3) The settlement area infrastructure is already in place minimizing service costs (Section 1.6, Section 1.1)

- high voltage transmission lines
- water pipeline
- gas pipeline
- adjacent to current growth area
- services in place – gas station, resort, golf course, retail stores
- upgraded highway with traffic lights
- large and varied employment opportunities
- recreation facilities

4) To leave the agriculture zoning limits the efficient expansion of the adjacent settlement area, contravening Section 1.1.1 (d) of the policy. Planning Authorities may exclude land from prime agricultural areas in order to expand the settlement area. (Section 2.3.5).

5) Changing the zoning designation strengthens the compatibility of the lands to protect the transportation corridor according to Policy Section 1.6.8.

6) Coordinating the zoning with the adjacent settlement area promotes coordination between municipalities and other levels of government. (Section 1.2)

Please advise as to any requirements by the writer to initiate or assist with this request. We look forward to your response in due course.

Yours sincerely,

John Morrison  
Land Owner

Patricia Morrison  
Land Owner

HAND DELIVERED

## Appendix

### To Point #1

#### 2.3.5.1

Planning authorities may only exclude land from prime agricultural areas for expansions of or identification of settlement areas in accordance with policy 1.1.3.8

#### 2.3.6

Non -Agricultural Uses in Prime Agricultural Areas

b) limited non -residential uses, provided that all of the following are demonstrated:

1. the land does not comprise a specialty crop area;
2. the proposed use complies with the minimum distance separation formulae;

### To Point # 2

#### 1.1.3.6

New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

### To Point #3

#### 1.1

Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;

e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;

...

g) ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs;

## To Point #4

### 1.1

#### Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

##### 1.1.1

Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;
- g) ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and
- h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

##### 1.1.2

Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas. Nothing in policy 1.1.2 limits the planning for infrastructure and public service facilities beyond a 20-year time horizon.

## 2.3.5

### Removal of Land from Prime Agricultural Areas

#### 2.3.5.1

Planning authorities may only exclude land from prime agricultural areas for expansions of or identification of settlement areas in accordance with policy 1.1.3.8.

## To Point #5

### 1.6.8 Transportation and Infrastructure Corridors

#### 1.6.8.1

Planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.

#### 1.6.8.2

Major goods movement facilities and corridors shall be protected for the long term.

#### 1.6.8.3

Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified. New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.

## To Point #6

### 1.2 Coordination

1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including:

a) managing and/or promoting growth and development;

b) economic development strategies;

c) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;

d) infrastructure, electricity generation facilities and transmission and distribution systems, multimodal transportation systems, public service facilities and waste management systems;

e) ecosystem, shoreline, watershed, and Great Lakes related issues;

f) natural and human-made hazards;

g) population, housing and employment projections, based on regional market areas; and

h) addressing housing needs in accordance with provincial policy statements such as the Ontario Housing Policy Statement.