

August 31, 2020

OEC 20-019

FP Mayfield West (Caledon) Inc.
1 Heron Hill Way
Toronto, ON
M2J 0G2

Attention: Mitch Taleski

**Re: Minimum Distance Separation Assessment
12529 Chinguacousy Road, Town of Caledon**

Dear Mr. Taleski:

Orion Environmental is pleased to submit our assessment of the Minimum Distance Separation (MDS) requirements for the proposed development at 12529 Chinguacousy Road in the Town of Caledon. The MDS assessment is for an equine facility located at 12472 Chinguacousy Road immediately adjacent to the proposed Draft Plan of Subdivision application being submitted by FP Mayfield West Caledon Inc. (FPMWCI).

The proposed development at 12529 Chinguacousy Road is located in the Town of Caledon, Regional Municipality of Peel, specifically within the Mayfield West Phase 2 - Stage 2 Secondary Plan area. The proposed Draft Plan anticipates a low and medium density community comprising of single detached and townhouse units. The Ministry of Municipal Affairs and Housing recently approved a Minister's Zoning Order over the entire Phase 2 Stage 2 Planning area (including the proposed Draft Plan) providing the required zoning and the ability to commence the draft plan approval process in order to subdivide the lands and implement the approved Zoning. A copy of the proposed Draft Plan is attached.

An MDS assessment was completed by Colville Consulting Inc. (in 2018) on behalf of the Town and in support of the Mayfield West Phase 2, Stage 2 Secondary Plan (as part of the supporting materials for the Regional Official Plan Amendment 34). The assessment confirmed the only animal husbandry operations in proximity to 12529 Chinguacousy Road with MDS setback limitations to the proposed development was an

equine facility at 12472 Chinguacousy Road. In 2018 the equine farm was reported to have 20 box stalls, several paddocks and a large pole barn used for an indoor riding arena. The parcel is approximately 10 ha (24 acres) in area. At the time of the Colville assessment, based on aerial photography, there were approximately seven fenced paddocks. The MDS calculation for 24 horses was 259 metres for the manure storage and 240m for the barn. This resulted in the MDS arc extending approximately 115m onto the proposed development at 12529 Chinguacousy Road (Figure attached).

On July 21, 2020 I visited the property at 12472 Chinguacousy Road to review the current agricultural operation and to determine if changes had occurred on the property that would affect the MDS requirements. Through my inspection I determined that the equine operation had been terminated and all of the fencing for the paddocks had been removed. The agricultural land where the paddocks were located had also been converted to hay production. The yard around the barn showed no evidence of livestock operations by the owner nor did it contain an active manure storage pile or farm equipment activity. This lack of presence of livestock and the conversion of the lands from being a paddock to now cropped generally indicates that the lands are rented to an area farmer and no longer suitable for an equine livestock operation. Attached are photos and a Google image verifying this land use change.

The MDS guidelines require structurally sound barns to have a setback applied regardless if any livestock are present and requires new or expanding settlement areas be compliant with MDS policies. However, the Minister's order has fundamentally changed the economic viability of acquiring or maintaining the lands for agriculture. The long-term sustainability of agricultural land requires economic viability where the revenue from agricultural production pays both fixed and variable costs and provides the owner with a reasonable return to their investment.

In my experience when the current owner removed all of the paddocks and converted the building/yard area to a non-agricultural land use it strongly suggests that any potential conversion back to an economically viable animal husbandry operation has been terminated. The Minister of Ministry of Municipal Affairs and Housing Zoning Order on the lands to the east, giving the required zoning and the ability to commence the draft plan approval process for the entire Phase 2 Stage 2 Planning Area would immediately escalate lands values. Agricultural land values in prime agricultural areas dominated by livestock operations in Ontario range from \$20,000 - \$30,000 per acre. Consultation with a local real estate agent confirmed agricultural lands in the area are valued in the hundreds of thousands per acre due to their proximity to existing development. Proximity to development escalates land costs to a value that eliminates the ability for bona fide farmers to purchase the land for agricultural production. Given

this economic situation there is no reasonable expectation that a livestock operation will be reestablished at 12472 Chinguacousy Road.

In my opinion requiring application of an MDS separation to the proposed draft plan application and other associated municipal approval processes for 12529 Chinguacousy Road is inappropriate as it does not reflect the existing or potential future use of the property for a livestock-based operation. The Ministers Zoning Order changing the adjacent lands to residential has adversely impacted the economic long-term viability of maintaining the adjacent lands in agriculture.

If you have any questions or require further information, please contact me.

Yours truly,
ORION ENVIRONMENTAL SOLUTIONS, INC.



Paul Neals, B.Sc. Agr., P.Ag.
Principal

PCN:

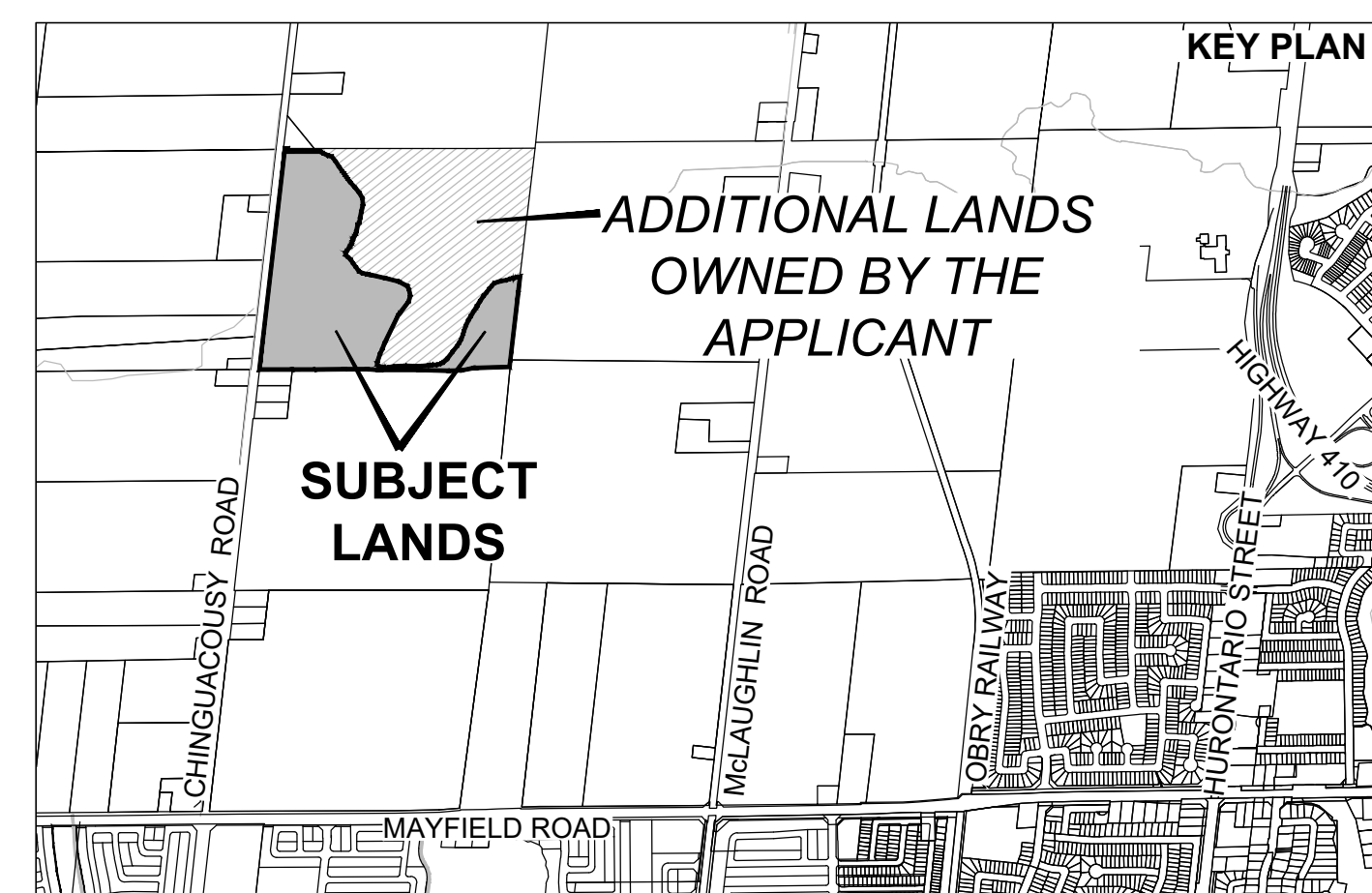
Attach:

References

Colville Consulting Inc., Agricultural Assessment For Mayfield West Phase 2 Secondary Plan Update for the MW Phase 2, Stage 2 Lands, March 2018.

Glen Schnaar & Associates Inc. Development Concept Plan Option 1, 12529 Chinguacousy Road Mayfield West Phase 2 Stage 2 Secondary Plans, Town of Caledon, Regional Municipality of Peel, June 20, 2019.

Ontario Ministry of Agriculture, Food and Rural Affairs, The minimum Distance Separation (MDS) Document, Publication 853, 2016.

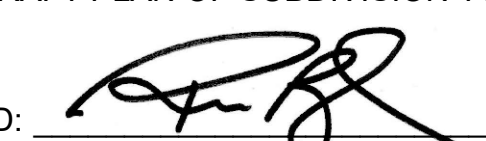


DRAFT PLAN OF SUBDIVISION FP MAYFIELD WEST (CALEDON) INC.

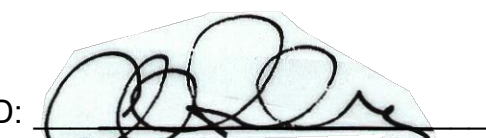
FILE # 21T- _____

PART OF LOT 20, CONCESSION 2, W.H.S.
 (GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY, COUNTY OF PEEL)
 TOWN OF CALEDON
 REGIONAL MUNICIPALITY OF PEEL

OWNERS CERTIFICATE
 I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF CALEDON FOR APPROVAL.

SIGNED:  DATE: AUG. 13, 2020
 RON BARUCH, A.S.O.
 FP MAYFIELD WEST (CALEDON) INC.

SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED:  DATE: AUG. 18, 2020
 ALISTER SANKEY, O.L.S.
 DAVID B. SEARLES SURVEYING
 4255 SHERWOODTOWNE BOULEVARD, SUITE 206
 MISSISSAUGA ON, L4Z 1Y5
 TEL.: (905) 273-6840

ADDITIONAL INFORMATION
 (UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G,J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
 I) SANDY LOAM AND CLAY LOAM
 K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (UPHA)
DETACHED - 9.15m (30')	1-78	0.47	1.16	18	38.30
DETACHED - 11.00m (36')		2.14	5.29	60	28.04
TOWNHOUSE - 6.10m (20')	79-93	1.83	4.52	89	48.63
REAR LANE TOWNHOUSE - 7.62m (25')	94-99	0.74	1.83	38	51.35
OPEN SPACE	100,101	0.05	0.12		
SERVICING BLOCK	102,103	0.04	0.10		
ACOUSTIC BUFFER	104-107	0.08	0.20		
ENVIRONMENTAL POLICY AREA	108,109	11.62	28.71		
ROAD WIDENING	110	0.45	1.11		
0.3m RESERVE	111	0.00	0.00		
8.0m LANEWAY R.O.W. (179m)		0.15	0.37		
18.0m LOCAL R.O.W. (997m)		1.86	4.60		
TOTAL	111	19.43	48.01	205	39.58

NOTES

- LANEWAY TO LOCAL TRIANGLE - 3.0m x 3.0m
- LOCAL TO LOCAL RADII - 5.0m
- LOCAL TO ARTERIAL ROAD TRIANGLE - 7.5m x 7.5m
- PAVEMENT ILLUSTRATION IS DIAGRAMMATIC



Photo No. 1 - Looking at west to north side of barn and property at 12472 Chinguacousy Road. No evidence of livestock use of the barn and paddocks removed for cropping hay. (July 21, 2020)



Photo No. 2 - Looking at west to south side of barn and property at 12472 Chinguacousy Road. No evidence of livestock use of the barn and paddocks removed for cropping hay. (July 21, 2020)



Photo No. 3 - No agricultural equipment evident within yard in front of barn.
(July 15, 2020)



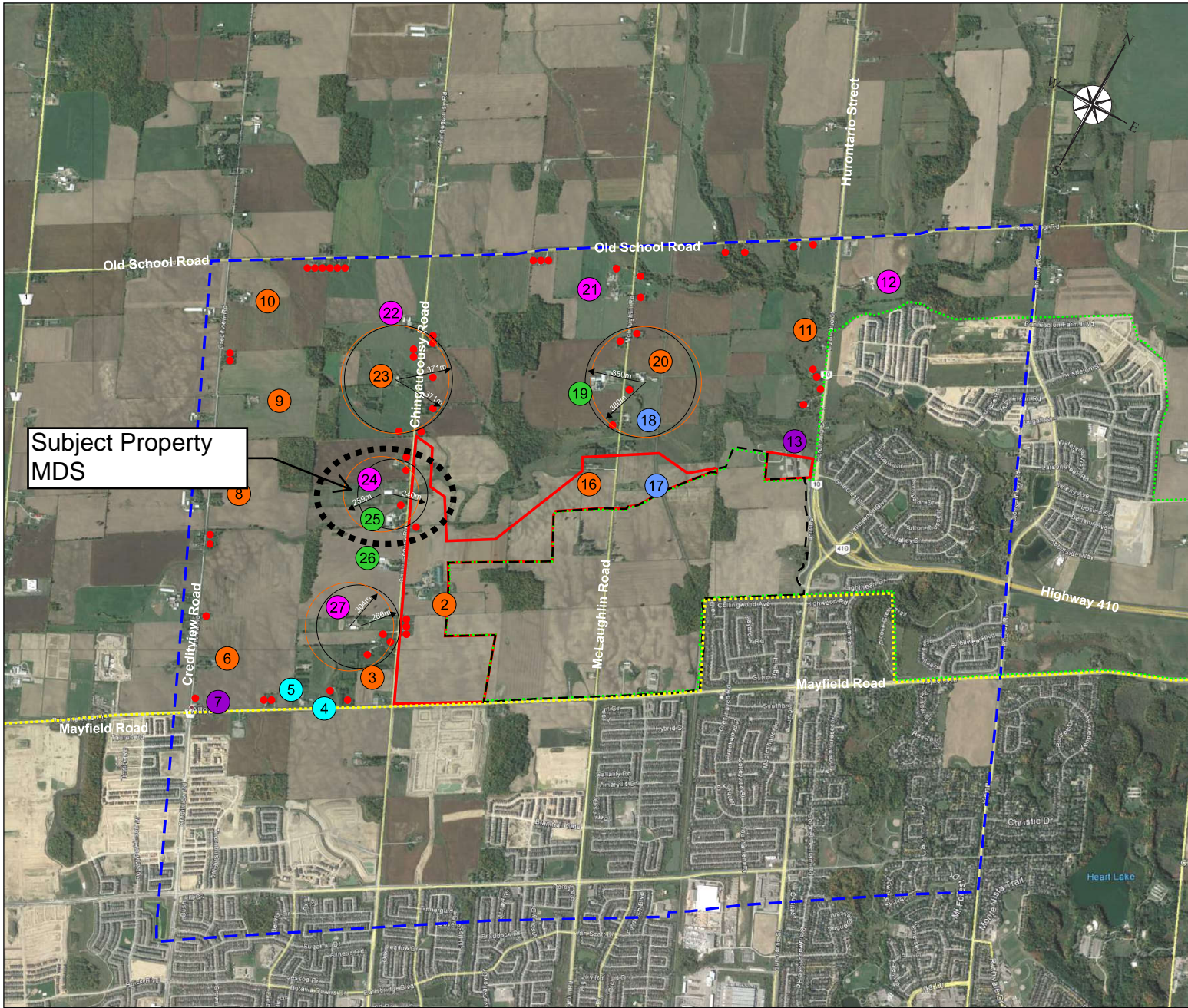
Photo No. 4 - No agricultural equipment in farm yard at rear of barn. (July 15,
2020)



Photo No. 5 - Paddocks removed, no livestock activity, non-agricultural use of barn area. (August 17, 2020)



Photo No. 6 - No evidence of livestock operation, lands cropped with hay. (August 17, 2020)



Legend

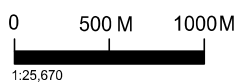
- MW Phase 2, Stage 1 Lands
- MW Phase 2, Stage 2 Lands
- Study Area
- Mayfield West Settlement Area Boundary
- City of Brampton

Land Use

- Retired Livestock Operation
- Active Livestock Operation
- Commercial Cash Crop
- Horticultural Operation
- Commercial Operation
- Institutional Facility
- Non-Farm Residence

MDS I

- Minimum Distance Separation I Setback Requirement for non-Agricultural Use (Type A)
- Minimum Distance Separation I Setback Requirement Manure Storage



**FIGURE 8
MINIMUM DISTANCE SEPARATION I**

**Agricultural Assessment for
Mayfield West Secondary Plan Update**

Prepared for:

TOWN OF CALEDON

Prepared by:

COLVILLE CONSULTING INC.

DATE: March 2018

FILE: C17009_08