

Sarah Smith

From: John Miner <miner.js@gmail.com>
Sent: September 11, 2018 5:07 PM
To: Sarah Smith
Subject: Golf course zoning - John and Laurel Miner
Attachments: Golf course zoning - John and Laurel Miner.docx

Sarah Smith, planner, Huron County

Please find attached our submission re: the proposal to change the zoning and official plan to allow residential development adjacent to the Exeter Golf Course. Let me know if you receive this.

Thank you,

John and Laurel Miner

Re: Official Plan Amendment File #SHu OPA14
Zoning By-Law Amendment File #SHu D14-Z14/2018

After reviewing the application to permit construction of seven single-family homes on a strip of land across the road from our farm operation, we feel it is necessary to clarify our position.

We oppose the development that would in essence create a new hamlet in a prime agricultural area, bringing with it the potential for increased land use conflict and restrictions on farm activities.

Our farm has traditionally been a livestock operation and we currently cash crop the land with our son-in-law. Although we demolished the cattle and sheep barn a few years ago, given the precarious nature of agricultural commodity prices, we wish to retain the option of returning to livestock production, if not for ourselves, for the next generations.

We support the wisdom in the existing South Huron Official Plan that specifies non-farm uses should be directed to locate in urban designated areas to minimize conflicts in the agricultural areas. Similarly, the County of Huron Official Plan states the goal of the community is to give agriculture priority over other uses in agriculture areas. "Development should be directed to urban areas, unless it is an agricultural related use."

Fortunately, there are estate lots available for sale in an attractive area inside Exeter.

Ontario's Provincial Policy Statement, adopted in 2014, stipulates prime agricultural areas shall be protected for long-term use. The statement prohibits creation of new lots in prime agricultural areas except for agricultural uses, agriculture-related use, and for a residence that is surplus to a farming operation as a result of farm consolidation.

We note that the seven lots in question, as addressed by the municipality's planner when a development application was rejected by council four years ago, have never been zoned to allow residential development. Creation of the lots, according to the municipal planner's presentation at the time, was done without benefit of any planning process or approval by the Township of Usborne council.

We also note the land being proposed for residential development, although attached to the golf course, has remained in agricultural production. Given that Ontario lost 20 percent of its farmland to development between 1976 and 2016, we urge council to continue to directly protect farmland and prevent the fragmentation of rural areas.

Thank you,
John and Laurel Miner
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