

TOWN OF CALEDON  
PLANNING  
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March 17, 2021

## ***Agricultural Impact Assessment***

Tribal Partners Inc.

12035 Dixie Road

Part W Lot 18, Concession 4 (EHS)

Town of Caledon

Region of Peel

Prepared by:

CLARK CONSULTING SERVICES LTD.

Offices: Kingston and Port Hope, ON

[www.clarkcs.com](http://www.clarkcs.com)

March 2021





## Agricultural Impact Assessment 12035 Dixie Road

Location: Part W Lot 18, Concession 4 (EHS),  
Town of Caledon, Regional Municipality of Peel

CCS Project: No. 4624  
Date: March 9, 2021

Prepared for: Robin Comfort, Tribal Partners  
Prepared by: Clark Consulting Services

### 1. INTRODUCTION

Clark Consulting Services (CCS) was retained by Tribal Partners on behalf of 1058063 Ontario Limited who are proposing a change in use for the subject lands.

The site of the proposed development is located at the north-east corner of the intersection of Mayfield Road and Dixie Road (*Figure 1*).

The site is 57.9 ha (143.0 ac) in size. The proposed development is for a commercial distribution centre with a Gross Floor Area of 125,000 sq.m. (1,340,000 sq.ft.). An AIA is required as the proposal converts lands currently being used for agricultural use to a non-agricultural use. These lands are in an area that is being considered for Urban development, but is currently designated in a Prime Agricultural designation in both the Region of Peel and the Town of Caledon Official Plans. The AIA will assess the impact of this conversion on the adjoining agricultural uses and suggest methods of minimizing the impacts of this change in use.

This Agricultural Impact Assessment (AIA) follows the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) Draft Agricultural Impact Assessment (AIA) Guidance Document, March 2018.

In the preparation of this AIA, CCS has completed a review of the following documents:

- the OMAFRA Draft AIA Guidance Document (March 2018)
- the Soils Report for the County of Peel
- the preliminary engineering plans for the proposed development



- the Provincial Policy Statement (2020),
- the Growth Plan for the Greater Golden Horseshoe (August 28, 2020)
- the Official Plans of Region of Peel and the Town of Caledon
- the Zoning By-law of the Town of Caledon
- the soils capability mapping and aerial photos from the OMAFRA Agricultural Information Atlas, and
- the Agricultural System mapping for the Greater Golden Horseshoe.

A site visit of the area, including a windshield survey of land use within 1,500 m of the subject property and existing livestock facilities within that area was made on December 10, 2020. Individual farm owners were contacted by telephone and this AIA report was subsequently completed.

## 2. PROPOSAL

The proposed development would see a series of large storage buildings located on the site as illustrated in *Figure 2*. These buildings would be designed to receive items including food from producers for storage and ultimately distribution to consumers or retail facilities. A large volume of product is required to be stored in accessible fashion and the buildings will also allow coordination of the distribution of these materials. In addition, the buildings with a gross floor area of 125,000 sq.m. require extensive access for the delivery and distribution by a variety of delivery vehicles and access and parking for the 1,500 employees required to operate the facility.

The choice of this site due to its size, is based on the ability to accommodate the large facility, to offer direct access from major transportation facilities and the presence of similar facilities in the immediate area.

Our review of agriculture in the area indicated that although the immediate area was a viable and active agricultural area in the past, over the past 10 years the area has seen a lack of investment in agricultural facilities and the transition in agricultural operations to larger and more transient production such as cash crops. The nature of the local land use is illustrated in *Figure 3* based on our site visit, and review of available aerial photos identified these changes and characterize the area as an area under transition. This is supported by the ongoing planning process focused on the land use issues related to an urban expansion area.

The existing Settlement Boundary is illustrated on *Figure 3*. The subject lands are located immediately adjacent to this boundary and a similar facility is located immediately to the west across Dixie Road. Although the Agricultural Impact Assessment Guidelines suggest that alternative sites are to be considered, the criteria for this facility are unique and make the selection of alternative sites with sufficient size and accessibility in the general area extremely limited. A second site for a similar use is being considered for lands to the north of the subject lands at the intersection of Old School Road and Dixie Road.



### **3. PURPOSE OF AN AGRICULTURAL IMPACT ASSESSMENT (AIA)**

An Agricultural Impact Assessment is defined in the Greenbelt and Growth Plan as: *A study that evaluates the potential impacts of non-agricultural development on agricultural operations and the Agricultural System and recommends ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts.*

An Agricultural Impact Assessment:

- Identifies and assesses potential impacts from development on agriculture (including impacts to farmland, farm operations and the surrounding area, within the Greater Golden Horseshoe impacts on the Agricultural System).
- Recommends measures or strategies to avoid impacts (e.g., consider alternative locations where possible).
- Recommends measures to minimize or mitigate impacts (e.g., through design, use of buffers, etc.).
- Addresses site rehabilitation for agriculture, where applicable.

The Draft Agricultural Impact Assessment (AIA) Guidance Document (OMAFRA) provides valuable information in completing an AIA. Section 1.7 of the document recommends that individuals preparing AIAs confirm their qualification to complete the review and that they have no perceived or actual conflicts of interest in association with the AIA.

*Attachment "A"* to this report includes the CV of the reviewer, Bob Clark, his professional qualification and a statement declaring he has no perceived or actual conflict of interest in the completion of this Peer Review.

### **4. PLANNING POLICY**

The following policy analysis reviews the requirements and provisions relating to the preparation of an Agricultural Impact Assessment, as well as the applicable planning policy which applies to the subject lands.

#### **4.1. PROVINCIAL POLICY STATEMENT (PPS) (2020)**

The Provincial Policy Statement (2020) (PPS) provides for the protection of prime agricultural lands and the designation of Prime Agricultural Areas. Section 2.3.5 allows planning authorities to exclude land from prime agricultural areas for expansions of settlement areas during a comprehensive review conducted in accordance with Section 1.1.3.8. Such a review is currently being undertaken by the Region of Peel and the Town of Caledon.



#### **4.2. GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (GPGGH) 2020**

The entire Region of Peel is within the GPGGH and land use within the Region is subject to policies contained within this document. Section 2.2.8 provides policy for Settlement Area Boundary Expansions. Subsection f) directs that prime agricultural areas should be avoided. The expansion into specialty crop areas is prohibited. Alternatives that avoid prime agricultural areas should be evaluated and where prime agricultural area cannot be avoided, lower priority agricultural lands should be used.

Section 4.2.6 provides policies for an Agricultural System. The Agricultural System has two components: an agricultural land base and an agri-food network which includes infrastructure, services and assets important to the viability of the agri-food sector. The proposed distribution centre to be developed on the subject lands includes the distribution of agricultural produce and supporting equipment and supplies. While agricultural items are only a portion of items included in its broad range of items to be distributed, the presence of these items supports the agricultural use in the larger area.

#### **4.3. GREENBELT PLAN 2020**

Only the watercourse located in the north-east corner of the subject site is designated as a portion of the Natural Heritage System in the Greenbelt Plan. The detailed site design will protect this area.

#### **4.4. REGION OF PEEL OFFICIAL PLAN (ROP)**

The ROP designates the subject lands as part of the Prime Agricultural Area in Schedule B. The Official Plan anticipates changes to the Urban Boundary to accommodate population and employment projections (Section 5.2.2). This is reflected in policies such as Section 3.2.2.10 which promotes agricultural opportunities, new crops and products within near-urban areas to supply local markets, support health and protect the environment. The Future GTA West Preliminary Route Planning Study is illustrated on Schedule E which is indicated as under appeal. The proposed use on the subject site is not permitted by the ROP and an amendment to the Regional Official Plan will be required to permit the proposed use.

The Region is preparing a Municipal Comprehensive Review (Peel 2014 + Regional Official Plan Review and Municipal Comprehensive Review). As part of the Settlement Area Boundary Expansion (SABE) Study, the Region commissioned a Preliminary Agricultural Impact Assessment to inform the (SABE) Refinement Report. This Report established a Focused Study Area (*Figure 4*). The Focused Study Area includes the subject lands.

The analysis of this Focused Study further identified a series of Assessment Areas. The analysis confirms that the number of livestock operations have continued to decline in this area, as well as long term investment in orchards, greenhouses and types of production. Cash crop production has been increasing. The report also notes that there is increasing fragmentation with high incidents of non-farm ownership and use.



The SABE produced a Conceptual SABE Map dated December 10, 2020 (*Figure 5*). The proposed designation of the lands at 12035 Dixie Road are proposed to be designated as an Employment Area.

#### **4.5. TOWN OF CALEDON OFFICIAL PLAN**

The Official Plan of the Town of Caledon designates the subject lands as Prime Agricultural Area and a portion of the Greenbelt Plan Area (*Figure 6*). Section 5.1.1.17 of the Official Plan requires an Agricultural Impact Assessment for proposals in the Prime Agricultural Area that have the potential to negatively impact agricultural uses. An amendment to the Official Plan will be required to allow the proposed development.

#### **4.6. TOWN OF CALEDON ZONING BY-LAW**

The Town of Caledon Zoning By-law zones the subject farm as Agricultural A1 (*Figure 7*). An amendment to the zoning by-law will be required to permit the proposed use.

The above review establishes the requirement and process to be followed in the preparation of an Agricultural Impact Assessment.

### **5. AIA STUDY COMPONENTS**

#### **5.1. PROCESS**

In addition to the site visits, the review of the land use in the area and a review of planning documents, a series of pre-consultation virtual meetings and telephone consultations have been held with Regional Staff, as well as with local landowners to provide up-to-date knowledge of local and regional matters that should be addressed in the AIA.

#### **5.2. Study Areas**

The primary study area includes the subject lands (i.e. the lands where the development is taking place). A detailed design concept has been provided (*Figure 2*). This allows the direct impacts to be assessed. Although the concept may change, the development area has been defined and the portions of the site to be protected as environmental areas have been identified.

The secondary study area will include lands that will be potentially impacted by the development. An area 1.5 km from the subject lands has been identified as outlined in *Figure 3* and forms the basis for the review of land use and potential impacts. The rationale for the 1.5 km as the investigation distance is tied to the size of MDS 1 setbacks. Generally, MDS 1 setbacks deal sufficiently with odour issues and therefore can be a good basis for investigating other impacts such as noise, traffic and hydrological changes. Furthermore, a 1.5 km radius will provide an appropriate area to assess community and economic impacts to the Agricultural System.



### 5.3. Land Use

Based on our site visit, the land use map *Figure 3* has been prepared.

The subject lands (12035 Dixie Road) are approximately 57.9 ha (143.0 ac) in size. The farm was an active operation as evidenced by the number and size of farm related buildings. These buildings are currently used for storage. There is no indication that they have been used for livestock for some time, although they appear to be structurally sound a decision to renovate them to accommodate livestock would require a Building Permit and the calculation of a Minimum Distance Separation. The close proximity of the adjacent urban uses immediately across both Dixie Road and Mayfield Road would significantly limit the capacity of the barns to house livestock.

The remainder of the property is being used for cash crops (45 ha) with a watercourse in the north-east corner of the property (0.7 ha). The remainder of the property (12.2 ha) is the location of the buildings and an area that is not tilled and used for access.

The soils on these lands, like most of the secondary area, are described in the Soil Survey Report for Peel County as Chinguacousy clay loam. The Soil Report describes these soils as developed on fine textured shale and limestone till with imperfect drainage. The report describes the farming activity as chiefly dairying. It describes the soils as well suited to the production of cereal grains and forage crops. In addition to the crops commonly grown in connection with dairy farming, cash crops such as wheat, corn, beans and tomatoes can be grown where climate permits. The installation of tile drains would permit the production of a wider range of crops and earlier spring cultivation.

The Canada Land Inventory classifies these lands as 60% Class 1 and 40% Class 3 due to topographic limitations (*Figure 8*). This classification appears to ignore the drainage limits discussed in the Soils Report. The flat nature of the lands allows extensive cultivation. Aside from the roads and buildings, the only limiting features are the watercourses and their associated stream valleys which are identified on the Canada Land Inventory mapping as "*Bottomland*".

*Figure 3* presents the land use information as determined through the windshield survey and aerial review. The traditional 100-acre farmstead is evident with regular farmsteads. The associated Barns are identified with a series of letters i.e. Barn A.

A series of non-farmland uses including commercial, institutional and non-farm residences are evidence and identified. Two golf courses have been established in the northern portion of the secondary area. The croplands make up the largest area of land use representing 56.5% of the lands outside the Urban Boundary. A detailed area breakdown is provided in the following table:



<i>Land Use</i>	<i>Cropland</i>	<i>Farm-related</i>	<i>Pasture</i>	<i>Watercourse/ Woodland</i>	<i>Non-farm</i>
Outside Urban Boundary (ha)	327.3	29.2	21.2	126.1	74.8
Inside Urban Boundary (ha)	82.5	2.3	-	23.8	494.4
<b>Total (ha)</b>	<b>409.9</b>	<b>25.5</b>	<b>21.2</b>	<b>149.9</b>	<b>569.2</b>

The level of tile drainage is limited according to the OMAFRA Agricultural Tile Drainage mapping. This would seem to suggest that the general description of the Chinguacousy soils does not apply in either the primary or secondary area. Lands to the north of the secondary area appear to have a much heavier investment in artificial drainage.

Our review of the farming operations through our windshield survey and our conversation with farm owners suggests that many of the farmlands associated with the original dairy farms have been leased by adjacent farm owners to allow large scale crop production. This was originally required to support the enlarged cattle and dairy operations and has continued as a cash cropping activity.

#### 5.4. Minimum Distance Separation

The introduction of non-farm uses into a Prime Agricultural Area requires consideration of compatibility with existing farming activities. One of the most controversial is the proximity to livestock facilities which can cause concerns with adjacent land uses principally due to odour. The Ministry of Agricultural Food and Rural Affairs have established a process for determining appropriate separation distances for new non-farm uses in relation to existing livestock operations. This process is referred to as an MDS I calculation and requires the determination of the type and size of the livestock operation and the calculation generates a recommended separation distance. This process is described in the Ministry's publication 853. The calculation can be prepared manually or with the use of the Ministry's calculator located in the Agrisuite program.

Publication 853 contains a number of guidelines to assist in addressing the unique situations that do not lend themselves to calculation. Based on our review of the livestock facilities adjacent to the subject site and the presence of a number of non-farm uses, Guideline #12 has been applied. This Guideline permits a reduced MDS I setback provided there are four or more non-agricultural uses, residential use and/or dwellings closer to the subject livestock facility than the proposed development and those four or more non-agricultural uses, residential uses and/or dwellings are:

- Located within the intervening area and a 120 degree field of view between the closest part of the proposed development or dwelling and the nearest livestock facility;
- Located on separate lots; and
- Of the same or greater sensitivity as the proposed development.





If all of the above conditions are met, the MDS I setback for the proposed development or dwelling may be reduced such that it is located no closer to the livestock facility than the furthest of the four non-agricultural uses, residential uses and/or dwellings.

As illustrated on *Figure 10*, Guideline #12 has been applied to Barns A, B, D & E. The separation distance has been illustrated to be the fourth non-agricultural use between the barn and the Subject Lands. An MDS I calculation was prepared for Barn C. Although Barn C is vacant and has been vacant for 15 years, the barn appears to be in stable condition. The calculation sheet is attached as *Attachment C*. The barn appears to be capable of housing 30 dairy cattle. Using this information, an MDS I separation distance of 265 m (869 ft) was calculated. As illustrated on *Figure 10*, the actual separation distance is in the order of 560 m. Thus the proposed development exceeds the separation distance calculated by the MDS formula.

### **5.5. Farm and Crop Type**

The comparison of 2016 and 2011 Census of Agriculture for the Township of Caledon confirms that the trend in size of farms saw an increase in larger size farm operations. Farms larger than 1,000 acres increased, while all other categories declined save for the 400 to 500 acre and the under 10 acre size. The total number of farms recorded in the 2016 Census was 345. All categories of land use saw a decline between 2016 and 2011 with the total area in farms declining by 5.65% to 77,986 acres. One of the largest declines was in tame and seeded pasture. The only field crop that showed an increase was Soybeans. These trends are reflected in the Study Area with most of the livestock buildings being vacant and the extensive area of croplands.

### **5.6. Economic and Community Benefits of Agriculture**

While agriculture forms an important component of the local economy, the trends which are evident both in the municipal-wide agricultural statistics and in particular in the agricultural uses in the immediate area confirm that agriculture has undergone significant transition in the past 10 years. The presence of a number of non-farm agricultural uses has resulted in limitations on the ability of the local agricultural community to modify production particularly livestock production. Recent trends show a reduction in livestock and a heavy reliance on cash crops. While the Provincial Policy Statement recommends the protection of Prime Agricultural land, the subject lands are heavily constrained by the adjacent urban uses. Although the conversion of these lands to an urban use will reduce the agricultural land area, this reduction will not be significant. In addition, if this use were located in a more isolated part of the urbanizing area, the use would represent a further intrusion of an intensive urban use into a current agricultural area and would be expected to generate a much more significant impact on the current agricultural uses and the future urban uses.

### **5.7. Assessment of Impacts**

In considering the potential impacts of the conversion of the subject plans to a non-farm use, the most obvious impact will be the restriction on adjacent agricultural land uses. In order to provide mitigation of this impact, it is recommended that the development proposal as far as possible,



apply buffering to the lands immediately adjacent to the actively used Prime Agricultural lands. The presence of the watercourse and its protection as an intervening land-use will serve to provide a portion of this buffering.

## 5.8. Study Conclusions and Recommendations

In conclusion, the conversion of the subject lands to a non-farm commercial use will have a minimal impact due to the location and the limited adjacent agricultural uses present. The presence of existing non-farm uses adjacent the subject lands serve to shield the subject lands from adjacent agricultural uses as illustrated in the MDS I calculations.

While considering the broader implications of urban development to the lands within the secondary area, it is understood that the Municipality and the Region are preparing a longer range planning approach which will address the conversion of additional lands for urban development. While this process cannot dictate in absolute terms the development of the urban lands, it is recommended that a phasing process be included in the land use planning exercise in order to provide the agricultural users with a clear understanding of the timing for future urban conversion. This will afford them the opportunity to make investment decisions based on an understanding of the anticipated phasing of development and the duration in which their investments will be effective.

In addition from a planning perspective, it is recommended that the Municipality encourage the diversification of the agricultural community including provision for urban agriculture and regenerative forms of agriculture in the immediate area. This will provide for a transition between the traditional farming community and more urban orientation for food production.

Clark Consulting Services (CCS) respectfully submits this Agricultural Impact Assessment. It has been prepared in accordance with the requirements of the OMAFRA Draft AIA Guidelines. This has been prepared by a 'Qualified Person', Robert K. Clark, with appropriate qualifications and experience in the Province of Ontario. Mr. Clark has no perceived or actual conflicts of interest in preparing this AIA. Mr. Clark maintains membership in good standing with the Ontario Institute of Agrologists (P.Ag.). Mr. Clark is available for further comment where appropriate.

Sincerely,



Bob Clark, P.Eng., P.Ag., MCIP, RPP, OLE  
Principal Planner



Figures:

Figure 1 - Location Map

Figure 2 - Concept of Proposed Use

Figure 3 - Land Use Map

Figure 4 - Focused Assessment Areas

Figure 5 - SABE Concept Map (December 2020)

Figure 6 - Official Plan Excerpt (Town of Caledon)

Figure 7 - Zoning By-law Excerpt (Town of Caledon)

Figure 8 - Agricultural Capability Mapping

Figure 9 - Tile Drainage Map

Figure 10 - MDS 1 Map

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Figure 1  
Location Map  
12035 Dixie Road  
Part W of Lot 18, Concession 4 (EHS)  
Town of Caledon, Region of Peel

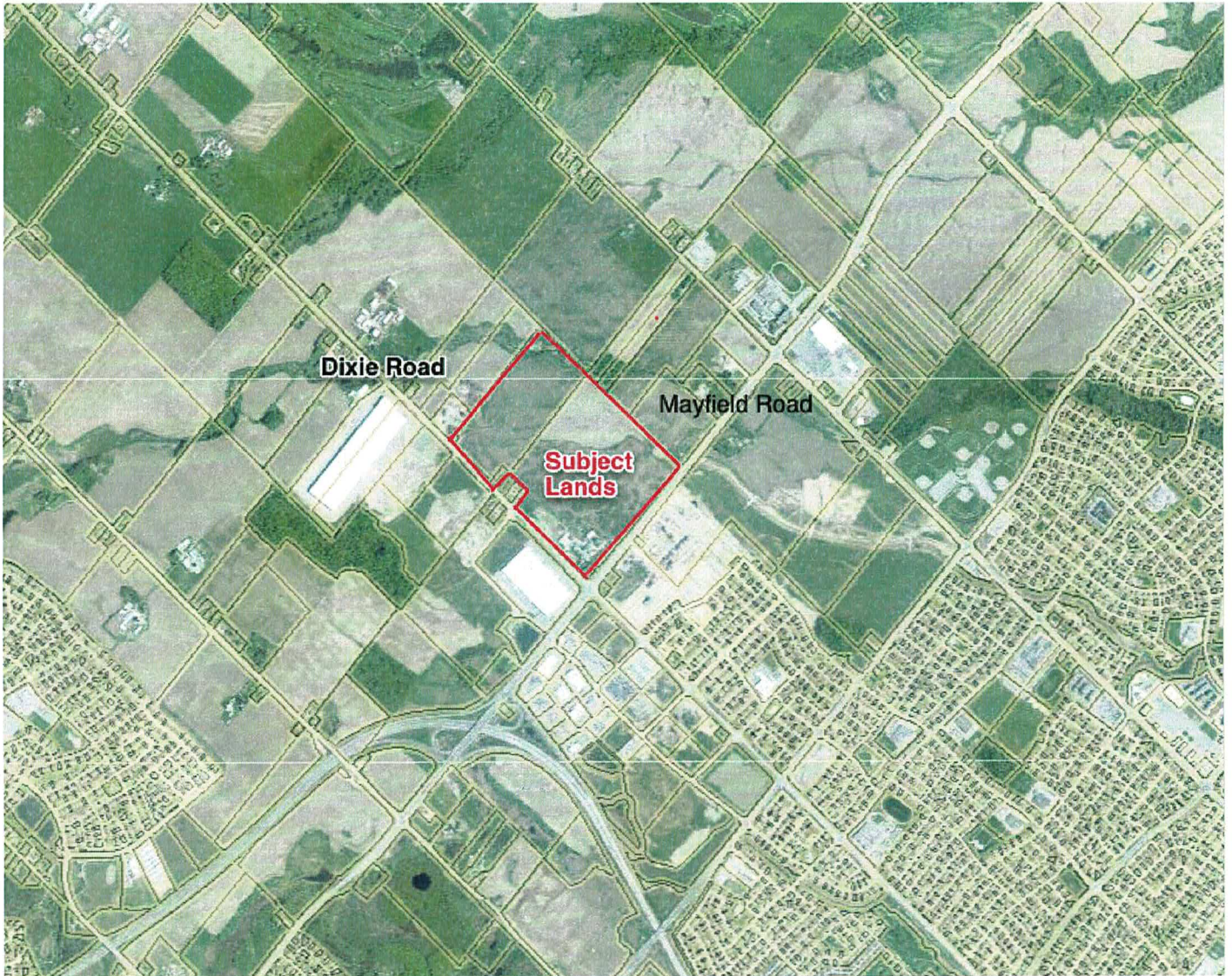
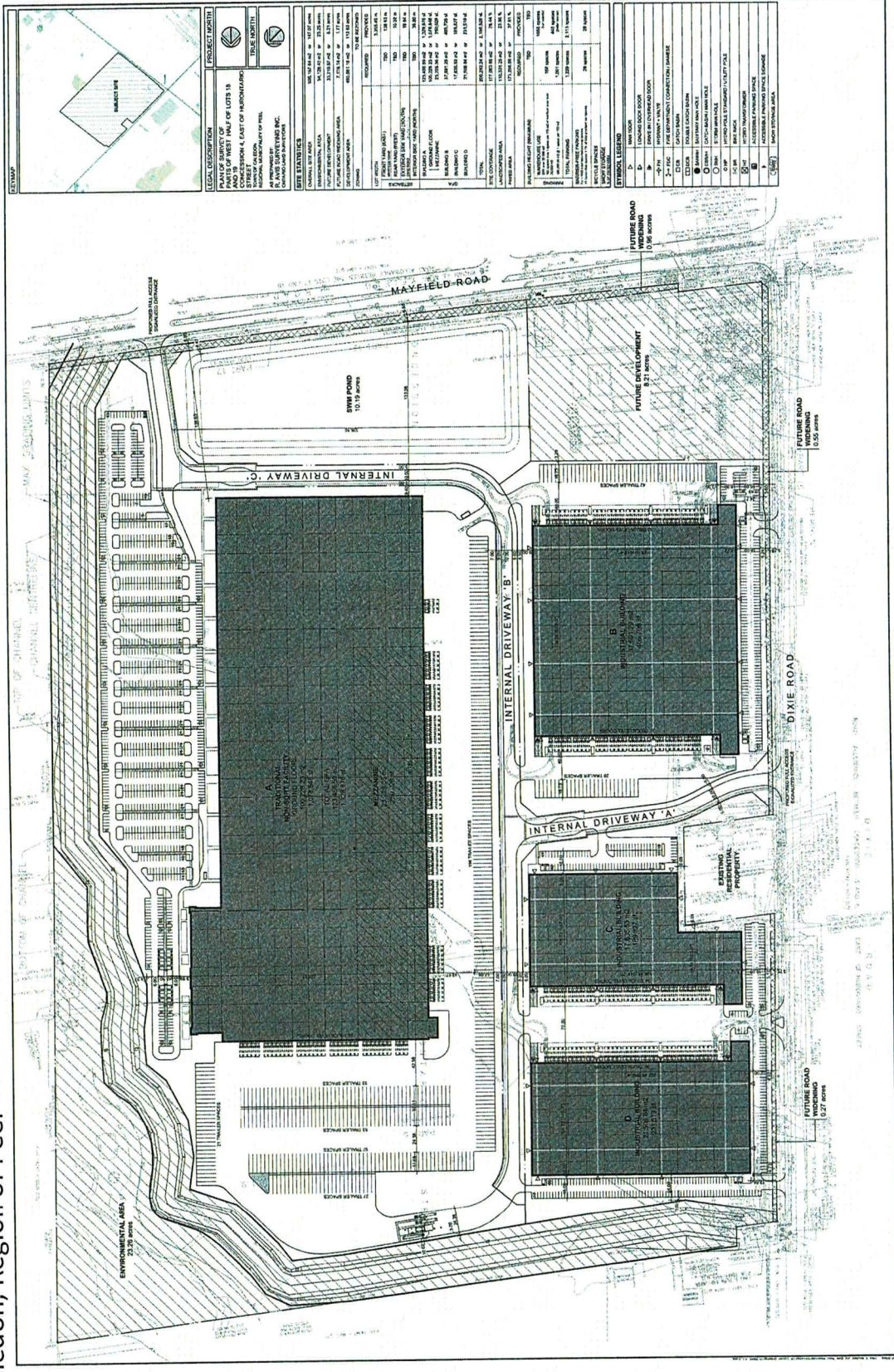


Figure 2  
 Concept of Proposed Use  
 12035 Dixie Road  
 Part W of Lot 18, Concession 4 (EHS)  
 Town of Caledon, Region of Peel



LEGAL DESCRIPTION		PROJECT MONTH	
PARTS OF WEST HALF OF LOTS 18 AND 19 OF CONCESSION 4 EAST OF HIGHWAY 10, TOWN OF CALEDON, REGION OF PEEL		JULY 2021	
PREPARED BY: B. ANDERSON		DATE: 1/20/21	
DRAWN BY: B. ANDERSON		SCALE: AS SHOWN	
CHECKED BY: B. ANDERSON		PROJECT NO: P-20146	
DATE: 1/20/21		SHEET NO: A-10	

SITE PLAN	
DATE: 1/20/21	SCALE: AS SHOWN
PROJECT NO: P-20146	SHEET NO: A-10

**BALDASSARRA**  
 Architects  
 30 Central Expressway, Unit 20 | Caledon, ON L7R 4K7  
 Phone: (905) 896-8888 | Fax: (905) 896-8889  
 Email: info@baldassarra.com | www.baldassarra.com

**Tribal**  
 1000 Highway 7 East, Unit 100 | Caledon, ON L7R 4K7  
 Phone: (905) 896-8888 | Fax: (905) 896-8889  
 Email: info@tribal.ca | www.tribal.ca

12035 Dixie Road  
 Town of Caledon, Ontario

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Figure 3  
 Aerial Land Use Map  
 12035 Dixie Road  
 Part W of Lot 18, Concession 4 (EHS)  
 Town of Caledon, Region of Peel

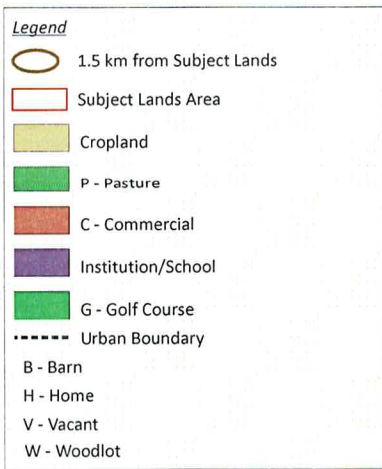
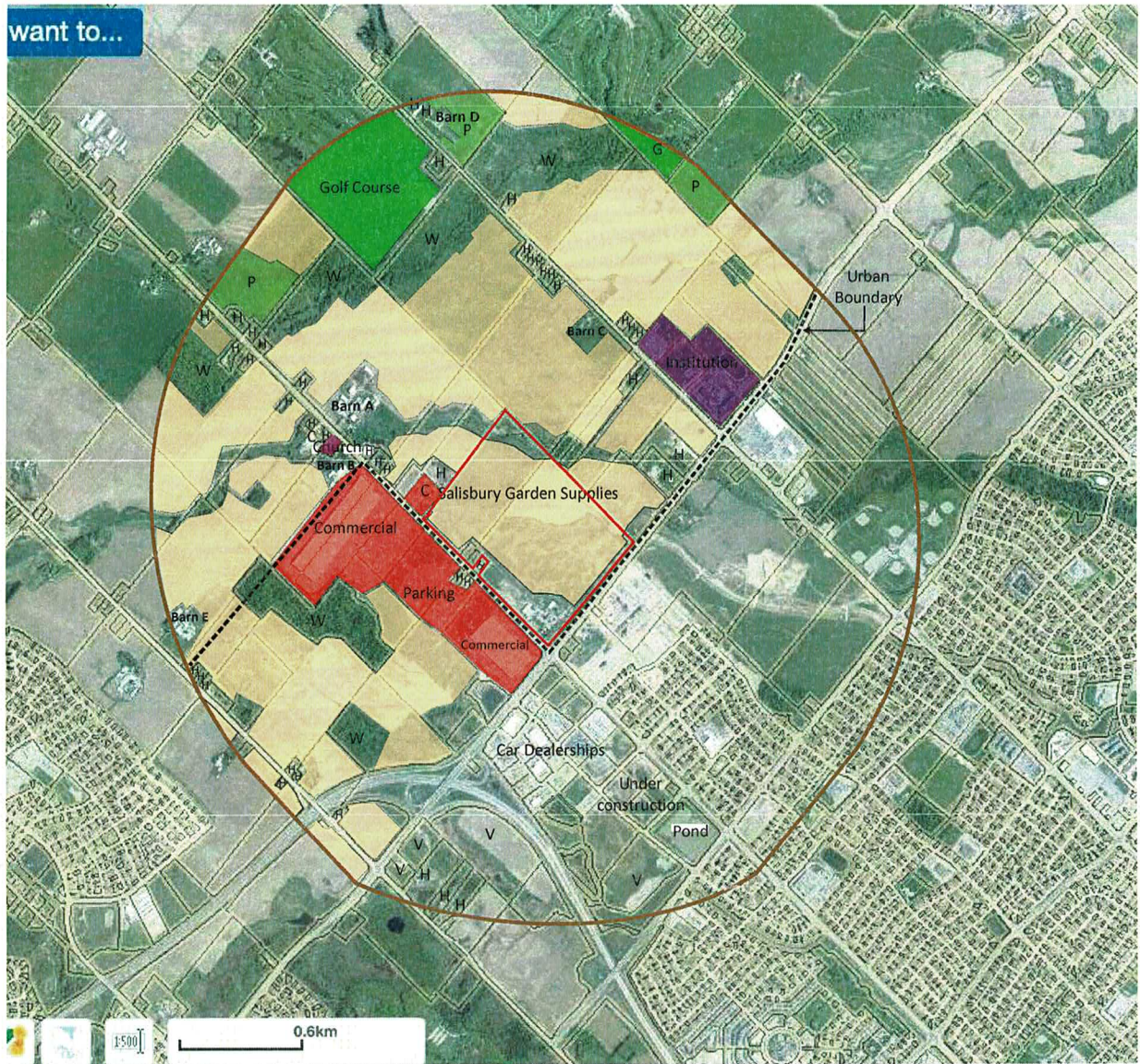
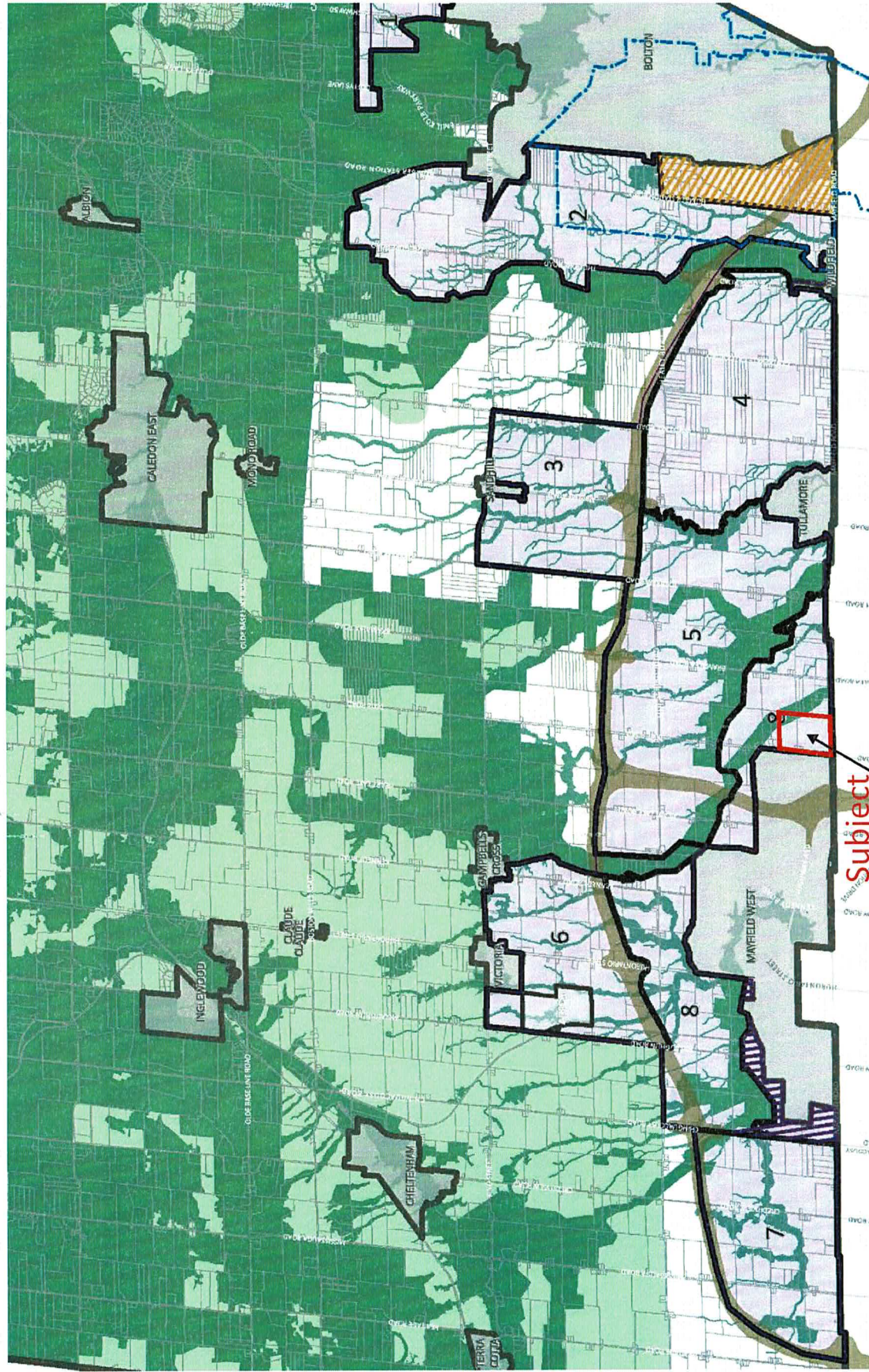


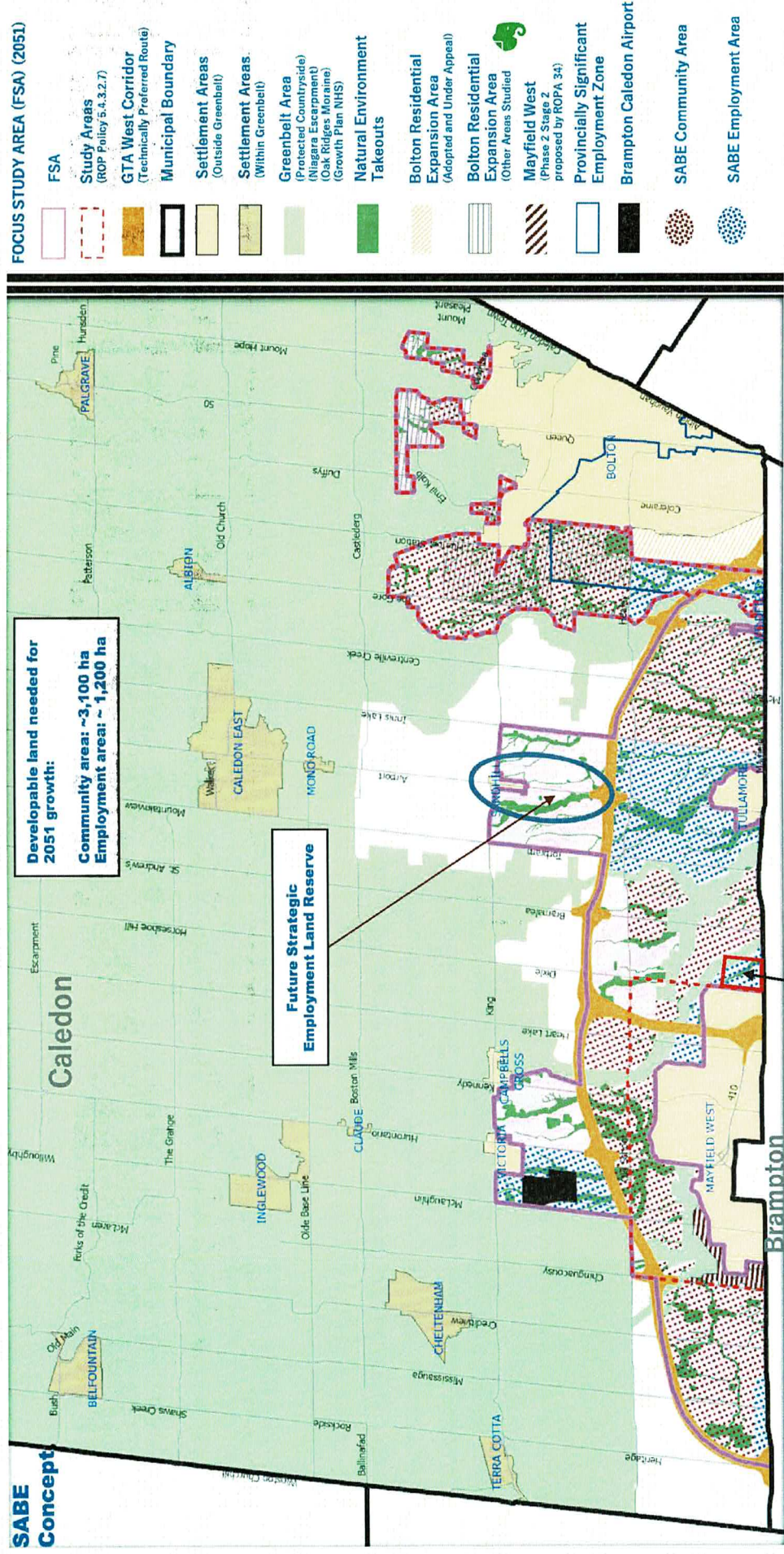
Figure 4  
 Focused Assessment Areas  
 Preliminary Agricultural Impact Assessment  
 Prepared by Planscape - July 23, 2020



Subject  
 Lands



Figure 5  
 SABE Concept Map (December 2020)  
 12035 Dixie Road  
 Part W of Lot 18, Concession 4 (EHS)  
 Town of Caledon, Region of Peel



CLARK



Figure 6  
 Excerpt from Schedule A  
 Town of Caledon Official Plan  
 12035 Dixie Road  
 Part W of Lot 18, Concession 4 (EHS)  
 Town of Caledon, Region of Peel

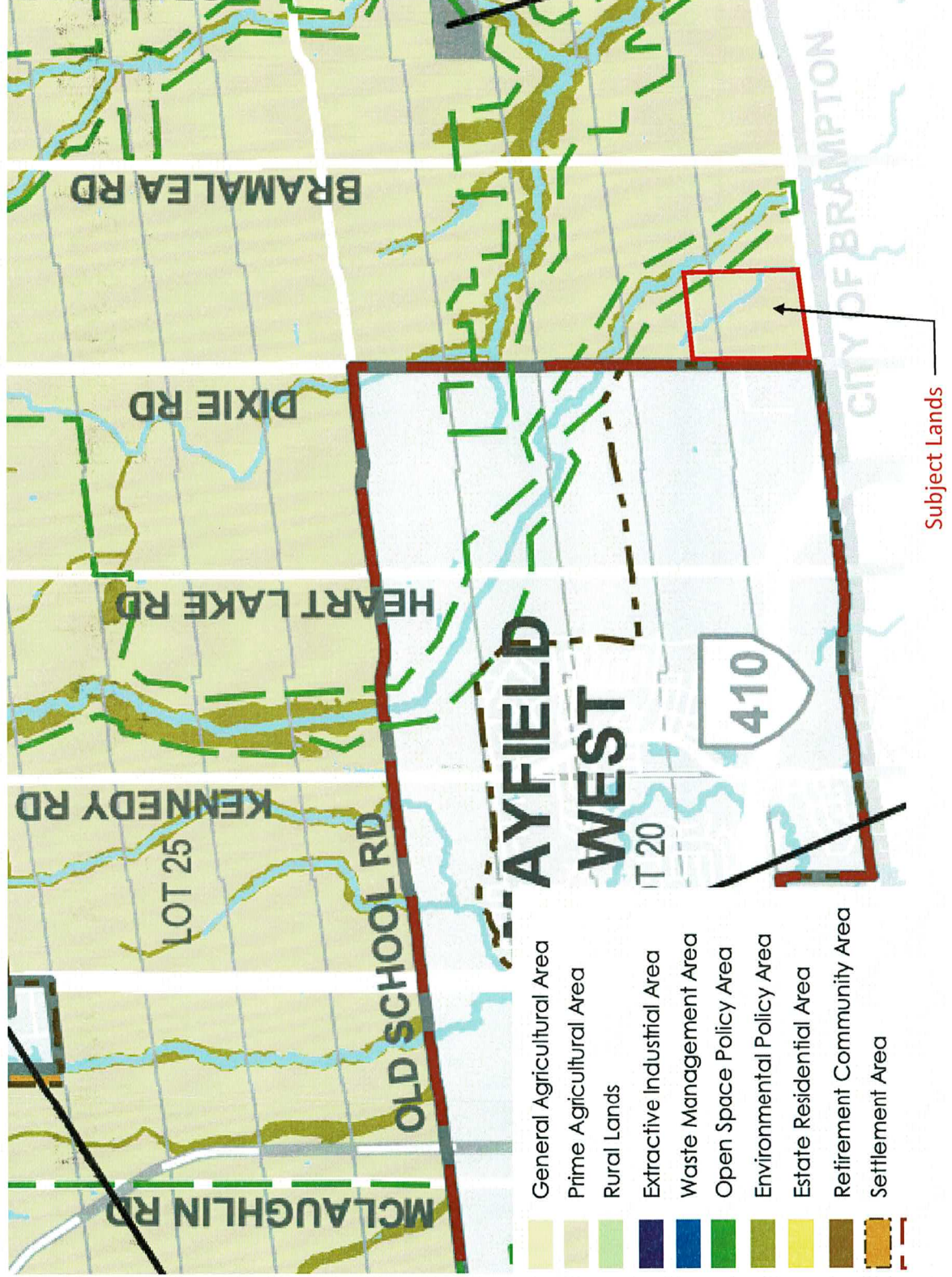
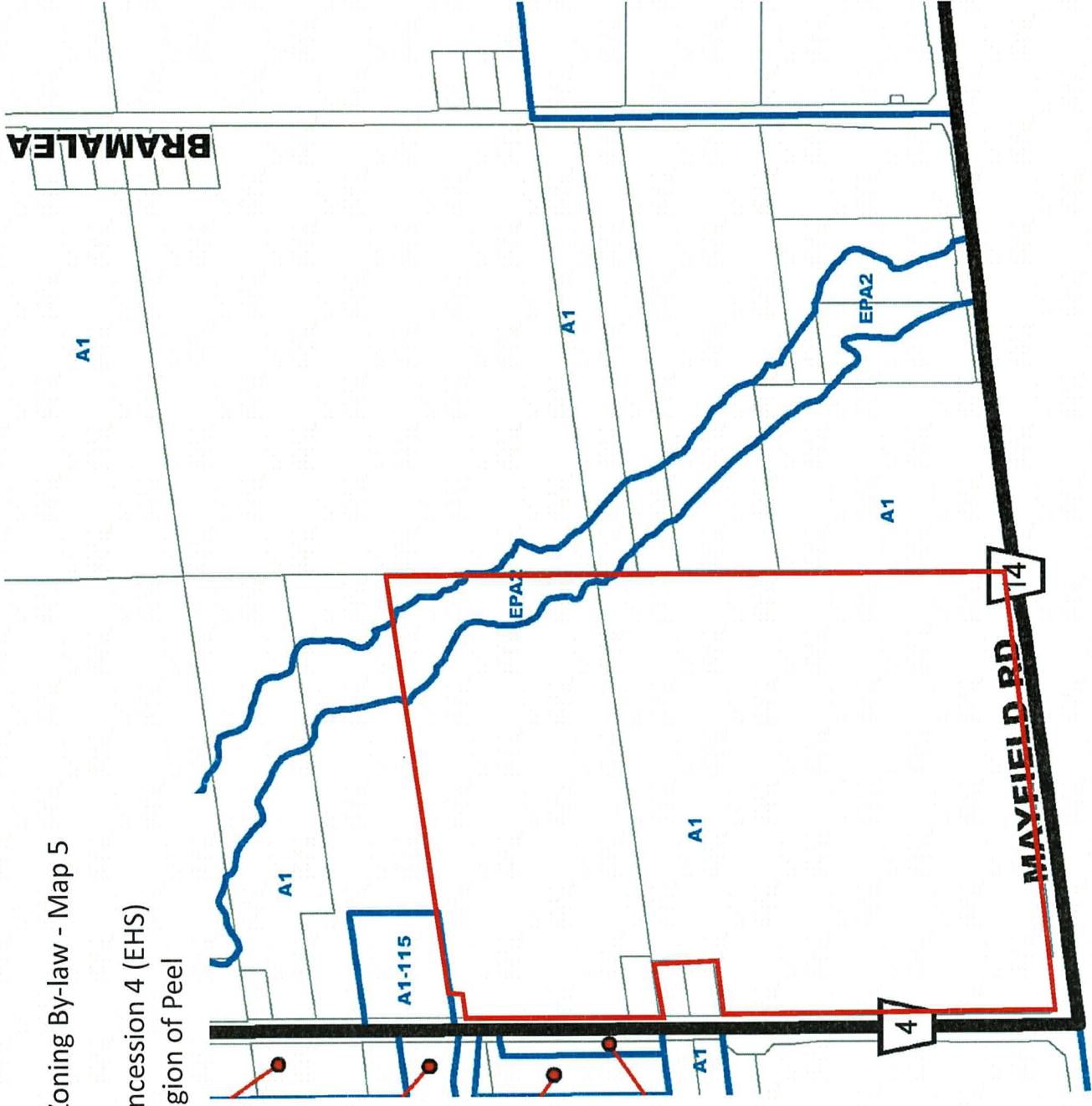
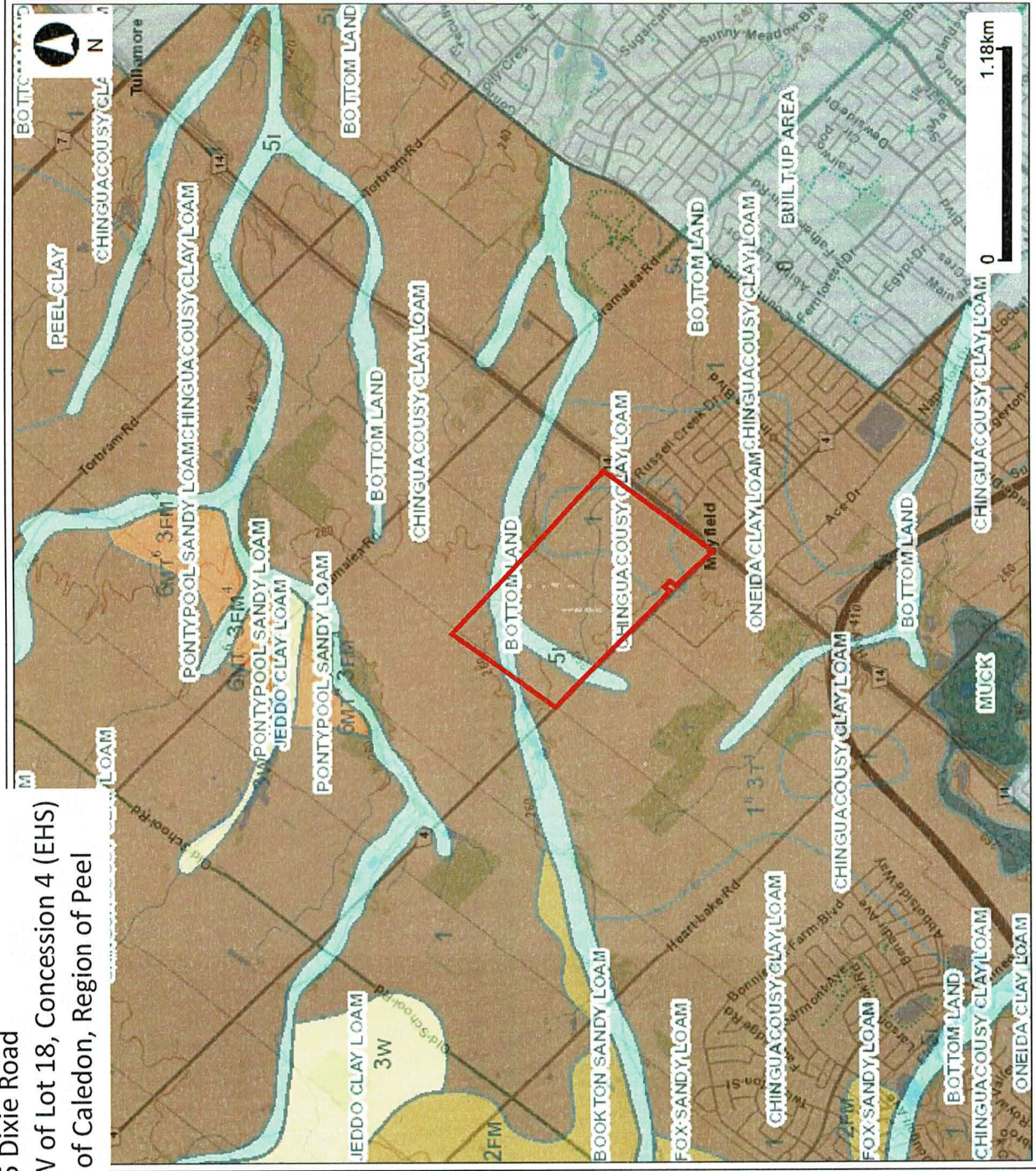


Figure 7  
Excerpt from Town Zoning By-law - Map 5  
12035 Dixie Road  
Part W of Lot 18, Concession 4 (EHS)  
Town of Caledon, Region of Peel



Subject Lands

**Figure 8**  
**Agricultural Capability Mapping**  
**12035 Dixie Road**  
**Part W of Lot 18, Concession 4 (EHS)**  
**Town of Caledon, Region of Peel**



**Legend**

- Assessment Parcel
- @language-layer-soil-name
- @language-layer-soil-capabilit
- Unclassified
- Class 1
- Class 2
- Class 3
- Class 4
- Class 5
- Class 6
- Class 7
- Organic Soil
- Water

Subject Lands

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) shall not be liable in any way for the use or any information on this map, or reliance upon, this map.



Figure 9  
 Tile Drainage Map  
 12035 Dixie Road  
 Part W of Lot 18, Concession 4 (EHS)  
 Town of Caledon, Region of Peel

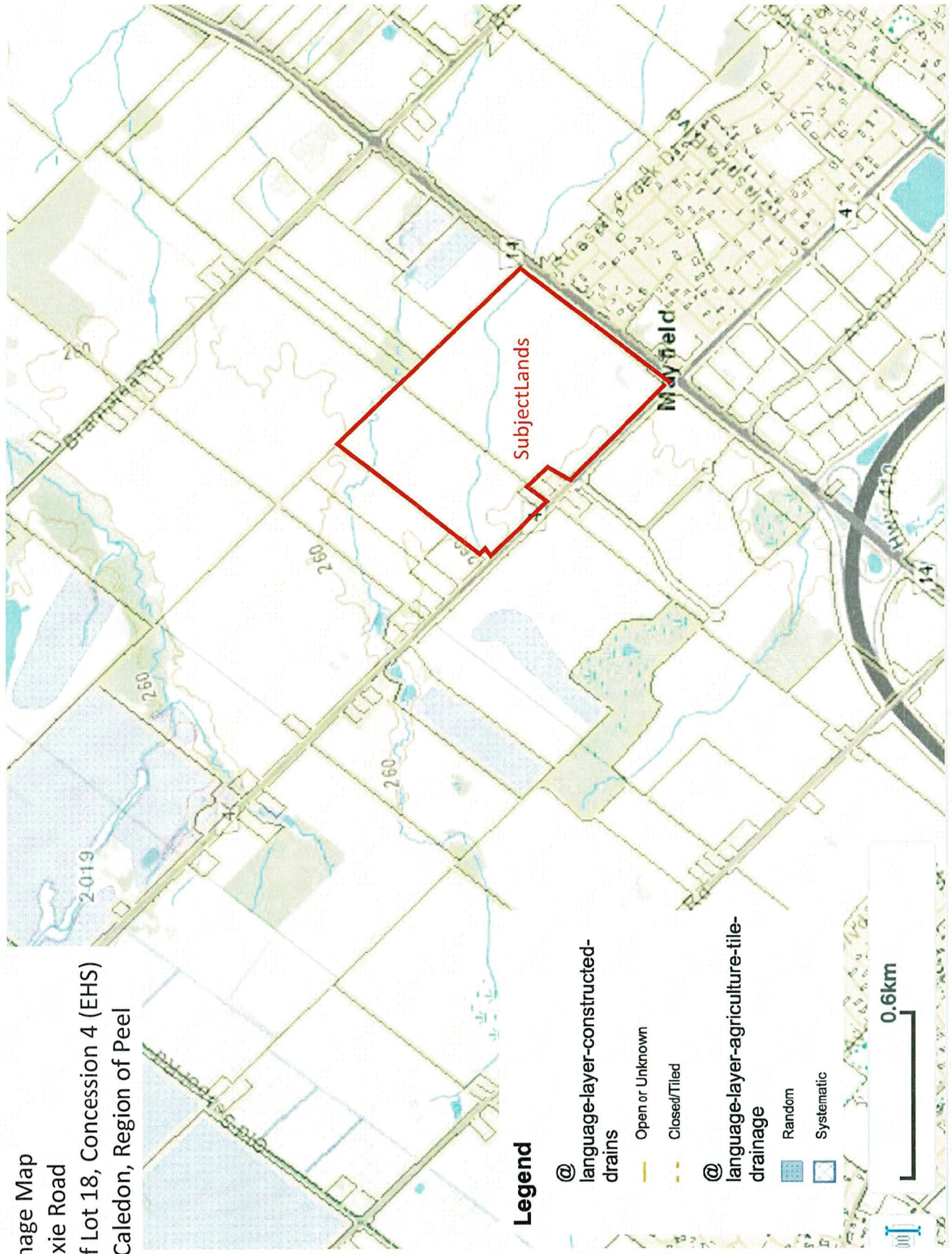
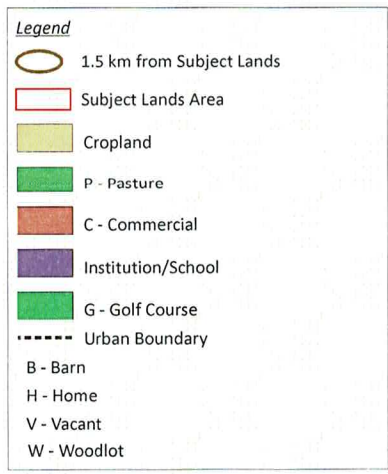
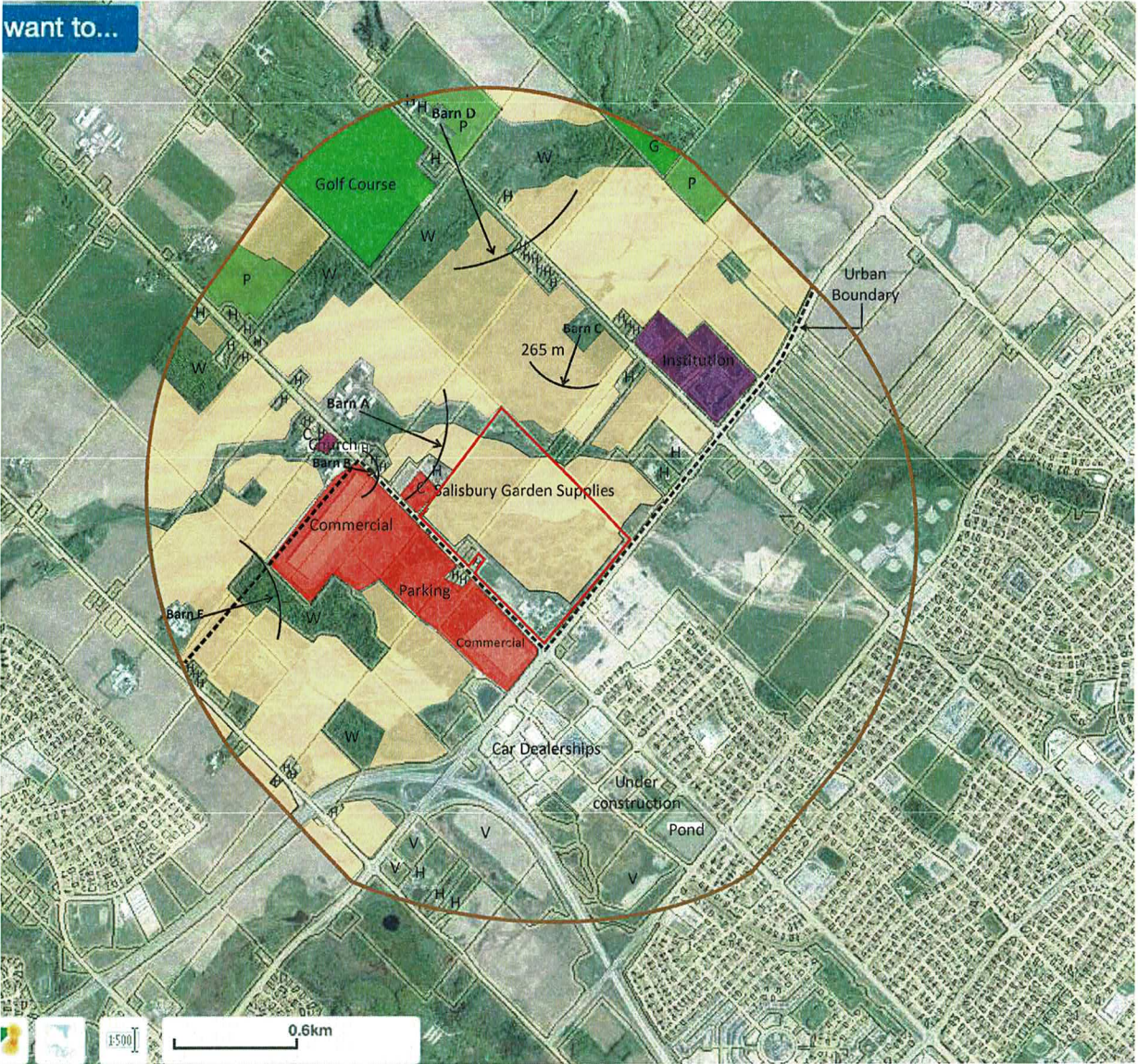


Figure 10  
 Minimum Distance Separation MDS I Map  
 12035 Dixie Road  
 Part W of Lot 18, Concession 4 (EHS)  
 Town of Caledon, Region of Peel



**ATTACHMENT A**  
**Curriculum Vitae - Robert K. (Bob) Clark**





#### Education

1972  
Master of Science,  
Resource Development and  
Resource Economics,  
University of Guelph

1970  
Bachelor of Science (Eng.)  
Water Resources Engineering,  
University of Guelph

#### CONTACT



T 905-885-8023  
[bob@clarkcs.com](mailto:bob@clarkcs.com)  
[www.clarkcs.com](http://www.clarkcs.com)

## ROBERT K. CLARK

Bob's career in the field of planning spans 46 years. He approaches each project with creativity and a strong intent to meet and exceed the client's expectations. The Planning Field is changing rapidly to address the changing needs of our communities. While financial viability remains an important consideration in all projects, increasingly, sustainability, impact on the environment, the health of the community and the individual are key aspects of successful projects. Clark Consulting Services was created to give Bob the freedom to take on projects that he found interesting and challenging as well as work in an atmosphere guided by the principles of honesty and integrity.

#### Professional Qualifications and Associations

Canadian Institute of Planners (MCIP)  
Ontario Professional Planning Institute (RPP)  
Ontario Institute of Agrologists (P.Ag.)  
Professional Engineers of Ontario (P.Eng.)  
Association of Ontario Land Economists

#### Professional Background

1994-Present – Clark Consulting Services  
Principal Planner, President

#### Expert Testimony

Qualified by the OMB to give expert testimony in the fields of:

- Land Use Planning
- Agricultural Land Evaluation
- Municipal Finance
- Land Economics
- Environmental Impact Assessment

## CURRICULUM VITAE

## **Selected Experience**

### ***Agricultural Land Assessments/Analysis (Project Manager and Senior Professional Agrologist/Pedologist on all projects)***

- Agricultural Lands Review, United Counties of Stormont, Dundas and Glengarry
- City of Kingston - Agricultural Study
- Stormont Dundas and Glengarry: Review of Prime Agricultural Area for Official Plan Update
- Capital Region Resource Recovery Centre, Agricultural Land Assessment (as part of Environmental Assessment) Russell and Boundary Road Sites
- Vale Agricultural Land Assessment Prince Edward County
- Dafoe Agricultural Assessment, City of Quinte West
- Desjardine, Agricultural Assessment, Township of Elizabethtown Kitley
- Sills Agricultural Assessment, City of Quinte West
- Lafleche Agricultural Assessment, Stormont, Dundas and Glengarry
- McQuillan Land Assessment, Haldimand Township
- Pepper/Hamilton Township
- Espie Agricultural Assessment Beckwith Township
- White Tail Golf Course Agricultural Assessment and Professional Evidence OMB
- Wesleyville Land Assembly, Municipality of Port Hope
- Baulch Road Land Review, Municipality of Port Hope
- Midtown Corridor Hamilton Township Land Evaluation
- Cavan Millbrook North Monaghan OP Prime Agricultural Land Evaluation
- Hamilton Township OP Prime Agricultural Land Evaluation
- Frontenac Islands OP Prime Agricultural Land Evaluation
- Campbellford Seymour Agricultural Land Evaluation
- Sidney Township OP Agricultural Land Evaluation
- South Fredricksburgh OP Agricultural Land Evaluation
- Agricultural Land Use Analysis, Former Township of Hope

### ***Agricultural Impact Assessment***

- Fenelon Falls Baptist Church
- Cation Ag Impact Assessment
- Brown Planning Justification including Agricultural Impact Assessment
- May Agricultural Assessment
- Peer Review of Agricultural Viability for planning applications, City of Oshawa
- White Tail Golf Course, City of Kawartha Lakes
- Snug Harbour, City of Kawartha Lakes
- Murray Hills Subdivision former Murray Township

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### ***Agricultural Land Assessments for Solar Installations***

-Agricultural Land Capability Assessment for Potential Solar Farm Installations to meet requirements of OPA FIT Program, (over 340 projects to date)

### ***Environmental Assessment***

-Public Works Garage, Class EA, Town of Gananoque,  
-Wilson Island Bridge (Socio-economic Assessment), County of Northumberland,  
Environmental Impact Assessment, private owners including Michael Lash, Eithery/Buttery Lands, Vanden Hoek site; Three Strand Development Group – Communal Sewage System.

### ***Environmental Impact Study/Statement***

Based on experience and training as a water resource engineer and pedologist, Mr. Clark has prepared Environmental Impact Studies/Statements for situations in which the primary issues relate to site grading, drainage and building location. Examples include:

- Lash Cottage addition (minor variance)
- Hog Island EIS (consent application)
- Eberle Farm lot creation ORMCP

### ***Official Plans, Official Plan Updates and Amendments***

Township of Cavan-Millbrook-North Monaghan, Township of Haldimand, Township of Hamilton, Township of Smith, Township of Lochiel, Township of Charlottenburgh, Town of Brighton, Township of Burleigh and Anstruther, Township of Sidney, Township of Frontenac Islands, Township of Hope, Town of Gananoque.

### ***Secondary Plans***

Fraserville Secondary Plan - Township of Cavan- Millbrook-North Monaghan; South Sidney Secondary Plan, Township of Sidney; Alcan District Area Study - City of Kingston; Shasta Secondary Plan - Town of Westminster, Baltimore-Creighton Heights Community Plan, Township of Hamilton, Southwest Industrial Sector Plan, Township of Hamilton, Jackson Creek West Secondary Plan, City of Peterborough.

### ***Growth Strategy Studies***

Township of Hamilton, Township of Manvers, Town of Cobourg/Township of Hamilton, Village of Stirling, Village of Cochrane, Township of Smith.

### ***Development Charges Studies***

Township of Murray, Township of Hamilton, Township of Smith, Township of Manvers, Town of Brighton, Township of Alnwick, Township of Haldimand, Township of Somerville, Township of Woodville, Townships of Anson, Hindon, Minden, Village of Omemee, Township of Galway, Cavendish & Harvey, Township of Fenelon, Township of Verulam, Township of Emily, Township of Eldon, Village of Fenelon Falls, Township of Smith-Ennismore, Township of Cavan-Millbrook-North Monaghan, Village of Bobcaygeon, Township of Brighton, Township of Centre Hastings, Town of Greater Napanee, County of Victoria, Township of Cramahe, Municipality of Campbellford/Seymour, Village

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of Colborne, City of Kawartha Lakes, The Township of Frontenac Islands, The Township of Alnwick/Haldimand, Municipality of Trent Hills, Township of Rideau Lakes, Township of Asphodel Norwood, County of Peterborough, Municipality of Trent Lakes.

***Municipal Financial Impact Assessments***

Sandy Point Recreation Development, Harvey Township, Reference Plan Development, Cavan Township, Township of Manvers, Township of North Monaghan.

***Zoning By-laws/By-law Amendments***

Township of Cavan-Millbrook-North Monaghan; Township of Frontenac Islands; Township of Percy, Township of Alnwick, Town of Campbellford, Town of Brighton, Village of Madoc, Town of Picton

***Aggregate Resource Planning***

Review of Aggregate Potential for Official Plans and Zoning By-laws

Howe Island Gravel Pit – review of proposal; prepare report to Council with planning documents; provide professional opinion evidence at OMB Hearing; Stonescape II Quarry Appeal – review of proposed quarry, preparation of planning review, attendance at OMB Hearing; Codrington Pit Proposal – review of proposed pit, advice to adjacent land owner, monitor approvals

***Official Plans, Official Plan Updates and Amendments***

Township of Cavan-Millbrook-North Monaghan, Township of Haldimand, Township of Hamilton, Township of Smith, Township of Lochiel, Township of Charlottenburgh, Town of Brighton, Township of Burleigh and Anstruther, Township of Sidney, Township of Frontenac Islands, Township of Hope, Town of Gananoque.

***Recent Renewable Energy Projects***

Planning Approvals, Wolfe Island Wind Farm, Township of Frontenac Islands; Gas fired Peaking Plant Location study; Epcor, Skypower; Solar Farm; Algonquin Power. – Wind Farm

***Watershed Plans***

South Sidney Watershed, Lower Trent Region Conservation Authority; Storm Water Management Plan, Town of Delhi; Oshawa Creek Watershed Master Plan, City of Oshawa.

***Waterfront Studies***

Town of Deseronto, Town of Deep River, City of Kingston.

Tourism Development Studies

Ministry of Industry and Tourism, Tourism Development Strategy Trenton Cornwall and Renfrew

- Kingston Zones, County of Northumberland Tourism Planning Study.

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### ***Socio-Economic Assessments***

TransCanada Pipelines Transco Project, Brampton to Burlington Gas Pipeline, TransCanada Pipelines, Eldorado Nuclear Hexafluoride Refinery, Hope Township site, Wilson Island Bridge, County of Northumberland, Three Strand-Communal Sewage System EA.

### ***Recreational Studies***

Riverwalk-Minden, Georgian Trail, Township of Collingwood, Recreation Master Plan, Township of Cavan, Beavermead Park Redevelopment Plan, City of Peterborough,; Rail Corridor Study, County of Victoria; Pangman Conservation Area Master Plan, Lake Simcoe Region Tourism Study, ESI - Sir Sandford Fleming College, provided Social-Economic Impact Assessment for the Millennium Trail Master Plan, County of Prince Edward.

### ***Advisory Services including Planning Appraisals***

Township of Cavan-Millbrook-North Monaghan; Township of Frontenac Islands; Township of North Monaghan, Township of Smith, Township of Burleigh and Anstruther, Municipality of Sherbourne McClintock and Livingstone, Township of Stanhope, Township of Lutterworth, Township of Hope, Township of Hamilton, Township of Alnwick, Township of Percy, Township of Seymour, Town of Campbellford, Town of Gananoque, Village of Hastings, Township of Haldimand, Municipality of Trent Hills, County of Prince Edward

### ***Industrial Development Studies***

City Owned Industrial Land Study, City of Kingston; Lucas Point, Town of Cobourg, Township of Charlottenburgh, Town of Brighton, Great Lakes Deep Water Port Industrial Site Development Plan, Township of Hallowell; Draft Plan of Subdivision; Cataraqui Business Park, City of Kingston.

### ***Economic Development Studies***

Accommodation Evaluation, Township of Asphodel-Norwood; South Dundas Economic Development Study, South Dundas Economic Development Commission, Almonte Economic Development Study, Town of Almonte and Township of Ramsay; Best Use Study, Douro-Dummer Township.

### ***Housing Policy Statements***

Town of Cobourg.

### ***Solid Waste Management Studies***

County of Haliburton, Township of Hallowell, County of Northumberland, Seymour Township, National Capital Region, Lanark County, Snow Disposal Study, National Capital Region.

### ***Private Development/Projects***

Assist developers in the design and approval of both residential and industrial/commercial projects. References available upon request.

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***Recent OMB Cases***

OMB Case No. PL090057 Lash  
OMB Case No. PL100622 – Reynolds  
OMB Case No. PL101329 – White Tail  
OMB Case No. PL100904 – Stonescape  
OMB Case No. PL090838 - Sepa  
OMB Case No. PL09841 - Bremer  
OMB Case No. PL100475 - McDonald  
OMB Case No. PL050584 – City of Ottawa  
OMB Case No. PL031324 – City of Ottawa  
OMB Case No. PL080239 – City of Ottawa  
OMB Case No. PL080373 – City of Ottawa  
OMB Case No. PL070728 - Carter  
OMB Case No. PL090147 – Semler  
OMB Case No. PL1000711 – Mound Brighton  
OMB Case No. PL011198 – City of Kingston, Alfred Street  
OMB Case No. PL030524 – City of Kingston  
OMB Case No. PL110520 - City of Niagara Falls  
OMB Case No. PL130785 – Township of McNab/Braeside  
OMB Case No. PL141138 – Evans  
LPAT Case No. PL 150192 – Municipality of Brighton  
LPAT Case No. PL160588 – Municipality of Trent Hills  
OMB Case No. PL170008 – Township of Brock  
OMB Case No. PL170878 – Burl’s Creek  
LPAT Case No. PL171446 & PL 180385 – Municipality of Brighton  
LPAT Case No. PL170178 – Municipality of Clarington

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## ATTACHMENT B List of References

- Guidelines of Permitted Uses in Ontario's Prime Agricultural Areas, 2016, Ontario Ministry of Agriculture Food and Rural Affairs (OMAFRA), Publication 851
- Minimum Distance Separation (MDS) Document Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks, 2016, OMAFRA Publication 853
- Implementation Procedures for the Agricultural System in Ontario's Greater Golden Horseshoe, February 2018, OMAFRA Publication 856
- Agricultural System Mapping Method, January 2018, OMAFRA, Technical Document
- Draft Agricultural Impact Assessment (AIA) Guidance Document, OMAFRA
- Regional Official Plan, Region of Peel
- Preliminary Agricultural Impact Assessment, Region of Peel prepared by Planscape Inc., July 23, 2020
- Official Plan, Town of Caledon
- Zoning By-law, Town of Caledon
- Planning Justification Report (SABE) prepared by Hemson Consulting – December 10, 2020



## ATTACHMENT C MDS 1 Calculations



# Minimum Distance Separation I

**Barn C**
**Prepared By: Bob Clark, Principal Planner, Clark Consulting Services**

**Description:** Strong Farm  
**Application Date:** Monday, February 1, 2021  
**Municipal File Number:**  
**Proposed Application:** New or expanding settlement area boundary  
 Type B Land Use

**Applicant Contact Information**  
 Robin Comfort

**Location of Subject Lands**

Regional Municipality of Peel, Town of Caledon  
 CHINGUACOUSY, Concession: 4 EAST OF CENTRE ROAD, Lot: 18  
 Roll Number: 212413000717900

**Calculation Name:** **Barn C**  
**Description:** Strong Farm

**Farm Contact Information**  
 Brenda Robins

**Location of existing livestock facility or anaerobic digester**

Regional Municipality of Peel, Town of Caledon  
 CHINGUACOUSY, Concession: 4 EAST OF CENTRE ROAD, Lot: 19  
 Roll Number: 212413000804500

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Dairy, Milking-age Cows (dry or milking) Large Frame (545 - 658 kg) (eg. Holsteins), Tie Stall [Livestock barn is currently unoccupied]	30	42.9	307 m <sup>2</sup>

**Existing Manure Storage:** V4. Solid, outside, no cover, 18-30% DM, with covered liquid runoff storage

**Design Capacity (NU):** 42.9

**Potential Design Capacity (NU):** 42.9

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	=	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
<b>0.7</b>	<b>X</b>	<b>245.71</b>	<b>X</b>		<b>265 m (869 ft)</b>	<b>560 m (1837 ft)</b>
		<b>0.7</b>	<b>X</b>	<b>2.2</b>		
					Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
					<b>265 m (869 ft)</b>	<b>560 m (1837 ft)</b>

**Preparer Information**

Bob Clark  
 Principal Planner  
 Clark Consulting Services  
 52 John Street  
 Port Hope, ON, Canada L1A 2Z2  
 Phone #1: 905 885-8023  
 Email: bob@clarkcs.com

Signature of Preparer:

  
 Bob Clark, Principal Planner

Date:

Feb 1/21

**NOTE TO THE USER:**

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.