
Region of Peel

Preliminary Agricultural Impact Assessment

Conducted to inform the

Settlement Area Boundary Expansion (SABE)

FINAL November 6, 2020

Prepared for:
The Region of Peel

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PLANSCAPE



BUILDING COMMUNITY THROUGH PLANNING

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REGION OF PEEL

Preliminary Agricultural Impact Assessment

1 Introduction

PLANSCAPE was retained (in association with Hemson Consulting) to provide input on agricultural issues associated with the Settlement Area Boundary Expansion (SABE) Study being undertaken as part of Peel Region's legislative 5-year municipal **comprehensive review** (Peel 2041+) and update of the Regional Official Plan (ROP). Population and employment targets for the Region included in *A Place to Grow, Growth Plan for the Greater Golden Horseshoe 2019* (Growth Plan). Preliminary forecasts assumed that the SABE would need to accommodate additional population of 51,500 and additional employment of 20,400 by 2041 although, as this study progressed, the Province was undertaking additional work which increased these forecasts. Although a portion of this growth will be accommodated through intensification, an updated Lands Needs Assessment, conducted in compliance with provincial requirements, confirmed that settlement boundaries will need to be expanded to accommodate this growth. Under provincial policy, settlement area boundary expansions are allowed at the time of a municipal **comprehensive review**, (as defined in the *Provincial Policy Statement 2020* (PPS, 2020), if it can be demonstrated that certain criteria are met. Amongst the criteria to be met are a number related to the protection of **prime agricultural areas** and mitigation of impacts on existing agricultural operations.

1.1 Study Context

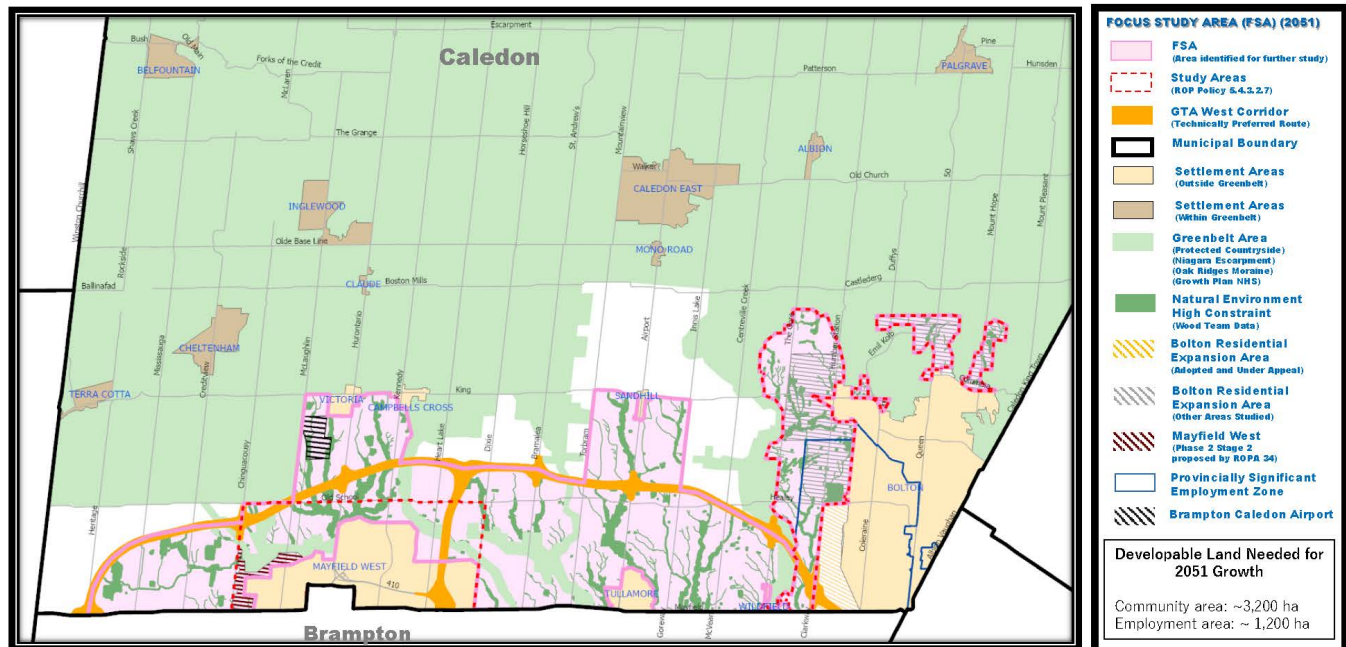
The SABE study is being conducted in phases. Phase A provided background on the SABE process and identified a focused study area (FSA) of approximately 8,000 hectares as shown on **Figure 1**. The FSA is just under twice the size of the total estimated land need of 4,300 hectares required to accommodate these forecasts.

Having been defined, the FSA now provides the basis for analyzing where expansion could most appropriately occur based on a comprehensive planning review. The FSA comprises all lands in which the SABE area or areas *could* occur as supported by the results of the detailed investigations.

Refinement of the FSA will be an iterative process ultimately resulting in identification of the most appropriate locations for accommodating projected growth to 2051. The early stages of the SABE process were predicated on the residential and non-residential growth forecasts for the Region informed by the Growth Plan, 2019 Schedule 3 to 2041. Following the release of the draft technical studies, the Province amended Schedule 3 and extended the planning horizon to 2051. This change increases the amount of land needed to be designated as part of the SABE process from 1,300 hectares to approximately 4,300 hectares. The revised growth forecast and

timeline does not change the findings in this report. These are focused on evaluating the impacts of potential SABE options on the Regional agricultural resource regardless of projected land needs and timing.

It is anticipated that the FSA is large enough to accommodate changes to the Growth Plan population and employment forecasts and/or time horizon arising from the Provincial review of Schedule 3. Any revisions to the technical studies arising from changes to Schedule 3 or the Growth Plan time horizon are expected to be achievable within the SABE study timeline.



Disclaimer: This map has been developed for the Settlement Area Boundary Expansion (SABE) Study and represents a conceptual area for the SABE based on technical studies. For additional information, please refer to the technical studies at <http://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp>.

Note:

- (1) There may be opportunities to expand rural settlements outside the FSA as part of the SABE Study.
- (2) Other natural environmental constraints not identified on this map, including potential restoration lands, will be identified through further analysis and may further limit development.
- (3) ROP Policy 5.4.3.2.7 as it relates to the area surrounding Bolton is under appeal.
- (4) The ~4,400 ha SABE is based on a draft land needs assessment which is under review.

NTS = Not to Scale

Source: Settlement Area Boundary Expansion Study Phase A: Focus Study Area report, Hemson Consulting.

The purpose of this report is to undertake a preliminary agricultural impact assessment (AIA) of the impact settlement boundary expansions could have on the Regional **agricultural system**¹ as defined in the PPS, 2020, and how to minimize those impacts. The results of this assessment will be considered as part of the process to identify recommended expansion areas based on a range of parameters. Once this further refinement is completed, a detailed Agricultural Impact Assessment (AIA) as required in provincial and municipal policy, will be conducted of identified expansion scenarios, to provide specific recommendations minimizing the impact of the required settlement area boundary expansions on the Regional **agricultural system**.

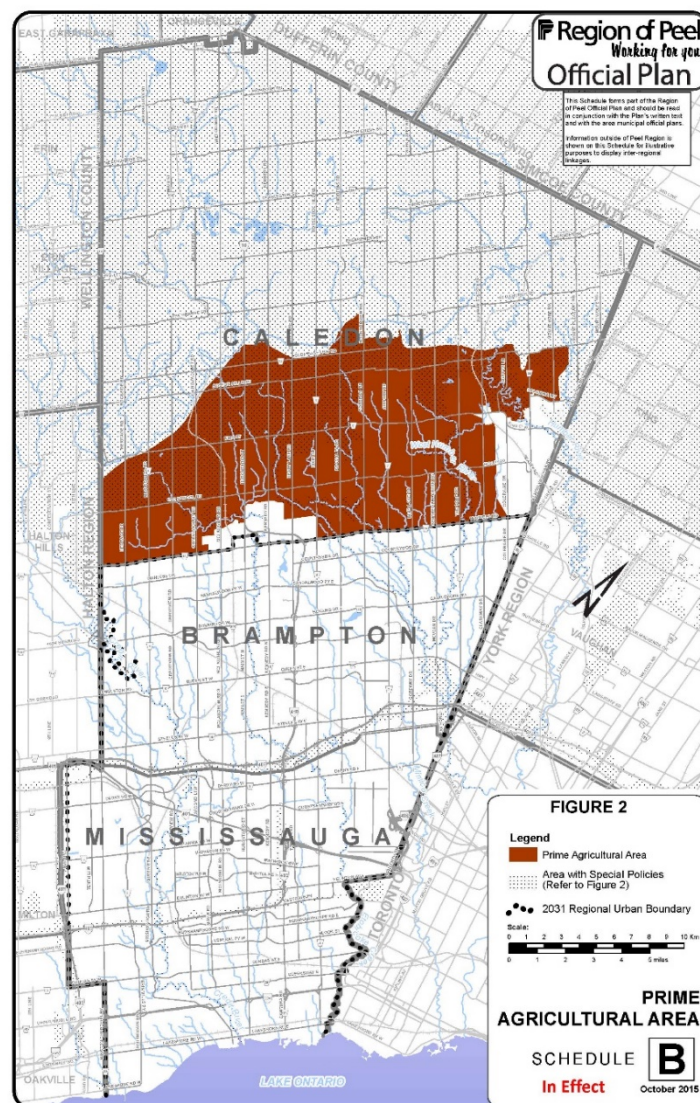
¹ All **bolded** (and/or if contained in excerpts) terms in this report are defined terms in the PPS 2020 or the Growth Plan 2019.

1.2 Focused Study Area Identification

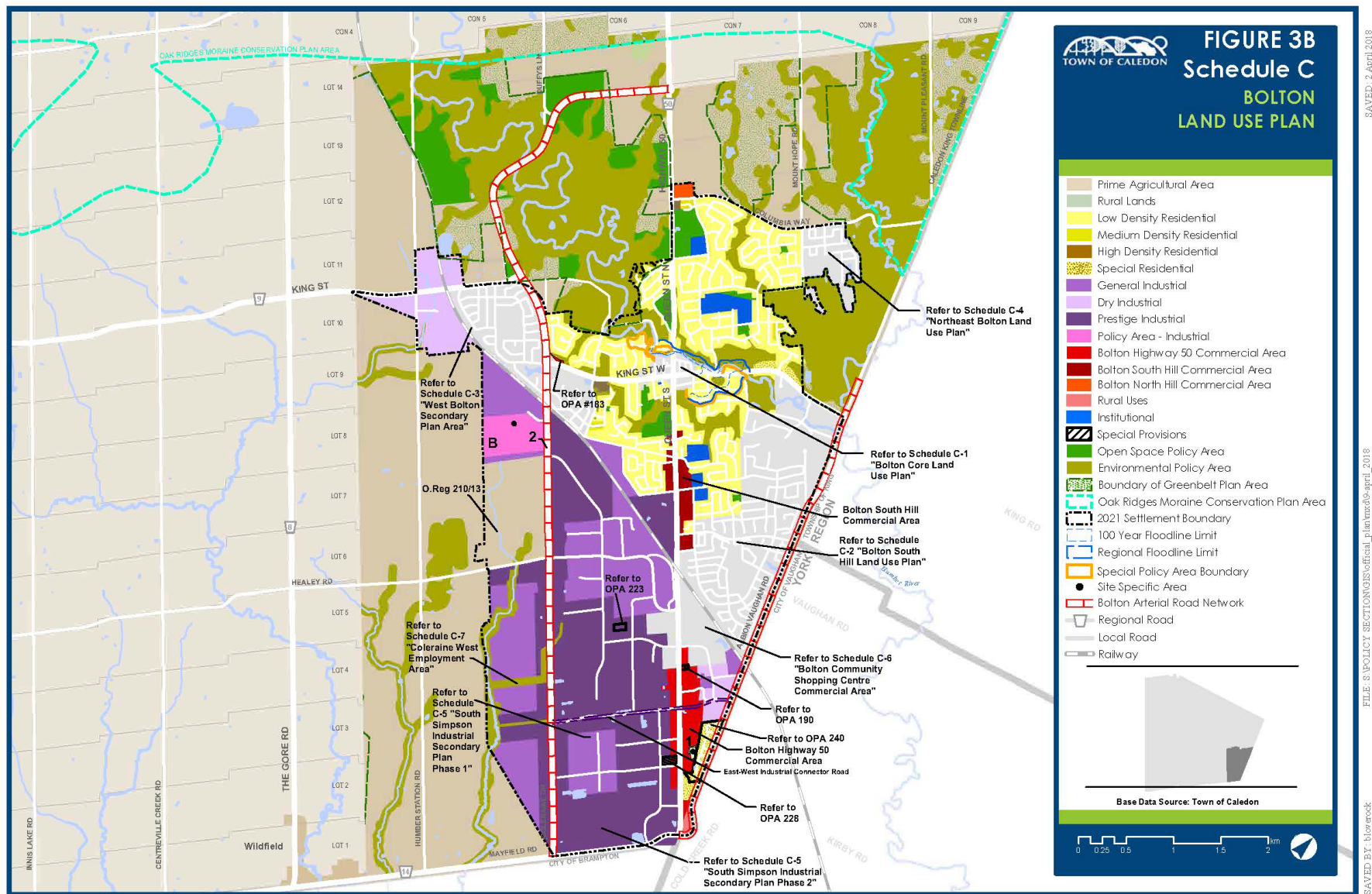
The FSA as identified in Phase A of the SABE Study, is located wholly within the Town of Caledon (the Town). The Cities of Brampton and Mississauga were excluded for consideration because the settlement area boundaries in those municipalities currently extend to the municipal limits. Lands within the Greenbelt and natural environment areas of high constraint were also excluded. However, all of these areas were considered in reference to analyzing how adjacent land uses could impact agricultural operations.

The process for identifying the FSA was an iterative process based on sound planning principles as set out in applicable Provincial and municipal policies and plans. Workshops and consultations were conducted, and criteria established as the basis for defining the FSA.

As shown on **Figures 2** and **3A & B**, the entire FSA is currently designated as Prime Agricultural Area (PAA) in the ROP and the Town of Caledon Official Plan (Caledon Official Plan).



Source: Region of Peel Official Plan



Source: Town of Caledon Official Plan

2 Background

The assessment of the FSA to identify potential impacts on the agricultural resource and how to minimize those impacts is based on provincial and municipal policy, provincial guidelines, detailed work done by the Province, the Region and the Town related to the Regional **agricultural system** and its role as part of the Greater Golden Horseshoe **Agricultural System**, sound planning principles, land use surveys and consultation with local farm organizations and residents.

2.1 Provincial Policy

2.1.1 *The Planning Act, RSO 1990*

The Planning Act (the Act) is the central piece of legislation governing land use in Ontario. Matters of public interest are identified in Section 2 of the Act. The “protection of the agricultural resources of the Province”² is identified as a matter of provincial interest to which municipalities must have regard.

Section 3 of the Act specifies that matters of provincial interest may be addressed through the issuance of policy statements. The matters of provincial interest, identified in Section 2 of the Act, have been addressed in the *Provincial Policy Statement, 2020*. Section 3(5) of the Act requires that decisions on planning matters must be consistent with this policy statement and conform with any provincial plans that are in effect to implement them.³

2.1.2 *Provincial Policy Statement, 2020*

Matters of provincial interest are addressed in a *Provincial Policy Statement* (PPS). The most recent update to PPS which took effect on May 1, 2020, confirms and enhances protection of agricultural resources in the Province. Agriculture is specifically addressed in Part IV, “Vision for Ontario’s Land Use Planning System” of the PPS.

“The Province’s natural heritage resources, water resources, including the Great Lakes, agricultural resources, mineral resources, and cultural heritage and archaeological resources provide important environmental, economic and social benefits. The wise use and management of these resources over the long term is a key provincial interest. The Province must ensure that its resources are managed in a sustainable way to conserve biodiversity, protect essential ecological processes and public health and safety, provide for the production of food and fibre, minimize environmental and social impacts,

² *Planning Act*, RSO 1990, c P13, as amended, Part I, 2(b).

³ *Ibid.*, Part I, 3. (5a&b).

provide for recreational opportunities (e.g. fishing, hunting and hiking) and meet its long-term needs.”⁴

Sections 1.1.3.8 of the PPS 2020 addresses **settlement area** boundary expansions. Except for certain specific extenuating circumstances, as outlined in Section 1.1.3.9, boundary expansions are only permitted at the time of a **comprehensive review** and only where certain criteria have been met.

Section 1.1.3.8 c, d and e outline the criteria that must be addressed with respect to agriculture.

“1.1.3.8 A planning authority may identify a **settlement area** or allow the expansion of a **settlement area** boundary only at the time of a **comprehensive review** and only where it has been demonstrated that:

c) in **prime agricultural areas**:

1. the lands do not comprise specialty crop areas;
2. alternative locations have been evaluated, and
 - i. there are no reasonable alternatives which avoid **prime agricultural areas**; and
 - ii. there are no reasonable alternatives on lower priority agricultural lands in **prime agricultural areas**;

d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and

e) impacts from new or expanding **settlement areas** on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.”⁵

Peel 2041+ constitutes a municipal **comprehensive review**, a process which involves a comprehensive review assessing a wide range of factors to support the update of the ROP. As part of this process, the tests outlined above must be met.

Section 1.1.4 of the PPS acknowledges the role **rural areas** play in the Provincial economy, directs that they be leveraged as assets and defines them as:

“...a system of lands within municipalities that may include rural **settlement areas, rural lands, prime agricultural areas**, natural heritage features and areas, and resource areas.”⁶

⁴ *Provincial Policy Statement*, 2020, Vision, pg. 6.

⁵ *Ibid.*, pg 10

⁶ *Ibid.*, pg 51

Rural areas are to be dealt with as systems. Consideration must be given to the range of uses that may occur in these areas and how to best manage these uses.

Under Section 1.1.4.1 “providing opportunities for economic activities in **prime agricultural areas**, in accordance with policy 2.3” is identified as supporting “healthy, integrated and viable **rural areas**”.

Uses related to agriculture are specifically listed as permitted uses in the 2020 update of the PPS.

“Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practises” are permitted on **rural lands**.⁷

Section 1.1.5.8 requires that new land uses must comply with “minimum distance separation formulae” on **rural lands**.

Minimum distance separation (MDS) formulae are defined as:

“...formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.”⁸

As part of its expanded policies on managing the provincial agricultural resource, the Province introduced a systems-based approach for managing agricultural resources in *The Growth Plan for the Greater Golden Horseshoe 2019* (Growth Plan) and in *The Greenbelt Plan 2017* (Greenbelt Plan). This systems approach has been incorporated in the 2020 update to the PPS.

In addition to the systems approach referenced for the rural area, Section 1.7, identifies support for the **agricultural system** as a tool for supporting long term economic prosperity in the province.

“1.7.1 i) sustaining and enhancing the viability of the **agricultural system** through protecting agricultural resources, minimizing and use conflicts, providing opportunities to support local food and maintaining and improving the **agri-food network**.” [pg. 22]

The 2020 PPS defines the **agricultural system** as:

“A system comprised of a group of inter-connected elements that collectively create a viable thriving agricultural sector. It has two components:

⁷ PPS, 2020, pg. 10

⁸ Ibid., 6.0 Definitions.

- a) An agricultural land base comprised of **prime agricultural areas** including specialty crop areas and **rural lands** that together create a continuous productive land base for agriculture; and
- b) An **agri-food network** which includes infrastructure, services and assets important to the viability of the agri-food sector.”⁹

The **agri-food network** is defined as:

“...within the **Agricultural System**, a network that includes elements important to the viability of the agri-food sector such as regional **infrastructure** and transportation networks; on-farm buildings and infrastructure; distributors, and primary processing; and vibrant agriculture-supportive communities.”¹⁰

Section 2.3 provides specific direction requiring that “**prime agricultural areas**” as defined in the PPS will be protected. Identification and designation of **prime agricultural areas** is to be done “in accordance with guidelines developed by the Province”¹¹.

Section 2.3.2 contains a new provision, encouraging municipalities to adopt a systems approach to managing agricultural and agri-food resources.

“Planning authorities are encouraged to use an **agricultural system** approach to maintain and enhance the geographic continuity of the agricultural land base and functional and economic connections to the **agri-food network**.” [pg. 26]

Minimum distance separation formulae are to be applied to minimize the conflict between livestock operations and non-farm uses.

The intent of the PPS is to manage and conserve the agricultural and agri-food resources of the province. **Prime agricultural areas** are to be protected and supported as an essential element of the provincial **agricultural system** which is an integral part of the broader rural system. Reduction in the area of the rural system and specifically of the PAA to accommodate settlement expansion must be based on demonstrated need and managed to minimize and mitigate the impact on the viability of the **agricultural system**.

2.1.3 The Growth Plan for the Greater Golden Horseshoe, 2019

A Place to Grow, Growth Plan for the Greater Golden Horseshoe 2019 (Growth Plan) provides detailed direction for the management of growth and development in the Greater Golden Horseshoe (GGH).

⁹ *Provincial Policy Statement*, 2020, 6.0 Definitions, pg. 40.

¹⁰ *Ibid.* pg. 40.

¹¹ *Ibid.* 2.3.2, pg. 26

The role of agriculture is recognized in the Vision for the GGH:

“Natural areas and agricultural lands will provide a significant contribution to the region’s resilience and our ability to adapt to climate change. Unique and high quality agricultural lands, will be protected for the provision of healthy local food for future generations, Farming will be productive, diverse and sustainable.”¹²

It is also addressed as a guiding principle:

Support and enhance the long-term viability and productivity of agriculture by protecting **prime agricultural areas** and the **agri-food network**.¹³

Protecting agricultural lands is identified as a key element of the plan to ensure communities are more resilient to climate change. “Protecting farmland and the viability of the agri-food sector in **rural areas**” will support a diversified rural economy thereby contributing to the “economic success of the GGH”.¹⁴

To address the requirements of the Growth Plan, municipalities are required to “undertake integrated planning to manage forecasted growth to the horizon of this Plan”. That is the goal of Peel 2041+. One of the identified requirements of doing so is “to support the environmental and agricultural protection and conservation objectives of this Plan”.¹⁵

Section 2.2.8 of the Growth Plan builds on the policies in the PPS regarding settlement area boundary expansions and their impact on agriculture and provides additional detail on criteria to be addressed.

“f) **Prime agricultural areas** should be avoided where possible. To support the **Agricultural System**, alternative locations across the upper or single – tier municipality will be evaluated and prioritized and determined based on avoiding, minimizing and mitigating the impact on the **Agricultural System** and in accordance with the following:

- i. expansion into specialty crop areas is prohibited;
- ii. reasonable alternatives that avoid **prime agricultural areas** are evaluated;
and
- iii. where **prime agricultural areas** cannot be avoided, lower priority agricultural lands are used;

¹² Growth Plan 2019, pg 4.

¹³ Ibid. Section 1.2.1, pg. 6.

¹⁴ Ibid. Section 2.1, pg. 12.

¹⁵ Ibid. Section 2.2.1, 3 d), pg.14.

- i) the settlement area to be expanded is in compliance with the **minimum distance separation formulae**;
- j) any adverse impacts on agricultural operations and on the **agri-food network** from expanding **settlement areas** would be avoided or, if avoidance is not possible, minimized and mitigated as determined through an **agricultural impact assessment**".¹⁶

Section 4 of the Growth Plan addresses the context under which resources will be protected and managed. It builds on a systems approach to managing the agriculture and agri-food resources of the region, an approach which has now been incorporated in the PPS.

"The GGH is home to some of Canada's most important and productive farmland, which is a finite, non-renewable resource. The region's fertile soil, favourable climate, and access to water make it significant on both a national and international scale. This Plan provides for the identification and protection of the **Agricultural System** in the GGH. The **Agricultural System** includes a continuous and productive land base, comprised of **prime agricultural areas**, including, and **rural lands**, as well as a complementary **agri-food network** that together enable the agri-food sector to thrive. Many farms within the **Agricultural System** also contain important natural heritage and hydrologic features, and farmers play a vital role in their stewardship. Protecting the **Agricultural System** will support the viability of the agricultural sector as the region grows."¹⁷

Section 4.2.6 of the Growth Plan provides specific direction for the management of the **agricultural system**. While a number of these requirements will be addressed by the Region as part of Peel 2041+, certain ones as noted below are addressed in this report.

"4.2.6 Agricultural System

1. (...)
2. (...)
3. Where agricultural uses and non-agricultural uses interface outside of **settlement areas**, land use compatibility will be achieved by avoiding or where avoidance is not possible, minimizing and mitigating adverse impacts on the **Agricultural System**. Where mitigation is required, measures should be incorporated as part of the non-agricultural uses, as appropriate, within the area being developed. Where appropriate, this should be based on an **agricultural impact assessment**.

¹⁶ Growth Plan 2019, Section 2.2.8, 3.f) p. 25.

¹⁷ Ibid. Section 4.1 pg 39.

4. The geographic continuity of the agricultural land base and the functional and economic connections to the **agri-food network** will be maintained and enhanced.
5. (...)
6. Integrated planning for growth management, including goods movement and transportation planning, will consider opportunities to support and enhance the **Agricultural System**.
7. Municipalities are encouraged to implement regional agri-food strategies and other approaches to sustain and enhance the **Agricultural System** and the long-term economic prosperity and viability of the agri-food sector, including the maintenance and improvement of the **agri-food network** by:
 - a) providing opportunities to support access to healthy, local, and affordable food, urban and near-urban agriculture, food system planning and promoting the sustainability of agricultural, agri-food, and agri-product businesses while protecting agricultural resources and minimizing land use conflicts;
 - b) protecting, enhancing, or supporting opportunities for infrastructure, services, and assets. Where negative impacts on the **agri-food network** are unavoidable, they will be assessed, minimized, and mitigated to the extent feasible; and
 - c) establishing or consulting with agricultural advisory committees or liaison officers.”¹⁸

Most of the defined terms referenced here were addressed in relation to the discussion of the PPS. The exception is the definition of **agricultural impact assessment** which is consistent with the definition in the *Greenbelt Plan 2017*.

“Agricultural Impact Assessment 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.”¹⁹

This report, providing input on expansion areas that will limit the impact on the “Regional **agricultural system**”, is the first phase of the required AIA as defined in provincial policy. A full AIA will be completed when the final locations of the expansion areas are confirmed.

¹⁸ Growth Plan 2019, pgs. 46, 47.

¹⁹ *Greenbelt Plan* (2017), pg. 61.

2.1.4 *The Greenbelt Plan, 2017*

Although requests for settlement boundary expansions within the Greenbelt are being reviewed as part of Peel 2041+ in accordance with the relevant policies in the 2020 PPS, 2019 Growth Plan and 2017 *Greenbelt Plan* and policy direction relevant to the agricultural system within the rural areas, they are not addressed in this report. This analysis is focused on the FSA.

There are two circumstances under which the policies of the *Greenbelt Plan* are relevant in the FSA.

One is in relation to the fingers of the Greenbelt and the high constraint, natural environment areas that bisect the FSA. These lands are often part of active farming operations that straddle two designations. In this circumstance, the policies in the *Greenbelt Plan* can have implications. Not only can the areas of Greenbelt land add to the area available for agricultural activities and enhance the continuity of the agricultural system, they can provide effective buffers between agricultural and non-agricultural uses and areas of transition between rural and urban development.

The other circumstance where the policies of the *Greenbelt Plan* must be addressed is in areas where the FSA abuts Greenbelt lands. Section 3.1.6 of the *Greenbelt Plan* addresses the connections across the boundaries of the Greenbelt.

The **Agricultural System** is connected both functionally and economically to the agricultural land base and agri-food sector across municipal boundaries and beyond the boundaries of the Greenbelt. Agriculture is the predominant land use in the Greenbelt and is an important economic factor in the quality of life for communities in and beyond the Greenbelt.

To strengthen the connections between the **Agricultural Systems** of the Greenbelt and the rest of the GGH, municipalities, farming organizations and other agencies and levels of government are encouraged to collaborate with each other to support the **Agricultural System**. As well, consideration should be given to activities and changes in land use, both within and in proximity to the Greenbelt, and how they relate to the broader **agricultural system** and economy of southern Ontario. Municipalities should plan appropriately to ensure both functional and economic connections are maintained and strengthened in conjunction with natural heritage systems, water resources, growth management and infrastructure to maximize synergies and support a viable agri-food sector.²⁰

²⁰ *Greenbelt Plan* (2017), Section 3.1.6, pgs.19-20.

The issues raised in this section of the *Greenbelt Plan* must be addressed in assessing potential settlement boundary expansions.

2.1.5 *The Oak Ridges Moraine Conservation Plan, 2017 (ORMCP)*

Although requests for settlement boundary expansions within the ORMCP area are being reviewed as part of Peel 2041+ in accordance with the Provincial policies and policies relevant to the agricultural system within the rural areas, these requests are not addressed in this report. This analysis is focused on the FSA which does not include lands that are subject to the ORMCP. Therefore, the policies in the ORMCP 2017 are not addressed in this report.

2.1.6 *The Niagara Escarpment Plan, 2017 (NEP)*

Although requests for settlement boundary expansions within the NEP area are being reviewed as part of Peel 2041+ in accordance with the Provincial policies and policy direction relevant to the agricultural system within the rural areas, these requests are not addressed in this report. This analysis is focused on the FSA. None of the FSA is located within the *Niagara Escarpment Plan* area. Therefore, the policies in the NEP 2017 are not addressed in this report.

2.1.7 Provincial Guidelines

To assist with the implementation of its policies and plans, the Province has released guidelines and technical documents outlining best practises to be employed in managing agricultural resources. Those that are directly relevant to, and have been referenced for the purposes of this study include:

- “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 Setback, 2017”, OMAFRA, Publication 853
- “Implementation Procedures for the Agricultural System in Ontario’s Greater Golden Horseshoe, Feb 2018”, OMAFRA, Publication 856
- “Agricultural System Mapping Method, January 2018”, OMAFRA, Technical Document
- “Template for Agricultural Land Base Refinements in the Greater Golden Horseshoe”, OMAFRA 2018.

In March, 2018 the Province released a “Draft Agricultural Impact Assessment (AIA) Guidance Document” providing:

- A clear definition of an AIA and related provincial requirements;
- Technical guidelines and relevant information to include to ensure consistency when undertaking AIAs (or an equivalent analysis as part of an environmental assessment); and

- A suite of mitigation measures and resources to avoid, minimize and mitigate impacts on agriculture and support the implementation of AIA recommendations. [pg. 4]

Although this document is still in draft, the direction provided in it has been followed for the purposes of this study.

2.2 Regional Context

2.2.1 Regional Policy

The current ROP contains policies that focus on supporting a diversified, healthy and productive agricultural industry. However, the ROP predates the revisions to the PPS 2020, the Growth Plan 2019 and the *Greenbelt Plan* 2017 that introduce a broader systems approach to planning for agriculture in the GGH.

As part of Peel 2041+, the Region has undertaken a series of studies including, in November, 2019, an “Agriculture and Rural Systems Discussion Paper”. In the discussion report, Regional staff conclude that the ROP must take a broader approach to sustaining a healthy Regional **agricultural system** that extends across municipal boundaries and land use designations and addresses functional and economic interconnections as part of the system. The importance of considering the impact of settlement area expansions on the **agricultural system** is emphasized.

Recommended changes to the existing ROP policies for the PAA are identified in the report.

It is recommended that the title of Section 3.2 of the Official Plan be changed from Agricultural Resources to **Agricultural System** and that the following changes be made to the policies and related definitions:

5.1.1.1 Policy Recommendations

- incorporate the Provincial definition of **Agricultural System** as set out in Section 3.1.3 of this Discussion Paper;
- make support and enhancement for the diversity, health and productivity of the **Agricultural System** an objective of both the **Agricultural System** and Rural System policies, recognizing that the **Agricultural System** includes not only **prime agricultural areas** but also **rural lands** containing agricultural operations as well as other components of the **agri-food network**;
- adopt policies to maintain a continuous and productive agricultural land base consisting of **prime agricultural areas** and **rural lands**;
- update the Region’s Prime Agricultural Area mapping to ensure that it is consistent with provincial policy and mapping (...);

- add policies specifying where an agricultural impact assessment (AIA) is required to assess the impacts of non-agricultural development plus a definition of agricultural impact assessment indicating that an AIA is to evaluate impacts on the **Agricultural System** as well as on agricultural operations;
- modify existing policies to support the development and implementation of regional agri-food strategies, food system planning and other approaches to support and enhance the **Agricultural System**; and
- incorporate policy requiring that integrated planning for growth management, including infrastructure planning, will consider opportunities to support and enhance the **Agricultural System**.²¹

Regional staff have also recommended changes to policies for the Regional Rural System as currently addressed in the ROP.

The Growth Plan identifies the **Agricultural System** as consisting of a continuous and productive land base, comprised of **prime agricultural areas** and **rural lands**; and a complementary **agri-food network** of infrastructure, services and other elements that together enable the agri-food sector to thrive. Thus, the **Agricultural System** involves lands and activities in the Rural System beyond **prime agricultural areas**. It recognizes that **rural lands** also can contain agricultural operations and can play an important role in maintaining the continuity of the agricultural land base by providing linkages among **prime agricultural areas**.

To support the **Agricultural System** and align with provincial plans and policies it is recommended that the Rural System policies be amended to:

“5.2.1.1 Policy Recommendations...

- make support and enhancement of the **Agricultural System** an objective;
- identify the **Agricultural System** as consisting of **Prime Agricultural Areas**, (...) and **rural lands** designated in the area municipal official plans and the **agri-food network** as a component of the Rural System;
- commit to implementing the **Agricultural System** policies; and
- clarify that agricultural uses and normal farm practices, agriculture-related uses and on-farm diversified uses are permitted uses in **rural lands**.²²

²¹ “Agriculture and Rural Systems, Peel 2041 Discussion Paper”, pg. 38.

²² Ibid., pg. 45.

2.2.2 Regional Technical Studies and Initiatives

Current Provincial policies require municipalities to implement a systems approach to managing the agri-food resource. The **agricultural system** is comprised of two components, identification and protection of a continuous, contiguous land base comprised of **prime agricultural areas** and **rural lands** and the support of an **agri-food network** comprised of infrastructure, assets and services that contribute to the viability of the system.

As part of Peel 2041+, the Region working with the Town, has been undertaking a series of studies to address these requirements. The studies completed to date of relevance to agriculture, include:

- “Review of Minimum Distance Separation Formulae and Implementation Guidelines”, MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC), 2014.
- “Edge Planning Report-A Review of Implemented Practices to Address Planning on the Rural – Urban Fringe”, Discussion Paper, MBHC, 2015.
- “Land Evaluation & Area Review (LEAR)²³, Technical Study”, MBHC, 2016.
- “Peel Food Charter”, Peel Poverty Reduction Strategy, 2017.
- “Climate Change, Peel 2041+ Discussion Paper”, Region of Peel, November 2018.
- “Agricultural Mapping Refinement, Peel 2041+”, Region of Peel, November 2019
- “Agriculture and Rural Systems, Peel 2041+ Discussion Paper” Peel Region, November 2019.
- “Grown in Peel, Buy Local Guide, From our Farm to You”, Peel Region, 2019.
- “Urban Agriculture Discussion Paper,” Region of Peel, November 2019.

These studies were referenced in determining criteria for refining the FSA that would limit the impact on the Regional **agricultural system**.

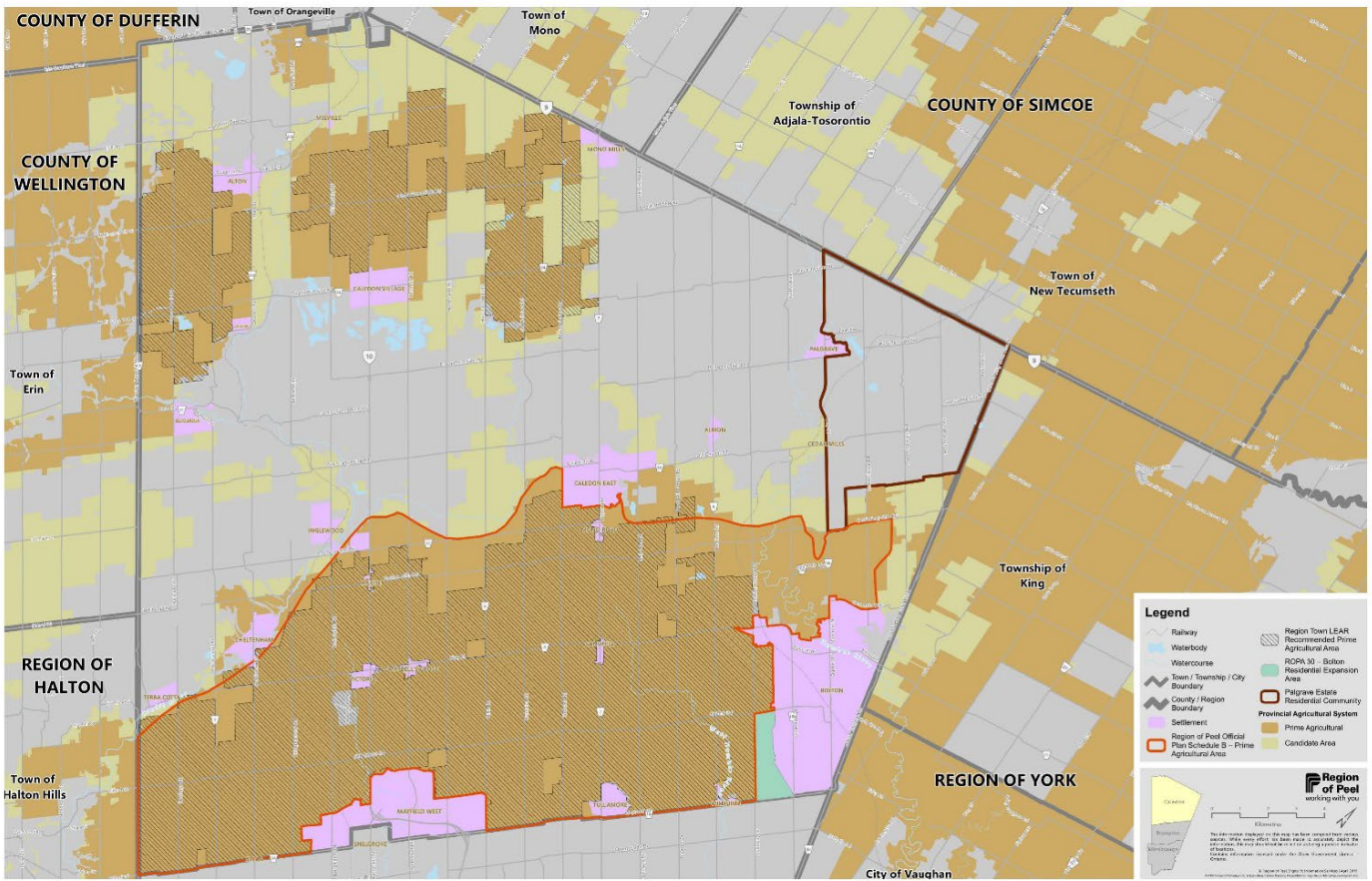
2.2.3 Regional Rural System

As a result of work done and in response to Provincial policy, Regional staff have proposed a revised Rural Systems schedule for consideration as part of the Peel 2041+ process.

Development of the revised schedule began with an analysis of the Provincial mapping of the GGH Agricultural System as shown on **Figure 4**.

²³ LEAR scores referenced in this report are taken from the MBHC 2016 report.

FIGURE 4 - PROVINCIAL AGRICULTURAL SYSTEM MAPPING

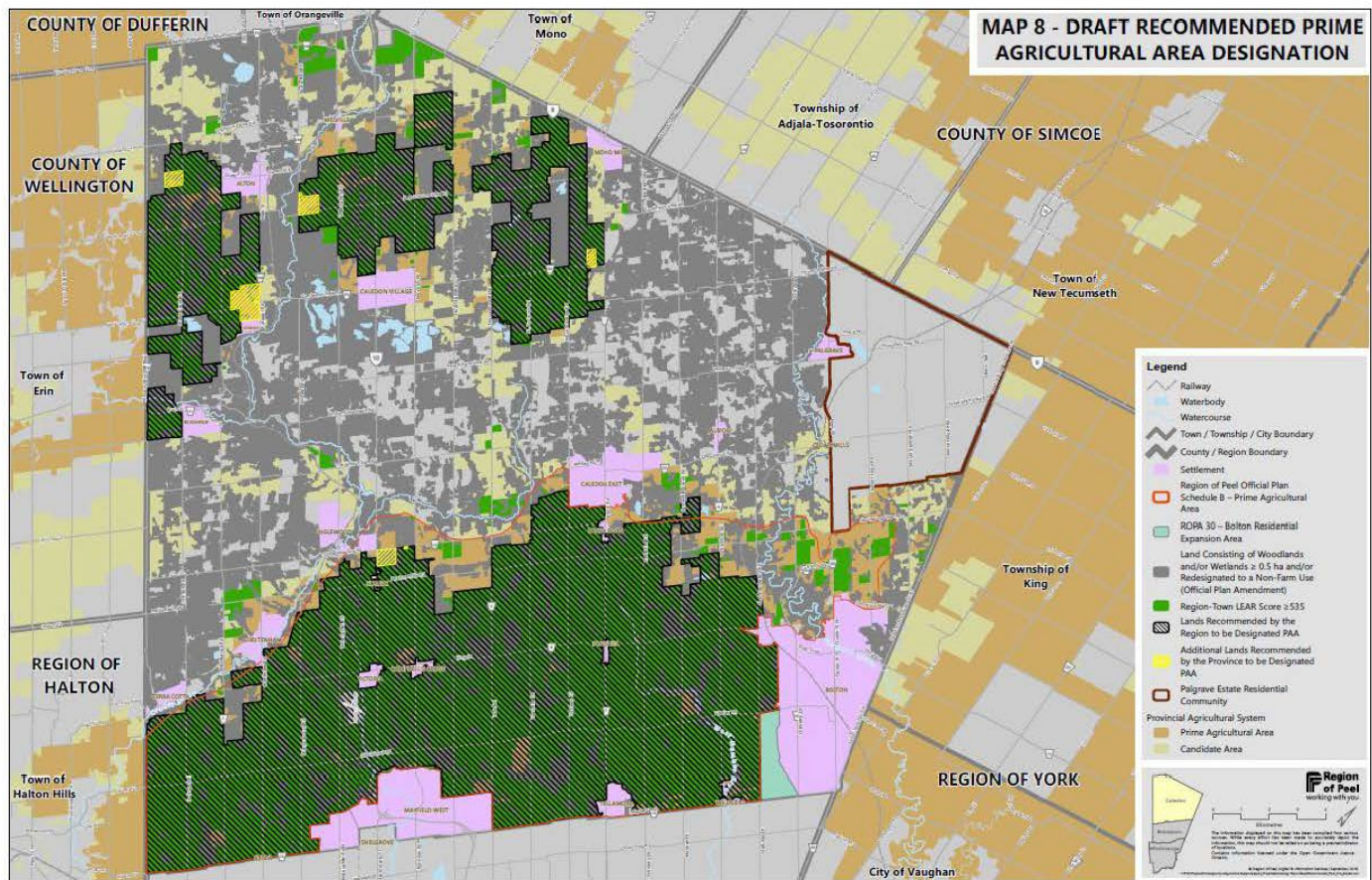


COMPARISON OF PROVINCIAL PRIME AGRICULTURAL AREA TO EXISTING REGION OF PEEL PRIME AGRICULTURAL AREA AND REGION-TOWN LEAR PRIME AGRICULTURAL AREA

Source: Region of Peel. (2019c). Agricultural Mapping Refinement Report, pg. 7

Recommendations from the Regional LEAR, as shown on **Figure 5**, were compared to the Provincial agricultural systems mapping. Specific attention was paid to the candidate areas proposed and to maintaining the linkages in the system.

FIGURE 5 - RECOMMENDED PRIME AGRICULTURAL AREAS - REGIONAL LEAR



Source: Region of Peel. (2019c). *Agricultural Mapping Refinement Report*

Ongoing discussions with OMAFRA led to development of a draft Schedule X12 as shown on **Figure 6**, for inclusion in the updated ROP. This schedule was introduced at a public open house held in March 2020. It identified components of the rural system including:

- Prime agricultural areas;
- Rural lands;
- Rural settlement areas; and
- The Palgrave Estate Residential community.

Re-designating Bolton, Caledon East and Mayfield West as part of the urban system has been proposed. If approved this Schedule will be included in the update ROP.

2.3 Additional Context

2.3.1 Planning Principles

In addition to the Provincial and Regional considerations, there are certain planning principles that contribute to a healthy rural community and will support a viable **agricultural system**. Criteria linked to these principles must be addressed. Such criteria include characteristics of the PAA, integrating the food system, addressing MDS requirements, employing edge planning techniques, addressing interfaces with the Greenbelt and the Regional Greenbelt's System, and integrating the **agricultural system** with the Regional structure.

2.3.2 Consultations

In preparation for refining the FSA to identify potential expansion areas, ongoing consultations were held with Regional staff, local farm organizations, specifically the Peel Federation of Agriculture, the Peel Agricultural Advisory Working Group (PAAWG) and area farmers. Discussions with local farmers assisted in understanding the nature of the current farming community and identifying critical elements for efficient operation and future planning.

3 Assessing the Study Area

This preliminary analysis of agricultural impacts and mitigation of those impacts is focused on the FSA as shown on **Figure 1**.

Current projections indicate that approximately 1,300 ha will be required to accommodate the projected growth for Peel to 2041. However, the Province is currently updating Schedule 3 of the Growth Plan which could result in the need for a larger expansion. Through the analysis conducted in Phase A of the SABE study, an area of approximately 8,000 ha was identified as the FSA, for further study and refinement. Given that the FSA is about six times larger than the total estimated land need required to accommodate the current forecasts it is anticipated that it is large enough to accommodate changes to the Growth Plan population and employment forecasts and/or time horizon arising from the Provincial review. Any revisions to the technical studies arising from changes to Schedule 3 or the Growth Plan time horizon are expected to be achievable within the SABE study timeline.

As noted, the area of the FSA is almost six times the required expansion area. Conducting a full AIA on 8,000 ha is neither productive nor required. A more appropriate approach is to undertake a preliminary analysis of the FSA to assess impacts based on criteria that address the policies, guidelines, planning principles and input from the farming community as outlined in the previous section.

The results of this assessment can then be factored into the ongoing analysis of the FSA. Once the comprehensive assessment process is complete and potential expansion areas comprising approximately 1,300 ha are identified based on applicable planning principles, these more focused areas will be subject to a comprehensive AIA as required in applicable policy.

4 Study Methodology

The methodology used to assess the FSA from an agricultural perspective was based on the following steps.

1. Background data collection and review.
2. Land use survey.
3. Consultations with local farmers and farm organizations.
4. Field investigations.
5. Aerial photo interpretation.
6. Identification of properties subject to MDS formulae application.
7. Confirmation of criteria for refining potential locations for urban expansion.
8. Locational analysis based on identified criteria.
9. Identification of potential expansion areas.

4.1 Data Collection

This step involved the identification and review of material relevant to the AIA. The material included:

- Provincial policy and guidance documents,
- the ROP and Caledon Official Plan and related schedules,
- background reports prepared by the Region and the Town relevant to the **agricultural system**,
- environmental assessment documents which included agricultural analysis, specifically those related to the GTA West By-pass,
- AIA's prepared for other projects over the past decade,
- Town of Caledon Zoning By-law and Schedules,
- parcel mapping and related assessment information for the FSA,
- aerial imagery of the FSA and surrounding area,
- source water protection mapping,
- background documentation regarding the GGH **Agricultural System** as identified by the province,

- background data from the joint Regional and Town LEAR including LEAR scoring,
- Agricultural Census data related to agricultural crop statistics over the past decade,
- Agri-food asset mapping for Peel Region,
- Background information related to the provincial identification of the Peel component of the GGH **agricultural system**,
- mapping related to the Regional / Town LEAR,
- proposed revisions to the Regional PAA designations,
- aerial imaging of crop patterns and farm infrastructure,
- Provincial mapping of systematic and random agricultural drainage systems in the FSA, and
- Soil capability mapping.

4.2 Land Use Survey

To establish an understanding of the land use in the FSA and areas abutting the boundaries of the FSA, a land use survey based on drive-by site inspections, zoning information, parcel data and consultation with local residents was completed.

4.3 Consultations

Throughout the process, consultations were undertaken with Regional and Town staff, other members of the Hemson Consulting team, the Peel Federation of Agriculture, the PAAWG, OMAFRA staff and local residents.

4.4 Field investigations.

Field investigations in the form of drive-by site inspections were conducted between October 2019 and March 2020 on 5 separate occasions.

4.5 Aerial photo interpretation.

Aerial photography was used as the basis for the analysis. It was augmented by parcel data which then allowed for the use of Google maps, specifically the street view option. Historic imagery of the FSA was referenced to assess changes to the production profile and farm infrastructure over time. Current imagery was used to assess the existing situation.

4.6 MDS Formulae Application.

Identifying properties subject to the MDS formulae analysis was an iterative process. Over time, the Town has had numerous agricultural impact assessments done addressing MDS. These studies were reviewed, and properties which housed livestock in the past were noted. Interviews were conducted with local farmers to obtain input regarding the current status of

these properties and other area livestock operations. Site inspections were conducted, and air photo analysis was undertaken to identify properties that housed or appeared to have the potential to house livestock. Ongoing efforts were made to contact property owners. Detailed notes were kept of the process followed, efforts to contact property owners, and discussions that took place. Where the property owner did not respond, air photos and street view mapping were used to determine if barns were located on the property and to assess their state of repair. In conducting this analysis, the process laid out in the Provincial guidelines regarding application of the MDS formula were followed. OMAFRA staff were consulted for direction on how to deal with situations where information could not be confirmed with the owner. If livestock or evidence of livestock was observed, it was noted. If barns appeared to be in a good state of repair, it was noted. Once properties were assessed they were mapped (**Figures 7A & B**) in one of two categories.

1. Status confirmed with owner.
2. Potential under Provincial regulations.

As the study progresses, continuing efforts will be made to verify the status of the properties with the owners. Where questions remain, direction from the ROP, the Caledon Official Plan and provincial regulations will be relied on to confirm the status.

4.7 Assessment Criteria

Criteria for assessing the FSA were confirmed based on:

- Provincial policy and guidelines,
- Regional policy and analysis,
- Planning principles related to sustaining the agri-food system; and
- Consultations with Regional staff, local farmers and farm organizations.

4.8 Locational analysis

As the analysis progressed, constraints and limitations were evaluated to identify areas where expansion could potentially occur in conformity with applicable policy. To assist with the analysis, the FSA was divided into evaluation units as shown on **Figure 8**.

FIGURE 7A - MDS LOCATIONS

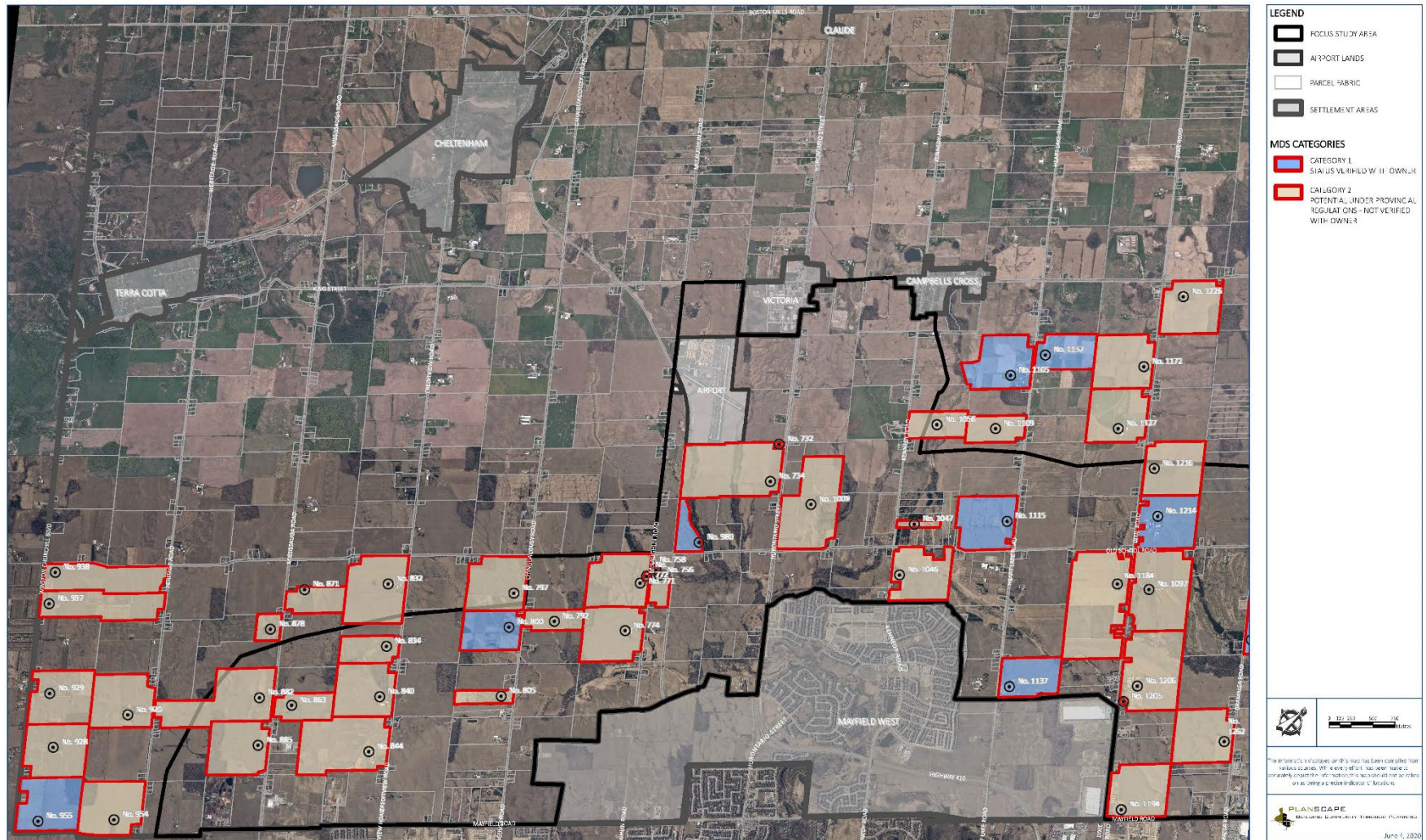


FIGURE 7B - MDS LOCATIONS

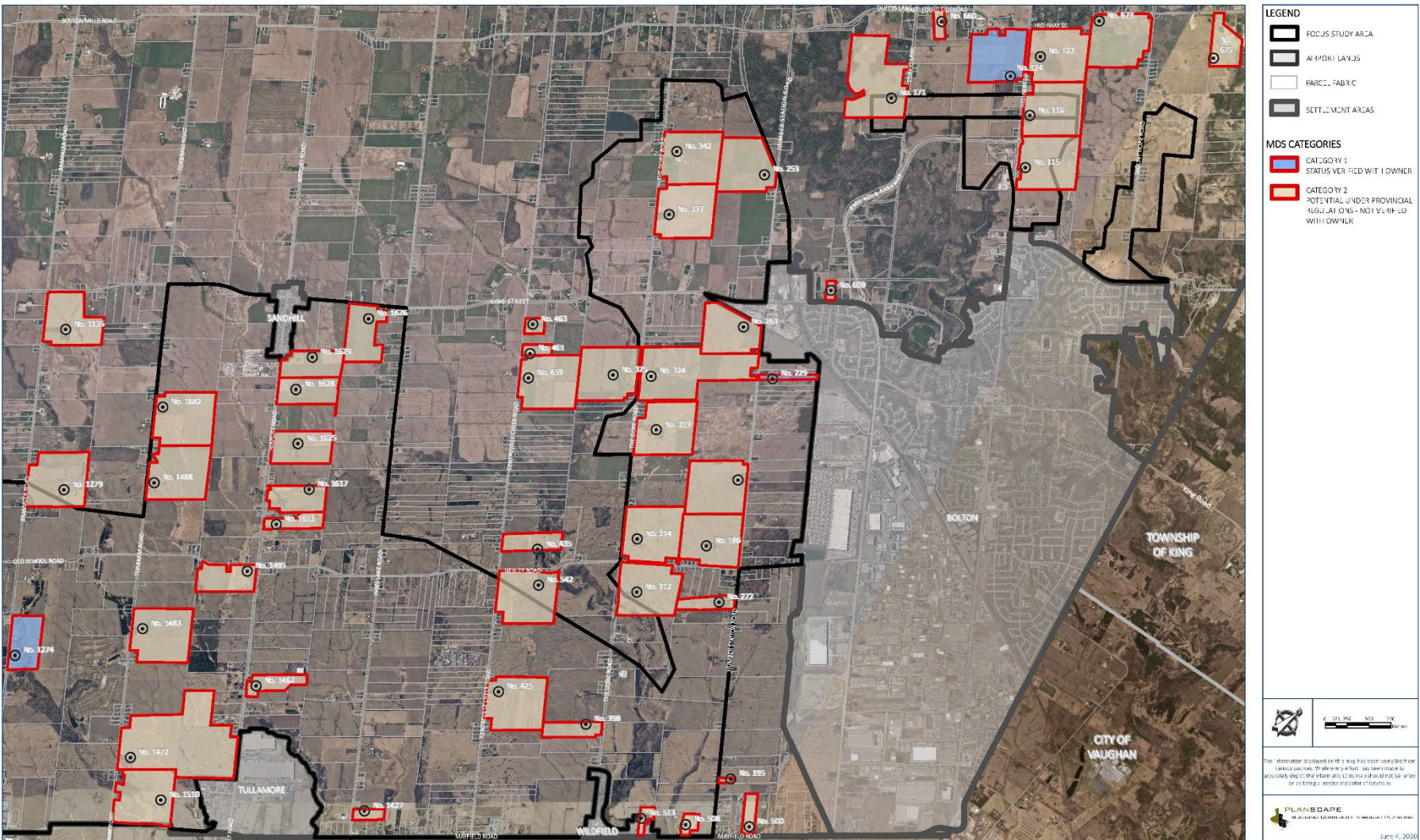
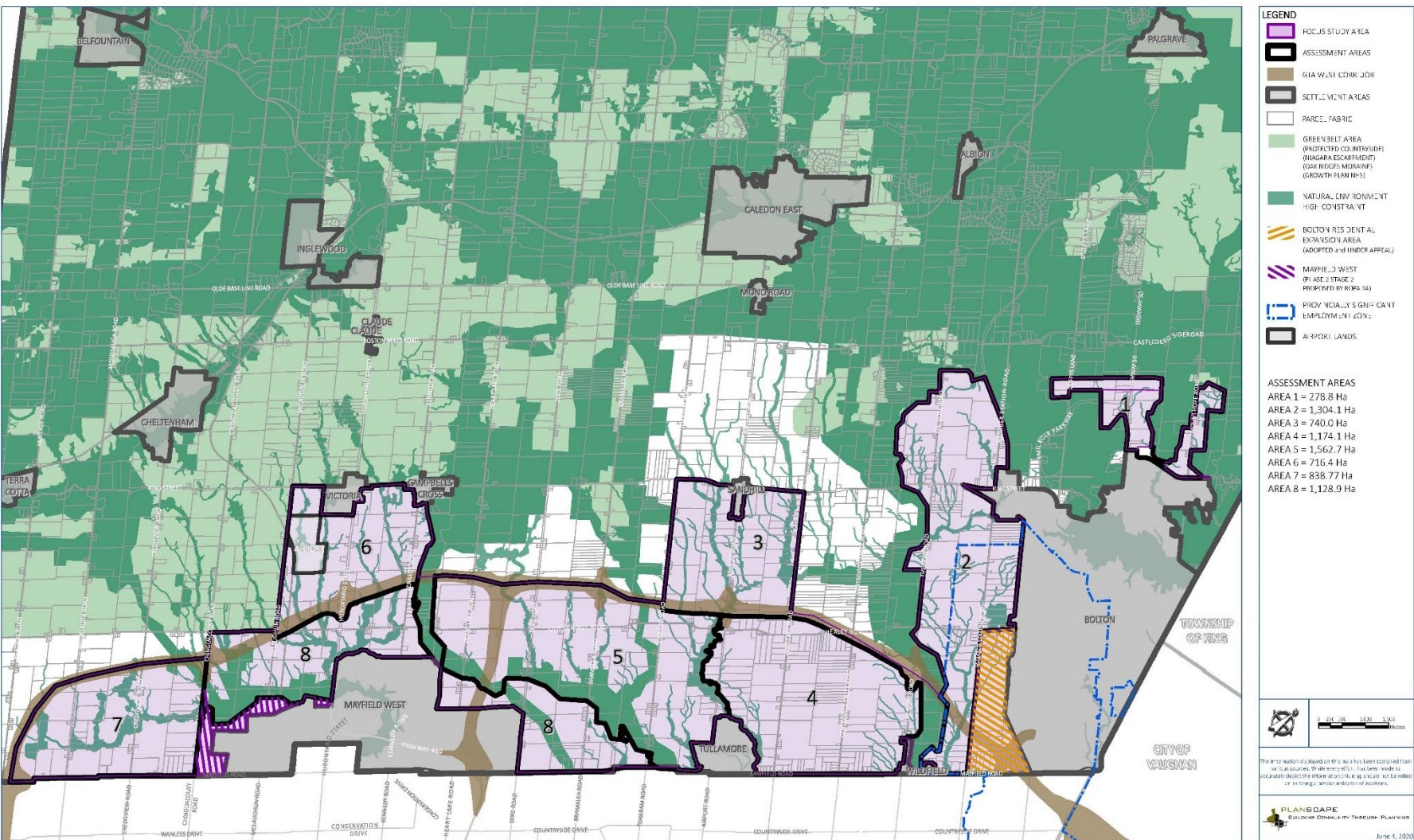


FIGURE 8 - FSA ASSESSMENT UNITS



5 Criteria for Assessing the SABE

Based on the analysis conducted, criteria for assessing the agricultural characteristics and potential impact on the agri-food system in the FSA were established.

5.1 Provincial Criteria

- Preservation of specialty crop areas;
- Avoiding designated PAA's;
- Considering alternatives on lower priority agricultural land;
- Compliance with MDS formulae criteria;
- Minimizing Impacts on existing agricultural operations;
- Provincial mapping of the GGH **agricultural system**;
- Preserving the Integrity of the GGH **agricultural system**;
- Protection of agricultural infrastructure;
- Accommodating Provincially significant designations; and,
- Wise use and management of other resources.

5.2 Regional Criteria

- PAA as designated in the ROP;
- PAA as designated in the Caledon Official Plan;
- Regional / Town LEAR results;
- Result of the agricultural mapping refinement analysis;
- Proposed changes to the **Prime Agricultural Area** designation mapping; and
- Regional Rural System as mapped on proposed Schedule X12.

5.3 Additional Criteria

- Land use;
- Soils (as addressed in the Regional LEAR);
- Infrastructure;
- Opportunities to use Natural Heritage features as buffers;
- Community structure, including the nature and extent of the rural/urban interface;
- Relationship of the property to larger, contiguous agricultural areas;

- Layout of farm fields and type of crop production;
- Parcel size and form;
- Limitations/ opportunities for farming;
- Fragmentation either by natural or manmade features;
- Level of investment in the farm property;
- Improvements including irrigation, tile drainage, investment in root stock;
- Relationship between subject parcel and neighbouring properties;
- Separation of uses;
- Ability to implement normal farm practises without complaint;
- Potential for buffering;
- Extent of agricultural land under active production in the area;
- Connectivity to the Protected Countryside;
- Proximity to conflicting land uses, distance from urban boundary;
- Patterns of existing agricultural uses;
- Access to farm services;
- Opportunities for edge planning to address the interface between rural and urban uses;
- Transportation infrastructure and its suitability for moving farm equipment; and
- Character of the area.

6 Analysis of the Agri Food System in the FSA

6.1 Categories for Analysis

Once identified, the criteria were organized into categories for analysis.

- A. Provincial Policy
- B. Regional Structure
- C. Land Use
- D. Soils
- E. Fragmentation
- F. Constraints
- G. Production Profile

- H. Infrastructure
- I. Edge Planning
- J. Character
- K. The Agri-food system

6.2 Analysis

There are certain fundamental criteria that establish the context for the detailed analysis.

Section 2.2.1 of the Growth Plan directs growth to existing **settlement areas** and prohibits the establishment of new **settlement areas**. **Settlement areas** are defined in the Growth Plan.

“Settlement areas

Urban areas and rural settlements within municipalities (such as cities, towns, villages and hamlets) that are:

- a. built up areas where development is concentrated and which have a mix of land uses; and
- b. lands which have been designated in an official plan for development in accordance with the policies of this Plan. Where there are no lands that have been designated for development, the settlement area may be no larger than the area where development is concentrated.²⁴

Rural settlements

Existing hamlets or similar existing small **settlement areas** that are long-established and identified in official plans. These communities are serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for development and are subject to official plan policies that limit growth. ...”²⁵

Within the FSA there are two **settlement areas** as defined in Provincial policy, Bolton and Mayfield West. These are designated in the ROP as Rural Service Centres.

Section 5.4.3.2.7 of the ROP identifies areas around Mayfield West and Bolton on Schedule D (**Figure 3**) as the location where additional growth is anticipated to occur. The policies with respect to Bolton are under appeal, those for Mayfield are in effect. The appeals on this matter area scheduled to be heard in 2020 and 2021.

²⁴ Growth Plan 2019, Definitions, pg. 82.

²⁵ Ibid. pg. 81

As shown on **Figure 1**, an area west of Bolton and north of Mayfield Road is proposed by the province to be designated as a “Provincially Significant Employment Zone” (PSEZ). This designation can be refined through a municipal **comprehensive review** and as confirmed by Resolution 2020-302, has been questioned by the Region:

That the Regional Chair write a letter, on behalf of Regional Council, to the Minister of Municipal Affairs and Housing to request that the lands subject to Regional Official Plan Amendment 30, as adopted by Regional Council, be removed from the Provincially Significant Employment Zone 15 mapping.²⁶

Given the uncertainty about this designation and the ability to refine it through the Peel 2041+ review process, the lands designed as PSEZ were factored into the assessment.

The “technically preferred route” for the GTA West Corridor, also shown on **Figure 1**, bisects the FSA in certain portions and forms its northerly boundary in others. The future link to the 410 is proposed in the area between Dixie and Heart Lake Roads. All these factors have the potential to negatively impact the ongoing agricultural activities in the FSA and are considered in the detailed analysis.

In addition to the two **settlement areas**, there are five **rural settlements** in the FSA, Wildfield and Campbell’s Cross which are designated as Hamlets in the Caledon Official Plan, and Sandhill, Victoria and Tullamore, which are designated as Industrial/Commercial Centres.. Settlements can play an important role in supporting a healthy Regional **agricultural system** and there may be opportunities for boundary expansion around them. There may also be opportunities for these settlements to accommodate land uses associated with a successful **agricultural system**. Accessible opportunities for agri-related services, housing and value chain activities are key to sustaining a successful agri-food sector.

The analysis of the criteria by category is summarized in **Table 1** below with reference to applicable figures. **Figures 9 to 32** follow **Table 1**.

²⁶ Region of Peel, Regional Council Resolution 2020-302

A. Provincial Policy		
CRITERIA	ANALYSIS	FIGURES
Preservation of specialty crop areas.	There are no “ specialty crop areas ” in Peel Region.	n/a
Avoiding designated PAA’s.	The entire FSA is currently designated as a PAA.	2, 3A & B,
	Provincial mapping of the GGH Agricultural System mirrors the current PAA.	4
	Based on LEAR findings and the process as documented in <i>Regional Agricultural Mapping Refinement Report</i> changes have been recommended to current PAA and a proposed revised draft ROP schedule released for discussion.	5 & 9, 6
Considering alternatives on lower priority agricultural land.	Based on the findings of the Regional LEAR, the Region recommended adjustments to the PAA that are not reflected in the Provincial Agricultural Systems Mapping. Regional staff have been working with Provincial staff to assess these differences and agree on appropriate mapping.	9A & B, 10, & 11
	Detailed evaluation of the difference between the provincial and regional processes and the work done by the Region to refine the mapping was undertaken.	12
Compliance with MDS formulae criteria.	Farms were surveyed and those potentially subject to MDS were mapped. Properties were mapped in two categories; those where confirmation that livestock was or could be present was obtained from the property owner, and those where owner input was not forthcoming but that met the criteria in the Provincial guidelines for consideration. The geographical distribution of the mapped properties was reviewed.	7A & B
Minimizing Impacts on existing agricultural operations.	A land survey was conducted based on existing planning approvals, zoning, parcel data and site inspections to identify active farm operations that could be adversely impacted by urban development.	Caledon ZB 2006-50 Sch 1-20 13A & B 14A & B

A. Provincial Policy		
CRITERIA	ANALYSIS	FIGURES
Preserving the Integrity of the GGH agricultural system .	To operate effectively an agricultural system must be geographically contiguous, continuous and linked across municipal boundaries. In identifying settlement boundary expansion areas, the inter municipal GGH agricultural system linkages must be preserved. On the east the linkage through to York Region is limited to the area between the northern boundary of the Rural Service Centre of Bolton and the southern boundary of Palgrave Estate Residential Community. On the west, the linkage to Halton Region is well established and includes a significant area of Protected Countryside.	4
Protection of agricultural infrastructure.	<p>The presence of key components of agricultural infrastructure including buildings, structures, fences, investment in root stock and agricultural drainage were mapped and evaluated.</p> <p>A review of building activity as identified through building permit activity, confirms where recent investments have been made in agricultural structures.</p>	15A & B 16
Accommodating Provincially significant designations.	<p>The Greenbelt and portions of the ORMA abuts and intersect significant portions of the FSA and numbers of operations straddle the Greenbelt and the FSA boundaries. Linkages between agriculture in the Greenbelt, and inside and outside the FSA need to be managed to support the impacted operations and the GGH agricultural system.</p> <p>A PSEZ is proposed in area west of Bolton. While the status of this has not been finalized and is being questioned by the Region, the proposed designation creates uncertainty regarding the future of agriculture in the area.</p> <p>The proposed GTA West corridor defines much of the boundary of the FSA and divides many agricultural properties. The extension of the 410 and related interchanges and connecting routes will also have an impact which must be considered. The Peel Federation of Agriculture has been monitoring this process and has indicated support for the route as a solution to traffic congestion on local roads if impacts on agriculture are addressed.</p>	1, 3A & B

A. Provincial Policy		
CRITERIA	ANALYSIS	FIGURES
Wise use and management of other resources.	Natural Environment High constraint areas and fingers of the Greenbelt extending into the FSA establish a network of NHS features that was factored into the analysis. Agriculture and NHS features can and do coexist and natural areas can be an excellent buffer to separate urban and rural uses, a factor to be considered in further refining the FSA.	17A & B
	Aggregate extraction is permitted in PAA's subject to rehabilitation requirements. The location of aggregate resources was noted as part of the analysis.	18

B. Regional Structure		
CRITERIA	ANALYSIS	FIGURES
PAA as designated in the ROP	Under current approved policy the FSA is all designated as PAA in the ROP.	2
PAA as designated in the Caledon Official Plan	Under current approved policy the majority of the FSA is designated as PAA in the Caledon Official Plan. The area north of Bolton is partially designated Environmental Policy Area.	3A & B
Regional / Town LEAR results	The Regional LEAR scored the evaluation units based on soils (LE) and fragmentation, percentage of agricultural land in production in the evaluation unit and within one kilometer of it and conflicting land uses (AR). A similar process was used for the provincial LEAR.	10, 11 & 12
Result of the agricultural mapping refinement analysis	The differences between the agricultural systems mapping released by the province in 2018 have been addressed by Regional staff and revisions to the provincial system proposed. Discussions with the Province about these adjustments were ongoing throughout this analysis and the understanding is that the revised area as proposed by the Region is acceptable to the Province. However, this has not been formally confirmed and the public consultation process is not complete. The work done by the Region to refine the agricultural systems mapping assisted in the refinement process.	4, 5 & 9A

B. Regional Structure		
CRITERIA	ANALYSIS	FIGURES
Proposed changes to the Prime Agricultural Area designation mapping	<p>The final PAA designation for inclusion in the Peel 2041+ is shown on proposed Schedule X12, Rural System, being circulated for public input as part of the Peel 2041+ process.</p> <p>The areas recommended for removal from the PAA were evaluated to determine how they contribute to the connectivity of the agricultural system, the character of the areas, their role in the broader rural system and in the Regional agri-food system.</p>	6
C. Land Use		
CRITERIA	ANALYSIS	FIGURES
Zoning	A review of the zoning across the FSA confirms there are numerous permitted non-agricultural uses.	Sch 1-20 CZB 2006-50
Current land use	Property data was used to augment zoning information regarding current non-farm land uses.	13A & B
Ownership	Parcel data reveals extensive non-farm land ownership throughout the FSA. There is some concentration of non-farm ownership along Mayfield Road and in proximity to the Rural Service Centre boundaries, but non-farm owned properties are present across the FSA. Clusters of properties predominately under farm ownership were also noted.	14A & B
D. Soils		
CRITERIA	ANALYSIS	FIGURES
Regional LEAR	The soils analysis or land evaluation conducted as part of the Regional LEAR was relied on to inform the analysis. The soil quality is consistently high across the FSA with some isolated pockets of slightly lower quality soils scattered across the FSA and concentrated north of Bolton where topography is more of a factor. Valley lands also impacted scoring.	19

E. Fragmentation		
CRITERIA	ANALYSIS	FIGURES
Parcel size and configuration	Fragmentation is particularly prevalent north and east of Tullamore and along the west side of Bolton. There are pockets of fragmentation west of Mayfield West along Chingaucousy Road and north up Kennedy Road. The fragmentation analysis in the Regional Lear provided insight into this issue, as did a review of ownership patterns.	20A & B 21
Non-farm uses	Non-farm uses as identified in zoning, parcel data, aerial photography and on-site visits were assessed in the refinement process.	13A & B, 14A & B, 20A & B
Connection to farming area	In considering appropriate refinements to the FSA the interface between farmland inside and outside of the FSA was considered. The LEAR evaluation of agricultural use was referenced for this purpose.	22
Limitations to Farming	Areas adjacent to non-agricultural uses and urban development were noted and assessed. Land use patterns within one kilometer of the urban boundary were assessed and the length of the rural/urban interface calculated.	17A & B 32

F. Constraints		
CRITERIA	ANALYSIS	FIGURES
NHS features	NHS features can and do co-exist with agriculture. Using them as a buffer or transition area can provide a separation of uses thereby protecting agriculture from negative impacts and preserving the rural environment. These factors in addition to the protection of the NHS features was considered as part of the evaluation.	17A & B
Proximity to conflicting Uses	A direct interface between urban development and agricultural operations can create conflict and impede farming practices. Minimizing and managing these direct interfaces is critical to the health and viability of agricultural areas.	24, 27, 32

G. Production Profile		
CRITERIA	ANALYSIS	FIGURES
Type of production	<p>The production profile was assessed using census and OMAFRA data, verified with site inspections. The predominance of cash crop production was noted. Although dated (2016), census data confirms that the area of farmland and number of livestock operations have been in decline over time. There is extensive cash crop production, and the rate of rented land is high and continues to rise. Types of production that require long term investments (greenhouse, orchards, dairy) are declining.</p> <p>Site inspection confirmed that In areas in proximity to urban development, there is a notable predominance of derelict and boarded up farm buildings.</p>	28
Extent of adjacent production	Being part of a larger established area of production supports agricultural operators. In addition to facilitating custom work and supporting required services, being part of a community of shared interests contributes to the vitality of the sector. As farming practices evolve, individual operators can manage increasingly larger acreages and need to do so to remain viable. Having to travel distances or cope with conflicting uses can negatively impact viability. The LEAR study's analysis of percentage of land in agricultural production, which provided insight into these factors, was considered in the analysis.	22

H. Infrastructure		
CRITERIA	ANALYSIS	FIGURES
Farm infrastructure Investment	Site inspections and aerial photography were used to evaluate the state of farm buildings and infrastructure.	15A & B, 16
Transportation	Comments submitted by the Peel Federation as part of the EA process for the GTA West corridor and subsequent discussions with the Federation members confirmed the challenges of farming and moving equipment and product on congested roads. The traditional grid road pattern in Peel, and lack of other transit options leads to congested roads with through traffic competing with local traffic especially in	1 25

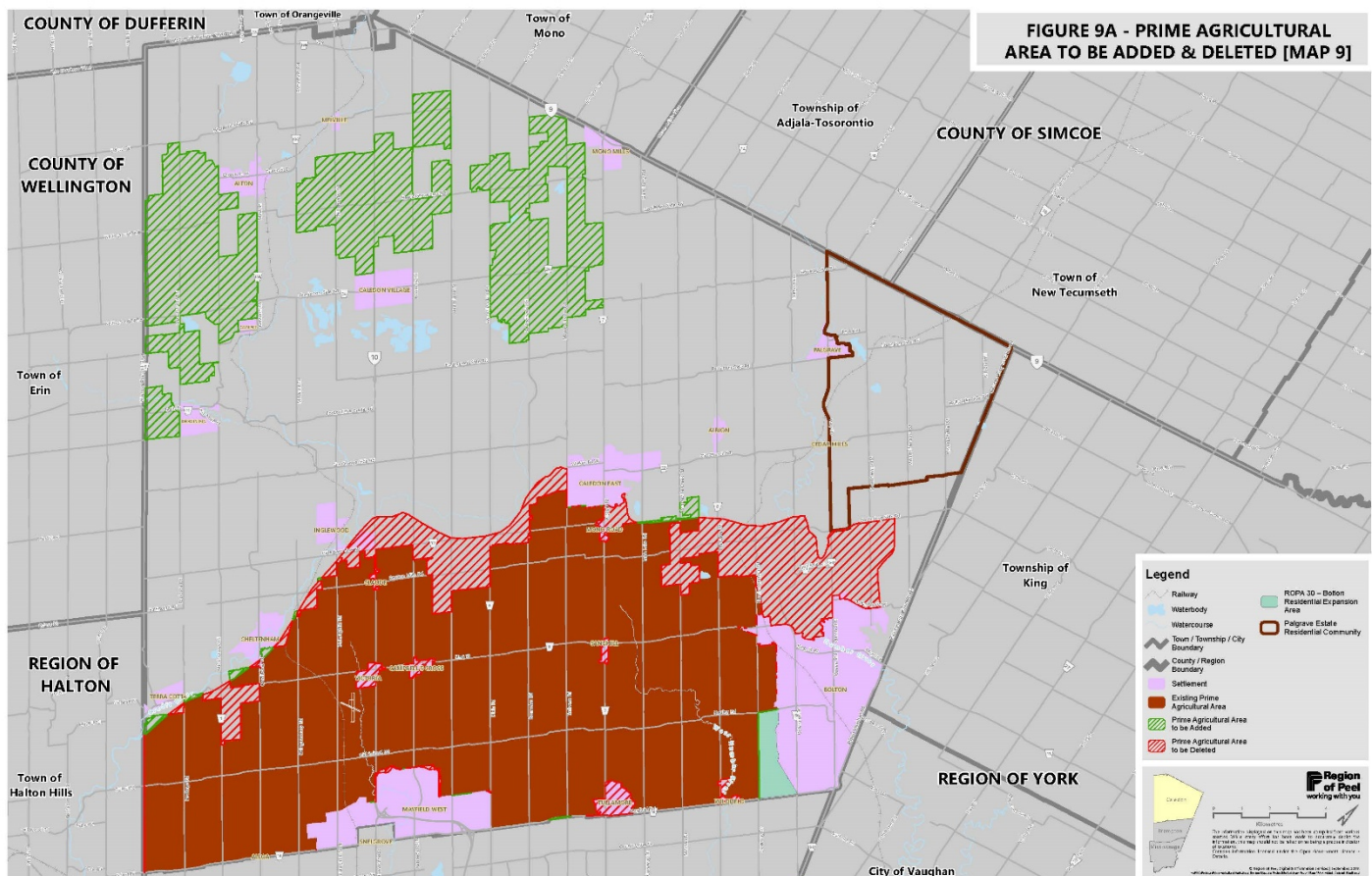
H. Infrastructure		
CRITERIA	ANALYSIS	FIGURES
	proximity to or on the route to urban areas. The growing focus of logistics facilities adds to the congestion.	
MDS Implications	The process as outlined in Section 4.6 resulted in mapping of properties potentially subject to MDS. The location of these properties was analyzed to determine potential implications for different expansion alternatives.	7A & B

I. Edge Planning		
CRITERIA	ANALYSIS	FIGURES
Potential for buffering	Opportunities to establish or maintain buffers and separations between urban and rural / agricultural land uses were identified and assessed in the evaluation of expansion alternatives. The ability to employ normal farm practices as defined in the <i>Farming and Food Production Protection Act, R.S.O. 1998</i> , was used to identify the appropriate width and composition of buffers. Potential buffers including natural heritage features and built infrastructure were considered to protect the integrity of the Peel agricultural system and separate conflicting uses.	1 17A & B 25 32
Greenbelt as a factor in Edge Planning	Connection to lands within the Greenbelt, ORM and NEP strengthens the connectivity of the Regional rural system and supports the integrity of the GGH agricultural system . The relationship between lands within the Greenbelt and the ORM and the FSA was analyzed to retain and optimize linkages. Intermunicipal connections both in and outside the Greenbelt were factored into the analysis.	3A 4 & 5
Length of interface with non-farm use	The extent and status of existing interfaces between agricultural land and urban development was assessed. The interfaces with existing and proposed development along the west side of Bolton, running east west along Mayfield Road and around Mayfield West were specifically considered.	27, 32

J. Character		
CRITERIA	ANALYSIS	FIGURES
Existing Land Use	Extensive observations were made by touring the FSA on numerous occasions and through air photo interpretation. Derelict buildings, boarded up houses, and non-farm uses were noted, specifically in proximity to urban development. Areas of well-maintained properties were also observed.	13A & B 14A & B

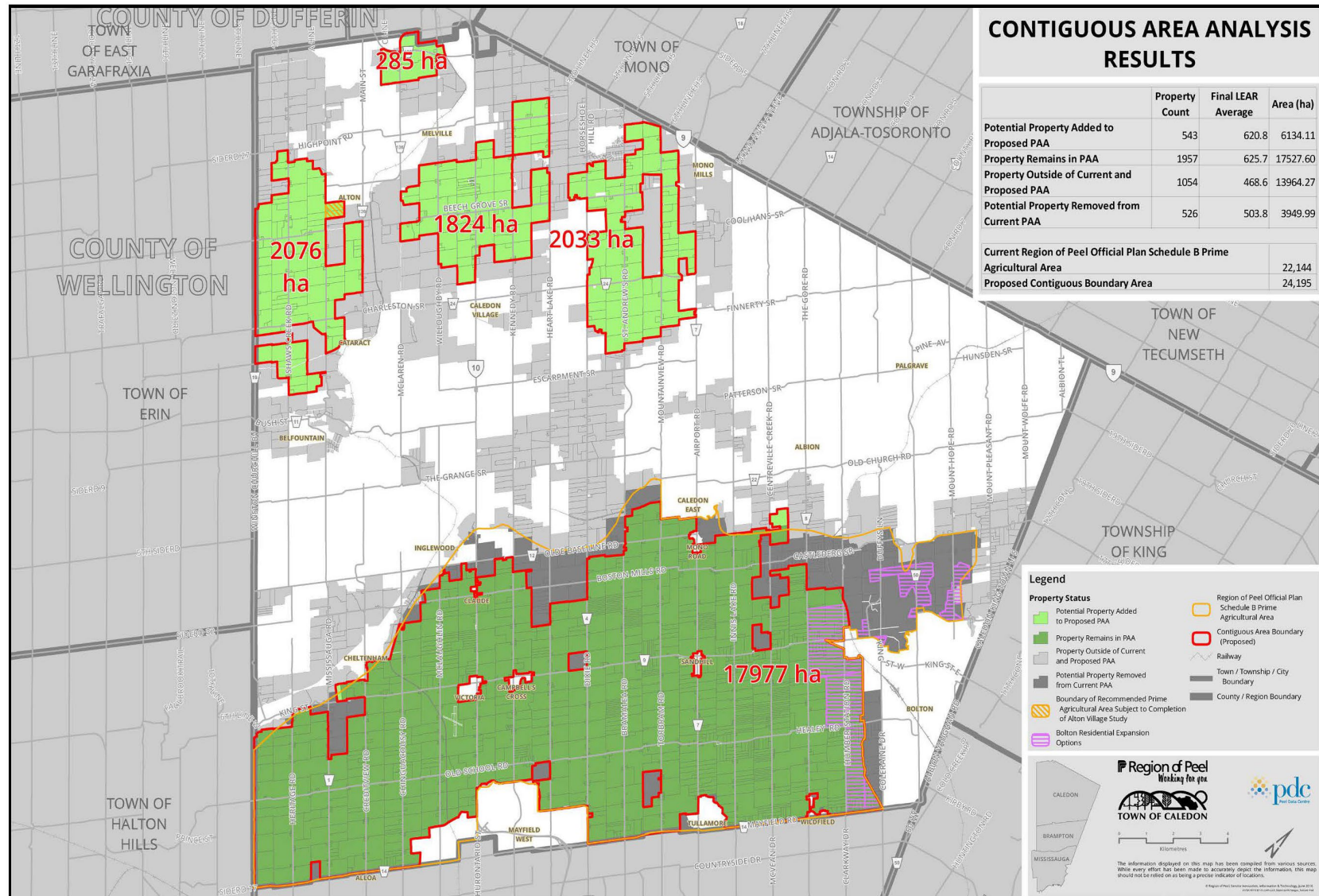
K. Agricultural System		
CRITERIA	ANALYSIS	FIGURES
Connection to Greenbelt	Connection to lands within the Greenbelt, ORM and NEP strengthens the connectivity of the Regional rural system and supports the integrity of the GGH agricultural system . The relationship between lands within the Greenbelt and the ORM that interface with the PAA (existing and proposed) was analyzed to retain and optimize use of these linkages.	2, 3A & B, 6
Link to other farming areas outside Peel	As directed by Provincial policy the preservation of the intermunicipal connections in the GGH agricultural system were factored into the analysis. Availability of and access to input services for agricultural operations was also considered.	4 30
Clusters of active farm operations	Mapping of properties identified as being active operations or having established agricultural infrastructure were overlaid on the property fabric, with constraints areas shown. This mapping was analyzed to identify clusters of agricultural activity with conditions supportive of ongoing production.	29
Access to farm services	Agricultural input services in proximity to the FSA were inventoried and mapped to assess the strength and weaknesses of the service sector. Farm operators were questioned to determine any issues with accessing services. Most of the input services in or close to the FSA are clustered in and around Bolton, including several crop input providers on and in the area of King Street to the west. There is a canola research facility located west of Mayfield West on Mississauga Road.	30
Agri-food assets	Agri- food assets (food processors and retail) for Caledon were inventoried and were mapped to identify links between	31

K. Agricultural System		
CRITERIA	ANALYSIS	FIGURES
	primary production and agri-food activities. None were identified in the FSA. The only cluster of uses identified, is located in Bolton.	

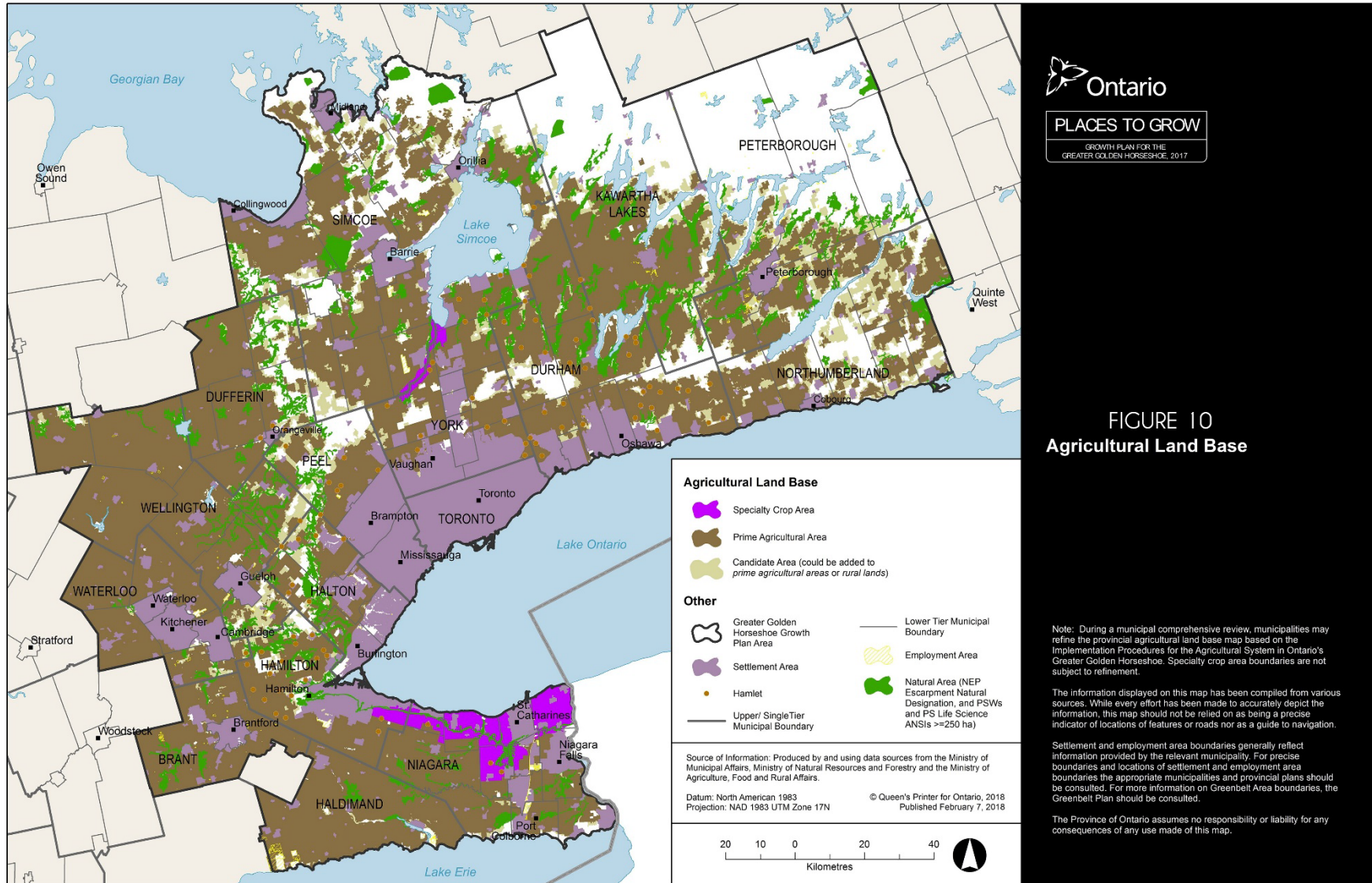


Source: Region of Peel. (2019c). Agricultural Mapping Refinement Report, pg. 92

FIGURE 9B - REGION - TOWN LEAR PRIME AGRICULTURAL AREA BOUNDARIES (MHBC, 2016)



Source: Region of Peel. (2019c). Agricultural Mapping Refinement Report, pg. 3



Source: OMAFRA: <http://www.omafra.gov.on.ca/english/landuse/agsys-ggh.htm>

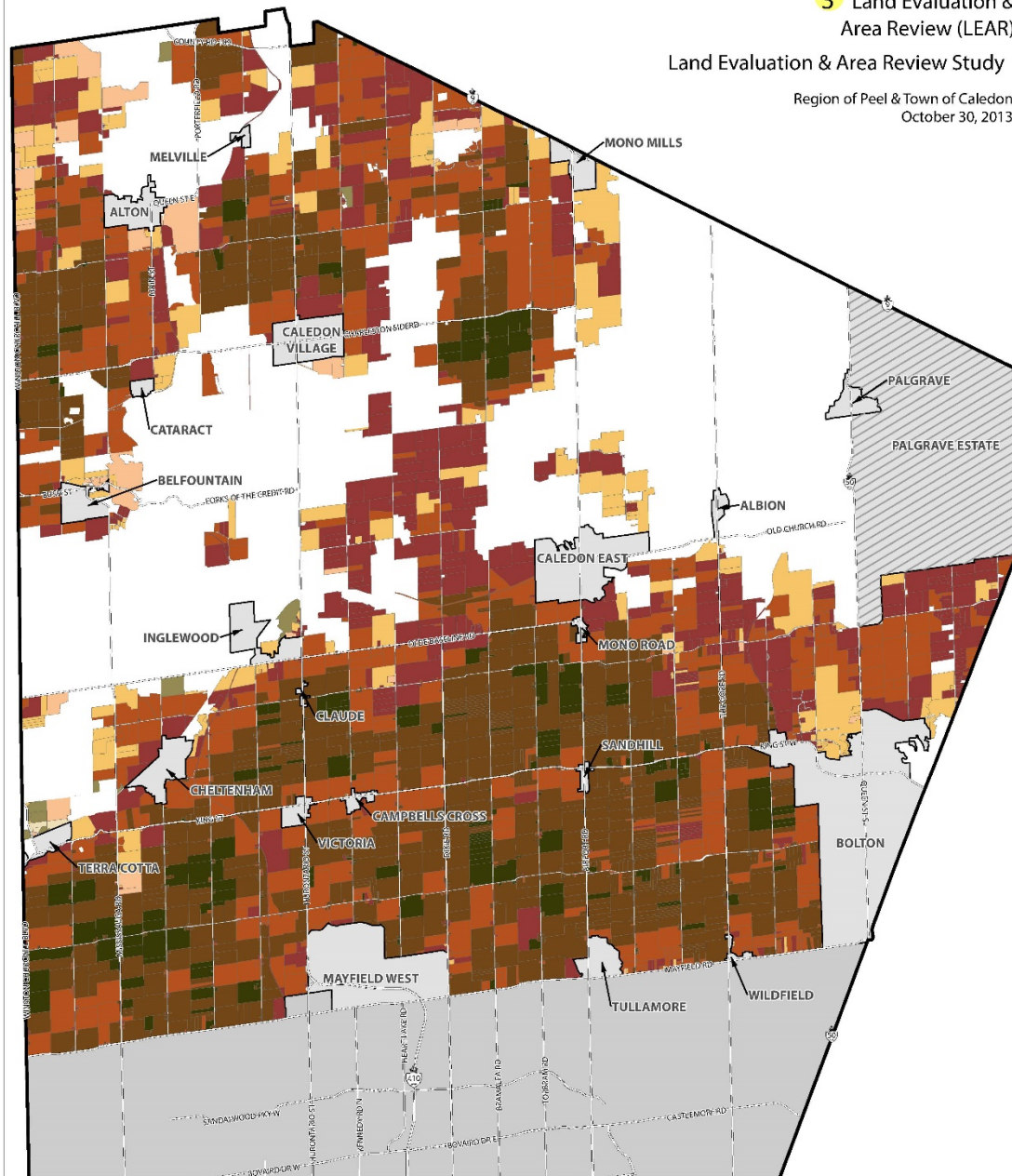
DRAFT RECOMMENDED

FIGURE 11

3 Land Evaluation & Area Review (LEAR)

Land Evaluation & Area Review Study

Region of Peel & Town of Caledon
October 30, 2013



Legend

- Region of Peel Boundary
- Palgrave Estate
- Settlement Area
- Urban Area Boundary 2031

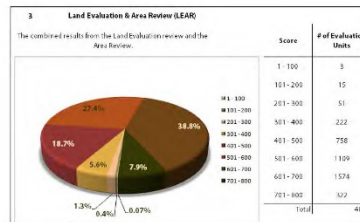
Source: All data has been provided by the Region of Peel and the Town of Caledon
Note: Parcels outside of the Study Area are not shown on this map.

Combined Land Evaluation & Area Review Score

- 701 - 800
- 601 - 700
- 501 - 600
- 401 - 500
- 301 - 400
- 201 - 300
- 101 - 200
- 1 - 100

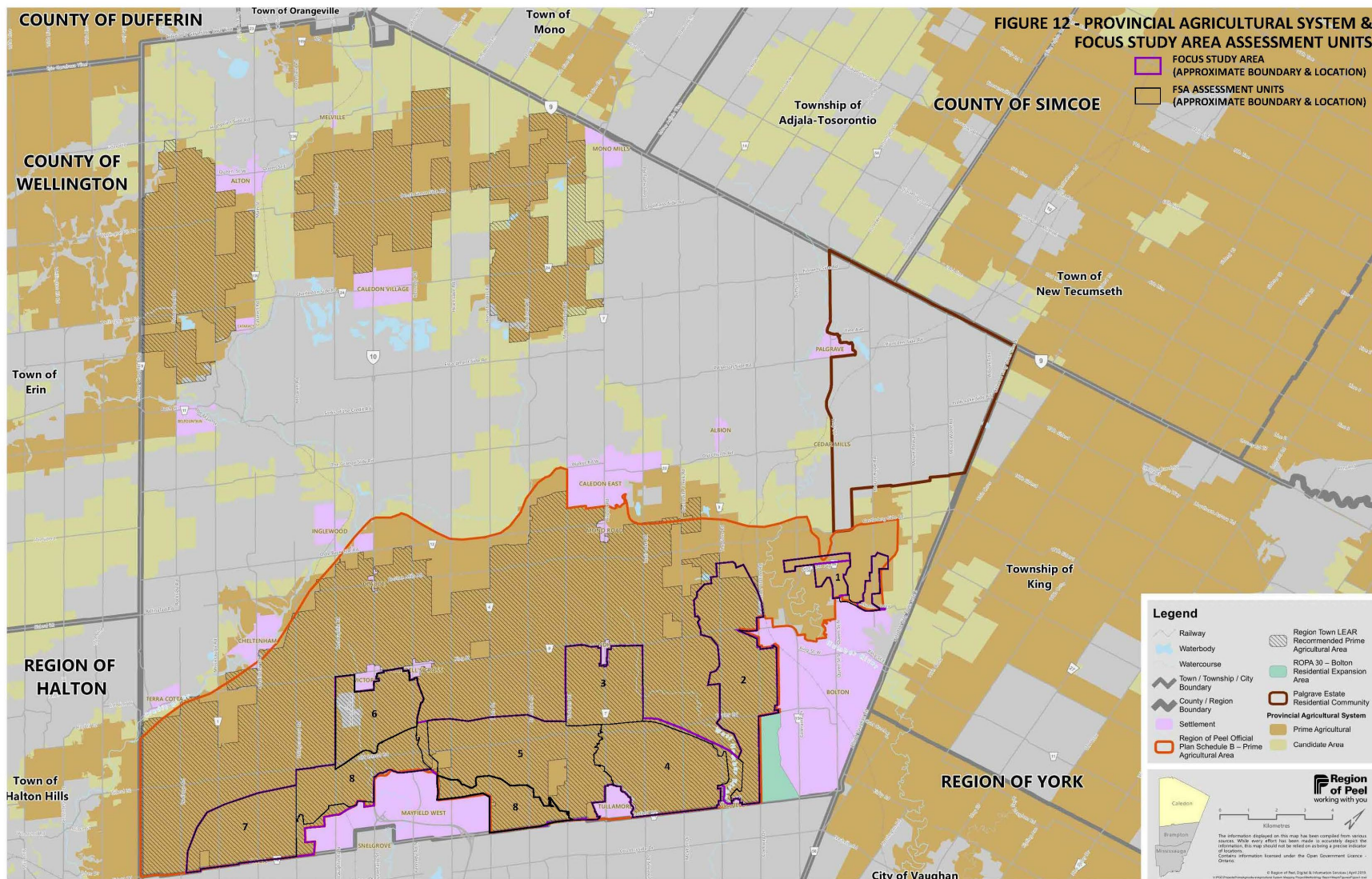
High LEAR Score

Low LEAR Score



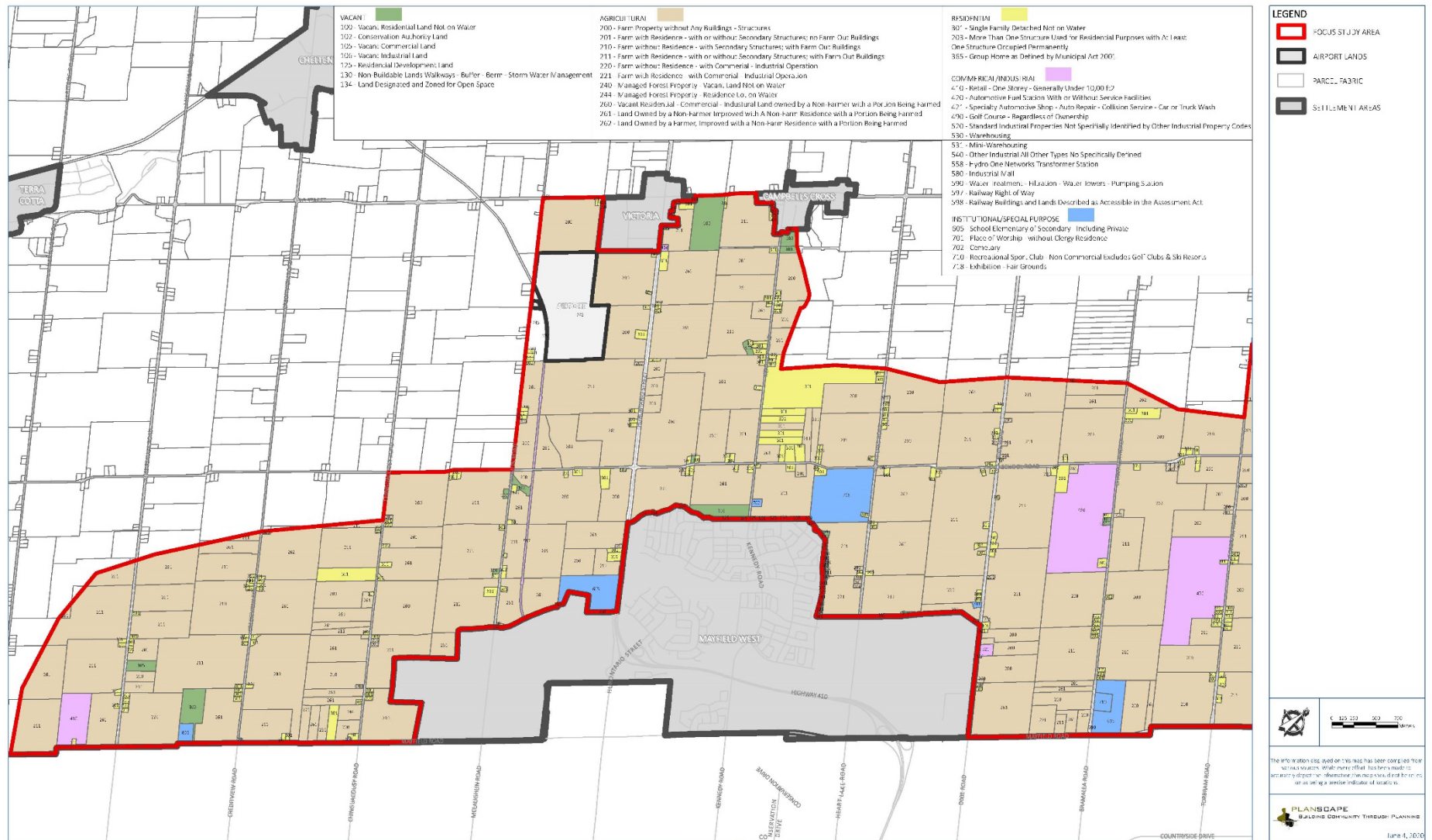
0 0.5 1 2 3 4 5
Kilometres

Source: Peel Region and Town of Caledon LEAR Technical Study, MHBC, 31-Jul-2016, pg. 51.



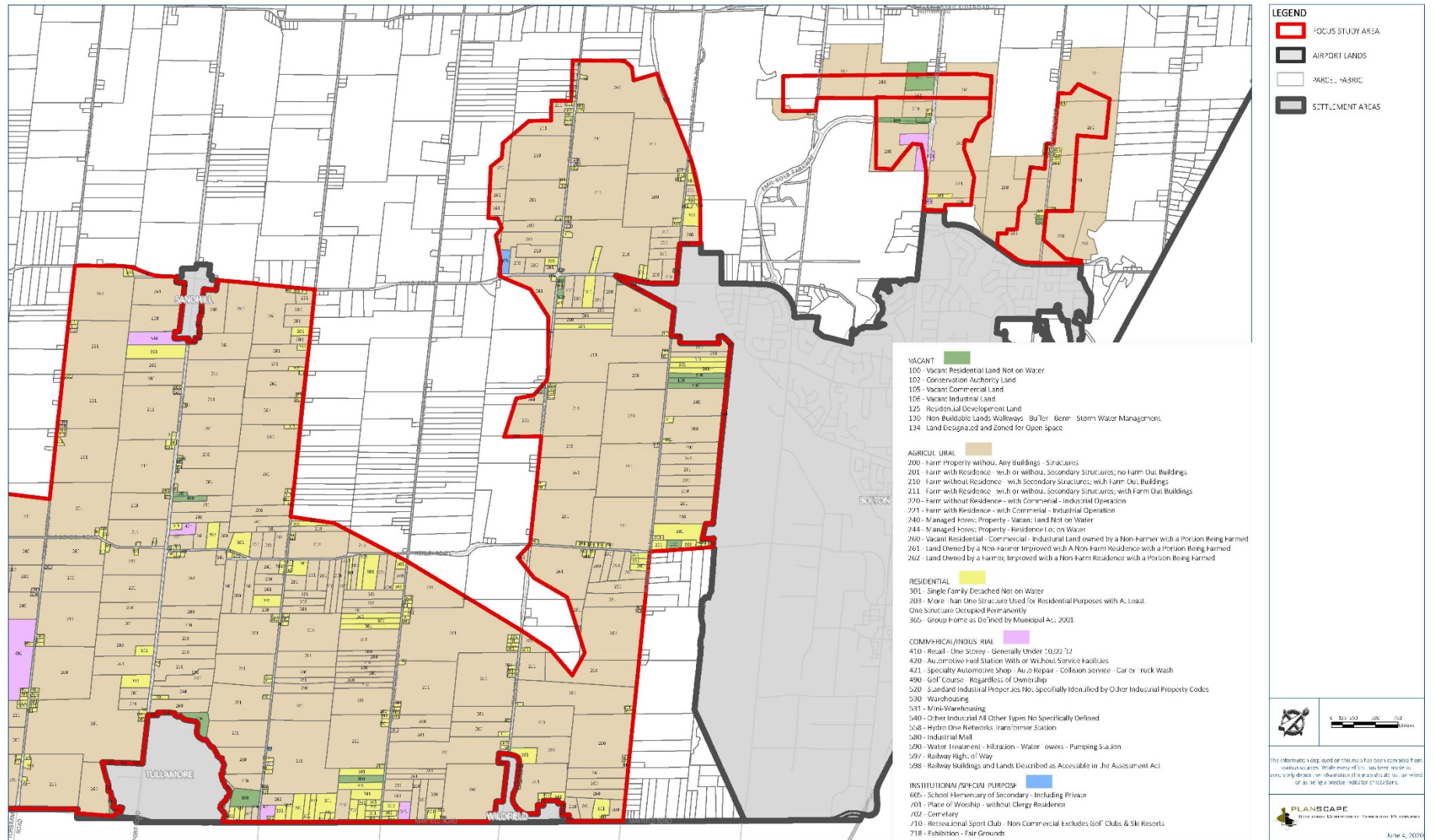
Source: Region of Peel. (2019c). Agricultural Mapping Refinement Report

FIGURE 13A - PROPERTY INFORMATION



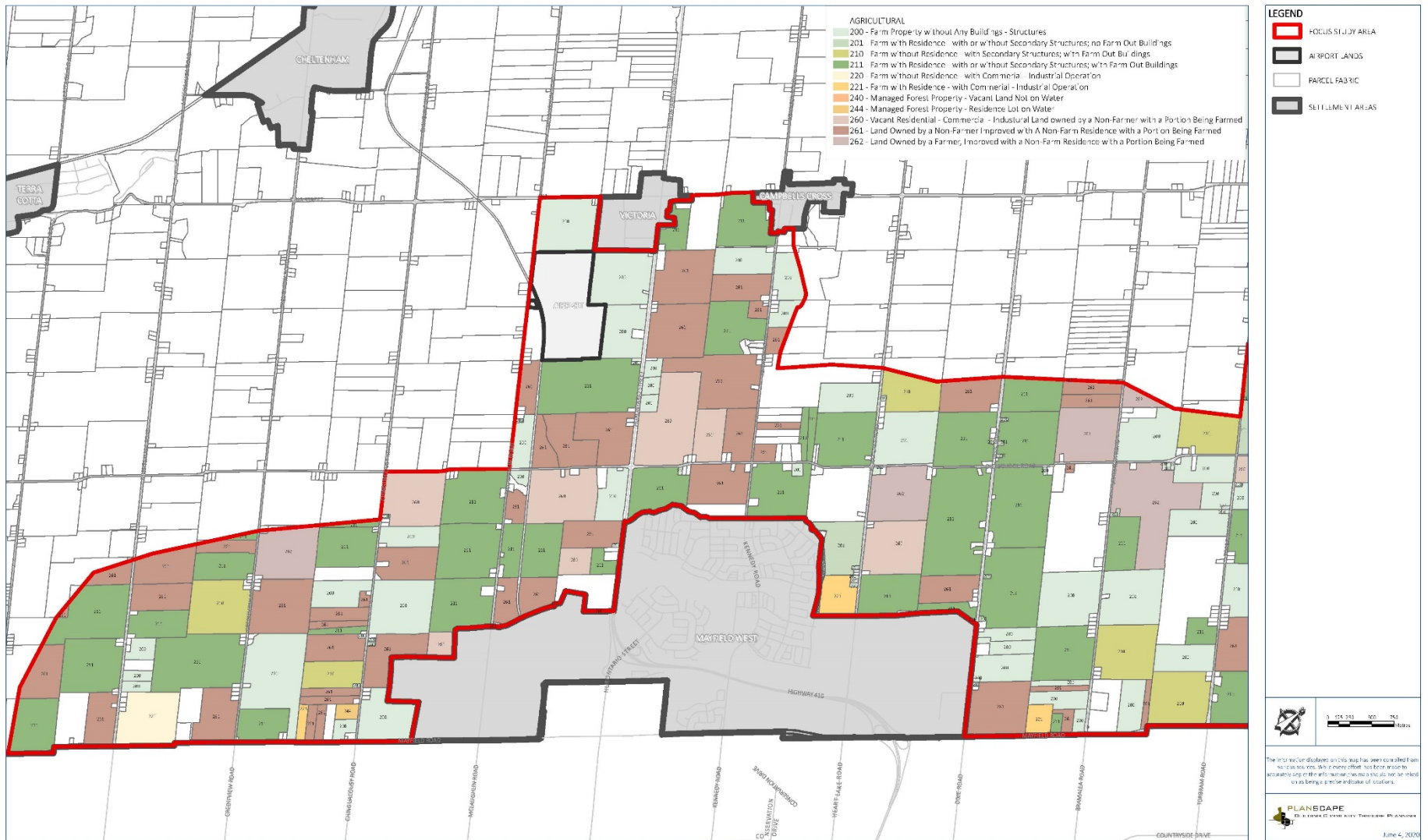
Source: Data from Region of Peel

FIGURE 13B - PROPERTY INFORMATION



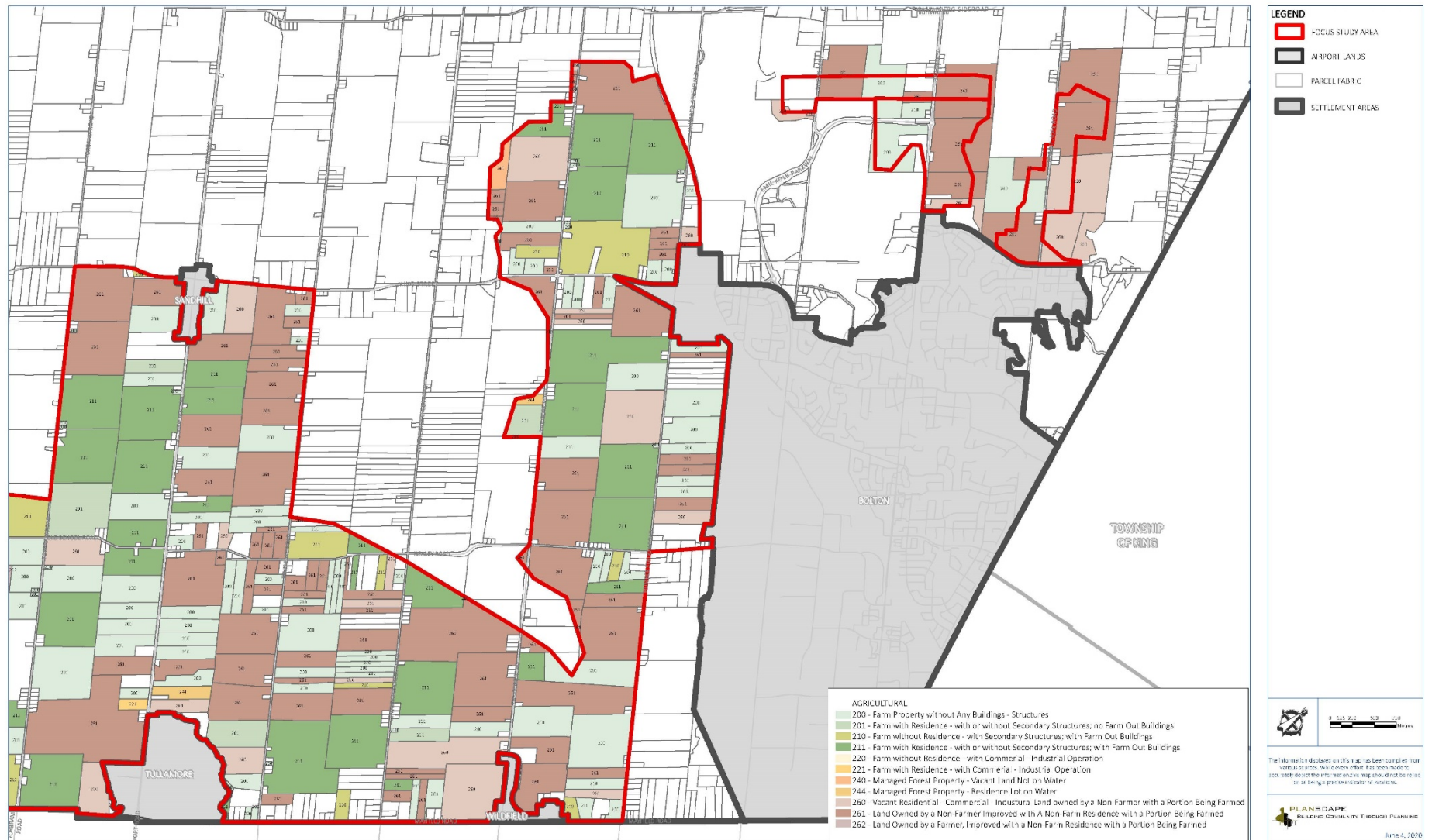
Source: Data from Region of Peel

FIGURE 14A - LAND OWNERSHIP



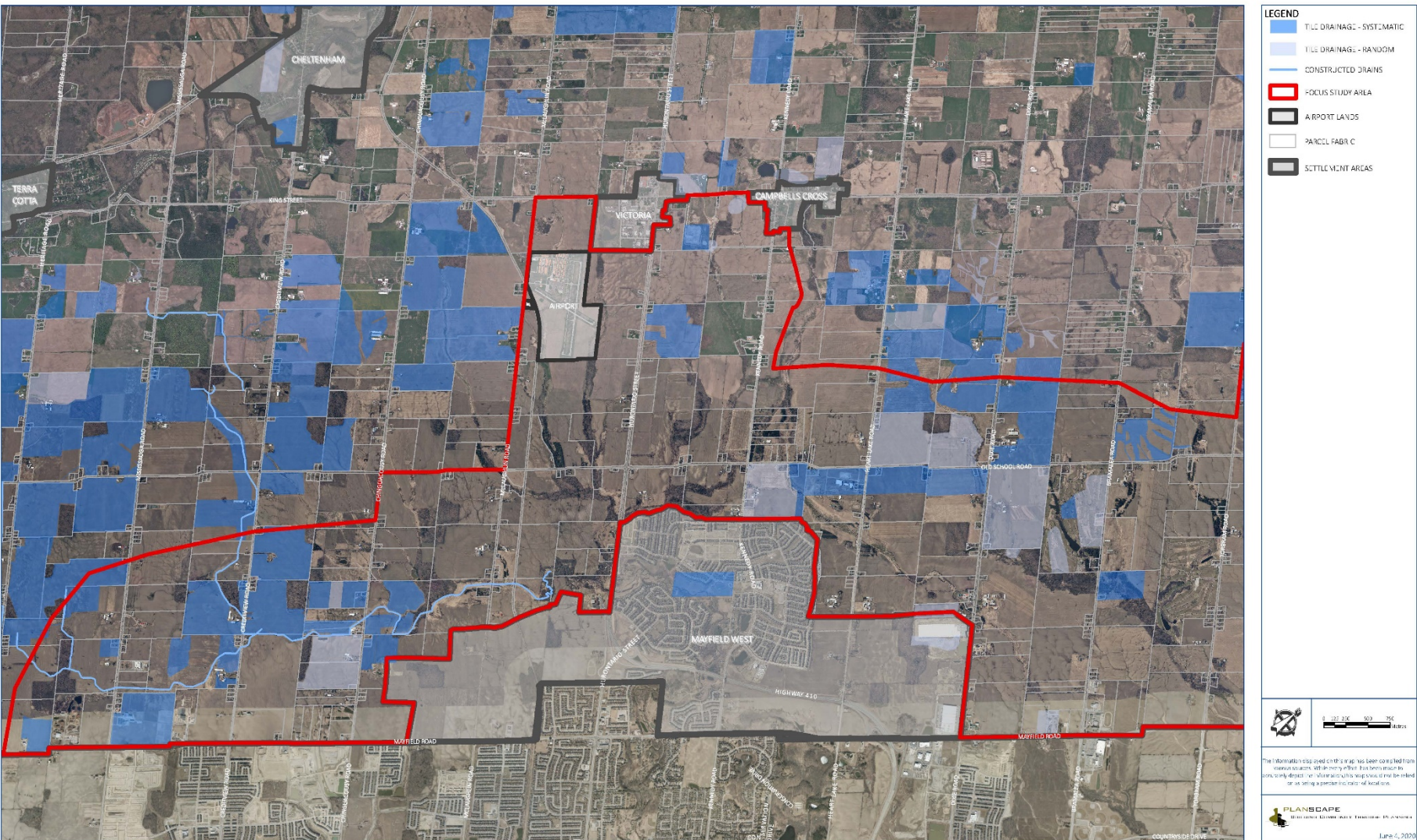
Source: Data from Region of Peel

FIGURE 14B - LAND OWNERSHIP



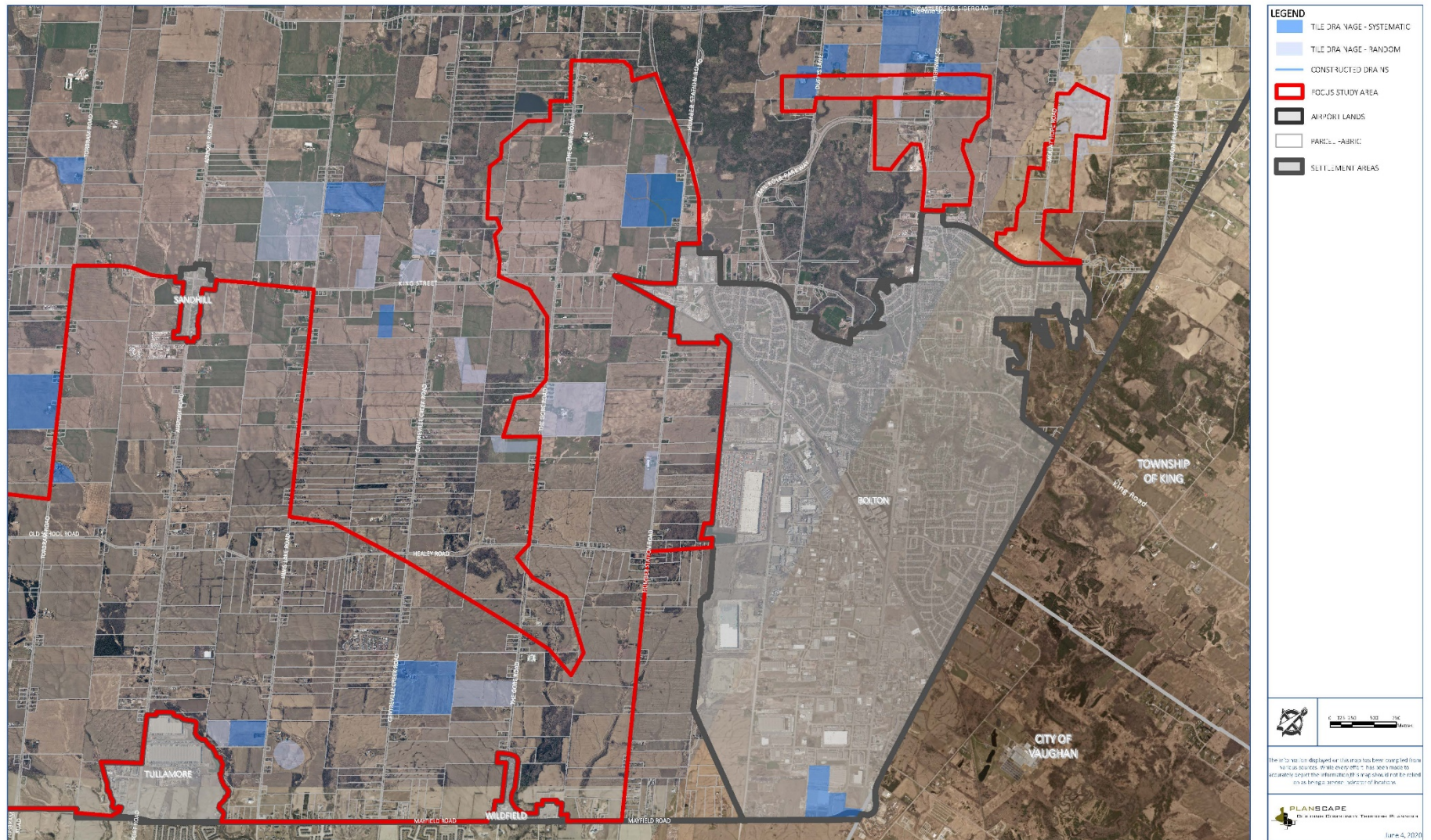
Source: Data from Region of Peel

FIGURE 15A - DRAINAGE



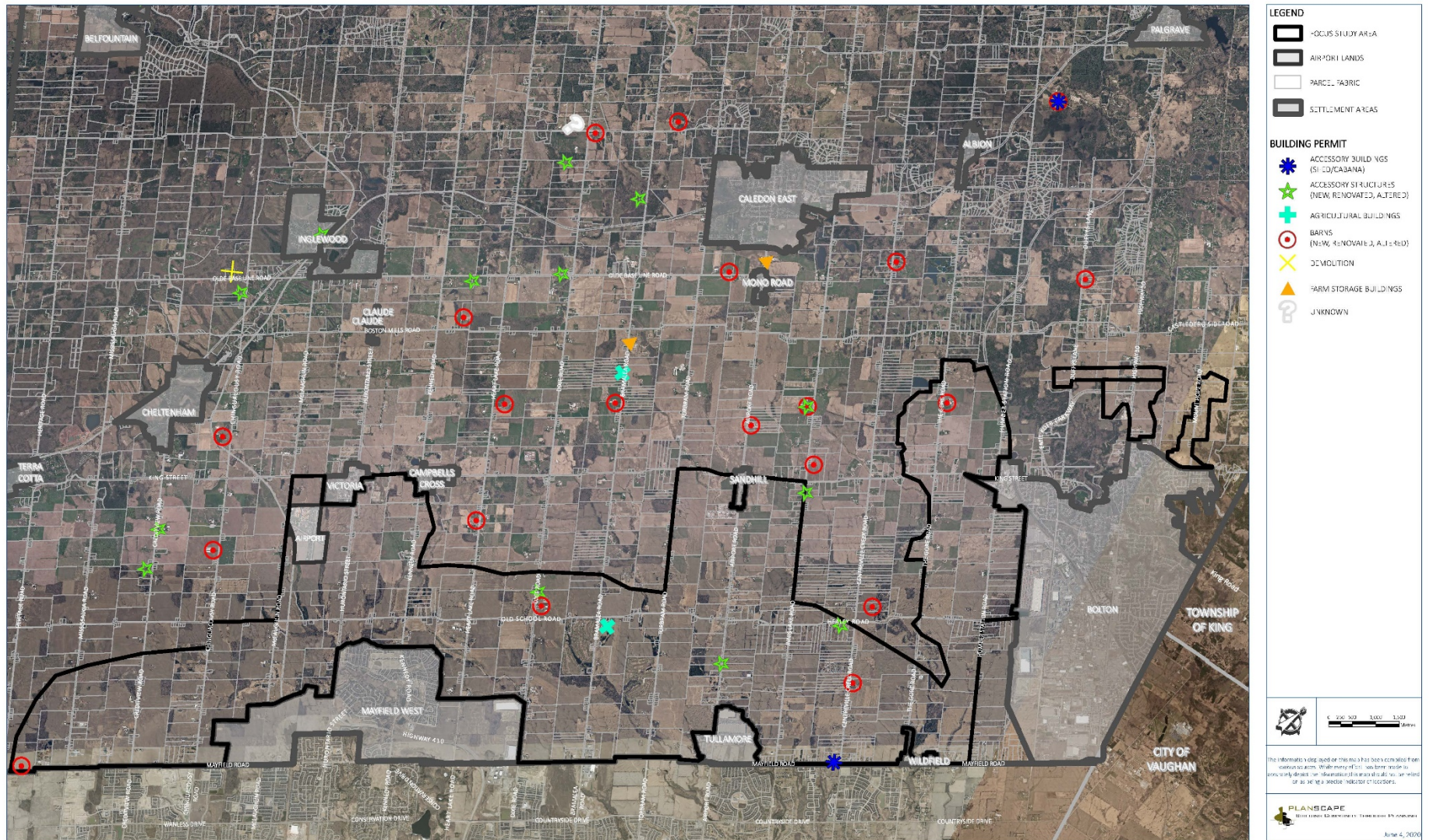
Source: OMAFRA website.

FIGURE 15B - DRAINAGE



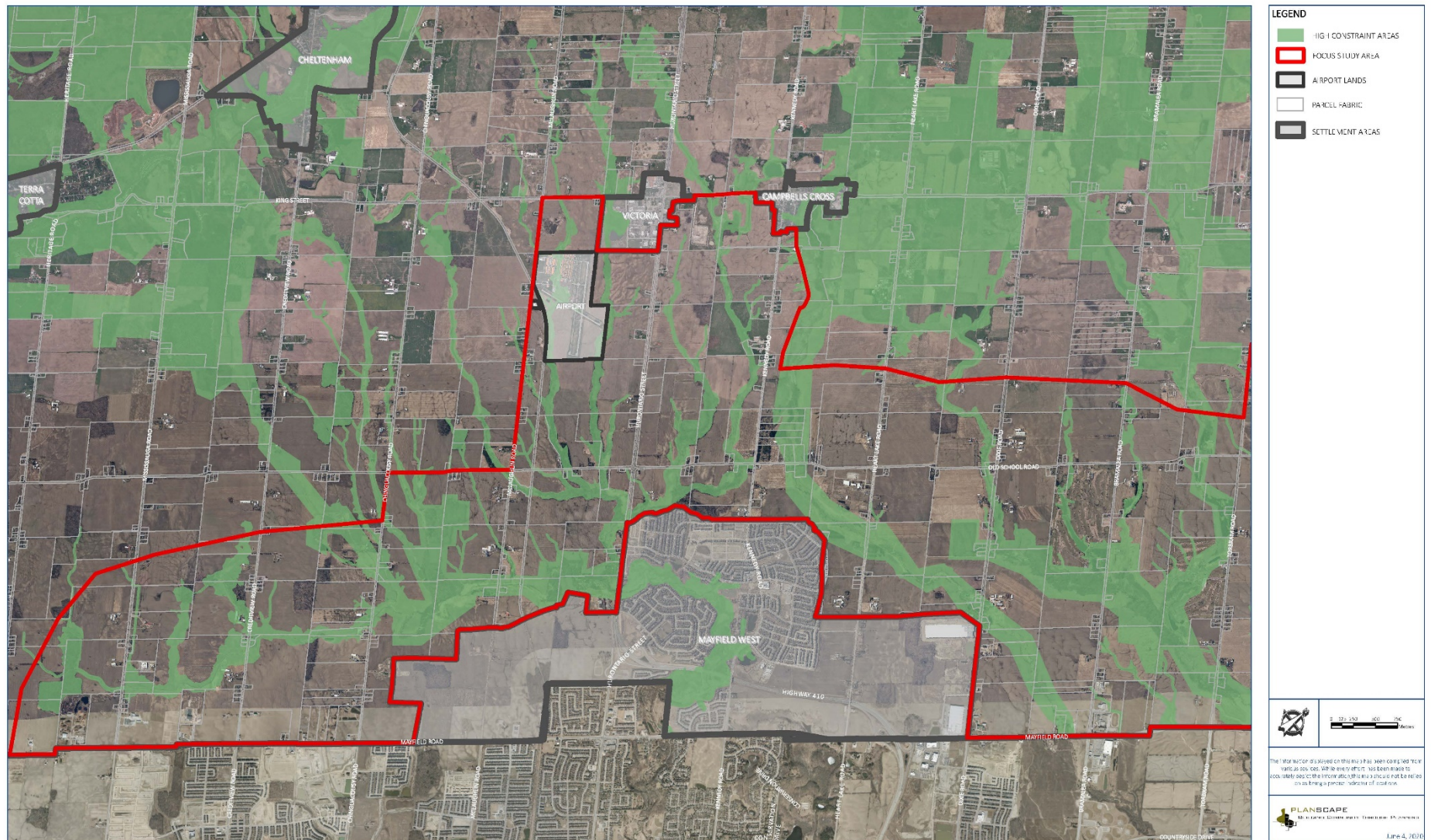
Source: OMAFRA website.

FIGURE 16 - AGRICULTURAL BUILDING PERMIT ACTIVITY



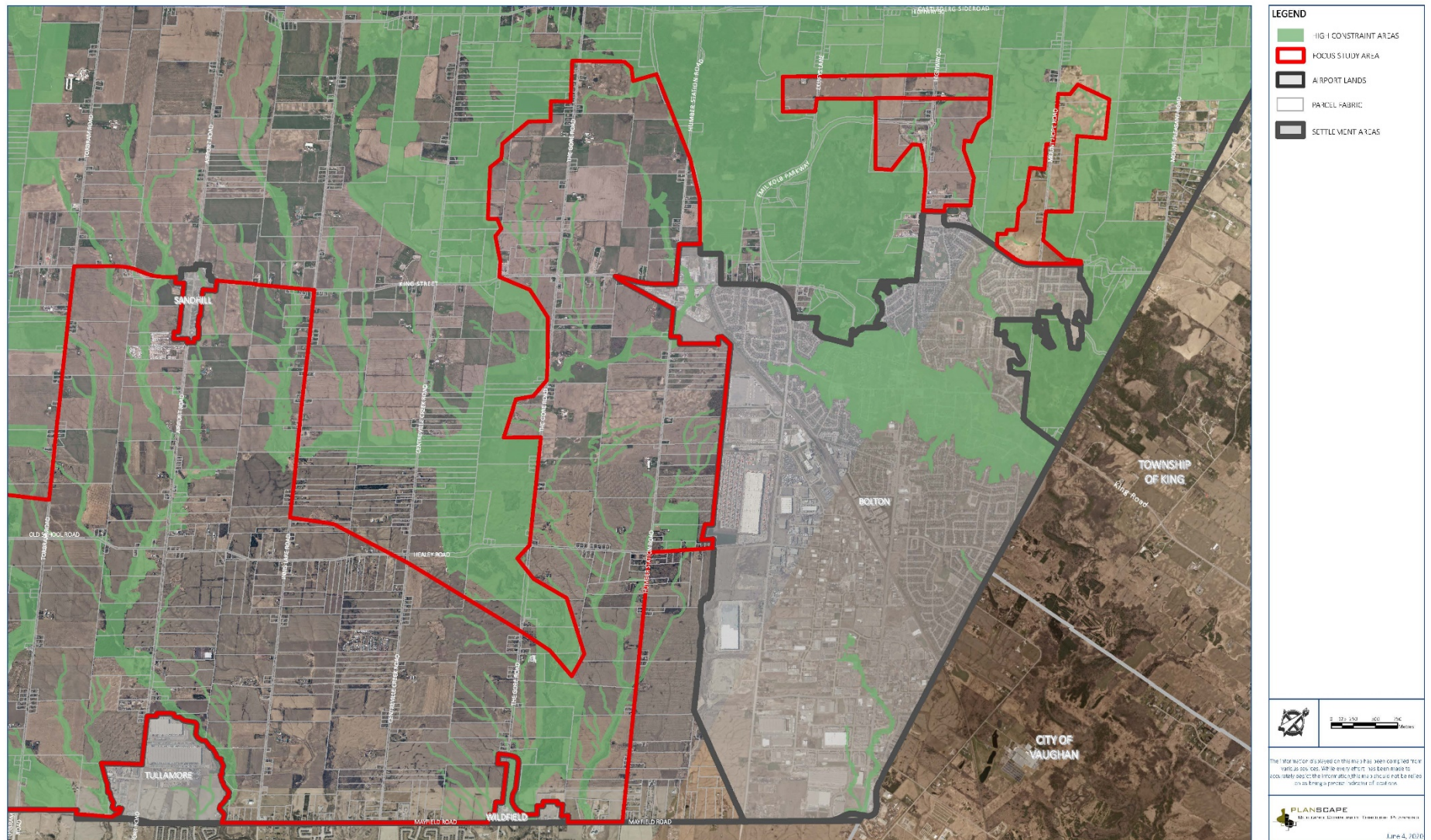
Source: Town of Caledon Building Department.

FIGURE 17A - NHS CONSTRAINTS ENVIRONMENTAL FEATURES



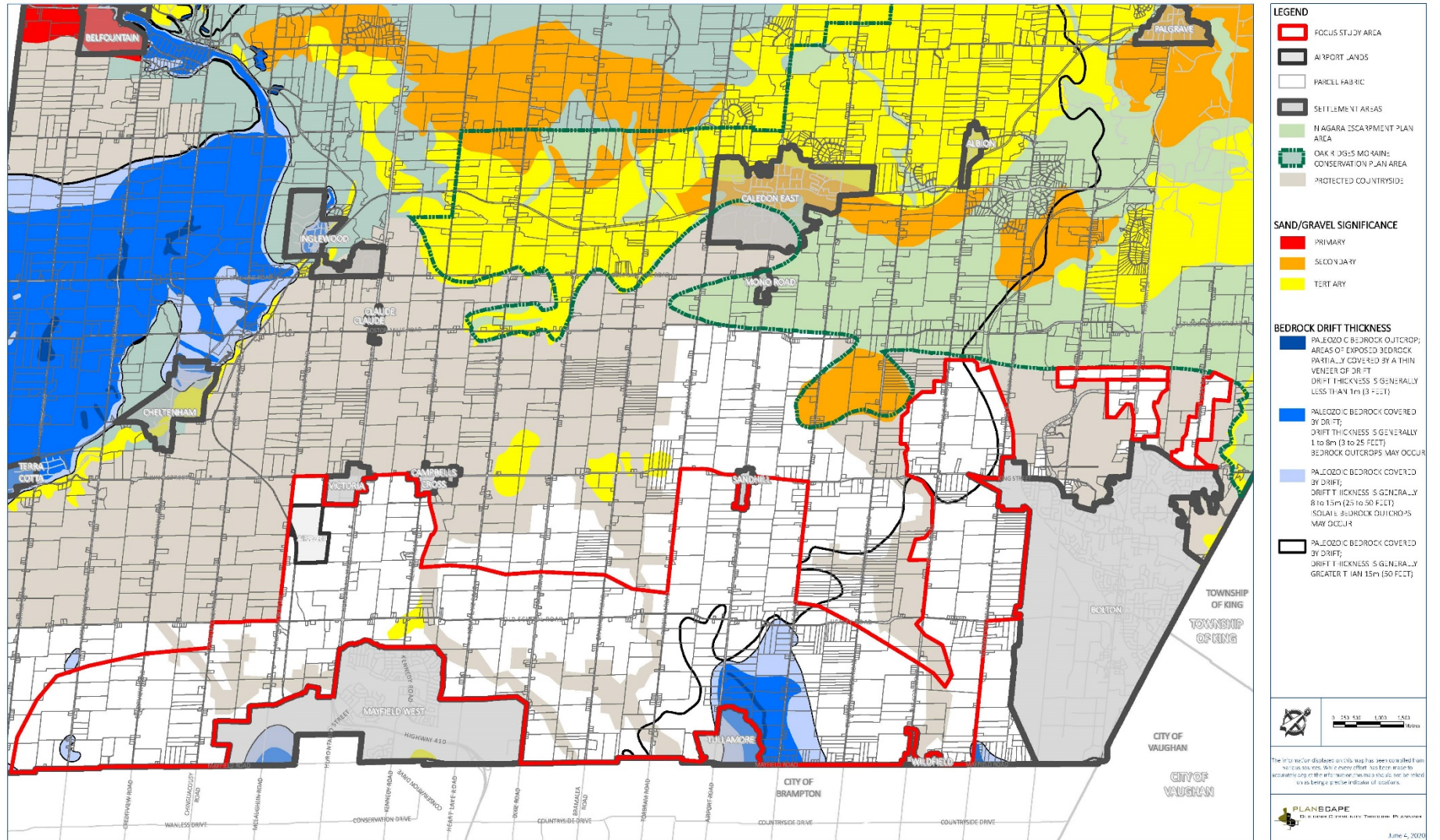
Source: Hemson Consulting

FIGURE 17B - NHS CONSTRAINTS ENVIRONMENTAL FEATURES



Source: Hemson Consulting

FIGURE 18 - AGGREGATE RESOURCES



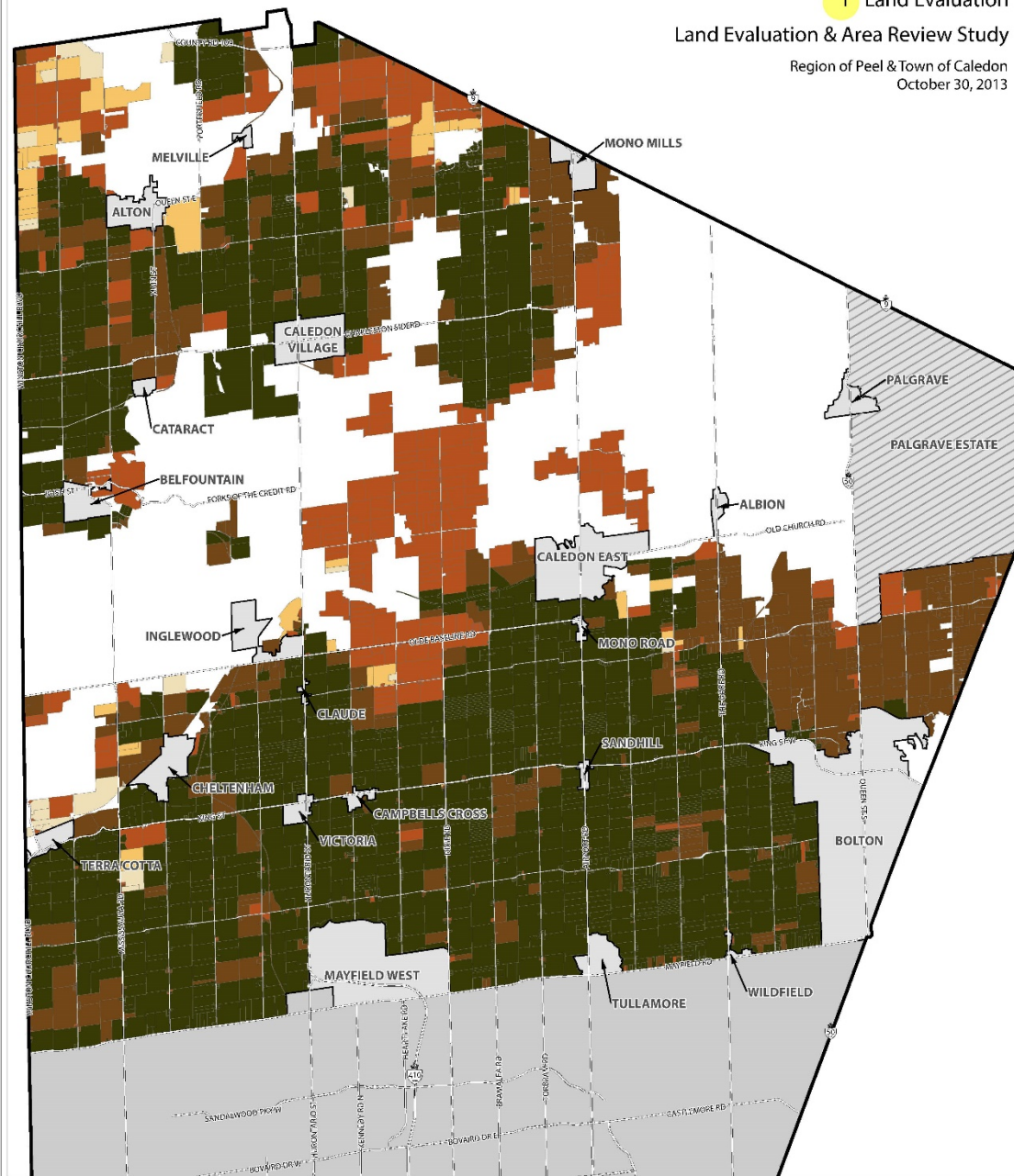
DRAFT RECOMMENDED

FIGURE 19

1 Land Evaluation

Land Evaluation & Area Review Study

Region of Peel & Town of Caledon
October 30, 2013



Legend

- Region of Peel Boundary
- Palgrave Estate
- Settlement Area
- Urban Area Boundary 2031

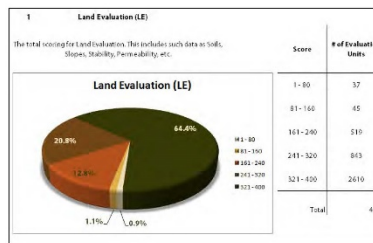
Land Evaluation Score

- 321 - 400
- 241 - 320
- 161 - 240
- 81 - 160
- 0 - 80

High Overall
Land Evaluation

Low Overall
Land Evaluation

Source: All data has been provided by the Region of Peel and the Town of Caledon.
Note: Parcels outside of the Study Area are not shown on this map.

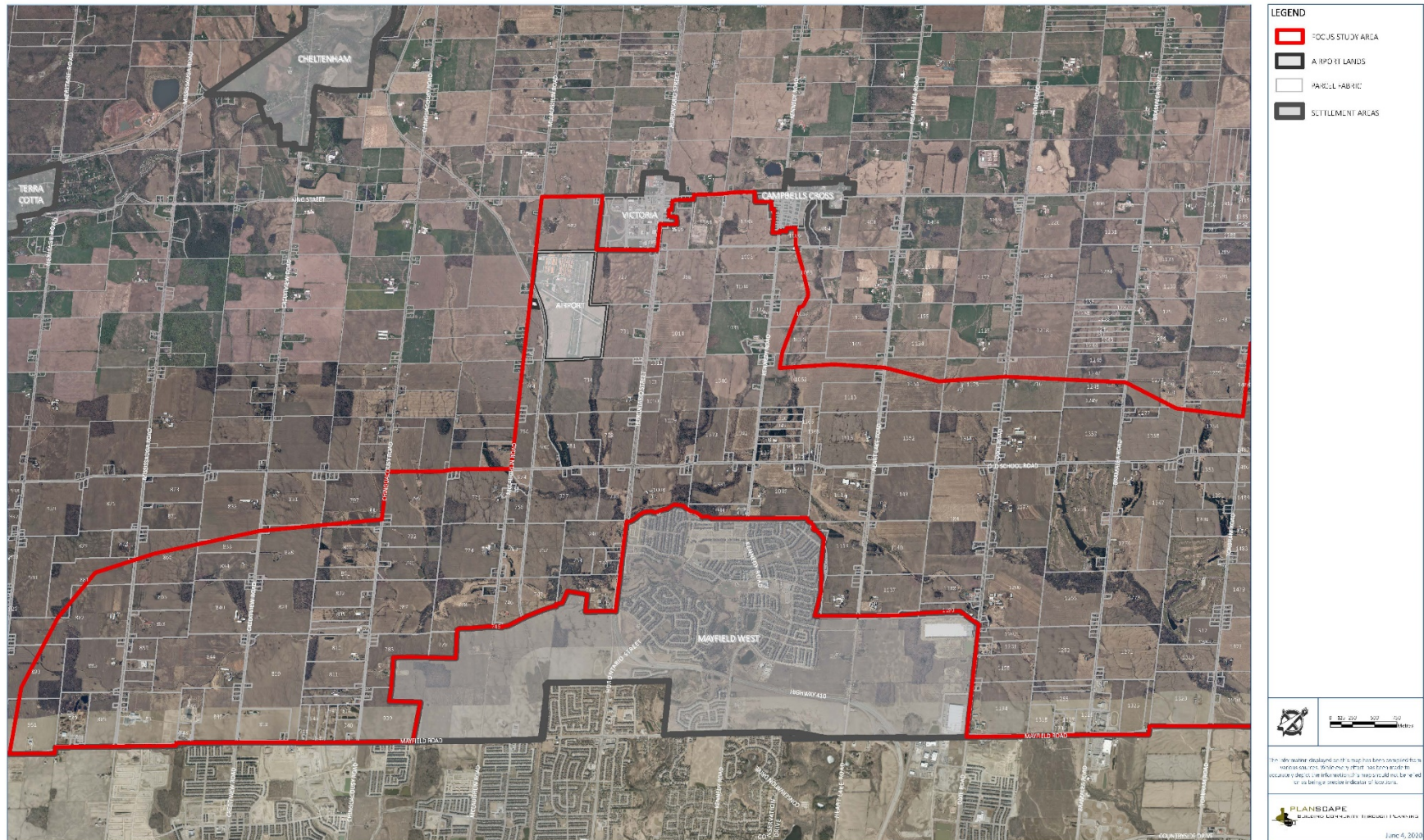


0.5 1 2 3 4 5
Kilometres

**PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE**
October 30, 2013

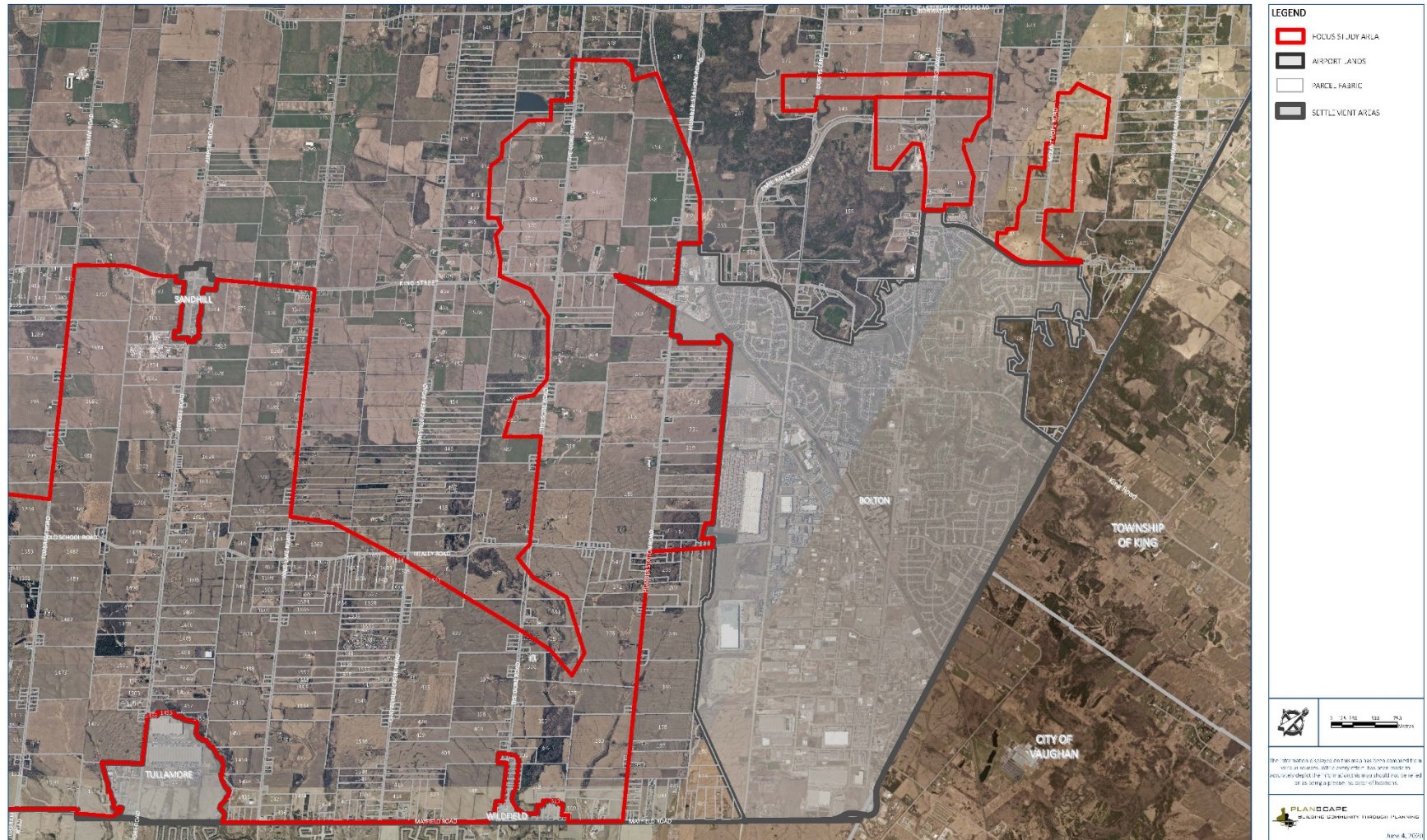
Source: Peel Region and Town of Caledon LEAR Technical Study, MHBC, 31-Jul-2016, pg. 37.

FIGURE 20A - LOT FABRIC

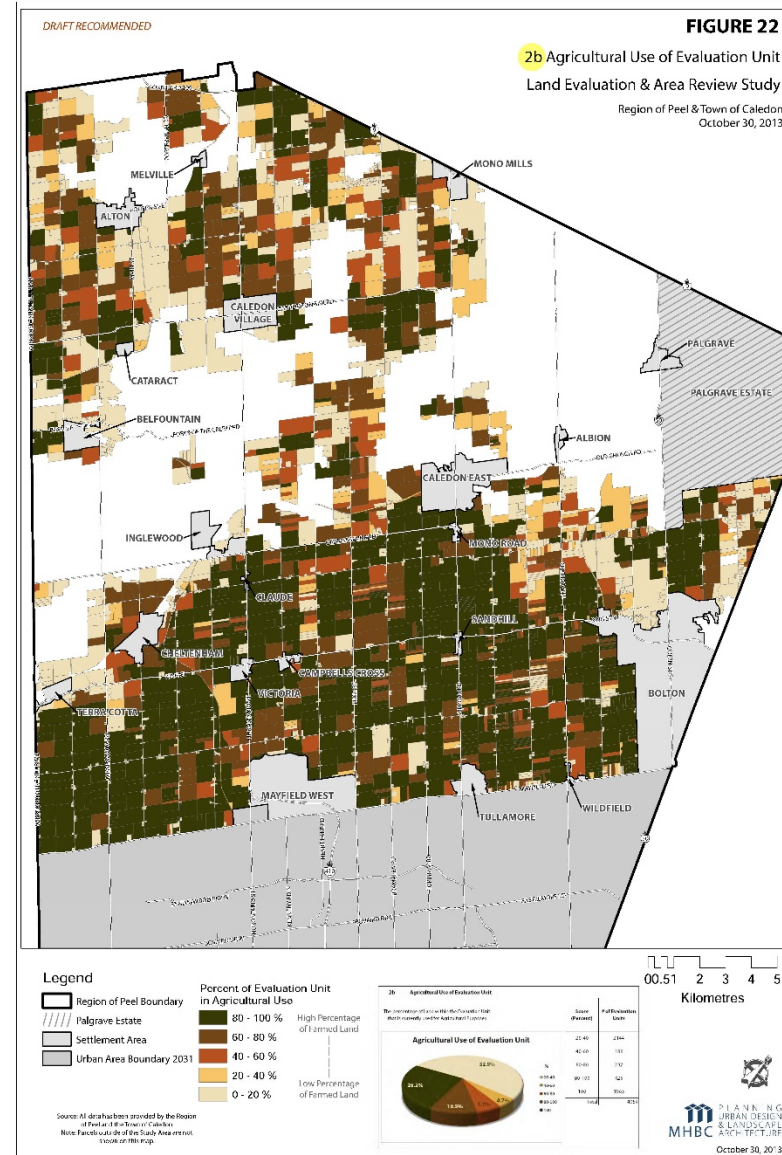
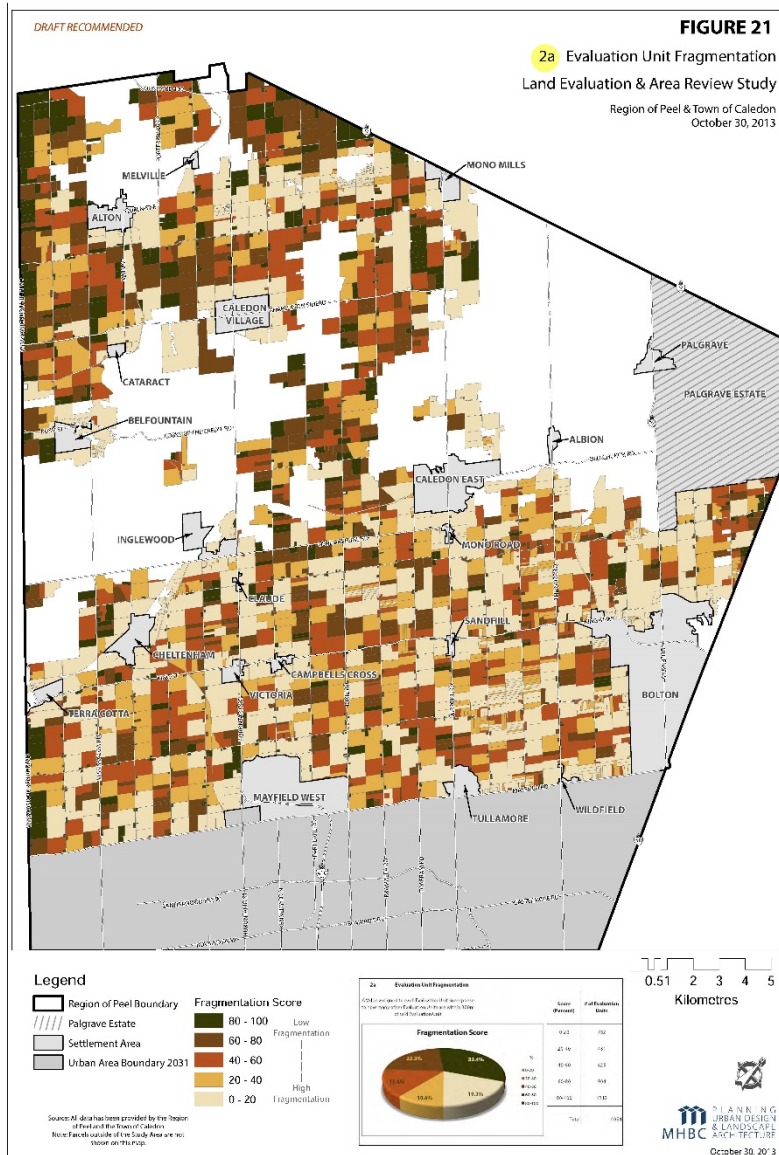


Source: Region of Peel

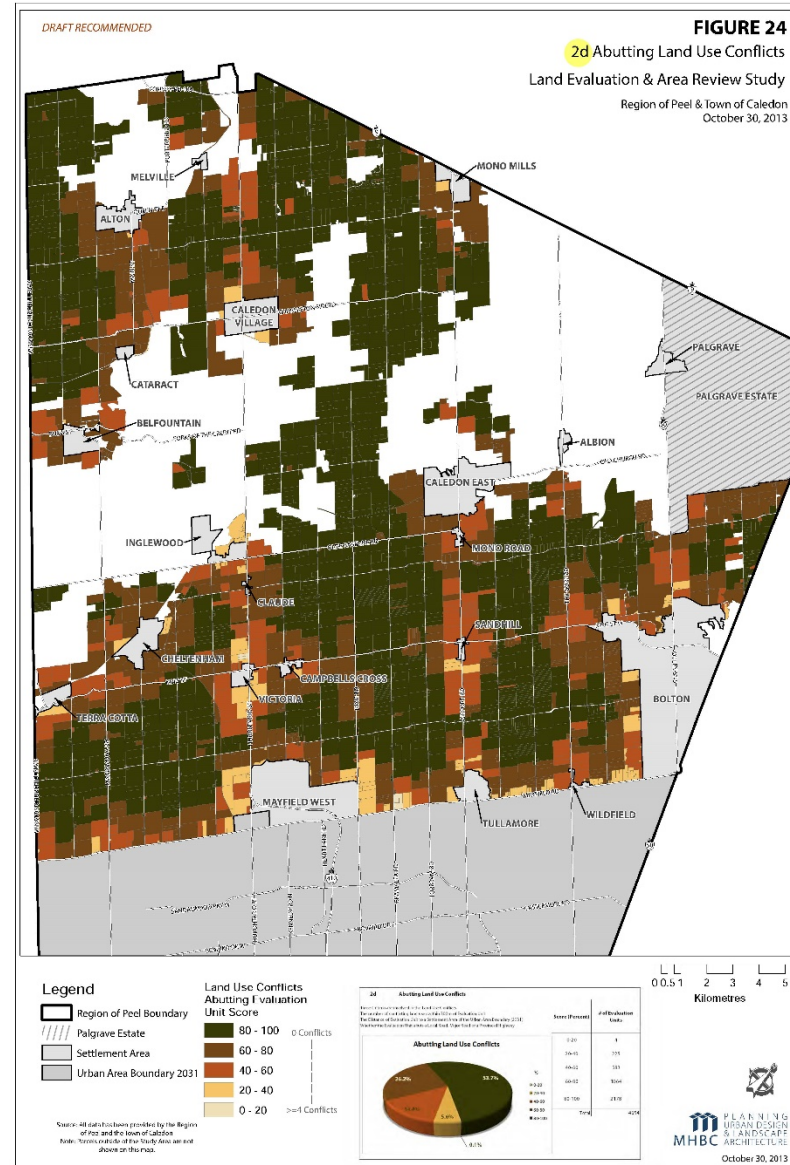
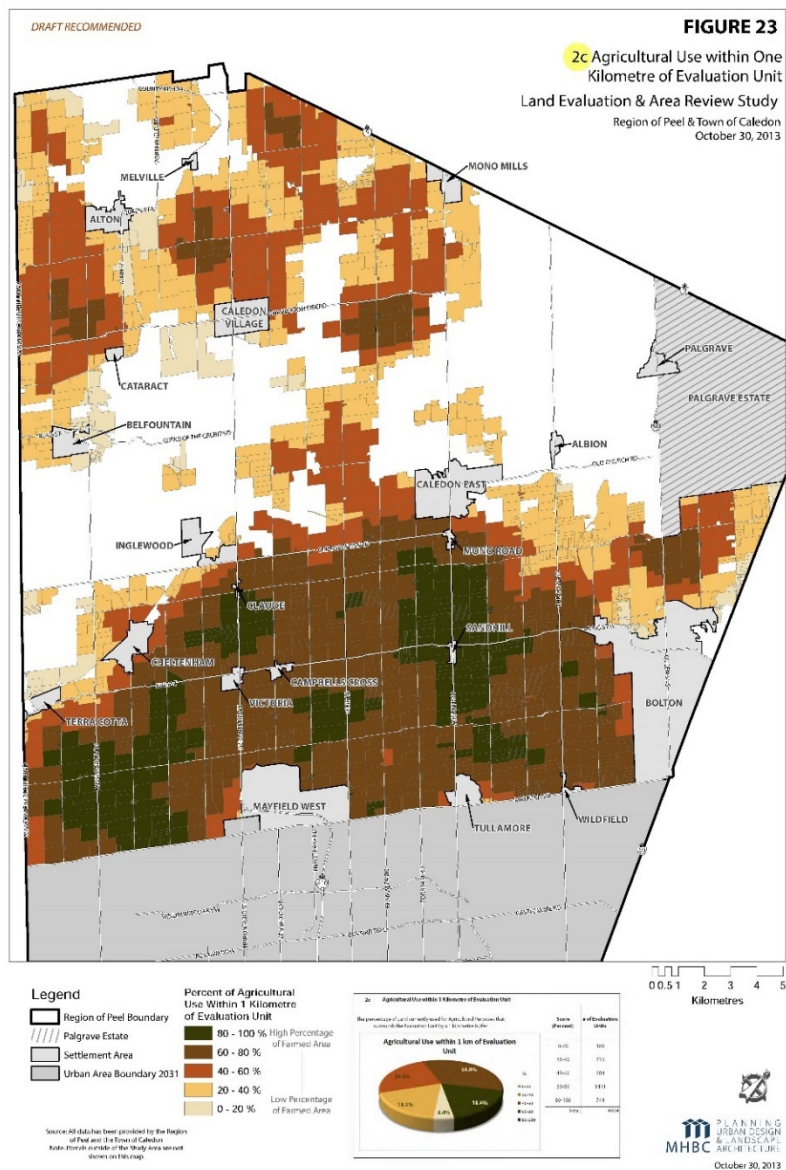
FIGURE 20B - LOT FABRIC



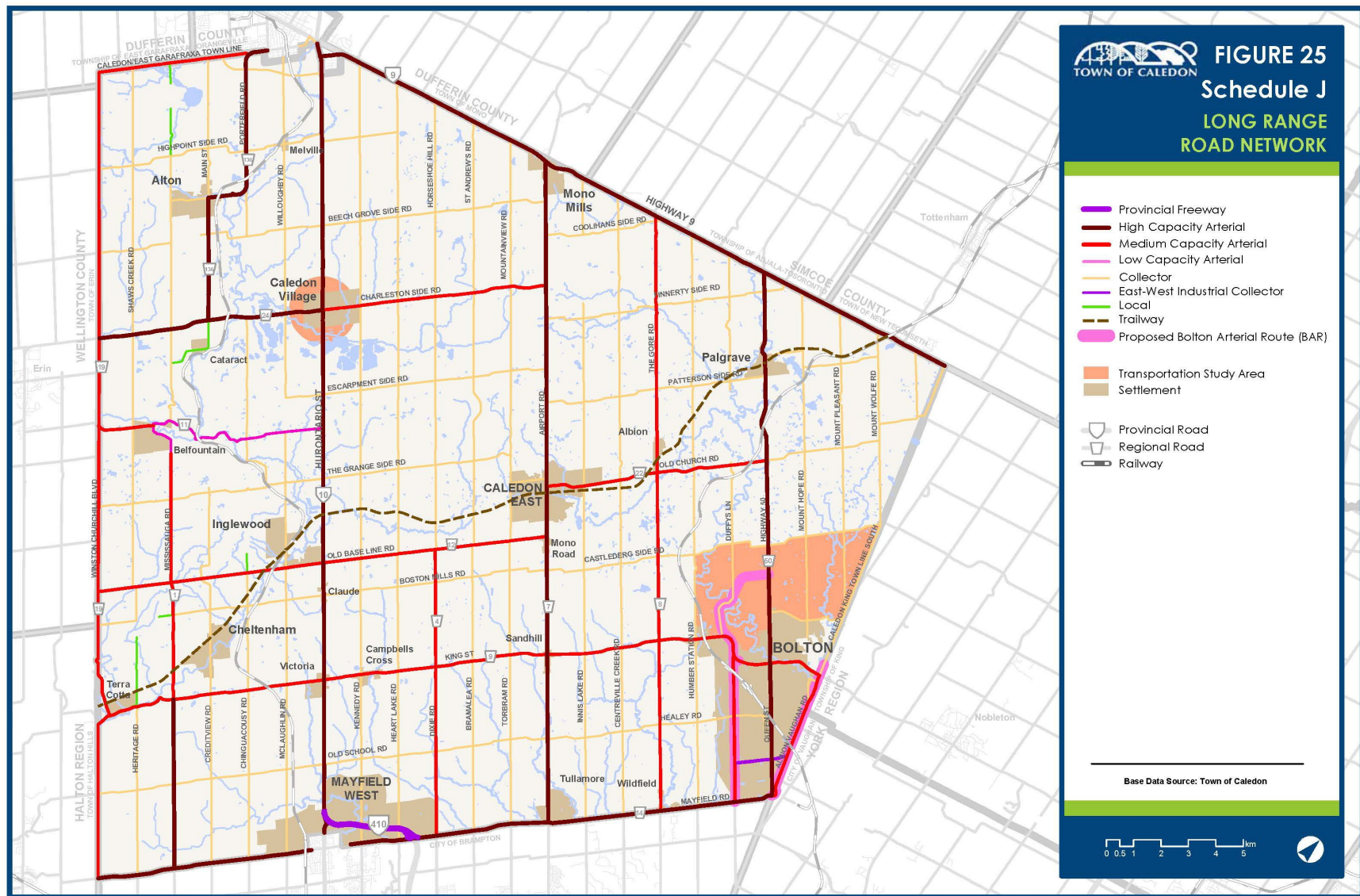
Source: Region of Peel



Source: Peel Region and Town of Caledon LEAR Technical Study, MHBC, 31-Jul-2016.



Source: Peel Region and Town of Caledon LEAR Technical Study, MHBC, 31-Jul-2016, pg.



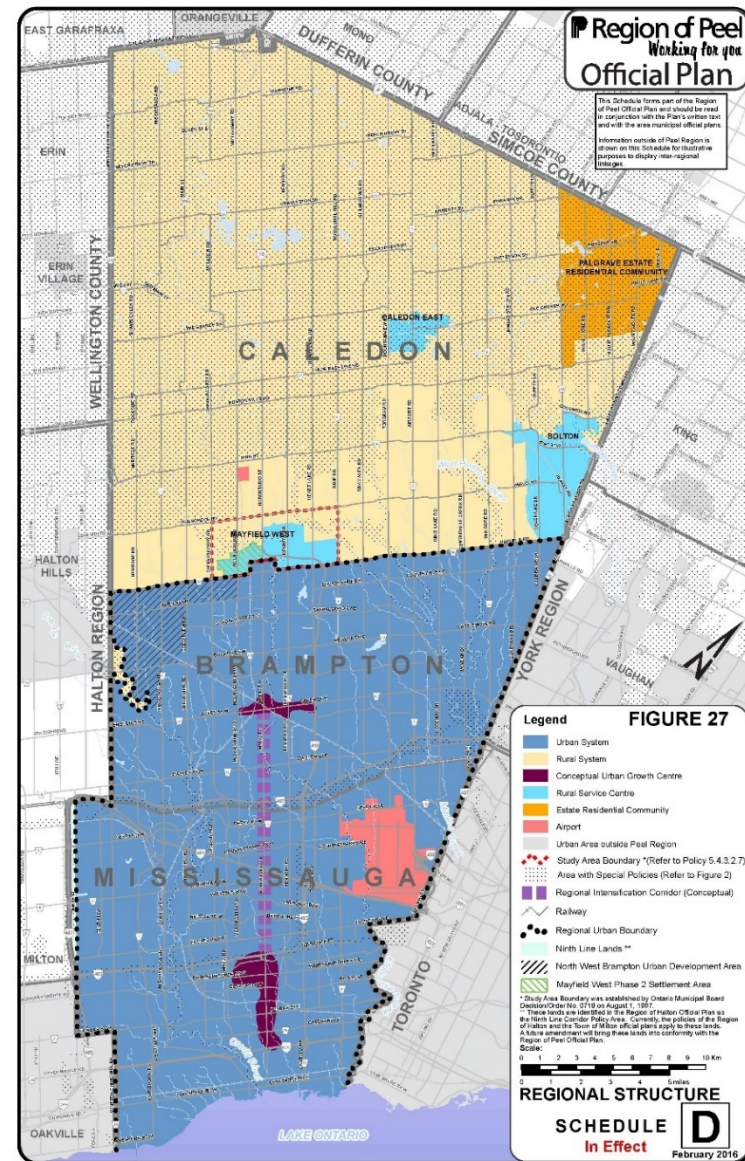
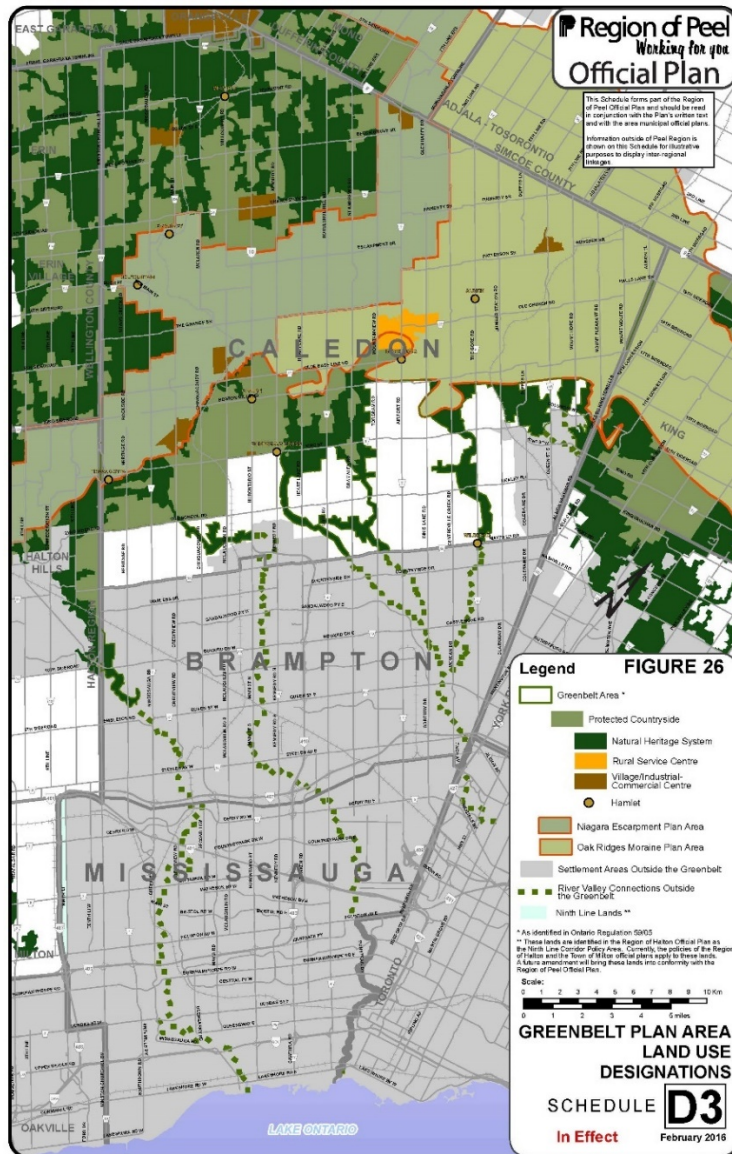
SAVED: 2 April 2018

FILE: S:\POLICY SECTION\GIS\official_plan\mxd\9-april_2018

SAVED BY: Glover

April 2018 Office Consolidation

Source: Town of Caledon Official Plan.



Source: Region of Peel Official Plan

FIGURE 28 - Peel Agricultural Profile

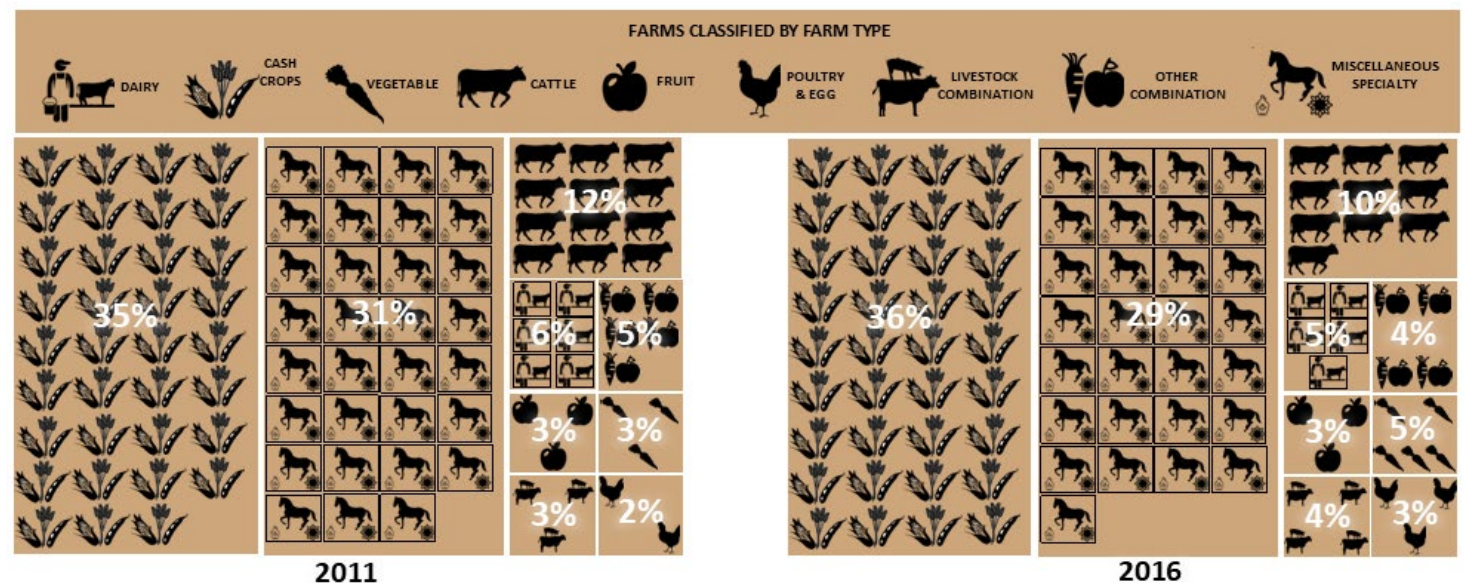
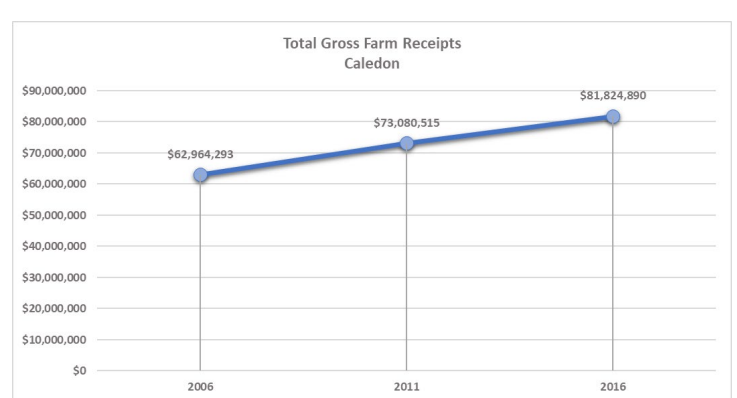
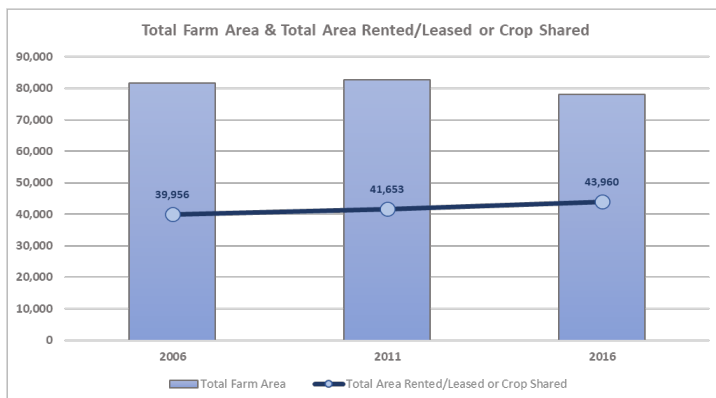
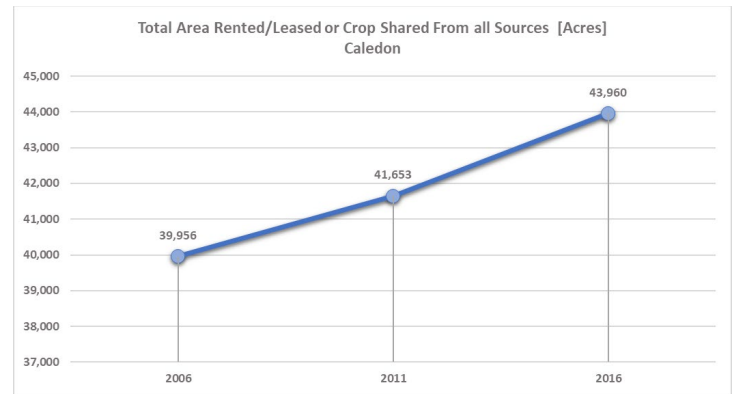
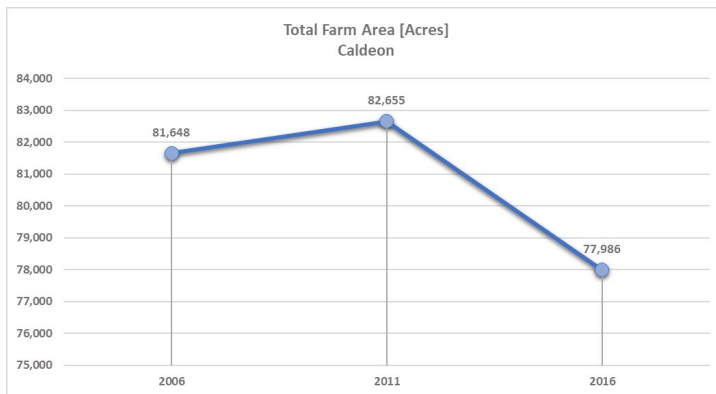
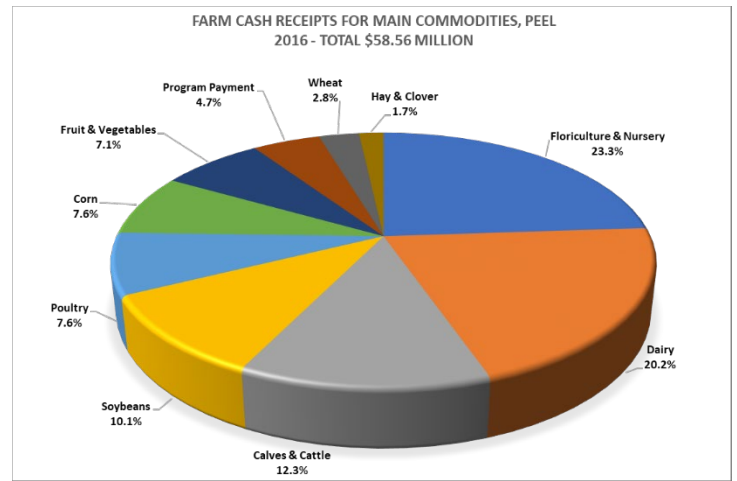
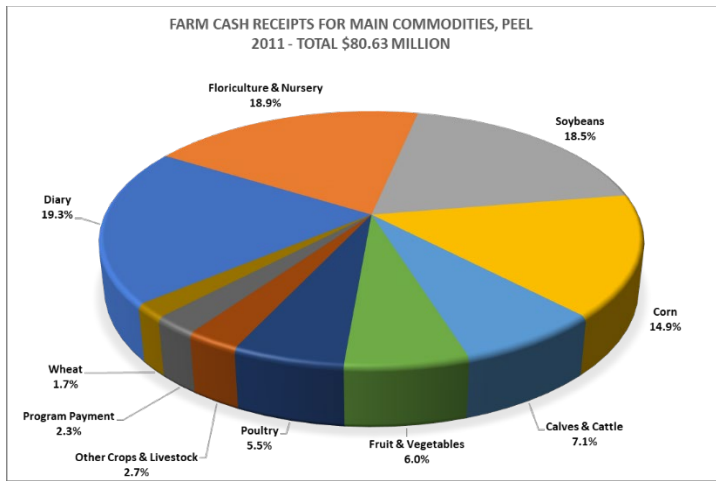


FIGURE 29 - OVERLAY ANALYSIS

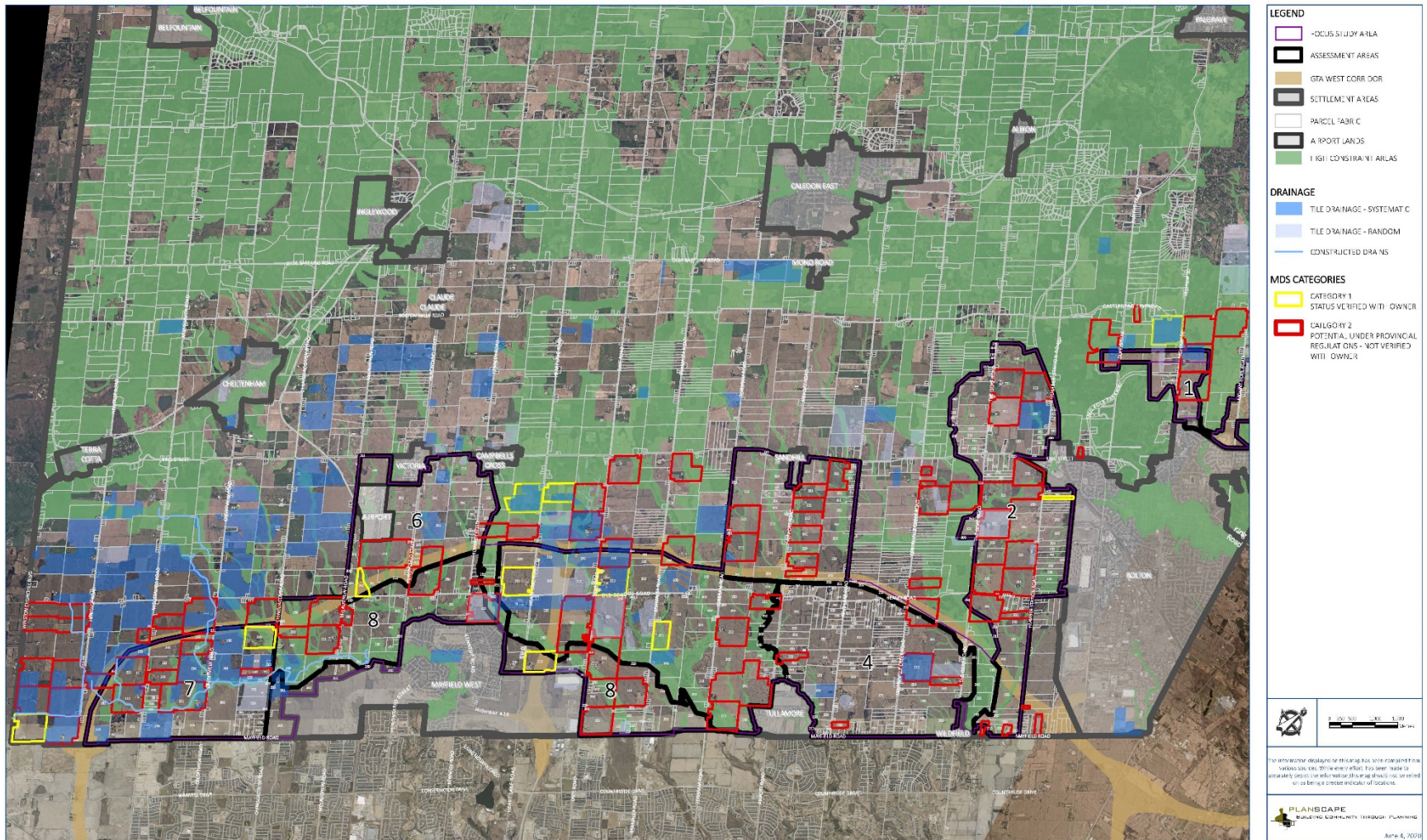
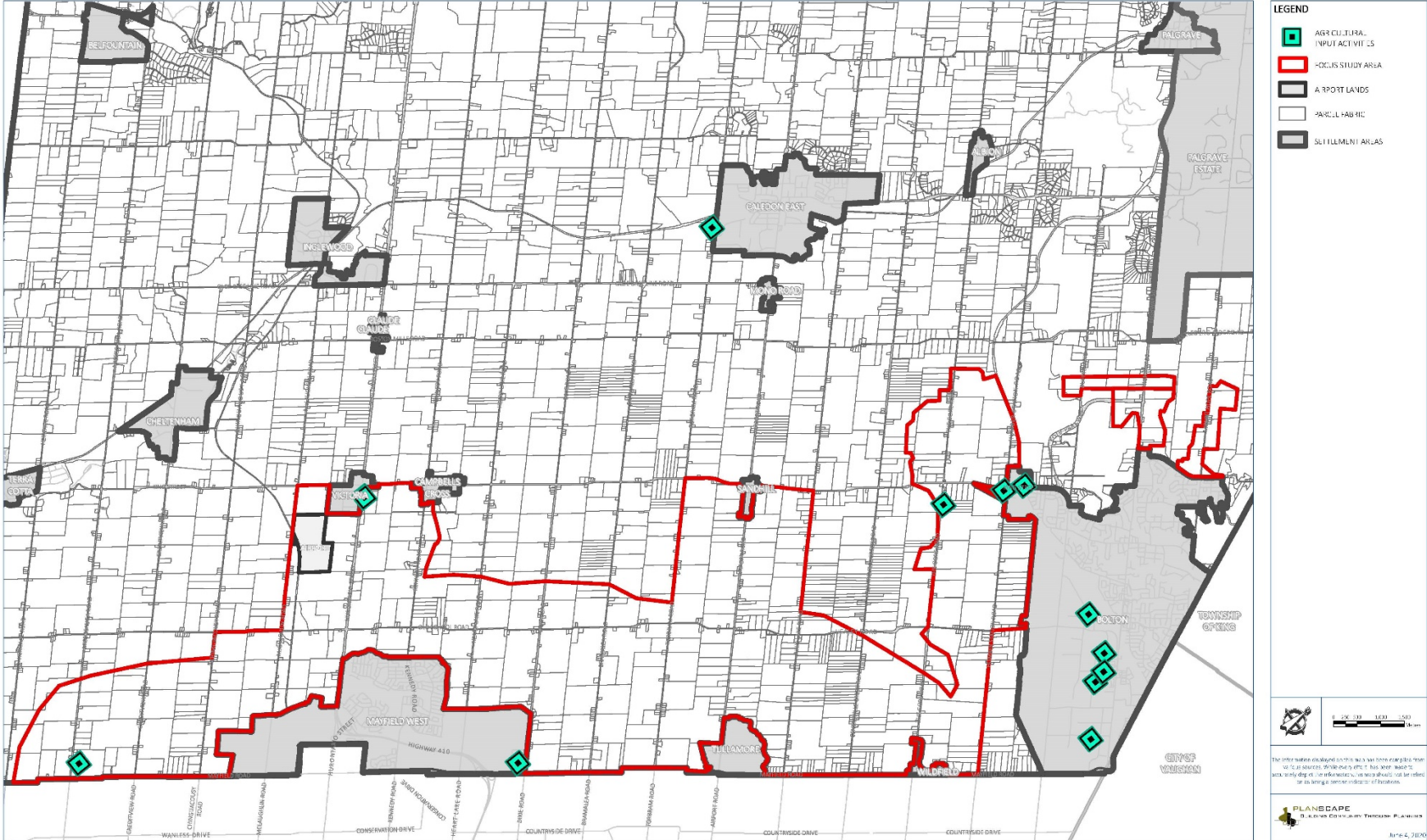
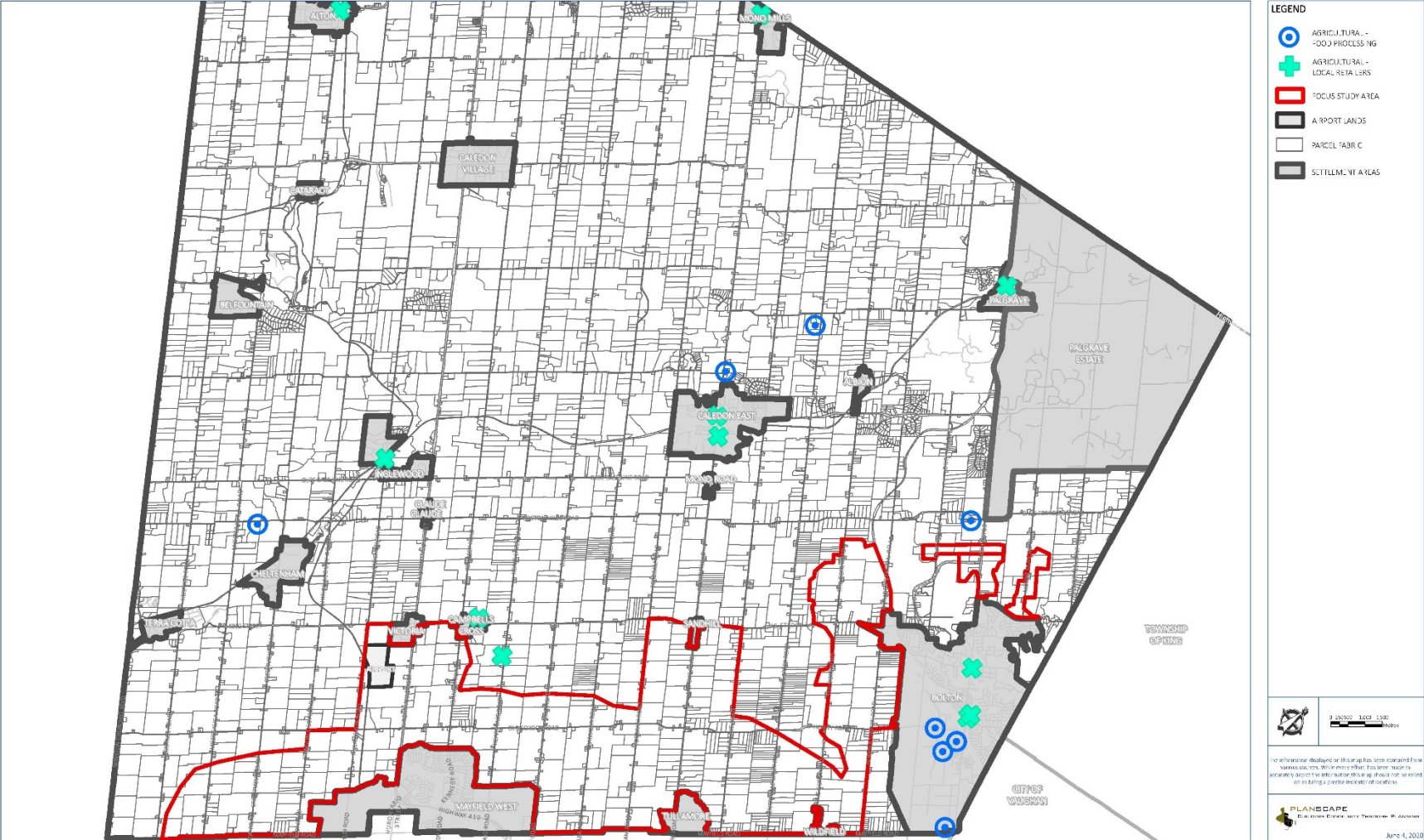


FIGURE 30 - AGRICULTURAL INPUT ACTIVITIES



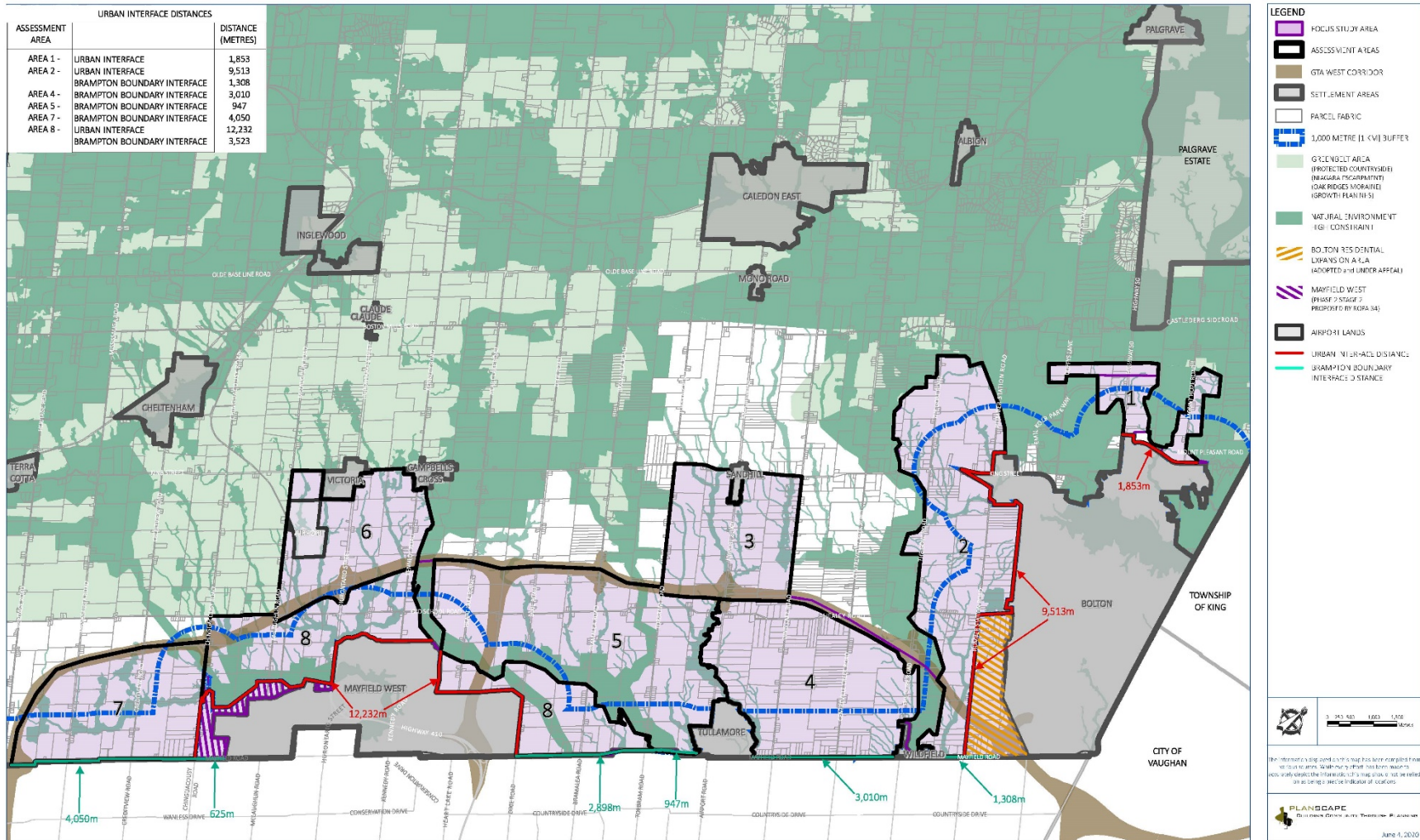
Source: Data provided by Region of Peel

FIGURE 31 - AGRICULTURAL OUTPUT ACTIVITIES



Source: Data provided by Region of Peel

FIGURE 32 - URBAN INTERFACE DISTANCES



7 Conclusions

All of the FSA as identified in Phase A of Peel 2041+, is comprised of lands currently designated as prime agricultural area. Therefore, regardless of what boundary expansion options are chosen, they will reduce the PAA and impact prime agricultural land. This analysis, acknowledges that fact and focuses on assessing potential expansion options that will minimize the negative impact on the agricultural resource and create the circumstances where the remaining PAA will sustain viable farm operations and a healthy rural community as part of the a contiguous, linked **agricultural system**.

Some conclusions reached regarding the FSA are generally applicable for all of the assessment units. Most of the land, as shown on **Figures 13 A & B**, is currently under production. Underlying ownership patterns reflect a significant degree of non-farm ownership (**Figures 14 A & B**) across the FSA and the Agricultural Census in 2016 reported a high rental rate of farmland in Peel (**Figure 28**).

Over past census periods, the production profile has changed. The number of livestock operations reported has continued to decline. Based on the MDS analysis conducted, this is particularly notable along interfaces with urban development. Orchards, greenhouses and types of production that require long term investment in farm infrastructure have declined. Cash crop production that is not as capital intensive, is increasing. This is the type of production profile often found in areas where land ownership is transitioning to non-farm owners who rent back the property to qualify for the agricultural property tax rebate.

In areas where there is a direct interface between rural and urban designations (**Figure 32**), the property fabric is typically more fragmented with higher incidents of non-farm ownership and use. Conversely, areas physically distanced from or separated from urban development are less fragmented with more evidence of active farming. This is particularly notable in proximity to the interface with the Protected Countryside.

Large rural / urban interfaces increase the conflicts between farm and non-farm uses and significantly impact the ability to implement normal farm practises. A review of ownership in proximity to these interfaces confirms a high percentage of non-farm ownership. Site inspections revealed boarded up buildings and crumbling infrastructure.

Property ownership, specifically whether it is farm or non-farm is always difficult to assess. Ownership can be in many forms. Municipal records were consulted and farm versus non-farm ownership as recorded in those records, are mapped on **Figures 14A & B**. This mapping shows a considerable amount of non-farm ownership. However, mapping of land use indicates that regardless of ownership, the majority of the FSA is farmed. While ownership is a factor to be considered when managing the agricultural resource, it should not be a defining factor. Speculation is not a rationale for re-designating prime agricultural land.

To facilitate more specific analysis of the FSA, it has been divided into 8 areas as shown on **Figure 8**. Insight gained from the analysis conducted of each of these areas is summarized on **Table 2** for consideration as part of the ongoing comprehensive process to identify settlement area boundary expansion options.

TABLE 2 - ASSESSMENT AREA ANALYSIS (Units as shown on Figure 8)	
Assessment Area	Analysis
1	<p>This area is currently part of the PAA as designated in both the ROP and the Caledon Official Plan and is part of the GGH Agricultural System. The LEAR scoring for this area is lower than for the other assessment units (Figure 12). On average, it was below the Regional LEAR threshold for identifying PAA's. Although it has been recommended for removal from the PAA on Schedule X12 (Figure 6) as presented for review by the Region, it is retained as part of the proposed Rural System. It is part of a narrow band of land that links the Peel and York agricultural systems as identified by the Province. Retaining linkages is critical to sustaining a strong agricultural system. The majority of the area is bounded by Protected Countryside with a relatively small urban /rural interface (Figure 32). It is linked to the surrounding agricultural community, can support normal farm practises and reflects the rural character of the area. The property fabric is relatively intact, and the majority of the land is under production.</p>
2	<p>This area is separated from the areas to the west by an extensive finger of the Regional Natural Heritage System in the general vicinity of The Gore Road. The average LEAR score for this area (Figure 12) is well over the threshold for PAA. The property fabric is fragmented in areas to the west of the current urban boundary along the east side of Humber Station Road, along Mayfield Road and on the south side of King Street. There is an extensive interface with the urban designation south of King Street and along Mayfield Road where buffering or sufficient separation to allow normal farm practises to occur would be difficult (Figure 32). A review of historic MDS analyses for this area confirms that the livestock sector, which used to be strong in this area, is declining. The southern portion of the area will be divided by the GTA West Corridor and a proposed PSEZ (which is being questioned by the Region) covers most of the south east corner of the area. Except for the properties around King Street, the property fabric in the westerly portion along The Gore Road is largely intact with active farming ongoing. One of the few building permits issued over the past few years for barn improvements was for a livestock operation on The Gore Road north of King Street. Retaining the northern portion of this area as part of the rural system would strengthen the system.</p>

TABLE 2 - ASSESSMENT AREA ANALYSIS
(Units as shown on Figure 8)

Assessment Area	Analysis
	Agriculture in the area south of King Street, particularly for the properties fronting on Humber Station Road, is impacted by conflicting uses and shows evidence of decline. A number of the agricultural input services remaining in the FSA are located in this area and in Bolton.
3	Area 3, bounded to the south by the future GTA West corridor, is currently isolated from existing urban development. There are active farming operations in this area and the LEAR scoring is consistent with other areas and qualifies the area as PAA. There are no urban /rural interfaces impacting this assessment unit. The Industrial/Commercial Centre of Sandhill is located at the north end of this area at the intersection of Airport Road and King Street. Airport Road running north from Tullamore bisects this area. Depending on the future function of Airport Road which may be impacted by a proposed GTA West Corridor Interchange, this area has the characteristics to sustain viable agriculture.
4	The property fabric in the area between Centreville Road and Airport Road is highly fragmented as is the southern portion along Mayfield Road, the boundary between the Regional Urban and Rural Systems (Figures 20B & 32) . The property fabric between Centreville Road and the Gore Road is less fragmented but there is a high incidence of non-farm ownership. There is an active livestock operation in that area that will be subject to MDS requirements. Land use along Mayfield Road is non-farm as are areas on the south side of Healy Road and along the west side of Airport Road. The Hamlet of Wildfield is located in the south east corner at the intersection of The Gore Road and Mayfield Road. The lot fabric abutting the Hamlet is not fragmented although there is extensive non-farm ownership in the area. There are active farming operations in the area with infrastructure and evidence of recent improvements. The Industrial/Commercial Centre of Tullamore is located at the intersection of Mayfield and Airport Roads. Although much of Area 4 is farmed, there is extensive non-farm property ownership, a pattern of fragmentation and a high incidence of potentially conflicting uses. The average LEAR score for this area is relatively high and qualified the area as a PAA.
5	This area contains a significant cluster of active farm operations including large livestock operations. With the exception of two golf courses, one on the west side of Torbram Road and one at the corner of Bramalea and Old School House Roads, the area is under extensive farm ownership and actively farmed. The average LEAR score for this unit was highest in the Regional LEAR. Much of the

TABLE 2 - ASSESSMENT AREA ANALYSIS

(Units as shown on Figure 8)

Assessment Area	Analysis
	area has drainage infrastructure and permits have been issued recently for farm related improvements. The Brampton Fair grounds is located on a large parcel of agricultural land at the corner of Heart Lake Road and Old School House Road. Area 5 is bordered to the north by the proposed GTA West Corridor. The western side between Heart Lake and Dixie Roads, is bisected by the proposed 410 Extension. To the west and south, the Area is bounded by fingers of Greenbelt. To the east, the boundary with Area 4 is a proposed Natural Environment High Constraint area. These features could act as a natural buffer protecting the integrity of this well-established agricultural area . There is a very small urban / rural interface along Mayfield Road, much of which is occupied by a natural feature.
6	This is the only portion of the FSA bounded on 3 sides by the Greenbelt. To the south it is bounded by the proposed GTA West Corridor. There is no urban /rural interface. It is potentially buffered from conflicting uses and removed from urban development. Despite this, the area is fragmented with non-agricultural uses. The Regional LEAR rankings are over the threshold for PAA but lower than for other assessment units. There are 2 settlements in this area, the Hamlet of Campbell's Cross and the Industrial/Commercial Centre of Victoria. The Brampton Airport occupies a large area south west of Victoria. The predominant land use is agricultural but there are non-farm residential uses scattered throughout the area and there is considerable non-farm ownership. Existing farm infrastructure is limited and only 3 properties at the south end (including two that straddle the boundary with Area 8 and may be impacted by the GTA West corridor) exhibit evidence of being able to house livestock.
7	With the exception of the area at the corner of Mayfield and Chinguacousy Road and a pocket on Mississauga Road, fragmentation in this area is limited and the agricultural character is well established. Many farms have improvements and a number of properties meet the criteria for potential MDS analysis. The area to the south in Brampton, although designated for future urban growth, is still rural. There is a canola research facility on a large parcel of land at the corner of Mississauga and Mayfield Roads. The urban interface with Mayfield West is limited to the area along Chinguacousy Road where fragmentation is apparent and shifts in land use are occurring. There are no properties potentially subject to MDS requirements in that block. The lands to the north of the proposed GTA West Corridor which forms the boundary of

TABLE 2 - ASSESSMENT AREA ANALYSIS
(Units as shown on Figure 8)

Assessment Area	Analysis
	the FSA and this area, is a well-established farming area. The average LEAR score for this area is high.
8	This area has an extensive interface with the Mayfield West boundary and Mayfield Road and therefore meets many of the criteria for consideration as a location for boundary expansions. Although there are a number of parcels identified as being in non-farm ownership, the existing land use, with the exception of a school, a parcel of vacant land and a handful of smaller uses, is agricultural. There are numerous properties identified as being potentially subject to MDS and fragmentation is not as apparent as in other parts of the FSA. The average LEAR score, is just above the threshold to qualify as a PAA. The two areas included in Area 8 are bounded by NHS features which would buffer agricultural uses to the north from further conflict should this be identified as an expansion area. On the west side of Area 8, the GTA West Corridor defines the northern boundary of the area.

The next step in this process will be to review the findings of this report and factor in other planning considerations to identify more specific expansion areas in the FSA. Once this refinement process is completed, a comprehensive AIA, as required by Provincial policy, will be completed of the identified areas. That AIA will build on the analysis in this report to provide input in the final configuration of the expansion area(s) and address how impacts on the remaining **agricultural system** in Peel can be mitigated and minimized.