

## Appendix C: Online Survey

From March 7, 2025, to March 31, 2025, the City of Pickering hosted an online survey on Let's Talk Pickering. Survey questions sought community input on how the City of Pickering can better support its agricultural sector, regarding policies for appropriate on-farm diversification, infrastructure needs, and implementing best practices from other municipalities. It also explored strategies to balance urban growth with preservation of Pickering's rural hamlets amidst ongoing change. Seventy-three (73) people responded to the online survey, providing their comments, thoughts, and preferences to inform the Agriculture and Rural Areas section of the Official Plan review.

Input from the online survey is found below and is broken down by each question.

### Agricultural Support

*Q1. How has Pickering effectively supported the agricultural sector (by providing opportunities for farmers, protecting natural areas, maintaining roads and infrastructure, etc.)?*

#### Support

- Recently stopped the Pickering Airport to protect the agriculture.
- It has left a lot of land in the north untouched and available for farming. A lot of land remains unused.
- Farmers & greenspace.
- Having the summer farmer's market.
- Farmers' market, maintenance of roads in northern Pickering.
- When the Federal government finally shut down the airport proposal. Other than that, it seems like not much.
- So far not developed all of them...except Seaton, which was disappointing but perhaps out of our control.
- Farmers Market.
- By creating the agricultural reserve north of Finch, they did immense support to the agricultural sector by preserving pristine agricultural land, wetlands and forests. I hope this continues. There is so much fertile land that needs to be protected for the future, and my biggest fear is this land will be sold to developers to be converted into sprawl housing. We only have so much fertile land in Ontario, and the risk to food security is immense.
- Protecting agricultural areas.
- Protecting against the airport development; hosting the farmers' market.

#### Opposition

- The City has not done this. Case and point in regard to the Northeast Pickering planned development. It makes ZERO sense to consider a densely populated residential community in the middle of prime agricultural lands. This question is somewhat insulting

given Mayor Ashe's letter to the PROVINCIAL government asking for a revocation of the MZO that protects those lands for agricultural purposes. Prove me wrong - please - protect these lands now that the airport plans have been shelved, and I'll give credit to the City then.

- It has not done this. Farmlands are being infringed on for development. The Veraine development and the plans to develop North Pickering are a prime example of this.
- No. Pickering does not support farmers or the agriculture sector or more rural communities. Half the time you forget that people live north of Taunton. You are also so restrictive that you limit what people are able to do with their property but sure aren't afraid to charge taxes and levy fees.
- They haven't. And I can't see that improving in light of all the condos they plan to build.
- As far as I have seen, it has not. Poorly designed subdivisions are being built on top of most of the farmland that still exists, and I don't see any support for small-scale farms or entrant farmers. So much of the land is being used to grow monocrops/cash crops instead of food for our local community.
- Pickering needs to do a better job of protecting farmland and stop building houses in north Pickering. There is not enough infrastructure in place to support the development.
- They haven't. Current and previous mayors have a pro-development, pro-airport mindset.
- They haven't. Pickering has bulldozed as much farmland as Oshawa and most Peel municipalities.
- Agriculture appears to have been constantly under threat of housing expansion. I don't think Pickering has been effective for this sector.
- Have they? I see lots of development on farmland.
- I'm not sure that Pickering has protected natural areas. The City of Pickering seems keener on development than protecting the interests of farmers or natural lands. The City of Pickering also does not focus on infrastructure, and I have zero confidence that they are skilled in city planning to ensure proper infrastructure.
- Pickering has not and is not supporting the agricultural sector. The white belt, headwaters, prime farmland should not be developed when there are plenty of other areas ready for development with infrastructure in place!
- It has done an awful job of allowing numerous buildings and condominiums to be planned and begin to be built without maintaining or expanding roads and infrastructure. The City needs to lobby harder with the Province to expand highways off and on ramps as well as create more roads within the city.
- The City has done nothing to effectively support the agricultural sector.
- I cannot say I'm aware of any active support. The sad fact is that allowing construction of homes, factories, and commercial buildings helps the city's tax base more than agricultural usage. I was also disappointed in Pickering's muted opposition when the Province attempted to convert existing agricultural preserves into single-family housing.
- "They" have not. Too much farmland is lost to development.

- Pickering could do a way better job at protecting farmland and natural spaces. The areas to the north around Taunton Road / Whites / Brock are becoming a disaster filled with sprawl.
- Not enough opportunities for the farmers were provided as the land is always under the threat of highway expansion and the building of condos, houses, etc. The roads are not at all well maintained.
- They have not supported properly.
- The City of Pickering has done absolutely nothing to support the agricultural sector. Farmlands are disappearing, what was once farmlands has become housing developments. Roads in some areas are desperately in need of repairs.
- The City of Pickering has not supported nor protected the rural agricultural sector. Development has depleted the volume of water in Carruthers Creek. It is no longer safe to ride a bike or jog on Salem Road north of Taunton nor on Sideline 4 due to the volume of traffic and speed of the vehicles. It was safe 10 years ago and back. It's actually really sad that so much land is being developed, contrary to all of the talk about conservation. All you must do is walk down Hollywood Avenue in the summer and you will see the lawn irrigation water running down the road, ground water. People who truly care about the environment are being pushed out so the wealthy developers can become wealthier. Yes, one of the developers who owns land around the proposed highway 413 is worth over 4 billion. Yes, billion. But Mayor Ashe sent a letter to City Planners telling them that the proposed Official Plan did not allow for enough development, meaning destruction of the environment and loss of the earth's flora and fauna.
- They haven't, they are building homes.
- It hasn't as farmland is being lost every year.
- Pickering has not effectively supported the agricultural sector for now, because it has prioritized industrial development and urban sprawl in its housing policies. It has in the past actively supported the creation of an international airport on the fertile North Pickering lands.
- They haven't.
- It hasn't. We currently support cash cropping which results in a corn/bean crop rotation likely for feed and ethanol. You should provide an overview of the current agricultural sector in Pickering as it is a land use that does impact things like water quality when there are inadequate buffers along creeks. The impact of the land being expropriated by the federal government has resulted in a gutted farm economy. I think it's always been in the hands of the federal government and certainly leasing farms and removing homes from this rural part of our community has resulted in a poor example of how to grow or support the agriculture sector.
- It seems that Pickering has managed to preserve its natural areas and agricultural opportunities DESPITE the efforts by Council to develop and obliterate this treasure forever. The airport lands designation has prevented any plans to bulldoze and build subdivisions. Now that the airport plans have finally been shelved, we have been given

(through the efforts of some environmental advocacy groups), a gift of conservation for present and future residents to enjoy forever. The development in Seaton was not so fortunate as any efforts to preserve this land was sold to developer interests in a swap for the Oakridge moraine area where residents evidently mounted a stronger opposition to the loss of this fragile environmental area. Road maintenance in rural areas is non-existent. Whitevale Road and Greenwood Road have not been maintained for years except for the inexplicable painting of a centre line down the middle of a (barely two lane) Greenwood Road regardless of potholes and shoulder erosion.

- They haven't.
- Pickering has been beyond pitiful in supporting the ag sector. It hasn't provided opportunities or incentives for farmers to go beyond leasing lands for cash crops to innovate for the future. It doesn't give a flying leap about preserving natural areas, willing to destroy it's eco structure by offering these sensitive lands to developers. Maintaining roads...are you kidding me? The roads in Whitevale consist of potholes upon potholes, temporarily being filled with asphalt & waiting for a sinkhole to appear. The world was created in 6 days but for Whitevale's infrastructure, we have been waiting for more than 4 years to receive revised drawings for the Master Drainage Plan.
- Pickering has a bad record because of council's support, overt or covert, of an airport on north Pickering class A farmland.

### Suggestions

- Some maintenance of roads.
- Pickering Airport area has not been farmed properly since expropriation; there are a handful of large cash croppers who have taken advantage of low rent on land and putting little inputs, lack of rotation of crops due to no livestock.
- Upgrades to Brock Road as a main highway.
- Pickering has made efforts to protect natural areas and support local farmers by allowing them to sell their products, but more needs to be done. It's important for Pickering to reassure our local farmers that their livelihoods are secure, while also ensuring that our natural areas will be preserved for future generations.
- Keep providing opportunities for farmers, protecting natural areas, maintaining roads and infrastructure, to support the farming community.
- I am not sure but do build more housing on it.
- Regarding the roads, as a cyclist, I've noticed that the back roads, particularly where Whittemore Farm used to be, have not been properly maintained. It's become very dangerous to ride my road bike there. I've had a few falls due to the poor road conditions. If Pickering is going to promote alternative forms of transportation, it's essential that the roads are made safe for all users.
- If Pickering wants to walk the talk on sustainability and economic resilience, agriculture must be treated not as a relic of the past, but as a high-potential sector that supports food security, jobs, and local culture. Supporting farmers isn't a nostalgic gesture—it's a strategic imperative. Establish a Farmer Advisory Council: Create a formal advisory body

that reports to the City Council to ensure farmers have a direct influence on local planning and policy development.

- Transportation and Infrastructure - Ensuring that roads, transportation networks, and storage facilities are efficient and accessible will help farmers transport their products to markets more easily.
- Host Annual Agricultural Roundtables: Engage stakeholders such as farmers, planners, developers, conservation authorities in a proactive dialogue to shape a shared future.
- Keeping farms for farming.
- Establishing Farmers' Market.
- Pickering Agriculture support is inconsistent. Council should be firm on maintaining all existing farmland with no more farmland lost. The natural areas need further protection and the City should lobby the Ontario government to protect the Whitevale Marsh and other transition areas. Larger buffers are required, not minor buffers to make it look like you are doing something. Rural roads are in a sad state and need upgrades. no more patches but proper new roads.
- Have some areas marked for agriculture.

#### Other

- I honestly don't know, as I am not a farmer.
- I do not know.
- Unknown.
- Not sure. I would have to talk to farmers.
- I don't have enough information, but I do know that when we first came here when I was a lot younger in grade school, there was a lot more land to be used for cultivating.
- Now that all of these new buildings are here and all of the plans to build more cookie-cutter homes and condominiums is just beyond me. I do not see absolutely any job opportunities that were talked about. It is completely false. It has now become more of a bedroom community with 0 opportunities. Oddly people from the west end move here from Mississauga and the jobs are actually all in the west end. Make it make sense. There are no jobs in these areas at all. What agriculture? There has been agriculture that has been here for many decades and yes, the community gardens but nothing else that I know of. Hy-Hope Farms which I can't get to because there is no transportation up there.
- I don't know.
- Not sure.
- I don't actually know.
- Sorry, I do not have adequate knowledge to contribute a valid response.

#### *Q2. How can Pickering continue to support farmers and agriculture production?*

##### Tax and Financial Incentives

- Give them [farmers] tax holidays. Give farmers grants to boost business.

- As much as possible i.e. tax breaks.
- Offer tax breaks or grants to farmers. Involve farmers and residents in any new proposal before the City decides to go ahead with the proposal.
- Municipal property tax breaks. Tax incentives for greenhouse programs to support year-round agriculture.
- Advertise the local and no tariff producers. Support farmers' markets. Stop allowing development in rural/agricultural lands, challenge MZO, add more farms into the DRAP. Use infill development, not expansion of urban boundary. Tax incentives for farmers.
- Subsidies.
- Quite simple. Designate finite boundaries for farmland in perpetuity. Offer farmers reasonable land prices for purchase so that existing and future farmers can purchase these lands to grow products to sustain the needs of the expanding population and be incentivized to develop.
- Agricultural land must be protected from continued urban sprawl. We need to ensure there is local market access, fair remuneration for their products, financial assistance to year-round greenhouse growing expansion. Carbon offsets for the operation of fossil fuel farming machinery until such time as battery electric machinery becomes truly viable, or until greenhouse growing becomes the urban farms of the future.

#### Infrastructure and Services

- Increase infrastructure and road sizes.
- Stop limiting the farmers and rural areas as heavily as you do within the urban confines that you do for the city section. Provide more reliable and consistent services up here. You know you have constituents up here that pay heavy taxes and stop restricting their ability to build or process on their own land.
- Improve the roads, provide them with proper drinking water.
- Partner with provincial and federal governments to co-fund infrastructure for precision agriculture, drone mapping, smart irrigation, and automated equipment. Collaborate with local colleges, Agriculture Ministry, and agri-business accelerators to build spaces where farmers can collaborate, pilot innovations, and access funding.

#### Local Market Promotion and Support

- Continually advertise local produce and how residents can buy.
- Additional venues and days for Farmers' markets.
- Have more farmers markets in Pickering with more vendors.
- Expand the farmers market and move from Tuesdays to weekends.
- Market Access and Promotion - By supporting local farmers' markets, facilitating direct sales channels, or promoting Pickering-grown products, the City can help farmers reach consumers and expand their markets.
- Protect local farmland, offer more farmers markets, promote local business and products.



- It should prioritize urban farming initiatives, community projects such as community gardens, sustainable practices, and infrastructure while also promoting local food systems and education to prevent food waste.

### Innovation and Sustainability

- Move on to new age, green economy mindset, respecting the importance of agricultural land for what it is. End the pro-sprawl, economic growth and expansion model that can only contribute to global warming.
- Pickering needs to respect the borders of the agricultural preserve and agricultural usage within the Greenbelt and Rouge National Park.
- Please revisit zoning rules that enable urban sprawl of massive houses without any sense of community. Houses should be integrated with businesses and community services to reduce the need for cars. Climate change is of serious concern and everything that Pickering can do to reduce greenhouse gas emissions, destruction of forests as carbon sinks, and reducing car dependency is so important today.
- You can't eat asphalt, so as much as housing needs to grow, people need to eat. Climate change is making it prohibitive to import products at a reasonable price. Ag production can be a multibillion-dollar industry, bringing in additional tax dollars needed but only if Pickering has the vision to realize this.
- You can't continue to do something you haven't started.
- The City may also encourage more intensive agriculture by moving away from things like corn and wheat to higher value crops such as vegetables, orchard crops, greenhouses, apiaries, wineries, plants and flowers, Pisciculture (fish farming), and 'free range' animal husbandry.
- Permanent farmland designation. Encourage crop diversity to feed local populations. Farmers seem to be growing corn exclusively.
- New technologies in farming in Ontario's climate, i.e. vertical farming, hydroponics, and others.

### Engagement and Inclusion

- Ask farmers specifically for their input, create a plan, and then share it back with the rest of Pickering's population.
- By consulting with them regarding what policies would best support them and lobby the Provincial and Federal government for financial support and updating regulatory issues that interfere with the farmers and their production issues.
- Start providing the support farmers need and do something to encourage small scale and near urban agricultural facilities. More farmers markets would be helpful.

### Policy Protection

- Officially protect the land that is currently designated as "white belt" in Northeast Pickering.
- Protect farmland in North Pickering from development.

- Designate farmland as not for development in perpetuity.
- Treat Airport lands as protected farm fields.
- Limit the number of farms where the City allows the zoning to be changed. Keep their taxes low.
- Pickering needs to respect the borders of the agricultural preserve and agricultural usage within the Greenbelt and Rouge National Park. Beyond that it needs to establish a northern boundary for greenfield redevelopment, say at RR 5, to encourage development in south Pickering, and discourage urban sprawl and the loss of agricultural land.
- If you think that anyone living in Pickering, that is NOT a farmer, is able to answer this question adequately, then you are looking at bad data. You need to be asking a FARMER, not the average person.
- Keep our farmland and encourage those producers to remain an integral part of our lives. Farmers markets, seasonal events, and the like, at reasonable prices for locals.
- Make sure good quality farmland is protected from development.
- Protect natural areas, maintain rural roads, maintain other rural infrastructure.
- Stop building on farmland and support farmers.
- Restrict using farmland for other uses.
- Pickering needs to continue to protect agricultural land, forests, wetlands, and natural spaces, especially in the north near the Greenbelt. Urban sprawl in northern Durham is a massive threat to biodiversity and food security. Please fight urban sprawl by continuing to protect the agricultural preserve in northern Pickering. I grew up in Cherrywood and witnessed corruption that allowed pristine forests to be cut down for housing. This is not conducive to conservation or healthy communities.
- Keep it for agricultural production. Not sell off land for subdivisions or industrial use.
- Allow for more lands to be farmed. Allow farmers to remove trees as needed to increase farmland without requiring permits.
- Help save and protect the little farmland left.
- Permanently designed agriculture protected lands north of Highway 7.
- Do not allow re-zoning.
- Work with the community to up when a percentage of land and areas that have good reason to remain undeveloped as part of the long-term strategy.
- Restrict development so as not to take over entire farmland of owner.
- Continue to protect farmland and the Greenbelt; continue hosting/growing the farmers' market; NOT allowing farmland to be turned into housing developments. Pickering is building UP all along HWY 2, so that should be sufficient in the way of home-production.
- Oppose any re-zoning of farmland for large-scale development, homes or businesses.
- STOP building condominiums and using rural areas to create mini subdivisions. The farmland will soon be non-existent.
- Do not allow re-zoning.



- Prioritize using existing infrastructure and building up instead of out — not encroaching on current farmable land.
- Stop using their land to build houses.
- Stop the sprawl. No more building out - only build UP.
- Stop the spread! Affordable multi-level housing could easily stop building happening on farmland. Start ignoring the Not In My Backyarders.
- Do not build housing.
- Do not expand to white belt and prime farmland development instead of focusing on current spaces with infrastructure.
- Stop expanding into farmland.
- Pickering needs to reassure farmers that their land won't be taken to build housing. There are already plenty of vacant homes, condos, and apartments available for rent, and the City should focus on promoting these empty properties to potential renters. This would help preserve our local farmland and address the housing needs without further encroaching on natural areas.
- Leave existing green space and farmlands as is. We don't have the infrastructure to support any more urban density, and the increased population isn't worth losing what little agriculture we have left in the Region.
- Preserve the green space, agriculture. Stop using these spaces to build more condos.
- Stop paving over the farmland.
- For instance, oppose any development on the Caruthers Creek headlands.
- Help save and protect the little farmland left.
- You have never supported farmers and agriculture production. There is not really a role for you in cash cropping.

*Q3. What best practices from other municipalities can Pickering follow to better support agriculture?*

#### **Lessons and Examples**

- Pickering, if they want to return to a farming community, should look to where farmers went after expropriation: North Perth, Minto, Waterloo.
- North Perth is an agricultural powerhouse with a growing community.
- Niagara Region.
- Ottawa is a good example of a successful and thriving farmer's market.
- Halton Region has a rural agriculture strategy.
- Prince Edward County, Niagara-on-the-Lake, and St. Jacobs are positive examples.
- What happened in Whitevale, Cherrywood, Altona—lessons in what not to do.
- Every GTA municipality struggles with sustaining agriculture; Pickering can become the template for an effective mix of agricultural and urban land usage.
- Niagara Region, Prince Edward County, and Niagara-on-the-Lake are examples of better integration.

- Integrate agriculture into its Economic Development Plan—not just as a land-use concern, but as a strategic economic sector.
- Make them (farmers and agricultural lands) a part of our long-term culture with protections but encourage integration and openness with the community.
- Pickering should strive to be the benchmark for others, not followers of them.
- We should have a fair similar to the Brooklin Spring Fair!
- Create something innovative and integrated that addresses 200 years of decision-making that ignored basic ecological functions.
- Recommend dropping the use of the word “best” and replacing it with “wise” to reflect a less Western approach to land use.

### Incentives

- Make it easier for people to become farmers.
- Implement ideas from the Government of Ontario and the Ontario Federation of Agriculture publications.
- Public education and reduced taxes for farmers.
- Offer tax breaks or grants to farmers.
- Municipal property tax breaks. Tax incentives for greenhouse programs to support year-round agriculture.
- Offer business incentives for local businesses to sell local foods and products.
- Provide funding for small-scale start-ups.
- Stop making things so expensive to upkeep and to grow.

### Local Food Systems and Urban Agriculture

- Pickering should allocate land for urban farms, community gardens, and rooftop farms.
- Practices such as using rooftops for productive green spaces, increasing food production and reducing the urban heat-island effect.
- Support for community gardens and other community-based food growing initiatives.
- More community gardens, tree planting, etc.
- Have more market gardens etc.
- More farmers markets and at reasonable prices comparable to the grocery stores.
- Expand the farmers market to weekends and run for several months longer. Ottawa is a good example.
- Offer East and West end farmers markets on Saturdays and Sundays.
- Mandate restaurants or offer discounts and incentives to serve local foods and use local ingredients.
- Promote local products with better signage in all grocery stores.
- Create an environment for local shops selling local products.
- Build a branded “Pickering Grown” initiative and support farm-based tourism, markets, dining, culinary trails.

### Strategic Growth

- Better city design in general: centralized “downtown” spaces, walkable communities. This would alleviate the pressure of sprawl.
- Create limits on development even within city spaces. Promote green spaces around the lake and north.
- I believe that the relationship of cities with developers is central to smart planning.
- Minimize the amount of concrete or asphalt driveway extensions to preserve green space.

### Engagement

- Ask farmers specifically for their input, create a plan, and then share it back with the rest of Pickering’s population.
- Listen to rural residents.
- Leave the “not in my backyard” attitude that Pickering seems to yield; understand rural communities live differently than city counterparts.
- That’s on you to do that research, not members of the community.
- Just do what’s right. Look at what is going on all over the world with farmers revolting against government interference and unsustainable taxes. And do the opposite.

### Reconciliation and Sustainability

- Include reconciliation in planning; land use has degraded and is out of balance.
- Great need for repairing the overall quality of soil on the Transport Canada lands.
- Address long-term investment and commitment challenges due to lease terms and development uncertainty.
- Stop issuing demolition permits; rural hamlets have been gutted.
- Encourage sustainable practices, like indoor farming, which extends the growing season and reduces transport needs.
- Address the loss of wetlands and fertile land due to development and the lack of foresight in urban sprawl.

### Protection and Preservation

- Protect farmlands.
- 87% of Mirabel’s territory is still reserved and protected for agricultural activities. This is the best practice.
- Make farmers and farms a priority.
- Reduce subdivisions on prime farmlands.
- Don’t build massive empty warehouses or sprawling subdivisions.
- Prevent MZO’s from overturning agricultural and recreational lands.
- Zoning to support agricultural lands.
- Preserve prime farmland and protect waterways. Develop around density and existing infrastructure rather than sprawl on prime farmland.

- Designated agricultural land that cannot be sold to developers and cannot be re-zoned.
- Limit land development, especially north of Taunton, to prevent growing loss of agricultural land.
- Keep agricultural lands.
- Municipalities need to take back the authority to build smart communities rather than endless rows and rows of massive houses.
- The relationship of cities with developers is central to smart planning and urban sprawl.
- Stop the condo and townhouse buildings.
- Protect the green spaces, make sure that if a farmer is through with farming, the land remains farm-managed.
- Buffer your hamlets and stop issuing demolition permits.
- Anything that was good is gone, and the rest of it we are trying to hold on to.

#### Other

- Is anyone handling this better?
- I'm not sure what others are doing.
- Not familiar with other municipalities to comment on.
- Don't know.
- IDK what other municipalities do.

## On-Farm Diversified Uses

*On-farm diversified uses are secondary to the main use of the property as a farm. On-farm diversified uses can include, but are not limited to, agri-tourism (i.e. bed and breakfast, hayrides or corn mazes, horse trail rides) and value-added processing (i.e. creamery, meat preparation).*

*Q4. What on-farm diversified uses can provide economic benefits for farmers while still ensuring that farming is the main use on the property?*

Other (please specify):

- Having real farm operations, an example would be a modern dairy operation with a classroom for schools to understand where their food comes from.
- Production companies are looking to film in areas such as farmland.
- Petting farm.
- Equestrian focus, not just horse trail rides. The care of horses brings a lot of revenue but is not considered farm use. This is any type of horse care, such as boarding, training, etc.
- Tours and education. Direct partnerships.
- Film industry use quite possibly.
- Pay-as-you-grow allotments that would allow nearby urban dwellers the opportunity to experience small-scale crop growth.
- The homestead portion of many farms could potentially be set up to house more people without enlarging the footprint. Multi-family.

- Europe-style Christmas Markets.
- Pumpkin patches, strawberry Pickering's, apple picking, sunflower fields, lavender fields - with family fun events in our backyards with shops, related products for sale, and things like jam making classes, cooking classes, baking experiences, brewery tours, goat and puppy yoga etc. For all these experiences, we travel outside of Pickering to find and enjoy.
- Camping, especially associations who have rehabilitated land and been amazing stewards of the environment.
- That is a question for farmers. Asking the public only determines what they are interested in. If it's not economically viable for the farmer, it won't happen, no matter what the public asks for. And places like Whitefeather Farms in Oshawa are not what we need here. What they sell is eggs and imported junk that will end up in the incinerator. We need a cultural landscape -arts, music - things that bring people together and are affordable. Have you bought a bottle of wine in Prince Edward County lately - \$50 minimum and the grapes come from Niagara.
- All above.

*Q5. Are there any uses that are not appropriate as on-farm diversified uses? Please explain.*

#### Suggestions

- Waste storage.
- Dumping sewage.
- Anything that displays farming in a bad manor.
- Public events like craft markets.
- Bed and breakfast.
- Building of houses on farmland. This really would depend on the size of the farm.
- Wedding and event hosting is low-volume and often disrupts farming work. Kennels and anything to do with dogs can be disastrous - it could lead to puppy mills.
- Restaurants, weddings, community events and kennels.
- Large public events should be discouraged. Farming should be maintained at 75% or more for the business.
- Building more houses is bad.
- Rock concerts.
- Bingo halls or casinos.
- ATV and hunting.
- Amusement parks.
- Highways and infrastructure. LEAVE THEM ALONE.
- Restaurants, u picks, venue for events because foot traffic ruins the land.
- Commercial development, storage.
- Any that requires infrastructure improvements, such as new roads, regional drinking water, regional sewage. So small-scale restaurants and wedding hosting are OK if they can be done with existing infrastructure.

- Dirt bike racing, car racing, casinos, any kind of cultural or religious festival.
- Overly large stores, nonagricultural storage facilities. Garages and service stations, non-farm restaurants, hotels. Basically, any facility that doesn't support agricultural production, or impairs the abilities of farmers to sell their goods and takes land out of agricultural production. Note that the comments do not apply to preexisting towns and hamlets within an agricultural area.
- Overdevelopment. I grew up going to Chudleigh's Apple Farm in the 1970's. By 2000, it was a bloated, expensive, unpleasant place to visit.

### Advice

- None leave them be and let them use the opportunity to produce income and expose agriculture for knowledge and economic purposes.
- Avoid Industrial Scale large warehouses and transportation hubs. A disproportionate scale, not incidental to farming would lead to land-use conflict and rural infrastructure overload.
- I think most of the above are appropriate provided that they do not interfere with the main function of the farm which is to produce crops.
- The uses need to be respectful of the land and the surrounding community.
- Anything that desecrates the area or is not wholesome.
- As an urbanite with a small backyard vegetable garden, I would say anything that distracts the farmers from the production of agricultural products. Please see the list of unchecked boxes above. Having said that, I suspect the proposed diversified list above would allow the farmer to supplement their incomes. Alternately, diversified activities might be useful in keeping younger members of farming families, who may not be fully invested in farming, to remain engaged in the operation of farm while developing other interpersonal skills that may later be applied to improve farming outcomes.
- Successful farmers are resourceful, and this should be encouraged but restrictions to converting good farmland into other purposes should be in place and enforced.
- The value-added processing should have size/footprint limits to ensure the farming is main use. Also, on-farm diversified should also not exceed certain income. value, etc. that the farm is just a front for the other revenue stream.
- Maintain land use for direct farm associated opportunities so that people can be educated on the value of farmland for their future sustainability. Farmland should not be regarded as just another piece of real estate offering venues to entertain them when they have free time on the weekends. So, keep the community event, wedding hosting, bed & breakfast, other venues in areas zoned for these ancillary uses or in the actual built communities themselves.
- Residential, industrial, commercial all affect farming. Just stop approving development.



## Other

- Well, done with this exciting list of potential on-farm diversified uses. Protect the Northeast Pickering lands and demonstrate an effort behind making these diversified uses.
- Maybe a scrap yard like the one in Scarborough on Class 1,2,3 farmland in Rouge Park, but nobody ever did anything about it. Perhaps an airport. Or how about industrial warehouses like the ones under construction, again on Class 1,2, and 3 farmlands on Highway 7. They completely fly in the face of rural living; without any concept of the land they occupy. From the outside looking in missed opportunities for more sustainable industrial park design - green and blue roofs and other green infrastructure. You could have done something unique here and you did not. It is not likely you will do anything with respect to the farmlands north of Highway 7.
- None come to mind.
- No.
- I'm not sure.
- Not sure.
- Not that I can think of.
- I don't feel qualified to answer this as a non-farmer.

*Q6. What impacts may on-farm diversified uses have on the surrounding area that must be mitigated (traffic, noise, etc.)?*

## Roads and Traffic

- With roads not being improved traffic could be a problem along with parking.
- Traffic safety should be considered. Support them by creating turn lanes for example. As it stands there isn't even a turn lane from highway 7 to sixth Concession. While this doesn't relate to farms, it is a clear example where we are seeing change (community centre) happening without any consideration for safety.
- Busy roads with machinery can be a problem. Smells, if livestock are present, need to have a buffer from towns.
- Implemented was to be able to turn into and out of driveways along 2 lane highways safely and without impeding traffic.
- If there is traffic, then add some additional police patrols but noise is relative and usually minor that someone only complains about because they don't like change.
- Traffic, noise, possibly trespassing with all of the people the new developments will bring.
- New roads to manage traffic, alternative routes.
- Road expansion and infrastructure.
- Traffic would be a major factor especially along Taunton Road where that road is becoming the main road to take to get from the west end of Durham to the east end.
- Traffic/infrastructure.
- Traffic, noise, and non-production and maintenance of farmland.

- Traffic and noise are very important as well as infrastructure.
- Traffic for certain. This in turn will lead to noise and even additional air quality issues.
- Being in an area next to one of North America's largest cities these type of attractions tend to attract a LOT of people and bring problems with traffic (and related pollution), noise, litter, bad behaviour, not to mention the farmland usually gets overrun and trampled.
- Traffic and noise for sure.
- Traffic, road congestion, lack of available parking, degradation of farmland due to foot traffic and pollution.
- Traffic, use of land for parking, garbage.
- Traffic I suppose, so crowd control.
- Traffic.
- Yes, traffic and noise. Also, any activity that could endanger or interfere with wildlife.
- Traffic, noise, parking. Please extend Rosebank Road over the highway so that it connects both north and south Pickering, giving local traffic more options for getting around other than highway exits.
- Traffic light pollution, noise pollution, garbage, altering wildlife habits (attracting or driving away). The rural environment/atmosphere must be maintained, not look like a village in the fields.
- Traffic control and the use of poorly maintained country roads.
- Oh, my goodness - nothing compared to what an airport would have done. Keep the roads small and provide public transit, trails system for hiking, biking - you have an opportunity to create a Niagara on the Lake or a Prince Edward County. It's a no brainer, go there and look at it. Even when traffic is high, the experience is tempered by the beautiful landscape.

#### Parking and Accessibility

- Parking needs to be provided for patrons, so they aren't blocking the roads.
- Parking on property not road.
- Ensure there is access, parking, commercialization, industrialization.
- Parking, waste, toilets.

#### Noise and Odours

- Noise, traffic.
- Smell?
- Noise, traffic, odors.
- The housing developments are louder than whatever's going on at a farm, even with additional on farm uses.
- Noise, traffic, parking.
- Noise, traffic.
- Noise, traffic, possibly trespassing.

- Yes, traffic and noise.
- These are smaller demands, and they should not impact traffic or noise to a large degree.
- Housing developments and farmlands do not make good neighbours. Buffer zones of natural, eco environments need to be created between the two to mitigate noise. Higher activity, traffic producing diversified venues should be scaled in size based on square footage to actual farmland size, zoned use, before being approved. Permitting criteria need to be set for location of high activity venues, plans from owners to include access, egress proposals that will not impede traffic on existing roads and proposals for noise mitigation.

### Environment and Ecosystems

- Impacts on surrounding ecosystems.
- Depend on use. It should not impact farming with pollution, excessive noise or detrimental effect on soil and watercourses.
- Traffic light pollution, noise pollution, garbage, altering wildlife habits (attracting or driving away). The rural environment/atmosphere must be maintained, not look like a village in the fields.

### Growth and Development

- A hell of a lot LESS than what will happen if the City proceeds with plans to develop the Northeast Pickering lands.
- Stop special interest groups (i.e. Land over landings) trying to scuttle growth in our area, too many Greenbelt and Moraine fanatics limiting growth in our area.
- None a lot less impact the building more housing.
- None if the uses are maximum 20% of the land area owned. Housing, industrial and commercial uses like strip malls create traffic, are unsightly and take up space where nature once thrived.

### Community and Economic Development

- Better tax breaks and less red tape. More farmers markets. Extra support making Canadian products first choice.
- By providing the ability of local people to buy from local producers, the costs can be kept reasonable, and farmers can be supported by their community.
- Of course, some of the examples suggested here could be impactful in a rural setting, but the diversified uses may attract other small businesses to the community.
- Effects on the surrounding area will be minimal except perhaps at harvest time, March break etc.

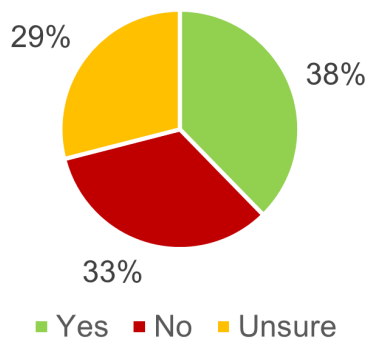
## Other

- If you think that anyone living in Pickering, that is NOT a farmer, is able to answer this question adequately, then you are looking at bad data. You need to be asking a FARMER, not the average person.
- Unsure, farmers would know better than I.
- The fact that they don't have time for these silly ideas, THEY ARE FARMERS and work hard long hours,.
- None.
- Nil.
- No impacts that farming does not already have.

## On-Farm Diversified Use Size

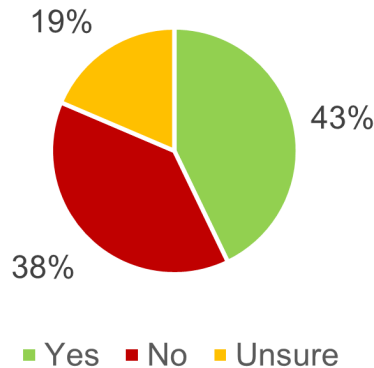
*In addition to permitting appropriate uses, limiting the size or scale of on-farm diversified uses is a common way to ensure they remain secondary. This ensures agricultural lands are not taken out of production or negatively impacted by on-farm diversified uses.*

*Q7. Should there be a minimum farm size to permit on-farm diversified uses to ensure they are occurring as a secondary use on a farm?*



*Figure 1 - Summary of should be a minimum farm size to permit on-farm diversified uses to ensure they are occurring as a secondary use on a farm*  
N = 69

*Q8. Should there be a maximum size permitted for on-farm diversified uses to ensure they operate as a secondary use on a farm (this could include a maximum area on the property or a maximum building size)?*



*Figure 2 - Summary of should be a maximum size permitted for on-farm diversified uses to ensure they operate as a secondary use on a farm*  
N = 69

## Hamlets and Rural Settlement Areas

*Pickering has eight hamlets (Claremont, Greenwood, Brougham, Green River, Whitevale, Balsam, Cherrywood, and Kinsale) that have been impacted or will be impacted by Pickering's future growth. In order to ensure our hamlets remain vibrant communities it is essential we understand what is important to protect as Pickering grows around them.*

*Q9. How can Pickering reduce conflicts between urban and rural areas as Pickering continues to grow?*

### Growth and Development

- The city needs to stop supporting the northeast pickering development. This will be the primary source of conflict in the future.
- It could stop infringing on the rural spaces that we have. We have valuable farmland and fragile ecosystems. Our development plans are set to create downstream flooding in Ajax. The conflicts are because residents care about land that once developed will never be restored. Create parkland. Protect it. Stop selling out to developers.
- Everyone buying a house close to rural areas MUST acknowledge the issue of possible smells/slower vehicles and accept these issues. FYI there was a case of residents wanting to silence a railway crossing alarm which had been there before houses were built.
- Think about some of the families or farms that have been here for decades or generations. Your imposed invasions of ideologies or intrusive urban ideas don't have a place out here.
- Stop trying to build on every square inch of land.
- Stop investing in huge housing developments for the rich in these areas and start investing in smaller houses the average Canadian can afford.
- Stop the sprawl!!! It's pretty simple.

- Ensure that there are less condos and high-density homes. Ensure that development matches the community.
- Stop building mega structures and housing.
- Designated areas that prevent development and greedy corporations from developing areas.
- Establish clear boundaries where urban development takes precedence and where agricultural usage only is permitted.
- Do not allow developers to infringe on existing land designated as rural.
- A smart answer would be to stop urban sprawl. As that is unlikely to occur, continued urban intensification would at least slow sprawl. Very little of what we have done to date has been that effective in preserving the identities and vibrancy of villages and hamlets that have already been absorbed into urban Pickering, a new, or perhaps an old approach will need to be found.
- Keep hamlet boundaries as they are. Do not allow development within half a kilometer of those boundaries.
- Reduce urban spread.
- People living in hamlets should be encouraged to expect and appreciate growth like everyone else.
- Allow existing farm/rural areas to continue while still allowing new urban areas to grow. Reduce the government restrictions on urban growth and allow rural areas to grow as needed.
- Keep urban development in the urban.
- Not possible. Sprawl is at an outrageous pace. Rural areas feel it is only a matter of time before their peace and quiet is stolen from them.
- You can't, expansion depends on the development of urban land.
- Stop development. The traffic on highway 401 heading east from say highway 400 to Salem Road is already at the max. More than once it has taken me almost three hours to get from this point A to point B, it is unfair.

#### Preservation (Heritage and Greenspaces)

- Protect heritage buildings, height allowances and downtown areas.
- By understanding the importance of these areas and prioritizing their protection. For example, when people from surrounding urban areas come to enjoy the green spaces of these Hamlets, we need to ensure that litter does not pile up, that the streets are not getting jammed up with cars, etc.
- Prioritize green space and the welfare of wildlife in rural areas.
- Protect parks and expand parks. Let nature regrow don't over develop.
- Preserve heritage buildings; ensure that major roads bypass the hamlet core (e.g. Brock Rd. was realigned further east to avoid going through Brougham); promote businesses that are in the hamlets (e.g. the pie place and the nursery outside of Brougham).
- Absolutely no buildings higher than two stories. No malls. Protect groundwater or install city water. Maintain large parkland areas.



- Assist cultural protection through identity development, overdevelopment from developers. Creemore Ontario is a good example of this, with a beautiful little town and brewery with tours, apple carts, and friendly locals.
- Stay clear of farmland with the Towns and condos, and no MZO's or strong Mayor powers which are undemocratic.
- No buildings taller than three stories. Ensuring that subdivisions suit the charm of the hamlet, for example: stop putting up ultra-modern town houses everywhere.
- Pickering should maintain its commitment to protecting wild spaces and not allowing urban sprawl to take over fertile forests and lands.
- Retain green space.
- First Pickering needs to recognize, appreciate and herald these rural hamlets as part of their heritage. That all future growth plans will take into account any residual detrimental elements that will affect and erode the existing and future vibrancy of these hamlets. If Pickering only views these hamlets as just real estate with a bunch of old houses getting in the way of their stratospheric growth plans as they have, then there will continue to be conflict. Hamlets need a nature-scaped buffer zone around them to create a line between a 21st century-built environment and the adjacent heritage community. Madness to believe that swathes of townhouses are a design complement to 19th century farmhouses. Hamlets cannot be used as thoroughfares to new development communities. Roads need to be planned to circumvent existing hamlets. High traffic, noise proliferating new venues like community centers, schools, others should not be planned directly adjacent to existing hamlets. People move to the hamlets to get away from Pickering proper for the beauty of the natural environment, the peace, the inherent therapeutic qualities and friendly, inclusive close-knit community spirit. If Pickering respects and recognizes the value of the heritage of these hamlets as part of the it's community and not impose counterintuitive dictates to change their character and historic relevance to make it something that it is not, and has never been, then there will not be any conflict.

### Strategic Planning

- Infrastructure Planning - Develop infrastructure in a way that meets the needs of both urban and rural communities without causing disruptions. This includes ensuring that transportation networks, water, and sewage systems are designed to accommodate growth without negatively impacting rural areas.
- Well thought-out urban planning. Ensuring resources and amenities are available in all communities. Preventing sprawl.
- Effective zoning bylaws.
- New builds and developments should maintain a certain distance from rural/farm areas and have fencing if the farm owner requests it due to issue with new urban development. Processes should be put in place for negative impacts on existing farming/farmers.
- Multi- level buildings rather than single dwelling houses.

- Provide a large, legislated buffer, downsize the role and input of developers when deciding land use.
- Limit subdivisions by not allowing rezoning on less than 2 acres of property to keep the hamlets as rural areas.
- By simple zoning, not building homes right up farms. But also having farms being a teaching tool in close to urban center.
- Find the blend of preservation and growth. Keep things local, focused on local growth. Increase the provision of detached homes and decrease townhouses so that we don't overpopulate before the infrastructure can be built to support the growth. Protect green spaces, increase parks and walking and hiking paths to preserve nature. Ensure all new communities have green spaces incorporated and prioritized.
- Create larger buffer zones which the City has reduced too much around Whitevale. Reduce traffic where local businesses are not impacted. Reduce the sightlines to the new developments, i.e. low-rise buildings to minimize hamlets seeing the new developments, trees as visual barriers, etc. As rural encroaches, wildlife management plans, to reduce coyotes, fox, raccoons moving toward the hamlets.
- Have a clear division line - i.e. highway 7.
- Pickering should value its hamlets and rural areas and consult its residents on a continual basis. Buffer areas and particular attention to the watercourse should be given. Heritage buildings should be protected, even if they are repurposed to new uses.
- The Region of Waterloo seems to do a good job of this. They establish physical buffers like green spaces, natural corridors and woodlots to create functional separation zones between subdivisions and hamlets.
- Consider adding sound walls to areas which are being developed to help preserve the peace and quiet of rural life.
- Proper natural buffers - not baseball diamonds and tennis courts as is the case with Whitevale and Seaton. Seaton was supposed to be this vision of sustainability. It looks like every other subdivision with the land flattened and totally catering to the automobile. It's all about maximizing profits and with that comes density.
- Designate buffer zones around hamlets that preserve the individuality of the hamlet. Develop ring roads and alternate routes to avoid traffic through hamlets. Reduce speed limits and implement traffic calming measures through hamlets. Impose limits on heavy truck traffic.
- Hamlets should be protected through zoning laws, and if appropriate, Heritage designation. Roads in hamlet areas should not be widened (i.e. - from 2 lanes to 4 lanes).

#### Roads and Traffic

- Keep roads improved.
- Properly develop roads before building so many houses.

- Add a stoplight at the intersection of Pickering-Uxbridge Townline Road and Brock Road. Turning onto Brock Road has become extremely dangerous as traffic has increased.
- Maintain original structures and business. Do not increase the size of roads, reduce speed limits, discourage drive-through traffic. Minimize new building size. Create buffer zones around existing communities.
- Discourage traffic through residential areas like Whitevale. Stop building massive retail/manufacturing zones in what was previously green space when we can't even fill the existing sites we have further south like the mall.
- I don't have all of the information about what is necessary, but transportation is huge. Right now, there is no transportation past 7:15pm in my area and also no transportation on the weekends. This is absolutely difficult for someone that may not drive. I'm sure it's like that in other areas as well. Pickering is not a great place to live in anymore, but I actually can't move anywhere else because I have no money to do so. You are going to see more homeless people due to the lack of resources and the way that this area has drastically changed. The cost of living has gone up while wages stay stagnant. Unless you can fix the underlying cause of society's detriment, food scarcity, insecurity and vulnerable people who have nothing, this area will not have achieved anything. The system is broken.
- Ensure lots of free parking, extend the go train east.

#### Communication and Engagement

- Respect the communities. Support their ideas. They are the experts. Support Common Ground.
- Listen to the residents in the hamlets and all those in the Ward where the hamlet exists. Councilors should publish newsletters that touch on these issues and have open discussions for same.
- Emailing and informing the community of the benefits of rural development.
- Constant, ongoing consultation with the affected areas.
- By listening to farmers' needs and making sure that the urban folks' needs are not taking precedence over the farmers' needs.

#### Other

- Good luck!
- Support our working farms to strive not dive.
- Diversity IS NOT our strength status quo is.
- IDK.

*Q10. All neighbourhoods in Pickering, including our hamlets, will experience change over time. In the midst of changes, what elements and characteristics of our hamlets are most important to maintain?*

#### Preservation (Heritage and Greenspaces)

- Historical buildings.
- Protection and respect for the communities and its residents is paramount. Just because Developers have purchased land with residential communities in mind DOES NOT MEAN THE CITY HAS TO SUPPORT THEM. Councillors and the Mayor should PROACTIVELY visit, understand which characteristics are important to EACH COMMUNITY (because they are all different) and acknowledge these insights.
- The historical buildings etc. As they do in other countries. Offer grants. Return buildings back to original owners.
- The stated above hamlets are almost unrecognizable compared to the time after expropriation, they need to stay small and recognized as a farming community. If the farm community grows, those communities will grow with ag community services.
- Ignorance of the rural way of life and attempting to implement impractical and unnecessary restrictions to the rural residents is frustrating and ridiculous. It doesn't help that our representatives are useless.
- History and character.
- Less traffic, more green spaces, surrounding rural zones.
- The heritage buildings and main street.
- Local community connection and a healthy environment.
- Keeping their charm and developing roads around them to kite causes excessive traffic with all of the new homes that have been built in north Pickering.
- Natural settings, ability to continue to sequester carbon, and the ability to not add to our already substantial carbon footprint. Ask why growth is considered an important priority.
- Heritage buildings should be integrated into new developments to preserve the history of Hamlet for future generations. This would help maintain the character and legacy of the area while allowing for growth and development.
- Heritage buildings, recreational areas and natural environments.
- Heritage buildings; only two-lane traffic.
- Space, freedom to have chickens, goats, livestock, green space, trees, protection for existing farmlands and residents.
- Keeping population growth low in the areas around them and reducing development around them.
- Quiet, urban, natural.
- Many people in small communities bemoan being swamped by new development and newcomers. By controlling settlement size within agriculturally designated areas, the 'small town' characteristics will be better preserved.
- Green space, low traffic, less dense population, minimal retail space, historical buildings/heritage.

- Protect their historical buildings, only allow building in keeping with current style of buildings and dwellings. Help protect the overall heritage of the site, especially hamlets.
- Core identity through history.
- Protect and reinforce the village core by not allowing traffic or urban sprawl to hollow it out. Resist development forms that create urban friction with high traffic flow, night-time commercial lighting, 24/7 operations. Integrate local heritage into development approvals (e.g., plaque programs, interpretive signage, heritage easements). Transportation Plan that complements hamlet scale, not urbanizes it.
- Heritage and Historical Features - Preserving historic buildings, landmarks, and sites that reflect the hamlet's heritage is important for maintaining its character. This could include older homes, churches, schools, or local monuments that tell the story of the community's past.
- Agricultural Landscape - Maintaining open spaces, farmland, and rural vistas is vital. These areas not only provide aesthetic value but also sustain local agriculture and contribute to food security. Efforts to protect agricultural land from development help preserve the hamlet's rural feel.
- Community Connections - The sense of community is one of the most defining characteristics of hamlets. Supporting local events, festivals, and traditions that bring residents together is key. This fosters a strong sense of belonging and continuity amid change.
- Natural Green Spaces - Preserving local parks, woodlands, waterways, and natural habitats is important for both environmental sustainability and the quality of life in the hamlet. Green spaces provide recreational opportunities and promote biodiversity, while also enhancing residents' well-being.
- History is very important. The homes that maybe are historical sites that need to be preserved should be. Land surveying to make sure that you can build anything. Cleanup efforts but also please for the love of God stop displacing animals. It's their habitat that is being destroyed. Take into consideration this as a huge element. Case in point the Coyotes in Toronto. People seem to forget they are being displaced. They belong there not in a cage or zoo.
- Anywhere there is a distinctive main street identity would need to be preserved (shops, churches, community halls, monuments, band shells etc. Architectural scale and design of adjacent new structures should be carefully controlled.
- Their authenticity, calm and quiet spaces, fresh clean air and the farms.
- Charm, charm and more charm. Keep the hamlets quaint, so they mimic a more small-town feel.
- Keep forested areas and fields. Keep heritage buildings.
- Historic settings and buildings.
- Ensuring the preservation of wildlife habitats, wetlands, and forests is the most important. Not allowing unrestricted growth is important.
- Land use for agriculture. Ancestral domain

- Heritage buildings, rural setting (trees, woodlots, watercourse and wetlands). Buffer zone.
- Appearance, sense of community, low population density.
- All development should respect heritage designation. With an effort to maintain the character of the individual hamlet.
- Historic buildings, heritage look and feel, lighting, walkways, etc. Small town feel amid big city. Reduce new development traffic from the hamlets. Promote the hamlets' community spirit, events, programs, uniqueness. The hamlets small population means they need a higher priority say on decisions than the urban population as pertains to them. Equal votes would side with the urban vs rural/hamlet residents.
- Naturalized buffers surrounding hamlets, restoration or re-use of heritage buildings, limit new building within hamlets, maintain the character and size of the hamlet.
- Many of these hamlets are situated in and surrounded by highly sensitive, natural environments such as wetlands, marshes, old growth forests.
- Legislation needs to be passed to preserve these areas against development into perpetuity that no MZO, change of government, graft can change. Any future upgrades required in the hamlet by the city respect and be sympathetic to its heritage characteristics with hamlet residents included in the preliminary and final proposal review for comment. All new or renovation construction in the hamlet be reviewed by the Pickering Heritage Board whose members are not, or have any affiliation with developers, builders, real estate agents, others that would be in conflict with providing impartial heritage approvals. Limit commercial venues in the hamlets that are not conducive to the inherent nature of a heritage community, ie variety stores, hair salons, breweries, other that would be best suited in other built locations, but if proposed, the hamlet residents would be involved in the review process and have right of first approval.
- Heritage features and traffic mitigation. allowing residents to chart their own future and helping to keep small town charm and community spirit in their hamlet.
- The natural environment benefits our life. Cleaner air, cleaner water and preservation of flora and fauna, which has been greatly depleted in Pickering.

### Growth and Development

- Grow the areas surrounding the hamlets in a way that does not turn the "Main Street" where people live into what resembles a city street. Keep signal lights to a minimum. Try to ensure that houses are kept back from the roadway.
- Limit new buildings to prevent sprawl. Protect historic homes from being destroyed.
- The original footprint and feel of the community. Do not allow large structure infills.
- Not building more housing.
- I see a lot of changes to housing all over Pickering being replaced with ridiculously large, out of scale homes that cover almost the entire property and cast shadows on existing homes. When I moved to Pickering 20 years ago, there was a lot of charming architecture which is now almost completely gone in some areas. Pickering needs to rethink and enforce zoning bylaws to maintain the character of neighbourhoods and



hamlets. At the same time, our city has a lot of sprawls, without local amenities for residents. If there were more neighbourhood/hamlets restaurants, shops, cultural spaces, etc., the community could be much more vibrant and engaging, with less reliance on car culture.

- Infrastructure first.
- The world constantly changes, and we need to find ways to house more people on less land for the benefit of all.
- Encourage similar scale developments in the surrounding neighbourhood. Allow for adjustments as needed with new developments in the hamlets.

### Roads and Traffic

- Traffic control - prioritizing traffic around the hamlets. Build the Westney bypass in Greenwood.
- Slow traffic, incentives to spruce up the community, free parking areas, use of community halls for activities to encourage people to stop and participate in community life events.
- Parking, maintained roads, traffic lights that accommodate traffic (ex. Brock Rd and Kingston's light is a disaster with a massive line-up at any busy time of the day, why is this not a double turn lane yet).
- Safety of children and pedestrians, protection of heritage properties.
- We need roads without craters and a heritage committee that actually has teeth to protect what little we have left.
- Density of houses, style of houses, size of houses - both new and 'renovations' of existing homes. garage sizes should be limited in height and footprint.
- Maintenance, road repair and traffic / parking issues.

### Strategic Planning

- Planning should include local retail outlets that can be walked to. Develop public transit. Build bike lanes when roads are being created rather than after the fact.
- Downtown spaces, green space.
- Find the blend of preservation and growth. Keep things local, focused on local growth. Increase the provision of detached homes and decrease townhouses so that we don't overpopulate before the infrastructure can be built to support the growth. Protect green spaces, increase parks and walking and hiking paths to preserve nature. Ensure all new communities have green spaces incorporated and prioritized. Increase the number of things to do and experience in our own city so people stop going elsewhere - shops, sports like swimming lessons (we need more!). Listen to the needs of our hamlets too.
- Affordable housing. Day-to-day life free of sound and light pollution. Community. Green spaces and safety for wildlife.
- Natural biodiversity and clean water.
- Green space and active transportation.
- Culture, ambiance.

## Other

- You need to ask someone living in one of the eight hamlets (Claremont, Greenwood, Brougham, Green River, Whitevale, Balsam, Cherrywood, and Kinsale).
- Doesn't matter you approve of smart centres in every one of these communities. None.

*Q11. What are the biggest challenges for hamlets to continue to be vibrant communities as change occurs?*

## Growth and Development

- Environmental Impact: Expansion and new developments can put pressure on natural resources and local ecosystems. Protecting surrounding natural areas while accommodating growth is a tricky balancing act.
- The failure of municipalities to realize a business-as-usual plan of economic growth was never sustainable or desirable.
- The biggest challenge is being swallowed up by the mass of cookie-cutter homes. Hamlets need a buffer (farmland or forest) to keep the city away.
- Too many houses, and too few retail services.
- Condos and big box buildings.
- The biggest challenge is to prevent greed of residents and developers by restricting land use in the existing communities.
- Greedy city planners build more housing.
- Maintaining some economic activity.
- Too many restrictions, too much density, too much sprawl, too many taxes in Durham for very little in return. Rural should pay appropriate property taxes for the services they receive. Such as, no fire hydrants and far fire stations, with Pickering not having a water tanker certified so home insurance is exorbitant. No transportation, very little policing for crime, speeding, etc. No support for constant illegal garbage dumping since the limit is so excessively small at 4 bags every 2 weeks, so every rural area and road is a garbage dump. It all ends up in the same place, why is the limit so low it has to be illegally dumped as already pay the highest property taxes for very little in return, only to require a costly trip to pick up bags/garbage on side of rural roads where dumped, only to be taken to same dump if picked up at curb! Urban living pays the same for very little in return!
- Keeping the over-development down and preventing pricing out of small businesses.
- Population explosion. Multi-dwelling buildings. Cultural and /or religious appropriation.
- Being swamped by new development and population influx invariably raises prices, and results in a loss of community.
- There's new major roadways and an obscene number of new houses being built - especially around the hamlets up north. This cheapens the community and makes it lose the small-town feel. It will look like Scarborough or Mississauga soon enough - there's no mistaking Pickering for a city now which is a shame because it used to be big enough to be convenient but small enough to feel safe and spacious.

- Developers only interested in profits who would destroy such sites for their own interests. Protect areas from Pickering politicians who keep touting growth for tax benefits. Ensure, indeed enforce, leaving lands for parklands inclusive with developments and not just a cash payoff to the City to build more units.
- Overdevelopment, high property taxes.
- Prohibit inappropriate infill or expansion beyond designated boundaries. Prioritize rural infrastructure upgrades in capital planning and sustainable roads maintenance (e.g. Whitevale Road through Whitevale is in need on some work.
- The introduction of mainstream corporate and franchised competition. The urban mentality of new residents - more familiar with big city living.
- Them falling behind from development.
- Keeping big builders out who put the same thing up everywhere. North Pickering is a prime example and does not choke out parkland/agriculture for high-density housing.
- Urbanization/population growth.
- To adjust to the changing world. Hamlets should not be an exclusive zone for the privileged few who are able to reside there unless they somehow pay for the privilege.
- Everyone keeps talking about the need for Pickering to grow, but so do hamlets. Maintaining a designated natural buffer around the hamlets that not only provides a visual barrier from the hideous, brain numbing new development but should include a proportionate area for growth potential within the hamlet as future needs arise. This previously negotiated buffer zone was included in the early CPDP plans for Whitevale but summarily wiped out by the passing of an amendment. So much for Pickering's consideration for Whitevale!
- Development pressures in areas.
- Encroachment of development. It is apparent!!!
- There is endless pressure from developers to buy land in these communities. This is the greatest threat since there is no oversight into the types of buildings. We have seen arson for the purpose of freeing up land for building, as well as illegal deforestation in these hamlets.
- As change occurs these hamlets will likely grow. Which can be beneficial to the hamlet as new opportunities may occur, such as new stores, businesses, etc.
- Transition from original residents to new residents and the pressure to bulldoze older homes in favor of McMansions.
- To be strangled by development. To have their heritage building not protected, either abandoned and vandalized or bought by people who completely change their, to lose their sense of community by not having community centres as social and culture hubs.
- Growth on their doorstep. Traffic. Loss of the hamlets culture, atmosphere, identity.

### Planning and Governance

- Not living in a hamlet, this is not an easy question. Perhaps, if they have not already done so, it is to create a body with members elected or appointed, from each hamlet to consult and plan together their future and be the voice of the hamlets with the various

governments. I suspect that the biggest challenge will be having the higher levels of government listen to their ideas.

- Less interference from government.
- Creating a balance between creating vibrant spaces while maintaining “smallness and character.
- Population decline and aging. Younger people often leave for cities in search of opportunities and education and also healthcare, thus leaving behind the aging population.
- Economic opportunities are limited. Infrastructure and services are just not so prevalent. Poor roads, lack of public transportation and limited healthcare or educational facilities can make life difficult. Housing and development pressure, lack of resources such as Wi-Fi or other digital resources computers and such. Loss of local culture and identity.
- GOVERNMENT INTERFERENCE and taxes, Leftist globalist ideology.
- Accessibility of services (grocery, gas, community support).
- Council corruption.

#### Roads and Traffic

- Running high volumes of trucks and traffic through them in the name of development such that we can't enjoy our homes and yards due to noise or walk outside due to traffic.
- Keeping hamlets small in a growing GTA and sharing roads and services with the Ag community.
- Subdivisions and lack of single detached dwellings and lot sizes. Traffic as well due to lack of infrastructure. Main roads like Brock Road will be overused by commuters.
- Roads and lack of infrastructure.
- Traffic, pollution, community division.
- Too much traffic from developing north Pickering without properly upgrading roads.
- Maintaining affordable housing for the average Canadian. Safety on the roads as a huge influx of new residents floods them.
- Transportation and Accessibility: Ensuring that transportation infrastructure meets the needs of both new and existing residents can be challenging.
- Public transportation.
- Strictly enforce speed limits to enhance safety for residents.
- Traffic and urban spread.
- Road maintenance and slow growth.
- Incursion of subdivisions. Road traffic management. Maintenance and support of hiking trails. The Seaton hiking trail has become increasingly popular since the pandemic, but little has been done to support the increased usage. The trailhead parking lot in Whitevale (for example) is undersized for vehicle traffic.
- Traffic, encroaching subdivisions, new home styles being built in the hamlet, inappropriate renovations to existing homes (size and height of homes and garages).

### Preservation (Heritage and Greenspaces)

- Preserving Identity and Heritage: As development increases, hamlets risk losing their unique character and cultural heritage. Balancing modernization with the preservation of historical buildings and local traditions can be difficult. Infrastructure and Services: As populations grow, there may be a strain on existing infrastructure such as roads, schools, healthcare, and public services.
- Maintaining its quaint and quiet feel.
- Nimby privilege is very much privilege. If they can be protected without creating privilege I'm OK with that.
- Land conversion is irreversible.
- To preserve the peace and quiet and nature they have.
- Being able to maintain residents who want to preserve the hamlet character and not try to "modernize" their community.
- The biggest challenge is to ensure that Pickering maintains hamlet infrastructure so residents can preserve their property investment for the future. Those existing venues, structures maintained by the City but are managed by the hamlet residents, are kept facilitating the needs of the community and others. That as changes occur, these existing hamlets will not be encroached upon with future development mandates that would change their heritage character and vibrancy.

### Communication and Engagement

- You need to ask someone living in one of the eight hamlets (Claremont, Greenwood, Brougham, Green River, Whitevale, Balsam, Cherrywood, and Kinsale).
- Community Engagement and Identity: As new residents move in, there's a risk of losing the strong sense of community that hamlets typically have. Ensuring that new development is in line with the values and needs of the existing residents is crucial to maintaining social cohesion.
- Being ignored by the City of Pickering and not taken seriously. Projects that take 20 years and only happen because a higher level of government intervenes - i.e. internet, that took forever, and it took a pandemic to make it a priority. We think we need more heritage guidelines that have some teeth - for example Markham. And honestly all the houses that have been demolished around us could have been moved to create an estate heritage area in the new Seaton development. Again, there is simply no vision or value of our cultural history in Pickering. It's all about development.

### Recreational Areas

- Roads and community centres as well as retail stores.
- In the case of Greenwood, The City is the biggest challenge. The removal of the Community Centre with no plan in place is a perfect example. Plenty of ideas were submitted to the City and WERE NEVER ACKNOWLEDGED.

#### Other

- I'm not sure.
- Shop local.
- Facing reality.

## Additional Question

*Q12. Is there anything else you would like to share on these topics?*

#### Growth and Development

- This survey has focused a lot on what farmers can do. It should instead focus on zoning and development. Those are the biggest risks facing us.
- Stop building in Pickering. We already do not have enough infrastructure and other things to accommodate the current population. There already aren't enough roads, schools, grocery stores, public services, retail shopping etc. Just stop building.
- The city's past growth mandate is now looking antiquated and embarrassing. We could be inspired by Transport Canada's recent transfer of airport lands to The Rouge National Urban Park as an example of our path forward.
- City of Pickering must develop better roads and infrastructure if it continues to expand.
- Stop building housing.
- Prevent the extreme population growth. If you build too many condominiums and rental units at once, you'll create ghettos. And increase in crime rates... there are numerous examples of this in Toronto... take for example the Jane Finch neighborhood, this was award winning at the time of them being built and now it is notoriously the most dangerous neighborhood in Canada. Building up and developing all these condominiums is extremely short sighted and will create problems and decrease property values for the citizen of Pickering.
- Agriculture and urbanization do not mix well together. I would think keeping development areas of limited sized, in a noncontinuous way (multiple small towns surrounded by agricultural buffers) would be more likely to both preserve more farmland closer to market and result in a more communal like atmosphere for the people who reside there. As opposed to the relentless build-out of our already sprawling neighbourhoods.
- STOP overdeveloping Pickering.

#### Environmental, Economic and Cultural Sustainability

- We are in a trade war. Every effort should be made to promote local farms. And sustainable.
- We have so much agricultural land around us, which means local food options, with minimal delivery distances, leading to less transportation issues (less pollution) and fresher products (better health) - let's not lose this land!
- These hamlets and rural areas have such an important cultural element to them, and make Pickering special. To lose that magic would be devastating.



- I recognize that it is not possible to preserve all agricultural usage in Pickering, or for that matter Durham. The best we can do is inhibit urban sprawl by enforcing agricultural zoning and encouraging agriculturalists to maximize the value of their farms through encourage high value crops and usage. I also don't want to overlook the potential for hydroponic warehouses, commercial greenhouses, market gardens and wineries/distilleries/breweries within areas that are primarily urban in nature.
- Pickering has a chance to become a leader in rural-urban integration if it seizes this moment. The question is not just how to manage growth, but how to design a legacy of balance, sustainability, and community excellence. Agricultural protection isn't enough. It requires agricultural enablement. Retaining farmers on that land requires enabling policies. If farmers can't make a living, they'll sell the land, regardless of zoning. Hamlets must be economically viable, not just charming. Character preservation of a Whitevale, Cherrywood or anywhere else means nothing without sustainable livelihoods. Create a rural community development task force, chaired by the Planning Department, but drawing cross-departmental mandates and performance metrics.
- Agriculture is a core industry that not only needs to be preserved but also strengthened and expanded. Agricultural colleges need to be expanded, more students in colleges and universities offered incentives to go into the field, like paid tuition to get a degree with the promise that they must work in the agricultural sector after graduation for at least 5 years.
- Many challenges in front of us. I think we either step back from the world or we embrace it and seek ways to enrich our city for all who live here. I support increasing density with smart walkable communities.

### Planning and Governance

- As previously mentioned, there has been unrestricted growth north of Durham, and I have limited trust in the Pickering government after having witnessed developers in their pockets and having witnessed forests being illegally cut down from the inside out. I hope that Pickering leadership can recognize the dire situation our province is in regarding preserving fertile land and wilderness. Especially in the current political climate, it has never been more important for our province to be self-sufficient regarding food security and access to safe water. I hope the long-term benefits are recognized over the short-term cash from rich developers who benefit at the loss of our resources.
- Improve the historic tax incentive - cost to register and conditions / liens deter the effectiveness and uptake. There is pride to maintain the hamlets appeal, yet the tax incentives are lacking. There should be rural firepit policy - i.e. bonfire allowed if you are 25 feet from a building or neighbour. other regions allow rural properties to have fire pits. Pickering uses the noisy neighbour policy, which is not right. If a neighbour complains you cannot have a fire, but if you have nice neighbour, you are allowed as not enforced.
- Stop punishing people and organizations with outdated zoning by-laws. It is quite hypocritical when the City punishes historical land use but allows development and loss of nature.

- Stop the MZO's and strong Mayor powers, they are wrong.

#### Other

- I grew up in the area, went to school in Claremont, farmed along with the Pugh family. We now reside in a farming community and see the lost potential of the Pickering area , but also see what it could be ago.
- Can the families whose properties were expropriated in Green River buy back their land to build a home since ours was demolished?
- What hamlets in particular are you referring to? Hamlets are adorable and should always be around because it's a peak into the past, history matters.