

**From:** [Debbie Zimmerman](#)  
**To:** [Norio, Ann-Marie](#)  
**Cc:** [Foster, Robert](#); [Bradley, Jim](#)  
**Subject:** Corporate Services Committee  
**Date:** Tuesday, June 14, 2022 3:17:10 PM  
**Attachments:** [image003.png](#)  
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Good afternoon, Ann-Marie,

We have been made aware the draft Regional Development Charges bylaw will be presented at the Corporate Services Committee tomorrow morning, and as the agriculture community has work collectively to present our views throughout this process we would like to attend as a delegation before the Committee. Can you please add the following individuals who will present : Sarah Marshall, Tender Fruit, Andrew Morse Flowers Canada (Ontario), Flowers Canada, Jeanine West, Landscape Ontario, Debbie Zimmerman Grape and Tender Fruit. We will be brief but did want to add some further information from our last presentation.

Many thanks, Debbie Zimmerman

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**Debbie Zimmerman, CEO**

**P:** (905) 688-0990 Ext. 225 **C:** (905) 401-2471

**A:** 1634 South Service Road, St. Catharines ON L2R 6P9

**E:** [d.zimmerman@grapegrowersofontario.com](mailto:d.zimmerman@grapegrowersofontario.com)

[www.grapegrowersofontario.com](http://www.grapegrowersofontario.com) - [www.localgrapes.ca](http://www.localgrapes.ca)



# Ontario Tender Fruit Growers

FOLLOW UP PRESENTATION TO THE CORPORATE  
SERVICES COMMITTEE

JUNE 15, 2022



# Who We are

The Ontario Tender Fruit Growers represents over 190 family farms growing peaches, nectarines, plums, apricots, pears and cherries on approx. 9,000 acres - primarily located in the Niagara Region.

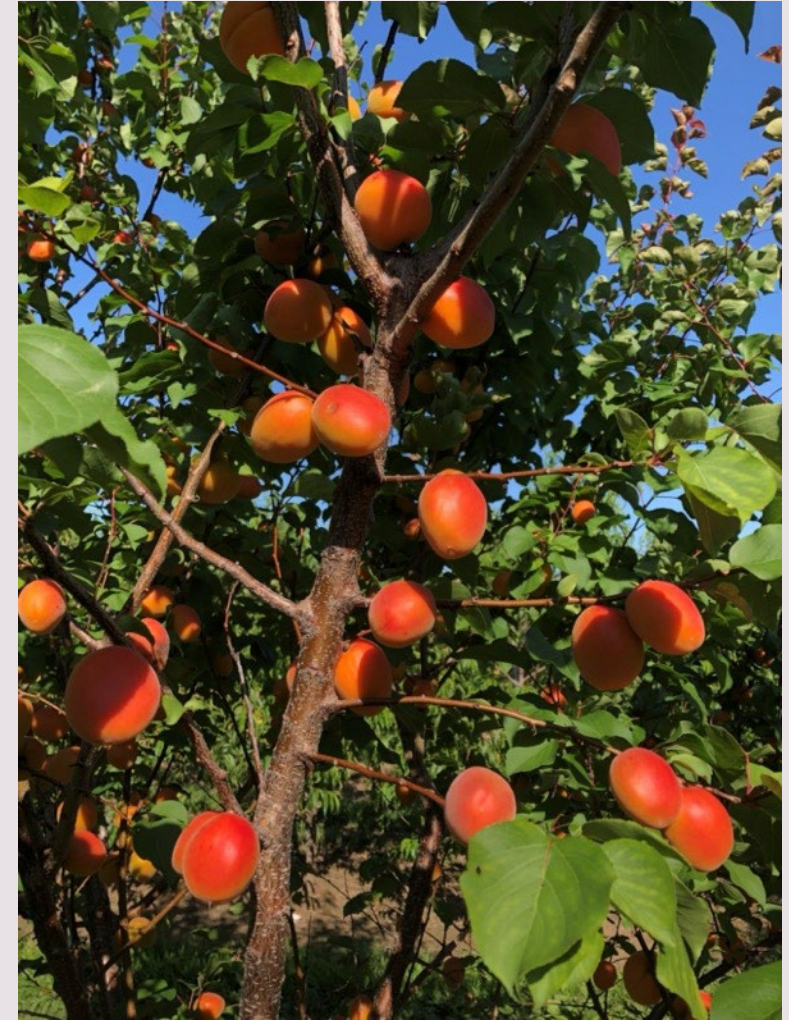


# Why are we here?

- In early May we found out through a brief presentation to APAC that there was a proposal to remove the “agricultural use” exemption entirely from the 2022 renewal of the regional development charge by-law
- This presentation had no details on how agriculture was going to be treated in the future, and we had no knowledge of this proposal prior to this, nor did any other agricultural group
- We extend our sincere appreciation on the friendly amendment from the DC Taskforce that is before Corporate Services today, to include wording in the new Development Charge By-law that maintains exemptions for agricultural use non-residential lands and buildings where ‘agricultural use’ is defined to mean bona fide farming purposes

However,

- The previous renewal of the by-law in 2017 removed the exemption for on farm accommodations - also without consultation with agriculture





# What is the impact to our growers?

- During these times of astronomical increases in input costs for farmers, we do not want to disincentivize them from making improvements to housing for their workers
- Proposed charges of over \$14,000 per house (without water/wastewater which is not typically available in rural locations) will provide a disincentive
- During COVID, updated public health guidelines have taught us about the need to provide more space to allow workers to safely distance themselves. Improvements to housing provides additional personal and common area space

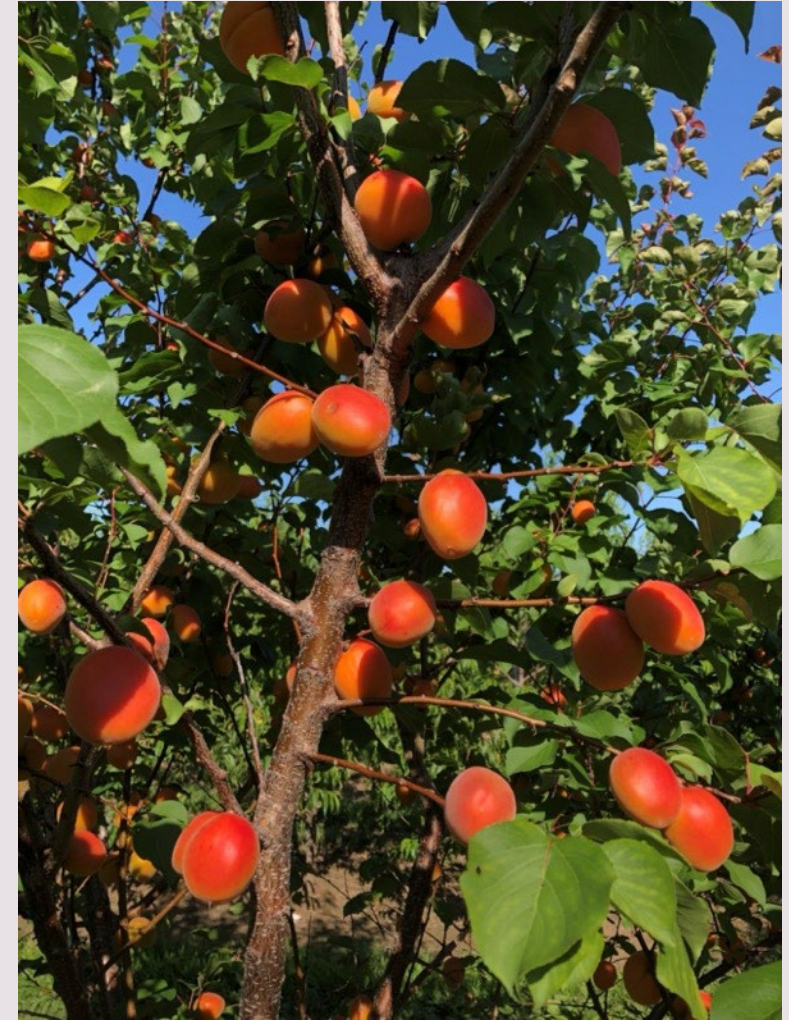


# What is our ask?

- We are here to respectfully ask that the exemption from DC charges for on-farm accommodation be reinstated in the renewal of the by-law in keeping with the definition of agricultural uses in the PPS

*Agricultural Use* as defined in the 2020 Provincial Policy statement is the following:

*“the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.”*





CSC-C 16-2022



# Grape Growers of ONTARIO

*Dedicated to the Success of Ontario's Grape Growers*

*Presentation to  
Corporate Services  
Committee*

~  
June 15, 2022



## Who We Are

- **GGO is the official organization representing all 500 processing grape growers including 183 wineries on 18,000 acres of vineyards in the province.**
- **95% of production is in Niagara.**
- **\$4.4 billion of economic impact; \$847 million tourism impact; 2.4 million tourists.**



# The Importance of Agriculture to the Niagara Economy

## In Niagara:

- \$838.1 million gross farm receipts
- \$1.4 billion gross domestic product impact
- 19,892 jobs

*Niagara Agriculture Profile and Niagara Region  
Agriculture Economic Impact Reports (2016  
census data)*



# Niagara Region Official Plan

## Pillar Statement:

***Thriving agriculture and tourism –  
A prosperous agricultural industry and  
world-class tourism opportunities that  
grow our economy and elevate the  
Niagara experience***



# Our Ask

- re-instate the exemption for on-farm accommodations used for agriculture purposes, from paying development charges



# Landscape Ontario & Flowers Canada (ON)

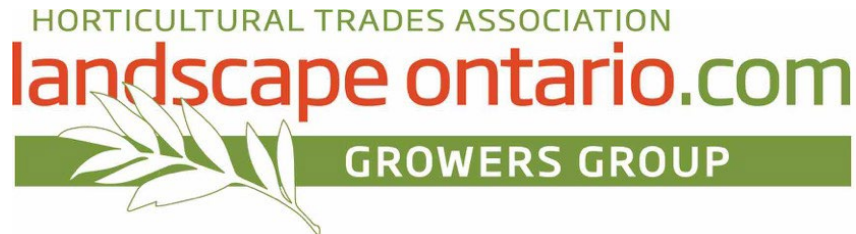
Dr. Jeanine West/Andrew Morse  
Corporate Services Committee Meeting  
Regional Municipality of Niagara  
June 15, 2022





# Who we are

- ♦ Two ornamental horticulture associations
- ♦ Representing ~400 growers in Ontario
- ♦ >80% of our production is in Niagara
- ♦ Farm gate sales exceed \$1B
- ♦ Economic multiplier is 1.9



# Agricultural help houses

- ♦ Local accommodation for seasonal/temporary agricultural workers
- ♦ Temporary use (months to 4 years)
- ♦ No revenue generated for farm owner
- ♦ Exclusively for support of agricultural activities



# Supporting agricultural help houses

- ♦ Incentivizes farms to build locally and not purchase in-town residential properties
- ♦ Encourages farms to provide safe and appropriate housing in close proximity to the workplace
- ♦ Decreases costs for agricultural operations
- ♦ Supports economic benefits of agriculture in the community (jobs, GDP)

# Request

- Re-instate the exemption of development charges for agricultural (farm) help houses
- Engage with the agriculture sector on future By-Laws and policies that could impact the sustainability of agriculture in Niagara