



Mayfield West Site – MW2-3 OPA

Agricultural Impact Assessment

FINAL REPORT

July 15, 2022

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MAYFIELD WEST SITE – MW2-3 OPA

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1.0 INTRODUCTION

Stantec Consulting was retained by Brookvalley Project Management Inc. (the Client) to prepare an Agricultural Impact Assessment (AIA) for the proposed Mayfield West 2-3 Official Plan Amendment (MW2-3 OPA). These lands, herein referred to as the Subject Lands. The Subject Lands are designated a mix of “Prime Agricultural Areas” and “Environmental Policy Area” in the Town of Caledon Official Plan (Schedule B). Within the Region of Peel Official Plan (Schedule B), the Subject Lands are designated “Prime Agricultural Area”. The Subject Lands are located within the Greater Golden Horseshoe and the Growth Plan (2019) which requires that an AIA be completed for proposed development applications within Prime Agricultural Areas.

Some of the information presented in this report comes from a previous AIA report of the same location (Colville, 2014). The previous AIA report was last updated in January 2014; however, much of the information collected for the AIA was obtained in 2008 and 2009.

The Colville AIA was one of several technical studies being completed in support of the Mayfield West Site – Phase 2, Stage 3 Secondary Plan. The evaluation and recommendations of each of the studies led the subsequent expansion of the Mayfield West settlement area boundary.

As described by the Town of Caledon “Mayfield West is being planned by the Town as a compact, vibrant, well integrated community through a series of phased settlement boundary expansions”. As part of the planning process, the Town of Caledon (the Town) has undertaken several studies and has completed the process of evaluating the need for additional lands to be included within the urban boundary.

1.1 STUDY PURPOSE

The Subject Lands are located within the Greater Golden Horseshoe (GGH) and are part of the GGH’s Agricultural Land Base. These lands have been identified by the province as prime agricultural lands and are part of a prime agricultural area. As such, the Growth Plan for the GGH (August 28, 2020) requires that an Agricultural Impact Assessment (AIA) be completed to evaluate the potential impacts of the development on agricultural operations and the Agricultural System; and where identified impacts cannot be avoided, recommendations are to be provided to minimize and mitigate adverse impacts. This AIA has been prepared in accordance with the Ontario Ministry of Agriculture, Food and Rural Affairs’ (OMAFRA) draft Agricultural Impact Assessment Guidance Document (March 2018).



1.2 DESCRIPTION OF PROPOSED DEVELOPMENT

Brookvalley is proposing an Official Plan Amendment to the Town of Caledon Official Plan to include the Mayfield West Phase 2 Stage 3 Lands (which are the residual lands in the Mayfield West Study Area west of Hurontario Street) within the Mayfield West Rural Service Centre boundary and re-designate them for urban land uses within the Mayfield West Phase 2 Secondary Plan. The Official Plan Amendment application is required to determine land use designations, along with population, employment, and density targets for the Mayfield West Phase 2 Stage 3 (MW2-S3) Lands prior to the submission of development applications. The proposed amendment will designate the lands for a range of uses, including low and medium density residential, commercial, institutional, parks and open space uses and a public road network.

1.3 SUBJECT LANDS

As shown in Figure 1, the Subject Lands are generally located east of Chiguacousy Road, south of Old School Road, west of Hurontario Street with the existing Designated Secondary Plan boundary abutting the Subject Lands to the south. The current proposed Highway 413 alignment is located just north of the Subject Lands and dissects part of the northwest corner of the Subject Lands. The Subject Lands are generally rectangular in shape and approximately 430.72 ha (1,063.88 acres) in size. Mapping and information provided by the Client shows that approximately 264.99 ha (654.53 acres) of the Subject Lands are proposed for development, while the remaining 165.73 ha (409.35 acres) are part of the existing Natural Heritage System and associated buffers (Open Space Policy Area) and not proposed for development. Land use surrounding the Subject Lands are primarily urban to the south and east and rural residential to the north and west.

As shown in Figure 1, the Subject Lands include the MW2-S3 lands. The MW2-S3 lands are the additional lands requested to be included within the MW2 Secondary Plan area as part of a Regional Official Plan Amendment. The MW2-S21 and MW2-S2 lands (shown in Figure 1) have already been brought into the urban boundary.

Located immediately adjacent to the west and north, of the MW2-S1 and MW2-S2 lands, the MW2-S3 lands comprise the third stage of the proposed settlement area boundary expansion for Mayfield West. These lands are designated as Prime Agricultural Area within the Town of Caledon's Official Plan – Schedule B and immediately above the Greenbelt Plan Area. Within the Region of Peel's Official Plan Schedule B, the lands are designated as Prime Agricultural Area. Within the Greater Golden Horseshoe (GGH) Agricultural System Portal, WM2-S3 lands are identified as Prime Agricultural Area.

1.4 STUDY AREA

The Study Area includes all lands within approximately 1.5 kilometers (1,500 m) of the Subject Lands boundaries. The Study Area is generally bounded to the north between King Street and Old School Road, to the west by Creditview Road, east by Kennedy Road and to the south by Mayfield Road. Figure 1 shows the location of both the Subject Lands and Study Area.



2.0 METHODOLOGY

The study methodology included a review of the existing background information and field inventories.

2.1 BACKGROUND DATA COLLECTION

Background data was collected and reviewed from a variety of sources. This included provincial and municipal planning documents, provincial resource information and recent air photography. The agricultural assessment work previously completed by Colville Consulting was reviewed and where appropriate, was included in this AIA report. A list of the information sources reviewed is provided in Section 9 of this report.

2.2 FIELD INVENTORIES

The field inventories included a land use survey of MW2-S3 lands and the surrounding Study Area. Where farm operations with infrastructure reasonably capable of supporting livestock were identified, information required to determine the minimum distance separation (MDS I) setback requirements for settlement area expansion was collected.

2.2.1 Land Use Survey

As part of the Agricultural Impact Assessment for MW2-S3, the land uses within the Study Area were characterized during a reconnaissance level land use survey completed on March 12, 2019. The land use survey involved a windshield survey and described the mix of land uses (agricultural and non-agricultural) observed within the Study Area. Due to the winter conditions at the time of the survey, it was difficult to verify and update the cropping patterns in many fields. However, where the ground was exposed, cropping patterns confirmed those identified in the Colville studies. The location and type of each farm operation (e.g., dairy, beef, cash crop, etc.) and the level of intensity (e.g., an active livestock operation, a hobby farm or a retired farm operation) was noted and mapped. The mix of non-farmland uses was also described and mapped.

2.2.2 Minimum Distance Separation

For those farm operations with infrastructure reasonably capable of supporting livestock information required to determine the minimum distance separation (MDS I) setback requirements for settlement area expansion was collected. The information was obtained directly from landowners, visual assessment of the operation and/or from air photo interpretation. The latest (2017) MDS I formula were used to identify development constraints from livestock operations.



3.0 POLICY FRAMEWORK

3.1 PROVINCIAL POLICY STATEMENT

Land Use Policy and development in the province of Ontario is directed by the Provincial Policy Statement (PPS), which was issued under the authority of Section 3 of the Planning Act and which came into effect on April 30, 2014. Section 3 of the Planning Act states that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

3.1.1 Prime Agricultural Areas

Section 2.3 of the PPS specifically deals with agricultural policy. Section 2.3.1 states that “Prime agricultural areas shall be protected for long-term use for agriculture”. The PPS defines prime agricultural areas as areas where prime agricultural lands predominate. Prime agricultural lands include specialty crop areas and Canada Land Inventory (CLI) Classes 1, 2 and 3 soils, in this order of priority for protection.

Section 2.3.5.1 states that:

“Planning authorities may only exclude land from prime agricultural areas for expansions of or identification of settlement areas in accordance with policy 1.1.3.8.”

Section 1.1.3.8 states that:

“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:

- a) sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;
- b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;
- 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.

In determining the most appropriate direction for expansions to the boundaries of settlement areas or the identification of a settlement area by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.”

3.2 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE

3.2.1 Growth Plan Policies

The Growth Plan for the GGH was approved and came into effect on July 1, 2017 and revised on May 02, 2019, replacing the 2006 Growth Plan previously in place. The GGH was recently updated came into effect in August 2020. The objective of the plan is to provide a long-term plan that works to manage growth, build complete communities, curb urban sprawl, and protect the natural environment.

The Province has identified an Agricultural System for the GGH which is discussed in Section 4.2.6 of the Growth Plan. Section 4.2.6.3 states:

“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.”

The GGH definition of an 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. (Greenbelt Plan)”

The objective of the plan is to provide a long-term plan that works to manage growth, build complete communities, curb urban sprawl, and protect the natural environment.

Section 2.2.8 of the Plan outlines the applicable policies surrounding settlement area boundary expansions. Section 2.2.8.3 states “Where the need for a settlement area boundary expansion has been justified in accordance with policy 2.2.8.2, the feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion will be identified...” The following sections are part of the justification requirements associated with Section 2.2.8.3 that relate directly to agriculture include the following:



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“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, prioritized and determined based on avoiding, minimizing and mitigating the impact of the Agricultural System and in accordance with the following:

- i. expansion into speciality 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;*

g) the settlement area to be expanded is in compliance with the minimum distance separation formulae;

h) any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment;...”

The Subject Lands are located within the “Mayfield West Study Area”, which is under consideration for boundary expansion in the ongoing Municipal Comprehensive Review being undertaken by the Region of Peel.

To protect agricultural resources within the GGH, Agricultural Systems are identified within Section 4.2.6 of the Plan. The Agricultural System includes a continuous and productive land base, comprised of prime agricultural areas, including specialty crop areas, and rural lands, as well as a complementary agri-food network that together enable the agri-food sector to thrive. The following policies in section 4.2.6 provide guidance within the Plan to protect and promote Agricultural Systems throughout the GGH:

1. “An Agricultural System for the GGH has been identified by the Province.
2. Prime agricultural areas, including specialty crop areas, will be designated in accordance with mapping identified by the Province and these areas will be protected for long-term use for agriculture.
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.
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. The retention of existing lots of record for agricultural uses is encouraged, and the use of these lots for non-agricultural uses is discouraged.
6. Integrated planning for growth management, including goods movement and transportation planning, will consider opportunities to support and enhance the Agricultural System.



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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.
8. Outside of the Greenbelt Area, provincial mapping of the agricultural land base does not apply until it has been implemented in the applicable upper- or single-tier official plan. Until that time, prime agricultural areas identified in upper- and single-tier official plans that were approved and in effect as of July 1, 2017 will be considered the agricultural land base for the purposes of this Plan.
9. Upper- and single-tier municipalities may refine provincial mapping of the agricultural land base at the time of initial implementation in their official plans, based on implementation procedures issued by the Province. For upper-tier municipalities, the initial implementation of provincial mapping may be done separately for each lower-tier municipality. After provincial mapping of the agricultural land base has been implemented in official plans, further refinements may only occur through a municipal comprehensive review.”.

Mapping has been completed for the GGH and is shown on-line using the Agricultural System Portal. The Implementation Procedures for the Agricultural System for the Greater Golden Horseshoe have been released by the Province. To address the policies within the Growth Plan, the Agricultural Systems Portal was reviewed to assess impacts the inclusion of the MW2-S3 lands may have on the Agricultural System, as discussed later in the report.

3.2.2 Agricultural System for the Greater Golden Horseshoe

The Province is introducing an Agricultural System approach to land use planning across the agricultural land base within the Greater Golden Horseshoe. The purpose is to “to identify and protect a continuous, productive land base for agriculture across municipalities, as well as provide support for the agri-food supply chain the sector depends on” (<http://www.omafra.gov.on.ca/english/landuse/agsys-ggh.htm>). The agricultural system is comprised of two components; the agricultural land base and the agri-food network.

Within the Study Area, the agricultural land base consists of prime agricultural areas and rural lands. Together, these lands create a continuous, productive land base for farming and opportunities for the supporting agri-food industry.



The agri-food network includes many agricultural related features such as regional infrastructure and transportation networks, on-farm buildings and infrastructure, agricultural services, farm markets, distributors and primary processing, as well as small towns and hamlets that are supportive of agriculture and are important to the viability of the agri-food sector. To ensure the long-term viability of a healthy agricultural system, land use planners must ensure that there are opportunities within the agricultural land base for key infrastructure, services and assets which support the agricultural industry. This includes agri-food network (AFN) features such as cold storage facilities, abattoirs, food processors, grain dryers, distribution centres, and food hubs/co-ops.

3.3 GREENBELT POLICY

The Greenbelt was introduced in 2005 and amended on July 1st, 2017 to help shape the future of this region. The objective of the plan is to identify where urbanization should not occur in order to provide permanent protection the agricultural land base in addition to the ecological and hydrological features with the Greenbelt.

Expansion of settlement Area policies is discussed in Section 3.4.2.1 of the plan and states that “Settlement areas outside of the Greenbelt are not permitted to expand into the greenbelt”. The expansion of the MW2-S2 lands abuts the current Greenbelt to the north area but does not encroach into it.

Section 3.4.2.4 of the plan also states that “Municipalities should collaborate, where possible, to support components of the Agricultural System (infrastructure, services and assets) and access to local, healthy food”. Efforts to reduce the impacts on the agricultural system within and abutting the Greenbelt plan area should be employed by municipalities.

The Municipal Implementation of Protected Countryside Policies is discussed in Section 5.3 and state “The agri-food network does not require land use designations in official plans. Municipalities are expected to provide policies to maintain and enhance the agri-food network and to identify the physical location of components of the agri-food network in collaboration with the Province. This work will assist with the long-term viability of the agri-food sector by planning for agriculture and the rural economy”.

3.4 MINIMUM DISTANCE SEPARATION

According to the Ontario Ministry of Agriculture, Food and Rural Affairs, (OMAFRA) Factsheet: Farmer and Neighbour Relations Preventing and Resolving Local Conflicts (AGDEX 720, January 2005), neighbour complaints relating to odours generated by farm operations are the number one complaint received by farmers.

The concept of applying separation distances between livestock facilities and non-farm land uses in order to minimize land use conflicts with the growing non-agricultural rural population first originated in the early 1970's with the Suggested Code of Practice where a one size fits all solution was first applied to new or expanding livestock operations. The Suggested Code of Practice “rationalized that the effect of objectionable odours in a neighbourhood could be reduced if livestock and poultry facilities were located



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as far as practically possible from nearby dwellings” (Minimum Distance Separation Implementation Guidelines, Publication 707, 2006).

In 1976 the Agricultural Code of Practice was developed and introduced MDS formulas which would calculate the separation distances based on a range of factors specific to each livestock facility and the perceived sensitivity of the non-farm land uses. This document reiterated that “Objectionable odours can be reduced if livestock buildings and rural residences are constructed at reasonable distances from each other.” It goes on to say that “The MDS Formulas have been developed to provide a consistent and fair technique to determine separation distances between non-compatible land uses”.

The 1978 Food Land Guidelines, the agricultural planning policy of the day, directed municipalities to indicate in relevant policies of their official plan that the MDS formula be applied to new or expanding livestock facilities and to new non-farm land uses.

The Agricultural Code of Practice was replaced by the Minimum Distance Separation I and Minimum Distance Separation II in 1995. In 2006, the OMAFRA updated the MDS formulae and the Minimum Distance Separation Implementation Guidelines, Publication 707 came into effect on January 1, 2007.

The MDS was once again updated in 2017 and came into effect on March 1st, 2017. The MDS guidelines are provided in “Minimum Distance Separation (MDS) Document”, Publication 853 OMAFRA (2017). As with its predecessors, the MDS only addresses odour-related concerns.

The MDS only applies to Agricultural or Rural designated lands and is not applied within existing settlement area boundaries unless specific wording is provided in a municipality’s official plan stating that the MDS is to be applied within other land use designations.

Two different formulae have been developed by the Province; the MDS I formula and the MDS II formula. The MDS I formula calculates the minimum distance separation requirements between existing livestock facilities and proposed new non-agricultural uses or lot creation and is the applicable formula to be used for settlement area expansion. The MDS II calculates minimum distance separation requirements for new or expanding livestock facilities from existing or approved non-farm development.

Ontario's Agricultural Planning Tools Suite (AgriSuite) includes the most up to date software developed by OMAFRA to calculate the MDS I requirements for the livestock facilities. This includes former livestock operations which have buildings that are structurally sound and capable of housing livestock. To determine the MDS I setback requirements, specific information regarding each livestock facility is required by the formulae. Livestock facilities are defined in the Minimum Distance Separation (MDS) Document, Publication 853 (2017) as “All livestock barns and manure storages on a lot, as well as all unoccupied livestock barns and unused manure storages on a lot.”

3.5 REGION OF PEEL OFFICIAL PLAN

The Region of Peel’s Official Plan (RPOP) was consolidated in December 2016. Schedule B of the Plan shows that the MW2-S1 lands are located outside the area designated as “Prime Agricultural Area” and the MW2-S2 and MW2-S3 lands are within the “Prime Agricultural Area” designation.



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Geographic Specific Policies in the Protected Countryside relating to Agricultural Systems are described in Section 2.2.10.4 of the RPOP. Sections 2.2.10.4.3 and 2.2.10.4.3 specifically identify the exceptions for the redesignation Prime Agricultural Areas for non-agricultural use. The policies for each section are as follows.

“2.2.10.4.3 Prohibit the redesignation of prime agricultural areas for non-agricultural uses except for:

- a) minor refinements to the prime agricultural and rural areas designations, the rationalization of which shall be based on the Land Evaluation and Area Review (LEAR) to be completed by the Region in accordance with policy 7.6.2.17 of this Plan and implemented subject to the criteria identified in the municipal implementation policies of Section 5.3 of the Greenbelt Plan; or
- b) settlement area expansions subject to the settlement policies of Section 2.2.10.4 of this Plan and Section 3.4 of the Greenbelt Plan.

2.2.10.4.4 Direct the Town of Caledon to include policies in its official plan with respect to compliance with the minimum distance separation formulae for uses within the prime agricultural areas of the Protected Countryside.”

Section 2.2.10.4.31 of the RPOP as referenced above pertains to settlement areas and states “Prohibit settlement areas outside the Greenbelt from expanding into the Greenbelt”.

Section 3.2 of the RPOP deals with Agricultural Resources. RPOP Section 3.2.1.1 states that the objective is “To protect the Prime Agricultural Area for long-term use for agricultural as a natural resource of major importance to the economic viability of the region...”

Section 3.2.2 of the RPOP addresses the policies relating to agriculture.

“3.2.2.1 Protect the Prime Agricultural Area for agriculture as shown on Schedule B.

3.2.2.2 Promote and protect agricultural operations and normal farm practices in the Prime Agricultural Area.

3.2.2.3 Require compliance with the minimum distance separation formulae in the Prime Agricultural Area.

3.2.2.4 Encourage, where appropriate, the phasing of development in accordance with the area municipal plans so that agricultural activities and related uses continue for as long as practical in the area that lies within the 2031 Regional Urban Boundary but outside the Greenbelt in the City of Brampton, and within the approved boundaries of the Rural Service Centres in the Town of Caledon.”

RPOP Section 5.4.3.2.8 relates to the Mayfield West Phase 2 Settlement Area the special policies surrounding it. The Region or Peel directs the Town of Caledon through these policies to address the Provincial Minimum Distance Separation calculated setback.



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Section 7.9.2.12 of the RPOP considers the expansion of the 2031 Urban Boundary only through a Regional Official Plan Amendment which is based on a Municipal Comprehensive Review which demonstrates the following in relation to agricultural lands and activities:

- e) “conformity with the Regional Official Plan;
- f) environmental and resource protection and enhancement including the identification of a natural heritage system, in accordance with the policies of this Plan;
- g) that there are no reasonable alternative locations which avoid the Prime Agricultural Areas;
- h) Impacts of a proposed settlement area boundary expansion on agricultural operations which are adjacent or close to the settlement area, and if impacts are identified, the analysis is to identify mitigation of the impacts to the greatest extent feasible;
- i) within the Prime Agricultural Area there are no reasonable alternative locations on lower priority agricultural lands;
- j) impacts from expanding settlement areas on agricultural operations are mitigated to the greatest extent feasible;
- k) compliance with the minimum distance separation formulae.”

In addition to agricultural systems Section 7.9.2.12p states that “purposed expansion will meet the requirements of the Greenbelt Plan, Niagara Escarpment Plan, Lake Simcoe Protection Plan and the Oak Ridges Moraine Conservation Plan”.

3.6 TOWN OF CALEDON OFFICIAL PLAN

The entire Subject Lands are designated Prime Agricultural Area in Schedule B of the Town’s Official Plan; Highway 10 is located immediately adjacent to the northern portion of the Subject Lands. The lands to the west of the Subject Lands are mapped as Prime Agricultural Area; lands immediately to the north of Highway 10 and east of the railway line are designated Residential Area and General Commercial Area.

3.6.1 Prime Agricultural Area Designation

The intent of the agricultural policy within the Town’s Official Plan is to protect Prime Agricultural Areas by encouraging the business of agriculture, by limiting non-agricultural uses and non-agricultural severances.

According to the Town’s Official Plan, the primary uses of these lands are for agriculture although other uses may also be permitted such as:

- a) Agricultural uses and high impact agricultural uses;
- b) On-farm Diversified Uses;
- c) Agri-tourism Uses;



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- d) A single-detached dwelling on an existing lot of record subject to Section 5.1.1.11 and Section 5.1.1.12 and all other applicable policies of this Plan;
- e) Agriculture-related Commercial or Agricultural-related Industrial Uses;
- f) Accessory residential uses to a farm operation including a second dwelling for farm help, second dwellings for heritage preservation, home occupations including establishments accessory to a non-agricultural single-detached dwelling and in accordance with Section 5.14;
- g) Non-intensive recreation
- h) Stewardship and environmental protection activities; and
- i) Public uses in accordance with Section 5.15.

When referring the Prime Agricultural Area's and agricultural operations; Section 4.2.3.3.1 states that expansions to settlements will require an amendment to the Plan and shall be undertaken through a municipal comprehensive review that will address the following:

- a) An examination of reasonable alternative locations which avoid Prime Agricultural Areas, and reasonable alternative locations on lands with lower priority in the Prime Agricultural Area;
- b) Compliance with minimum distance separation formulae;
- c) Mitigation of impacts of settlement area expansions on agricultural operations which are adjacent to or close to the settlement area to the greatest extent feasible;
- d) The proposed expansion will meet the requirements of the Greenbelt Plan, Niagara Escarpment Plan, Lake Simcoe Protection Plan, and the Oak Ridges Moraine Conservation Plan; and,
- e) In determining the most appropriate location for expansions to the boundaries of settlement areas, the policies of Section 2 and 3 of the PPS are applied.

The agricultural impact assessment completed for the Town of Caledon addressed all but subsection d) which was addressed in other documents.

3.6.2 Official Plan Amendment 222

The Town's Council adopted OPA 222 on November 10, 2015 following a comprehensive planning review process which demonstrated the need for additional lands outside of the existing designated growth areas to accommodate the projected needs over the identified planning horizon. The expansion of the settlement area boundaries will directly affect the Town's prime agricultural area. As determined by the AIA previously prepared for the Mayfield West Phase 2 (MW2) Plan Area, there are no reasonable alternatives which avoid prime agricultural areas.



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OPA 222 “establishes goals, objectives, and policies to govern the development and redevelopment of land within the Mayfield West Phase 2 (MW2) Plan Area”. It is understood that the land uses within the Stage 2 area will be determined at a future time as the MW2 area is developed. However, at this stage of the planning process, the MW2-S2 lands remain within the Prime Agricultural Area designation. There are two policies of note regarding agriculture in OPA 222. The first, Policy 7.14.4.1.7, states that “Development in the Plan Area shall be consistent, to the extent feasible, with the recommendations for mitigation measures contained in the Agricultural Impact Assessment.” It is assumed that this policy is referencing the mitigation measures listed in the Agricultural Impact Assessment for Mayfield West Phase Two Secondary Plan (Parts A and B) dated January 2014. Note that this report updates these mitigation measures for the Subject Lands (i.e., the MW2-S3 lands).

3.7 ADJACENT LANDS

The lands to the south and south-east of Mayfield Road are mapped as Communities and within Schedule 1 of the City of Brampton Official Plan they are designated North West Brampton Urban Development Area and are not part of the GGH Agricultural System. The lands to north-east of Hurontario Street are mapped as a residential area in the Mayfield West Land Use Plan within Schedule B of the Town of Caledon Official Plan and as Mayfield West Rural Service Centre in Figure 18, also within the Town of Caledon Official Plan.



4.0 AGRICULTURAL SYSTEM

4.1 AGRICULTURAL LAND BASE

4.1.1 Soil Series

One component of the agricultural system includes the agricultural land base which is essentially the soil resources within the Study Area.

Figure 2 shows the soil information as provided by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) in the provincial soil resource database. The soils are described in The Soil Survey of Peel County, Report No. 18 of the Ontario Soil Survey (Hoffman & Richards, 1953). The associated mapping associated with the Report No. 18 shows that the Subject Lands are comprised of Chinguacousy, Jeddo and Bottom Land soils.

In 2009, Colville Consulting refined the soil mapping for the Subject Lands using digital elevation model (DEM) contours to generate the various slope classes. New soil polygons were then generated by delineating areas predominantly comprised of similar slope classes. A soil survey of the area was then completed. The soil horizon was exposed and described at several locations to identify the soil series present and where necessary the soil mapping was refined based on the results of the soil survey. The refined soils mapping is provided in Figures 3 (Soil Series) and Table 4-1 lists the Soil Series identified within the MW2-S3 lands.

Table 4-1: Soil Series Mapped on Subject Lands

| Soil Name | Slope Class |
|--------------|-------------|
| Oneida | d, e, f |
| Chinguacousy | B, b, C, c |
| Jeddo | B, b, c |
| Alluvial | B, c |

Oneida Soil Series – Brunisolic Gray Brown Luvisol

The Oneida soil series is the well-drained member of the catena (Oneida-Chinguacousy-Jeddo). This soil has developed from the Halton till; a calcareous, clay loam textured parent material. The till is derived from the underlying limestone and shale bedrock. The reddish coloured shale often influences the colour of the soil imparting a reddish hue to the parent material. The surface material often consists of fine textured, lacustrine sediments deposited during inundation by proglacial Lake Iroquois. The surface texture often consists of silty clay loam and is typically stone free.



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Oneida soils are mapped on approximately 1.98 ha (1.88%) of the Subject Lands. They are generally mapped on short, complex slopes ranging from gentle (5-9%) to very strong (30-45%). They are predominantly found along valley slopes of Etobicoke Creek and its tributaries and are mapped in association with the Alluvial soils found along the floodplains of the creeks in the study area.

They are moderately to slowly permeable however surface run-off is rapid on steeper slopes which results in a moderately well drained soil. Oneida soils have a high water-holding capacity; however, because of the soil's impervious nature and rapid surface runoff, droughty conditions can occur. Oneida soils have a relatively high bulk density and the consistency is firm throughout the soil profile and will become very firm under dry conditions. On the more gentle slopes, the calcareous parent material can be found at depths ranging from 60 to 80 cm (24-31 inches). On steeper slopes, erosion of the surface horizon may reduce the depth of the calcareous parent material to 40 cm (16 inches) or less.

These soils need to be carefully managed to ensure that the soil structure is not damaged when under cultivation. Compaction of the soil can occur under wet soil conditions limiting root penetration and reducing air and water volumes in the soil. These soils are easily erodible and best management practices are required to ensure the potential for erosion is minimized. The majority of the Oneida soils are not cultivated and are forested. Keeping these soils permanently vegetated will reduce erosion and sedimentation of the adjacent creeks.

Chinguacousy Soil Series – Gleyed Brunisolic Gray Brown Luvisol

The Chinguacousy soil series are the imperfectly drained member of the catena. They are the most common soil series mapped in the Subject Lands occurring on approximately 84.16 ha (80.15%). Similar to the Oneida soils, they have developed from the Halton Till material and they share many of the same morphological characteristics. The parent material generally consists of a calcareous, clay loam and the relatively stone free surface texture is generally comprised silty clay loam to clay loam.

Chinguacousy soils are mapped on predominantly simple, nearly level (0-2%) and very gentle (2-5%) slopes. They are imperfectly drained; moderately to slowly permeable and have a relatively high water holding capacity. Excess soil water is often found in the upper soil horizons as a result of high groundwater or perched conditions during the growing season. This has resulted in the formation of distinct to prominent yellowish brown mottles in the subsoil. Surface runoff is moderate to slow and improves with an increase of slope. These soils need to be carefully managed to ensure that the soil structure is not damaged when under cultivation. Compaction of the soil can occur under wet soil conditions limiting root penetration and reducing air and water volumes in the soil.

Jeddo Soil Series– Humic Luvic Gleysol

Jeddo soils are the second most common soil mapped within the Subject Lands found on approximately 18.08 ha (17.22%). Jeddo soils have developed from the same Halton Till parent material from which the Chinguacousy and Oneida are derived, however, Jeddo soils differ in that they are poorly drained.



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Jeddo soils are mapped on the level to nearly level (0-2.0%) slopes causing the surface drainage to be slow. They are slowly permeable due to the heavy soil textures (clayey) and high bulk density. A perched groundwater condition is common and the upper soil horizons are often saturated for much of the growing season. Temporary ponding following heavy rainfall events is common, particularly in depressional areas where surface runoff is negligible.

Alluvial Soil Series – Gleyed Humic Regosol

Alluvial soils comprise approximately 0.78ha (0.75%) Subject Lands. These soils and the steep valley side slopes were mapped as Bottom Land in the 1953 County of Peel Soil Survey. They typically have a variety of soil textures and drainage conditions. In the Study Area they generally consist of finer textured sediments and are imperfectly to poorly drained. Alluvial soils are recent accumulations of alluvial sediments deposited along the floodplains of Etobicoke Creek and the other creeks in the area. The surface horizons often consist of relatively thick accumulations of fine mineral and organic material. The underlying sediments can be highly variable in texture and consist of organic materials, silt and clay and sands and gravel accumulations. The depth of the Alluvial soils ranges from 50 cm (20 inches) to depths of greater than one metre. Where the alluvial sediments are less than 1 m (39 inches) thick, they overlie the calcareous Halton clay loam till.

4.1.2 CLI Agricultural Capability

The CLI soil classification system was used to classify the agricultural capability of the soil. In Ontario, OMAFRA's Classifying Prime and Marginal Agricultural Soils and Landscapes: Guidelines for Application of the Canada Land Inventory in Ontario (Wilson, 2004) is used to interpret the CLI agricultural capability. Appendix B provides more information on the CLI classification system used to determine the agricultural capability of lands. Figure 4 shows the updated soil mapping for the Subject Lands.

CLI – Oneida Soils

Oneida soils mapped within the Subject Lands are rated CLI Class 3T, 4T and 5T. Oneida soils on 5-9% slopes are rated 3T with moderately severe limitations due to topography. As the slope increases, the soil capability rating for common field crops decreases. Oneida soils are rated 4T on 9-15% slopes and 5T on slopes greater than 15%.

CLI – Chinguacousy Soils

Chinguacousy Clay Loam soils are mapped on B (simple, nearly level slopes of 0-2%) and C slopes (2.0 - 5.0%). Those soils on B slopes are rated CLI Class 1 which have very minor or no limitations for common field crop production. The Chinguacousy Clay Loam soil on C slopes (both simple and complex, very gentle slopes of 2 – 5%) are rated CLI Class 2DT. These soils have a moderate limitation for common field crops due to a relatively high bulk density, as a result of their elevated clay content, and minor topographic limitations. The soil is easily compacted by machinery when soil moisture conditions are high. Tile drainage is often necessary to improve crop yields particularly where soil compaction has occurred. Due to their susceptibility to erosion, erosion control measures may need to be implemented for lands under continuous row crop production.



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CLI – Jeddo Soils

The poorly drained Jeddo soils are rated CLI Class 3W for common field crops. These soils have moderately severe limitations for common field crop production due to excessive wetness and require artificial drainage to obtain moderate yields. However, where these soils cannot be feasibly drained, they have a CLI rating of Class 5W and are best suited to permanent forage crops such as hay and pasture.

CLI – Alluvial Soils

The Alluvial soils are rated CLI Class 5WI due to excessive wetness and the high potential for inundation (flooding) along the floodplains of Etobicoke Creek and its tributaries. These soils are best suited to permanent sod crops or left in their natural condition to limit the potential for erosion.

4.1.3 Summary of CLI Classification

Table 4-2 shows the breakdown, by CLI class, for the MW2-S3 lands. In total, there are approximately 221.02 ha of prime agricultural land. There is 35.36 ha of CLI Class 1 (13.34%), 111.07 ha of Class 2 (41.92%) and 74.59 ha of Class 3 (28.15%) which makes up 83.41% of the Subject Lands. The lower capability lands (16.59%) are primarily associated with the river valley side slopes and flood plains of Etobicoke Creek and its tributaries.

Table 4-2: CLI Class Distribution within MW2-S3 Lands Proposed for Development

| Class Number | Area (ha) | Percentage |
|--------------|-----------|------------|
| Class 1 | 35.36 | 13.34 |
| Class 2 | 111.07 | 41.92 |
| Class 3 | 74.59 | 28.15 |
| Class 4 | 2.53 | 0.95 |
| Class 5 | 41.43 | 15.65 |
| | 264.99 | 100.00% |

As shown in this table, a large portion of the MW2-S3 lands (83.41%) are comprised of prime agricultural lands (CLI Class 1 to 3).

4.2 AGRI-FOOD NETWORK

The agri-food network includes infrastructure, services and assets important to the viability of the agri-food sector. The network includes “elements important to the viability of the agri-food sector such as regional infrastructure; on-farm buildings and infrastructure; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities” (Implementation Procedures for the Agricultural System for the Greater Golden Horseshoe, 2020. pg. 8). The land use survey identified some of the components of the agri-food network and many of the non-farmland uses located within the Study Area.



4.2.1 Building Use Descriptions

The purpose of the land use survey was to identify agricultural and non-agricultural land uses in the Study Area and to understand land use character of the Subject Lands and surrounding area.

Farm types were noted and identified as to the type of farm operation and whether the farm operation was active, retired or a hobby farm. Non-farmland uses include such uses as single lot, non-farm residences, existing and approved residential development, institutional, commercial and industrial developments and recreational facilities.

Land uses were categorized as follows:

- **Active Farm Operation:** Farm operation that appears to be operational and produces crops and / or houses livestock. Several types of farm operations have been identified during this study: Beef operation; Dairy operation; Horse operation; undifferentiated Livestock operation; Cash crop operation;
- **Hobby Farm:** A residential dwelling, with or without accessory buildings, and includes some crop production for personal consumption or limited sale; and/or small numbers of livestock raised for personal consumption, pleasure or limited sale. A hobby farm normally will generate little or no income.
- **Retired:** A residence with a barn and associated ancillary buildings that are no longer used for agricultural purposes. The farm buildings may be abandoned or used for storage and other nonfarm related uses.
- **Residential:** Non-farm residential development includes single dwellings on small lots, estate residential lots and dwellings, subdivisions and urban residential areas.
- **Commercial/Industrial:** Includes both small and large scale commercial and industrial developments and lands designated for these uses.
- **Institutional:** Institutional uses commonly include churches & cemeteries, educational facilities and publicly owned facilities.

The land uses observed in the Study Area are shown in Figure 5.

4.2.2 Agri-Food Network within the Study Area

There is a mix of both agricultural and non-agricultural uses within the Study Area. Large portions of the Study Area also include urban lands. Lands outside of the urban areas are predominantly in agricultural production of common field crops which include corn-grain-soybean rotation and minor areas of hay and pasture. Based on the field inventories and a review of the Agricultural Systems Portal there are several components of the agri-food network within the Study Area.



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There are twenty-eight (28) agricultural related operations within the Study Area (Subject Lands and 1.5 km surrounding Study Area). Of these, there are nine (9) active livestock operations, including beef, dairy and equestrian farms, twelve (12) retired or hobby farm operations, and seven (7) cash crop operations. The majority of these farm operations are located to the west and north of Subject Lands. As shown in Figure 5, most were separated from the Subject Lands by Chinguacousy Road and by Old School Road.

Three of the cash crop operations that had grain storage facilities were located within the Study Area; two (#'s 2 & 3) on the west side of Chinguacousy Road and one (#23) on the west side of McLaughlin Road within the Subject Lands. The other four (4) cash crop operations were at locations where there was no evidence of livestock, but it appeared that the barns and / or drive sheds were used for farm implement storage and the fields were cultivated for row crop production. One of these operations was located west of the Subject Lands along Creditview Road (#14), one north of the Subject Lands along McLaughlin Road (#16), one within the Subject Lands along McLaughlin Road (#22), and, one north-east of the Subject Lands along Hurontario Street (#27).

There were six livestock operations (#'s 1, 4, 7, 9, 12 & 15) located between west of Chinguacousy Road and Creditview Road, two others north of the Subject Lands (#'s 29 & 33), and one within the Subject Lands (#20). Farms 1, 4, 7 & 12 were equestrian operations. Farm operations #20 & 33 were active beef operations. Farm 15 appeared to be a poultry operation, but the livestock housing structures were just beyond the 1.5 km Study Area. Farm 29 appeared to be an active dairy operation, while Farm 9 appeared to be a mixed livestock operation. There were free range chickens visible during the reconnaissance survey along with a posted sign indicating sheep production.

There were ten retired and farm operations (#'s 5, 6, 8, 10, 18, 19, 21, 25, 30 & 32) scatter throughout the Study Area. Most had had some or all of the structures removed and were no longer capable of housing livestock. However, it appeared that the majority of these lands were still used for cash crop production. The agricultural operation identified as a hobby farm (#11) consisted of a very new, large residence with a pole barn behind the residence. This operation was located at the northern edge of the Study area along Chinguacousy Road. There did not appear to be any other components of the agri-food network located within the Study Area.

There were relatively few non-farm land-uses and those observed include non-farm residences, institutional (e.g., schools & cemetery) and small-scale commercial operation (i.e. electrical contractor). In addition to the urban areas present to the east and south of the Study Area, there were several non-farm residences and estate rural residences scattered throughout. The majority of these rural residential dwellings were located along Creditview Road, Chinguacousy Road, McLaughlin Road, and Old School Road west and north of the Subject Lands.



4.2.3 Agri-Food Network Components in Subject Lands

The southern and eastern portions of the Subject Lands abut urban boundaries and future urban development lands. There were no active farm operations or other components of the agri-food network located within the Subject Lands. However, nearly all of the lands are under cultivation and in common field crop production. There was very little pasture/forage which suggested that there are no active livestock operations impacted that rely on pasture lands.

There were two cash crop operations and beef operation present within the Subject Lands boundary. All three are located along McLaughlin Road.

Non-farm operations located within the Subject Lands included one commercial operation (#24 which appears to be an electrical contractor). There were a total of twenty-two non-farm residences located within the Subject Lands.

4.3 INVESTMENT IN AGRICULTURAL IMPROVEMENTS AND INFRASTRUCTURE

There appeared to be a net decline and loss of investments in agricultural facilities and land improvements due to the retirement of facilities and transition to cash crop production. Relatively new investments have been made related to these cash crop operations such as the grain storage facilities. Based in the historical 2004 air photos, these facilities are at least 15 years old.

4.3.1 Drainage Improvements in Study Area

OMAFRA's Agricultural Information Atlas provides mapping that shows the location and type of artificial drainage systems that have been recorded and submitted to the province. As shown in Figure 6 investments in tile drainage have been made within the Study Area along Chinguacousy Road, Creditview Road, and McLaughlin Road. There are approximately 340 ha of tile drained lands in the Study Area (294 ha of systematic and 46 ha random).

4.3.2 Subject Lands

Only 4 ha of the Subject Lands are tile drained (systematic) and will be directly impacted by future development. This artificial drainage was mapped south-west portion of the Subject Lands (Figure 7). No other significant investment in agricultural facilities or land improvements were identified within the Subject Lands.

4.4 LOT FRAGMENTATION & LAND TENURE

The lot fabric and tenure information was obtained from the GeoWarehouse online site. This information is regularly updated.



4.4.1 Fragmentation

The PPS (2020) and the Town of Caledon OPA 179 discourage further fragmentation within the prime agricultural area. Fragmentation of agricultural lands can have a significant impact on the viability of agricultural lands and its long-term preservation for agricultural purposes. Fragmentation of agricultural lands generally reduces the economic viability of the area by reducing the efficiency of which lands can be farmed and increasing the operating costs for farms comprised of several small and separated parcels. Small farm parcels are often uneconomical and cannot support a traditional family farm. Outside (off farm) sources of income are commonly required to maintain an agricultural operation.

Agricultural areas which have been fragmented also often contain a higher occurrence of non-farm land uses. Whereas areas with relatively low levels of fragmentation are considered to be more viable economically and they generally have fewer sources of non-farm land use conflicts. These areas have a higher priority for protection.

Figure 8 shows that the level of fragmentation within the MW2-S3 lands is relatively minor. Many of the farm parcels are comprised of parcels greater than 30 ha (70 acres). Land parcels 15 and 25 ha (35-60 acres) in size are also common. While these smaller lots may not be viable agricultural parcels by themselves, they may be important to local farmers, supplementing their land needs and improving the viability of their farm operation. The area has been fragmented by transportation corridors (e.g., Highway 410, railway line, etc.) and naturally by Etobicoke Creek and its tributaries. Fragmentation of the land base by the railway line and surface drainage system reduce the availability of lands for common field crop production and/or influences the management of the lands.

The farm parcels within the MW2-S3 lands will eventually be consumed by the expansion of the settlement area.

4.4.2 Land Tenure

A land tenure analysis was completed by accessing the GeoWarehouse online site. The results are shown in Figure 7. Land tenure or ownership is one of the factors considered when assessing prime agricultural areas.

In general, areas that have a high percentage of local ownership tend to receive a higher amount of investment in agricultural facilities and land improvements. This is a characteristic of high priority agricultural areas.

In areas where the occurrence of absentee or non-local ownership is common, the level of agricultural investments is significantly reduced. Speculatively held lands typically do not receive the long-term investments in infrastructure or land improvements such as tile drainage. The return on the investment may take several years to realize and tenant farmers or those leasing the lands are often reluctant to invest in lands that they do not control for the long-term. Land stewardship practices, on both locally owned lands and leased lands, may suffer due to uncertainties introduced by land speculation. If a farmer is not confident that his lands and the surrounding lands will remain in agriculture for the long term,



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needed investments may be withheld and best management practices not employed. In some cases, rather than investing in the maintenance of agricultural infrastructure, it is often removed.

Land speculation increases the cost of farmland and can discourage land acquisition by existing farmers to support their farm operations. High land costs may also prevent entry to the area by new farmers. Due to speculation of future development in areas adjacent to settlements, higher land costs make farming a non-viable land use in the long term. Speculative demand for agricultural lands often results in higher land costs which can make farming unfeasible for new farmers wanting to purchase these lands.

The majority of the lands are non-locally owned. The majority of the large parcels are owned by development interests, although most of these parcels continue to be actively farmed by tenant farmers or custom farm operators.

The relatively high level of non-farm and non-local ownership reduces the agricultural priority of the area in general.

4.5 MINIMUM DISTANCE SEPARATION

4.5.1 Background

The MDS I formula requires specific information regarding neighbouring livestock operations regardless of whether they are active or not. The stipulation is that barns must be structurally sound and capable of housing livestock.

The information required to determine the MDS I setback includes:

- the lot size;
- the type of livestock housed in the barn;
- the maximum capacity of the barn;
- the type of manure storage system; and
- the type of land use proposed adjacent to existing livestock facilities.

With regard to the type of land use proposed, the MDS recognizes two land use types; Type A and Type B. As per the Minimum Distance Separation (MDS) Document, Publication 853 (2017):

Type A land uses are typically characterized by uses that have a lower density of human occupancy, habitation or activity. For the purposes of MDS I, Type A land uses include applications to rezone or redesignate agricultural lands for industrial, agricultural-related or recreational use – low intensity purposes.

Type A land uses include applications to permit:



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- construction of a dwelling on an existing lot where the municipality has determined that MDS I should be applied, or the
- creation of up to three lots either by consent or plan of subdivision.

The setback requirements for Type A land uses are typically less than the setback requirements for Type B land uses.

Type B land uses generally have a higher density of human occupancy, habitation or activity. The Minimum Distance Separation (MDS) Document, Publication 853 (2017) describes Type B land uses as follows:

Type B land uses include applications to rezone or redesignate agricultural lands for residential, institutional, recreational use – high intensity, commercial or settlement area purposes.

Type B land uses include applications to permit:

- creation of residential subdivisions in rural areas, or
- expansion of a settlement area, or
- creation of multiple residential development, or
- the creation of a lot which results in a rural residential cluster.

The proposed new settlement boundary expansion for the Mayfield West Phase 2 Secondary Plan is considered to be a Type B land use.

4.5.2 MDS Setback Requirements

The information collected during the land use survey, directly from farm operations, site observations and through air photography interpretation was used to generate the MDS setback distances for settlement area expansion (Type B land use). The Minimum Distance Separation I (MDS I) Reports generated by the MDS I software is provided in Appendix C. The factors used in the MDS I formulae are also provided in Appendix D and the location of those farms for which the MDS I formula is applicable is shown in Figure 8.

There are several livestock and former livestock operations which have structures that appear to be reasonably capable of housing livestock within the Study Area. However, for the purposes of the proposed settlement area expansion, the MDS I formula is not applicable to all of the livestock facilities in the Study Area. As per MDS Guideline #12 Existing Uses that Do Not Conform to MDS the MDS I setback can be reduced “provided there are four, or more, nonagricultural uses, residential uses and/or dwellings closer to the subject livestock facility than the proposed development or dwellings and those four or more non-agricultural uses, residential uses and/or dwellings are:



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- located within the intervening area (120° field of view shown in Figure 4 in Section 7 of this MDS Document) between the closest part of the proposed development or dwelling and the nearest livestock facility or anaerobic digester;
- located on separate lots; and
- of the same or greater sensitivity (i.e., Type A or Type B in accordance with Implementation Guidelines #33 and #34) as the proposed development or dwelling.

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

Due to Guideline #12, which states that MDS I need not be applied beyond the point where four or more non-farm residences are encountered by the MDSI exclusion arc, there were only five livestock operations and one retired farm operation of concern.

In part, MDS Guideline #10 - MDS I Setbacks for Zoning By-Law Amendments and Official Plan Amendments states that “An MDS I setback is required for all proposed amendments to rezone or redesignate land to permit development in prime agricultural areas and rural lands presently zoned or designated for agricultural use.”

There are the six operations which have MDS I setbacks which potential encroach within the Subject Lands. The effect of the encroachment is very minor and unlikely to significantly affect the settlement area expansion in the long-term.

The first of these farm operations is located west of the Subject Lands and on the west side of Chinguacousy Road (Farm #01). As shown in Figure 6, the MDS I setback does not extend to the limits of the Subject Lands’ boundary and should not be a concern.

Farm #4 also located west of the Subject Lands and on the west side of Chinguacousy Road. As shown in Figure 6, the MDS I setback does not extend to the limits of the Subject Lands’ boundary and should not be a concern

Farm #5 is located west of the Subject Lands on the west side of Chinguacousy Road. This was identified as a retired farm operation with no evidence of farm implements or livestock. However, the wood bank barn is in good condition and still capable of housing livestock. An assumption was that the barn could be used for a beef (cow-calf) operation. For a cow-calf operation, an MDS I setback of 315m from the livestock housing barns and 315m from the manure storage area. The MDS I setback extends into the MW2-S3 lands. Approximately 5.9ha of the MW2-S3 Lands are affected by the MDS I setback.

Farm #7 is located north-west of the Subject Lands also on the west side of Chinguacousy Road. As with the last two examples, the MDS I setback does not extend to the limits of the Subject Lands’ boundary and should not be a concern.



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Farm #29, a dairy farm located north of the Subject Lands on the west side of Hurontario Road again located on the west side of Chinguacousy Road has an MDS I setback that does not extend to the limits of the Subject Lands' boundary and should not be a concern.

Farm #33 is a beef farm (cow-calf operation) located immediately north of the Subject Lands on the north side of Old School Road. This beef operation has an MDS I setback of 219m from the livestock housing barns and 239m from the manure storage area. The MDS I setback extends into the MW2-S3 lands. Approximately 5.2ha of the MW2-S3 Lands are affected by the MDS I setback.

Farm #20 is also a cow-calf operation located within the Subject Lands. No MDS 1 was calculated for this operation because if the redesignation is approved, the landowner will cease operations and the facilities will be demolished when required.

No other MDS I setbacks were calculated, because either the farm buildings were in misuse or disrepair, or application of Implementation Guideline #12 which state "...a reduced MDS I setback may be permitted provided there are four, or more, non-agricultural uses, residential uses and/or dwellings closer to the subject livestock facility than the proposed development or dwellings...".

The impacts of the MDS I setbacks are Figure 6.



5.0 AGRICULTURAL PRIORITY

The PPS states that “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:

- a) sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;
- b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;
- 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.

It has been previously demonstrated that there are no reasonable alternatives for settlement area expansion that avoid prime agricultural areas in our original AIA. The PPS then requires an application to demonstrate that there are no reasonable alternatives on lower priority agricultural lands. Neither the PPS nor the OMAFRA specifically define in policy ‘lower priority agricultural lands.’ However, there are a number of factors that OMAFRA considers when dealing with ‘priority’. These considerations include the ability of the site to comply with the requirements of MDS I, current land use, amount of capital investment in agricultural infrastructure, amount of land under active cultivation, existing degree of lot fragmentation to the surrounding agricultural land base, and proximity to adjacent urban and rural settlement areas.

The land uses observed in the Subject Lands and Study Area are characteristic of a prime agricultural area. However, all of the lands south of Mayfield Road are designated for urban development and much of it is presently under construction. The lands to the east of the Subject Lands are also designated for urban land uses. It is clear that these adjacent urban areas have influenced the agricultural character of the Study Area and has likely influenced the retirement of several livestock operations. There appears to be a transition from livestock to common field crop production.



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Agricultural Priority
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The presence of these urban areas reduces the agricultural priority of the agricultural lands and particularly along their margins (e.g., Mayfield Road and Hurontario Street). Also, the proposed Highway 413 alignment to the immediate north will further isolated the Subject Lands from the larger agricultural community north of Old School Road. If the proposed Highway 413 alignment remains as proposed, then the northwest corner of Subject Lands would be isolated.

The AIA prepared for the Mayfield West Phase 2 (MW2) Secondary Plan Area by Colville Consulting (last updated in 2014) determined that the agricultural priority of the lands increases from east to west. The lands east of McLaughlin Road have a lower agricultural priority due to a lack of investment in agricultural facilities, a greater amount of lot fragmentation and non-farm (non-local) ownership, and proximity to existing urban areas.

The lands between McLaughlin Road and Chinguacousy Road have a higher agricultural priority due to the larger parcels, high level of investment in agricultural infrastructure and some land improvements mostly associated with the MW2-S2 and MW2-S3 lands. With the expansion of the settlement area to include the MW2-S1 lands and the subsequent removal of the agricultural facilities, the agricultural priority of the Subject Lands is reduced.

The presence of five livestock operations along the west side of Chinguacousy Road and the two livestock operations north of Old School Road inhibits the ability of settlement expansion to fully comply with the MDS. Development will need to respect the MDS setback requirements for as long as the livestock facilities are present, structurally sound and have the ability to house livestock. Should the facilities be retired, and the buildings removed, settlement boundary expansion would no longer be restricted by the MDS.



6.0 ASSESSMENT OF IMPACTS TO AGRICULTURE

The PPS requires that impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands be mitigated to the extent feasible. Potential impacts include the loss of prime agricultural land and agricultural investments and disruption to agricultural operations in the surrounding area as a result of encroachment of non-farmland uses. These disruptions can result from an increase in nuisance complaints from non-farmland uses as well as an increase in non-farm traffic and trespass and vandalism. Some of the methods used to mitigate impacts is through the implementation of the Minimum Distance Separation formula, identifying clear boundaries between prime agricultural areas and non-farmland uses, and ensuring that the movement of farm machinery through prime agricultural areas continues safely and unimpeded through proper design and implementation of a regional transportation plan which considers the needs of the agricultural community.

6.1 LOSS OF AGRICULTURAL RESOURCES

6.1.1 Agricultural Lands

A large portion of the Subject Lands are prime agricultural lands (CLI Classes 1, 2 & 3). There are no other reasonable areas of lower agricultural capability or locations with lower agricultural priority upon which settlement area expansion can occur.

The Subject Lands have been designated as a Prime Agricultural Area, however, Due to its proximity to the City of Brampton Urban Boundary, it is not functioning as a prime agricultural area. Livestock facilities are being abandoned and the land lands are being used for interim cash crop production. Many of the landowners are non-local which also has conflicts with the long term agricultural viability of the Subject Lands. The proximity of the proposed new Highway 413 alignment to the north also is a deterrent to the long-term agricultural viability of the Subject Lands. With the completion of the new highway, the corridor will act as a barrier to the easy mobility of farm equipment to other lands that may be used for the production of agricultural resources. The Subject Land should be designation should be changed to Rural Lands.

The climatic conditions across the Subject Lands are essentially the same therefore opportunities for settlement area expansion on lower quality climatic areas are not available.

6.1.2 Agricultural Infrastructure

There will be a loss of farm infrastructure. However, this will be limited to one farm operation; the active beef operation located on McLaughlin Road (#20). Development of the Subject Lands will amount to a relatively insignificant loss of investments in relatively modern farm infrastructure.

Other farm related infrastructure within the Subject Lands has already been removed or has been converted to other non-agricultural uses.



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6.1.3 Agricultural Land Improvements

There will be approximately 4 ha of tile drainage retired within the Subject Lands. The 15.9 ha of tile drained lands will not be retired until the MW2-S3 lands are developed.

The majority of tile drained lands in the Study Area are located outside of the Subject Lands and will not be lost as a result of settlement area expansion.

6.1.4 Impacts to Agricultural System

The AIA Update has already established that the Subject Lands are located within the agricultural land base and are part of the Region's prime agricultural area. Continued expansion of the settlement area encompassing the Subject Lands will result in the loss of approximately 265 ha of the agricultural land base.

Based on land use surveys completed for the AIA and a review of the Agricultural System Portal, a small number of the elements that are included within the AFN were identified within the Subject Lands and the broader Study Area.

The small number of AFN components limits the potential impacts on the agricultural system. These components and expected impacts are summarized in Table 6-1.

Table 6-1: AFN Components Impacted

| AFN Component | Subject Lands | Study Area |
|-----------------------------|---|--|
| Agricultural Land Base | Approximately 265 hectares of prime agricultural land will be consumed | No impact |
| Agricultural Operations | Farm operations no longer exist - No impact | Equestrian operations located on west side of Chinguacousy. MDS setbacks provide separation distance limiting nuisance complaints. New residential development increases potential customer base – potential net benefit. All other livestock operations well removed from Subject Lands minimizing the potential impact. Cash crop operations are not expected to be impacted by settlement area expansion. |
| Agricultural Infrastructure | Retirement and demolition of infrastructure associated with the active beef operation and the cash crop operation with grain elevator both on McLaughlin Road | No direct loss of agricultural infrastructure |
| Transportation Networks | Minimal impact to transportation networks. May result in increased traffic on road typically used for agricultural equipment | No impact to transportation networks. Projected increase in non-farm traffic. Farm operations already dealing with high non-farm traffic |



MAYFIELD WEST SITE – MW2-3 OPA

Assessment of Impacts to Agriculture
July 15, 2022

Table 6-1: AFN Components Impacted

| AFN Component | Subject Lands | Study Area |
|--------------------------|--|--|
| Farm Markets | No Farm Markets on Subject Lands – No impact | The Market at Southfield Village is located just east of the Study Area in urban area. It depends primarily on urban consumers. No negative impact anticipated |
| Grain Storage Facilities | None on Subject Lands – No impact | Three grain storage facilities were identified. Loss of agricultural land base may limit potential volume of crop processed. Impact considered minor as only 1265 ha removed and operators not likely to rely on these lands for economic viability. |

The loss of 265ha to the agricultural land base will occur over an extended period of time as the development phases are implemented into the MW2-S3 lands. The only losses to agricultural infrastructure are the beef farm on the west side of McLaughlin Road located near the north-central portion of the Subject Lands and the cash crop operation with grain elevator located near the south-central portion of the Subject Lands. Outside of the MW2-S3 lands, the impacts within the Study Area are primarily on the two grain storage facilities on the west side of Chinguacousy Road. Lands to the north and west of the grain elevators will remain in cash crop production to provide continue business for the grain elevator operations one the MW2-S3 lands are fully removed from agricultural production.

As part of the MW2 Secondary Plan there will be some impacts to the agricultural system. Impacts to the agricultural system include the loss of Prime agricultural land, disruption to the current transportation routes used, and encroachment of non-agricultural infrastructure to existing agricultural operations. Through the completion of this AIA, the Subject Lands have been determined to provide the most reasonable area for settlement expansion to occur. To preserve the integrity of the remaining agricultural systems in the vicinity of the settlement expansion area, mitigation measures are recommended as discussed in section 7.6.

6.2 FRAGMENTATION & TENURE

6.2.1 Fragmentation

The northern boundary proposed for the Subject Lands will result in the fragmentation of nine relatively large parcels.

6.2.2 Tenure

Based on the 2019 land tenure information for the Subject Lands, the vast majority of the parcels within the Subject Lands are non-locally held lands. In the years since the 2008 tenure information was provided to Colville Consulting, the developers have acquired additional parcels within the Subject Lands.



6.3 MINIMUM DISTANCE SEPARATION

For the most part, the MDS I setback requirements can be met. The MDS I setback requirements have been calculated for five farm operations within the Study Area which are close to the Subject Land boundaries or extend into the Subject Lands.

The MDS I setback will need to be respected within the MW2-S3 lands for the equestrian operations located on the west side of Chinguacousy Road until either the lands are no longer part of the Region's prime agricultural areas or the facilities are no longer capable of housing livestock. This will have only a minor effect on the land availability for future development.

6.4 DISRUPTION TO AGRICULTURAL OPERATIONS

Farm operations can be adversely impacted by new non-farm development on adjacent lands. Non-farm developments are often sources of conflict with existing agricultural operations and farm practices. Those farm parcels closest to urban areas are likely to experience the highest levels of disruption.

Most of the active farm operations observed in the Study Area are located north and west of the Subject Lands and disruption of normal farm practices may occur as development of the Subject Lands encroaches. The likely cause of disruption will be as a result of increased non-farm traffic along Chinguacousy Road. Trespass and vandalism may also increase as the non-rural population expands.

6.4.1 Traffic

Conflict arising from the encroachment of non-farm land uses into an agricultural area can take many forms. A common effect of non-farm development in or near agricultural areas is the increase in non-farm traffic on roads commonly used by farmers and farm equipment. The existing road network is often the only way farmers can access leased lands or other properties farmed. Particularly for custom cash crop operators who often have to travel long distances with their farm machinery to access farm fields. High traffic levels along these roads can disrupt farm traffic and create unsafe driving conditions. The nonfarm population in this general area will be significantly increasing over the next few years with the expansion of Mayfield and the continuing build out of Brampton south of Mayfield Road. Farm operators already must deal with relatively high levels of non-farm traffic and this is expected to continue.

Development of the Subject Lands will likely generate significant volumes of traffic. The conceptual road network developed for the Secondary Plan shows that most of the roadways link to McLaughlin Rd. and Mayfield Road. This is preferred as it directs non-farm traffic flow away from the active farm operations to the west.

Future development plans for the MW2-S3 lands should minimize access to Chinguacousy Road to minimize disruption to farm operations located along Chinguacousy Road.



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Assessment of Impacts to Agriculture
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6.4.2 Trespass, Theft and Vandalism

Instances of vandalism, theft and trespass can increase in agricultural areas with the encroachment of urban land uses. Damage to property and fencing, disturbance of livestock by people and/or pets, litter and bio-security concerns are all potential negative effects farmers have to deal with when adjacent an urban area. Non-rural residents unfamiliar with agriculture and agricultural activities may inadvertently disrupt or damage crops, fencing and animals.

With the urban expansion of Mayfield to the east and Brampton to the south there is significant potential for farm operations to experience an increase in trespass and vandalism as development encroaches.



7.0 RECOMMENDATIONS AND MITIGATION MEASURES

To address any potential impacts to agricultural lands and operations, several recommendations designed to limit the impacts of development to the extent feasible are provided below.

7.1 PHASING OF DEVELOPMENT

The build out of the settlement area will occur over a specified planning period timeline, agriculture will continue to be an important land use in this area and farmers in this area should continue to receive support until the lands are needed for development. The phasing of development should be designed to reduce the impacts on the adjacent farmland. It is important to expand the urban boundary in a rational way in order to limit the impacts of expansion.

- The build out of the secondary plan area should be phased so that agricultural lands can remain in production for as long as possible before they are retired for urban uses.
- For farm planning purposes, farmers should be provided with a development schedule to be updated annually. Farmers will then be in a better position when assessing the economic return on investments such as the purchase of fertilizers, equipment, infrastructure, land improvements, livestock, labour, etc.
- Encourage farmers immediately adjacent to urban areas to consider changing the focus of their operation from the more traditional farm practices and market their produce directly to local consumers. Establishing and promoting local farm markets within the new urban area should also be considered.

7.2 BUFFERING

The interface between urban and agricultural uses is commonly referred to as the “urban fringe”. This is the area where most conflicts arise between farm operations and urban residents. The expansion of settlement areas causes the migration of the urban fringe into agricultural areas and introduces a greater potential for conflict to arise. Planning for settlement area expansion provides the opportunity to minimize the potential for conflict. Establishment of buffers both urban side and rural side of the interface has proven to be beneficial in reducing or minimizing conflicts.

The establishment of a buffer of some form should be considered for lands on both sides of Chinguacousy Road, Old School Road and along portions of the MW2-S3 lands abutting the greenbelt area including:

- Encourage the establishment of land uses within the agriculture system adjacent to the new settlement area that will support the agri-food industry (e.g., agricultural-related uses and on-farm diversified uses).



MAYFIELD WEST SITE – MW2-3 OPA

Recommendations and Mitigation Measures

July 15, 2022

- Situate effective storm water management facilities near limits of new settlement area where possible; and
- Consider implementing additional edge planning concepts as outlined in the Regions 2016 study “Edge Planning for Agriculture Discussion Paper” into the MW2-S3 lands to minimize potential conflicts along Chinguacousy Road.

Mitigation techniques to be employed will vary depending on the type of development proposed in the buffer area for both the Greenbelt Plan area and lands abutting Chinguacousy Road. Once development planning is undertaken for these areas, the above recommendations should be incorporated to ensure that proper mitigation has been employed and appropriate buffers are in place.

7.3 TRAFFIC

The development plans should consider the impact of new traffic patterns. An increase in the volume and speed of non-farm traffic in areas traditionally used by local farmers can make the transportation of farm machinery and products between fields difficult and potentially dangerous.

- Transportation planning should consider the needs of local farmers and wherever possible restrict non-farm traffic to areas not being used by farmers. This will be particularly important for farm operations located along Chinguacousy Road and McLaughlin Road north of the Subject Lands where several farms are located just outside of the development area;
- The transportation plans for new development should be internalized, as much as possible, and access to Chinguacousy minimized to the extent possible;
- Speed restrictions should be considered for roads adjacent to existing farm operations to avoid potential conflicts with farm operations and activities;
- Signs warning of slow-moving farm machinery should be erected;
- Ensure that access to farm fields is not restricted;
- Any upgrades to existing roadways used by farm machinery should include the construction of wide shoulders to allow for slow moving farm vehicles to travel safely; and
- The transportation plan should maintain the right-of-way for farmers.

7.4 VANDALISM, THEFT & TRESPASS

To limit potential negative impacts of vandalism, theft and trespass:

- Delay development of the MW2-S3 lands until development of the MW2-S1 and MW2-S2 lands is nearly complete. The MW2-S3 lands will act as a temporary buffer between urban and agricultural land uses;



MAYFIELD WEST SITE – MW2-3 OPA

Recommendations and Mitigation Measures July 15, 2022

- Establish low density land uses along Chinguacousy Road and Old School Road;
- Inform residents through public consultation/education to not trespass on agricultural lands;
- Consider implementing edge planning concepts (e.g., buffering) into the MW2-S3 lands to minimize potential for new residents to easily access adjacent farm lands; and
- Where necessary consider the erecting and maintaining suitable fencing along the property limits of sensitive farm operations adjacent to the settlement area boundary.

7.5 RESTRICTION OF NORMAL FARM PRACTICES

Introducing large numbers of people with urban attitudes into a farm area often creates conflict between the agricultural community and the newcomers. There is often a lack of understanding of what constitutes a normal farm practice. The most common sources of tension are unwarranted accusations and attempts to restrict normal farm practices.

- The Town of Caledon should ensure that its agricultural policies promote the right of farmers to continue normal farm practices on lands adjacent to the urban boundary. The rights of farmers to continue farming practices should be maintained and this includes the ability to change to other forms of agriculture as market conditions allow.
- Make residents aware that they are going to be living in close proximity to agricultural lands and the potential for nuisance as a result of normal farm practices.
- Promote agricultural awareness of agricultural practices and understanding through signage, educational workshops and/or other means as a way of improving the conflicting interests between farmers and urban residents.

7.6 AGRICULTURAL SYSTEM

Removing agricultural lands as a result of settlement area expansion can create conflicts and reduce the function of agri-food network in the area. Maintaining a healthy agri-food network is important to the Town and Region. The GGH Agricultural System promotes a strong and vibrant agri-food network which supports to rural communities and can improve the vitality and well-being of the region. To ensure the long-term success of the agricultural land base surrounding the expanded settlement area and protect the agri-food network, the following actions are recommended:

- The Town of Caledon should continue to focus on protecting agricultural resources and minimizing land use conflicts while also supporting access to local food and near urban agriculture;
- Promote food systems through planning and policies that benefit agriculture, agri-food and agribusinesses in the area;



MAYFIELD WEST SITE – MW2-3 OPA

Recommendations and Mitigation Measures

July 15, 2022

- Strive to minimize impacts on the agri-food network and supporting infrastructure and services. Where impacts are unavoidable, mitigation efforts should be undertaken to reduce impacts where feasible; and
- Consult and work with agricultural operators and committees in the areas prior to undertaking new policies and initiatives.

Future planning decisions should ensure the geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network will be maintained and enhanced. In my opinion, the proposed settlement area expansion to include the MW2-S3 lands minimizes the loss of the agricultural land base. The function and economic connections to the agri-food network in the surrounding area will be maintained.

The proposed settlement area expansion minimizes the potential impacts to the Agricultural System by confining the settlement area by infilling from the lands north and west of the developed areas of the City of Brampton and the Town of Caledon. Settlement area expansion onto these lands will have the least direct impact on agricultural operations as there are none. Negative impacts (indirect) on agricultural operations and the agri-food network on adjoining lands are expected to be negligible.



8.0 Conclusions

This AIA includes information from the Agricultural Impact Assessments prepared by Colville Consulting Inc. for the Town of Caledon. It deals specifically with the proposed second phase of settlement area expansion to include the MW2-S3 lands. The AIA characterizes the Agricultural System within the Study Area, assesses the potential impact of settlement area expansion and the conformity of the proposed expansion with the relevant agricultural policies and guidelines.

This study along with the previous agricultural impact assessment prepared for the Town of Caledon concludes that the area within the MW2-S3 lands are part of a Prime Agricultural Area as are other lands adjacent to the existing urban area. However, as previously stated, due to the decline in livestock operations and type of land tenure, the Subject Lands are no longer functioning as a Prime Agricultural Area. Also, the proximity of the proposed new Highway 413 alignment to the north also is a deterrent to the long-term agricultural viability of the Subject Lands. Due to these factors, it is recommended that the Subject Lands be removed from the Prime Agricultural Area designation and be included in a Rural Lands designation.

The previous AIA demonstrated that there are no reasonable alternative locations for settlement area expansion to occur on lower capability lands and there are also no reasonable alternative locations for expansion on lower priority agricultural lands.

Several mitigation measures have been provided which will minimize potential impacts on agriculture and the proposed settlement area expansion will meet the MDS I setback requirements with one exception. Therefore, in the professional opinion of Stantec, the proposed settlement area expansion of the MW2-S3 lands is consistent with the PPS Policy 1.1.3.8, the Growth Plan for the Greater Golden Horseshoe Policy 2.2.8.3, RPOP policies 2.2.10.4.3 and 2.2.10.4.4 and the Town of Caledon's agricultural policies.



MAYFIELD WEST SITE – MW2-3 OPA

Background Information
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9.0 Background Information

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Background Information
July 15, 2022

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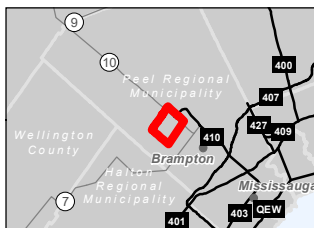
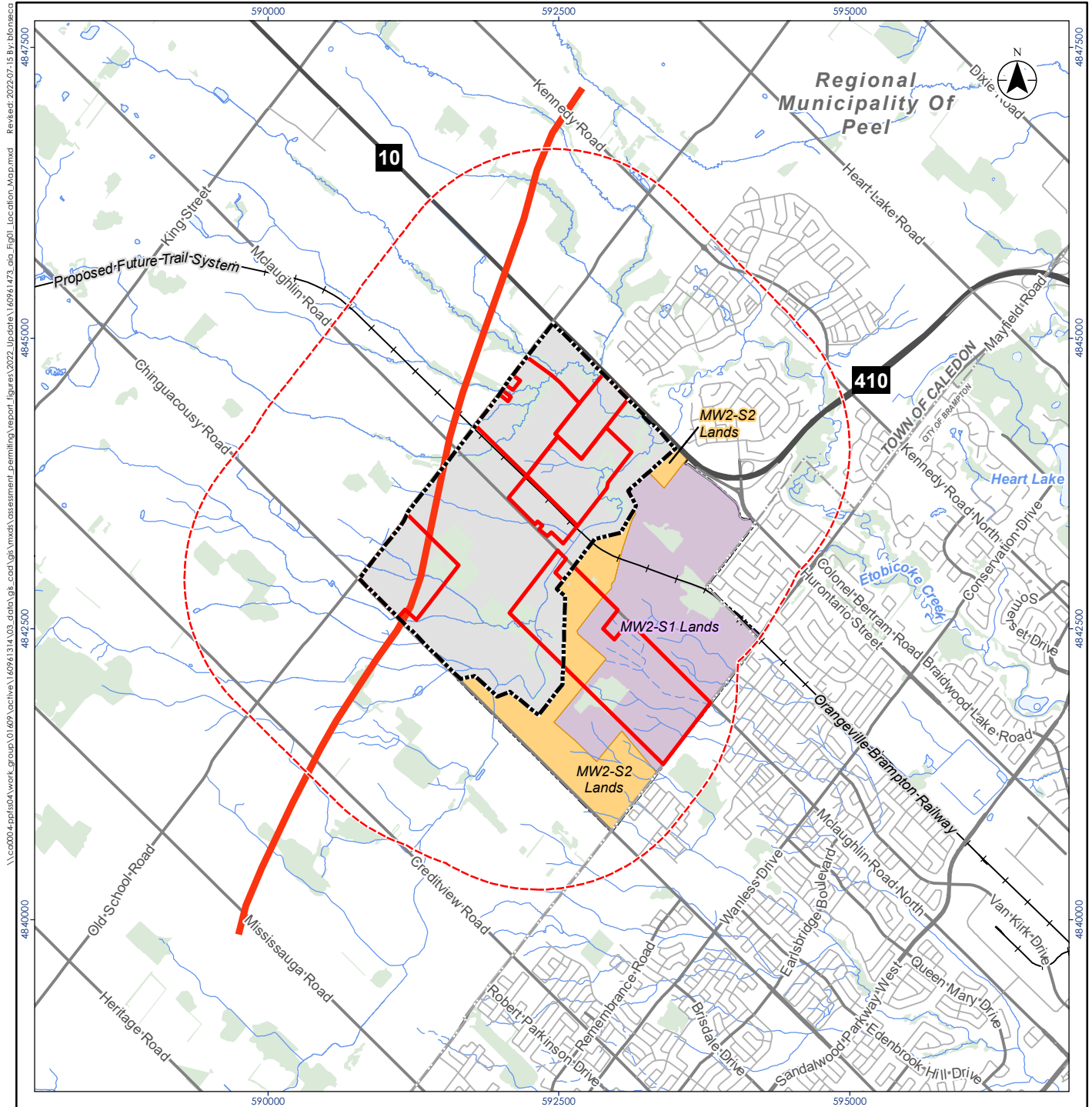
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Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2022.
3. Proposed Highway 413 alignment is approximate. The linework was digitized based on a screenshot of the GTA West Preferred Route by MTO in 2020.

Legend

- Proposed Highway 413 Alignment (Approx.)
- Brookvalley Properties
- Study Area
- MW2-S1 Lands
- MW2-S2 Lands
- MW2-S3 Lands (Subject Lands)
- Proposed Future Trail System
- Watercourse (Intermittent)
- Watercourse (Permanent)
- Waterbody
- Wooded Area
- Municipal Boundary, Upper
- Municipal Boundary, Lower

0 500 1,000 metres
1:50,000 (at original document size of 8.5x11)



Project Location
Regional Municipality of Peel

160961473 REV A
Prepared by BF on 2022-07-15

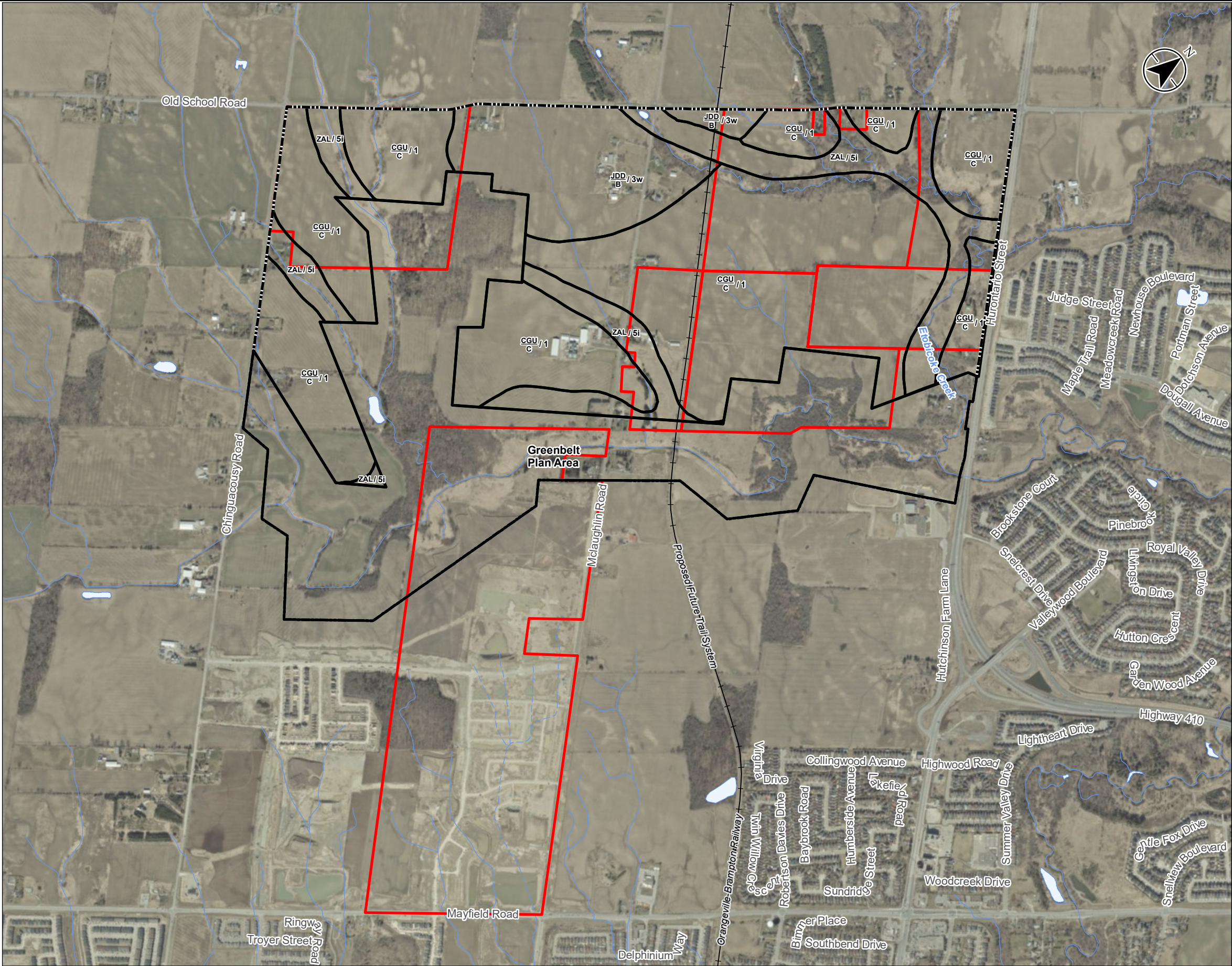
Client/Project
BROOKVALLEY PROJECT MANAGEMENT INC.
MAYFIELD WEST (MW2-S3)
AGRICULTURAL IMPACT ASSESSMENT

Figure No.
1

Title
Location Map

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

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Legend

- Brookvalley Properties
- Subject Lands
- Proposed Future Trail System
- Watercourse (Intermittent)
- Watercourse (Permanent)
- Waterbody
- Soil Boundary
- Greenbelt Plan Area

Soil Name JDD / B / 3w

Slope Class B / 3w

Soil Types
CGU - Chinguacousy Clay Loam
JDD - Jeddo Clay Loam
ZAL - Bottom Land

CLI Soil Capability for Agriculture Class
CLI Soil Capability for Agriculture Subclass

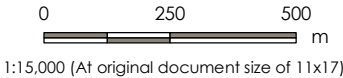
Slope Classes
B - Nearly Level Slopes (0.5 - 2.0%)
C - Very Gentle Slopes (2.0 - 5.0%)

CLI Soil Capability for Agriculture Classes
Class 1 - Soils in this class have no significant limitations in use for crops

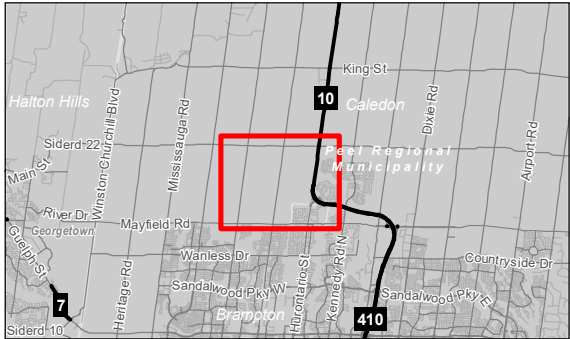
Class 3 - Soils in this class have moderately severe limitations that reduce the choice of crops or require special conservation practices

Class 5 - Soils in this class have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible

CLI Soil Capability for Agriculture Subclasses
i - Inundation or surface flooding from streams
w - Excess soil moisture



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2022.
 3. Orthomimagery © First Base Solutions, 2019. Imagery from 2021.
 4. Greenbelt Plan Area provided by Town of Caledon Official Plan, Consolidated in April, 2018, Schedule B - Mayfield West Land Use Plan.



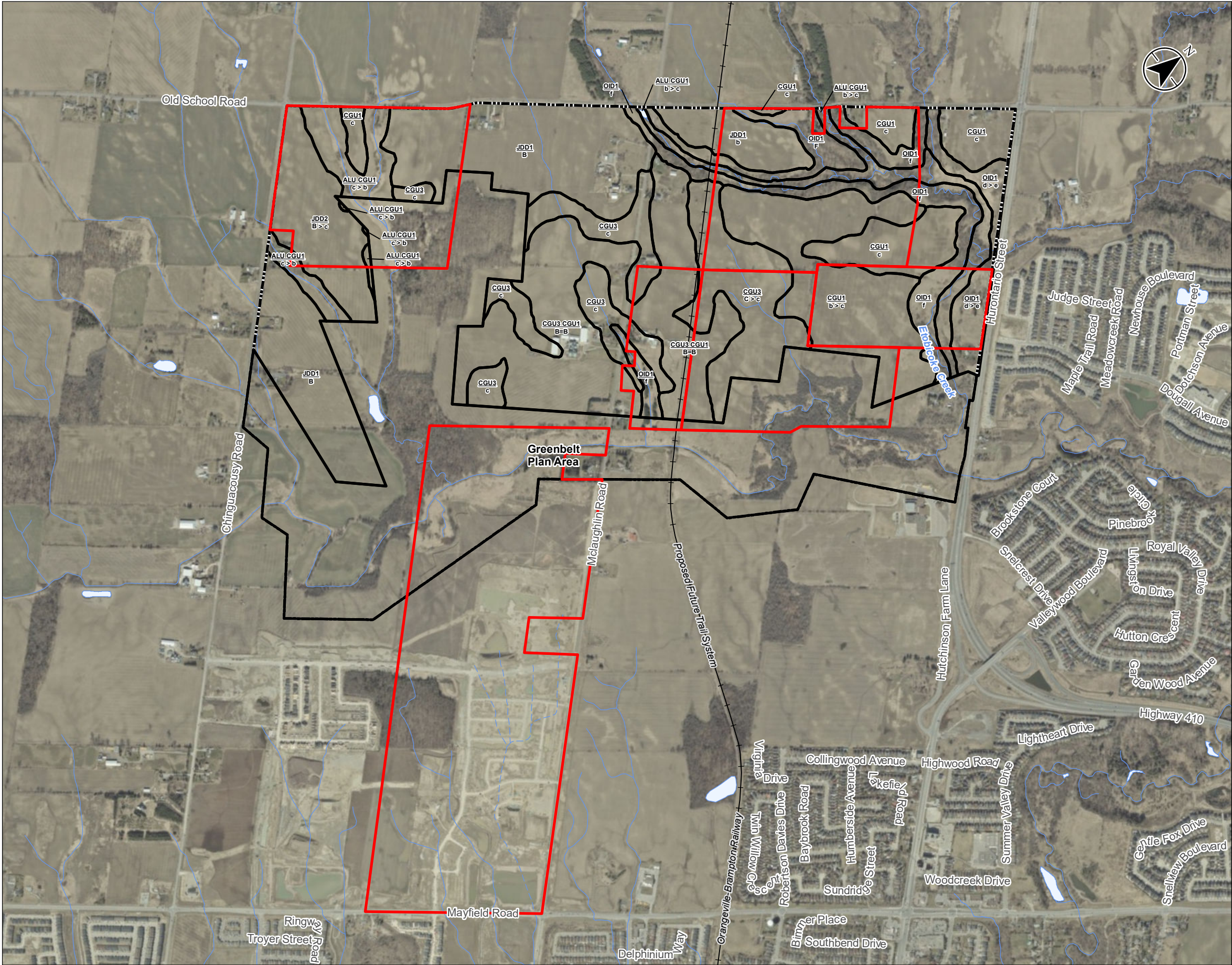
Project Location
Regional Municipality of Peel

160961473 REVA
Prepared by BF on 2022-06-30

Client/Project
BROOKVALLEY PROJECT MANAGEMENT INC.
MAYFIELD WEST (MW2-S3)
AGRICULTURAL IMPACT ASSESSMENT

Figure No.
2

Title
Provincial Soils and CLI



- Legend
- Brookvalley Properties
 - Subject Lands
 - Proposed Future Trail System
 - Watercourse (Intermittent)
 - Watercourse (Permanent)
 - Waterbody
 - Soil Boundary
 - Greenbelt Plan Area

CGU — Soil Name
C — Slope Class

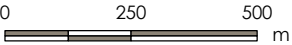
Soil Types

CGU - Chinguacousy Clay Loam
JDD - Jeddo Clay Loam
OID - Oneida Clay Loam
ZAL - Bottom Land

Slope Classes

B b- Nearly Level Slopes (0.5 - 2.0%)
C c- Very Gentle Slopes (2.0 - 5.0%)
d - Gentle Slopes (5 - 9%)
e - Moderate Slopes (9 - 15%)
F f - Strong Slopes (15 - 30%)

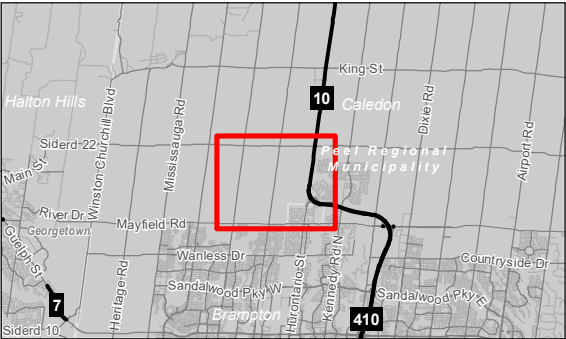
Simple slopes (uniform, lengths > 50 metres) denoted in upper case.
Complex slopes (short, irregular slopes) denoted in lower case.



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Notes

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- Greenbelt Plan Area provided by Town of Caledon Official Plan, Consolidated in April, 2018, Schedule B - Mayfield West Land Use Plan.



Project Location
Regional Municipality of Peel
160961473 REVA
Prepared by BF on 2022-06-30

Client/Project
BROOKVALLEY PROJECT MANAGEMENT INC.
MAYFIELD WEST (MW2-S3)
AGRICULTURAL IMPACT ASSESSMENT

Figure No.

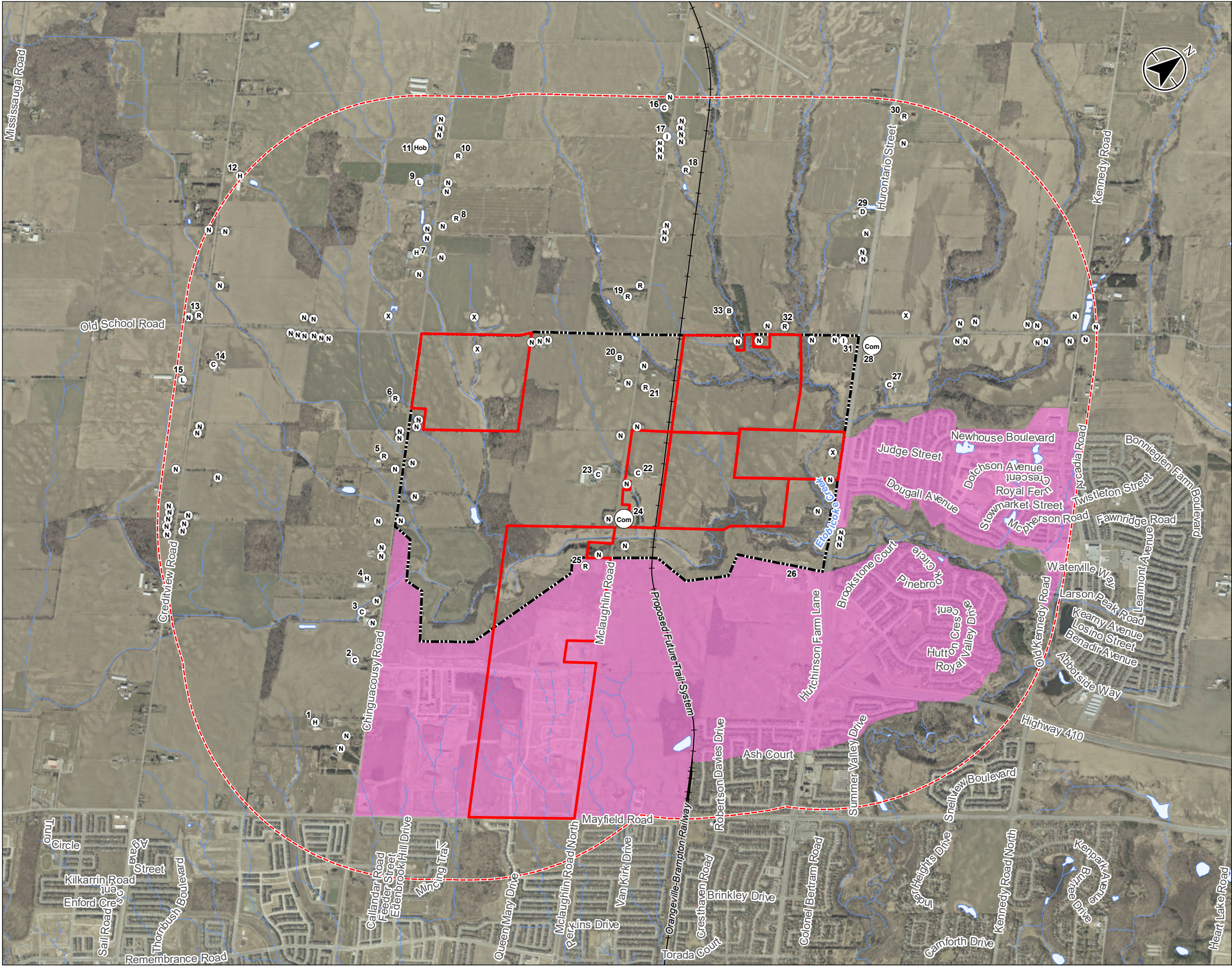
3

Title

Refined Soil Series



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Legend

- Brookvalley Properties
- Study
- Subject Lands
- Proposed Future Trail System
- Watercourse (Intermittent)
- Watercourse (Permanent)
- Residential, Commercial and Institution Portion of Brampton/Caledon, Designated Secondary Plan
- Waterbody

Building Use

- B** Beef
- D** Dairy
- H** Horse
- C** Cash Crop
- L** Undifferentiated Livestock
- Hob** Hobby Farm
- R** Remnant Farm
- N** Non-Farm Residential
- Com** Commercial/Industrial
- I** Institution/Cemetery
- X** All Buildings and Structures Have Been Removed

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Notes

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Project Location
Regional Municipality of Peel

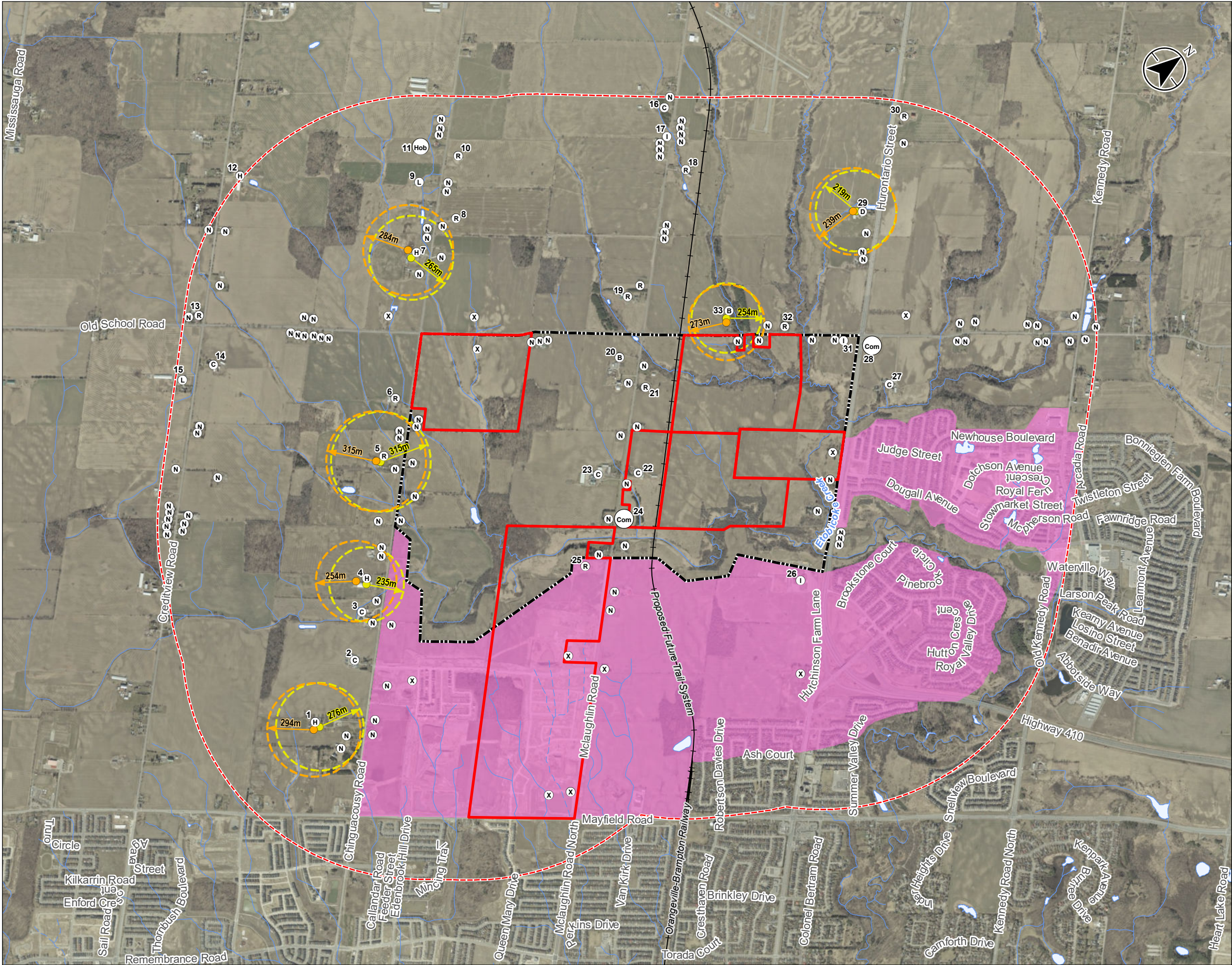
160961473 REVA
Prepared by BF on 2022-06-30

Client/Project
BROOKVALLEY PROJECT MANAGEMENT INC.
MAYFIELD WEST (MW2-S3)
AGRICULTURAL IMPACT ASSESSMENT

Figure No.
5

Title
Building Use

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Reviewed: 2022-06-30 By: blonresco



Legend

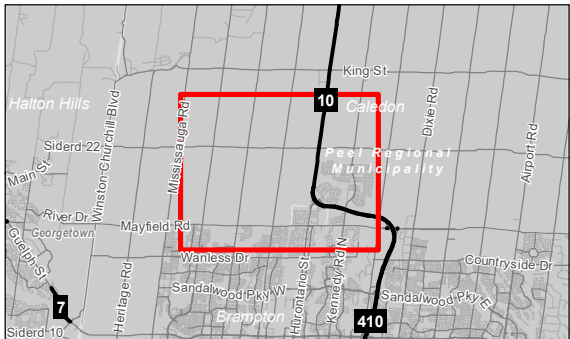
- Brookvalley Properties
- Study Area
- Subject Lands
- Livestock Barn Location
- Manure Storage Location
- Proposed Future Trail System
- Watercourse (Intermittent)
- Watercourse (Permanent)
- MDS 1 from Livestock Barn
- MDS 1 from Manure Storage
- Residential, Commercial and Institution Portion of Brampton/Caledon, Designated Secondary Plan
- Waterbody

Building Use

- B** Beef
- D** Dairy
- H** Horse
- C** Cash Crop
- L** Undifferentiated Livestock
- Hob** Hobby Farm
- R** Remnant Farm
- N** Non-Farm Residential
- Com** Commercial/Industrial
- I** Institution/Cemetery
- X** All Buildings and Structures Have Been Removed

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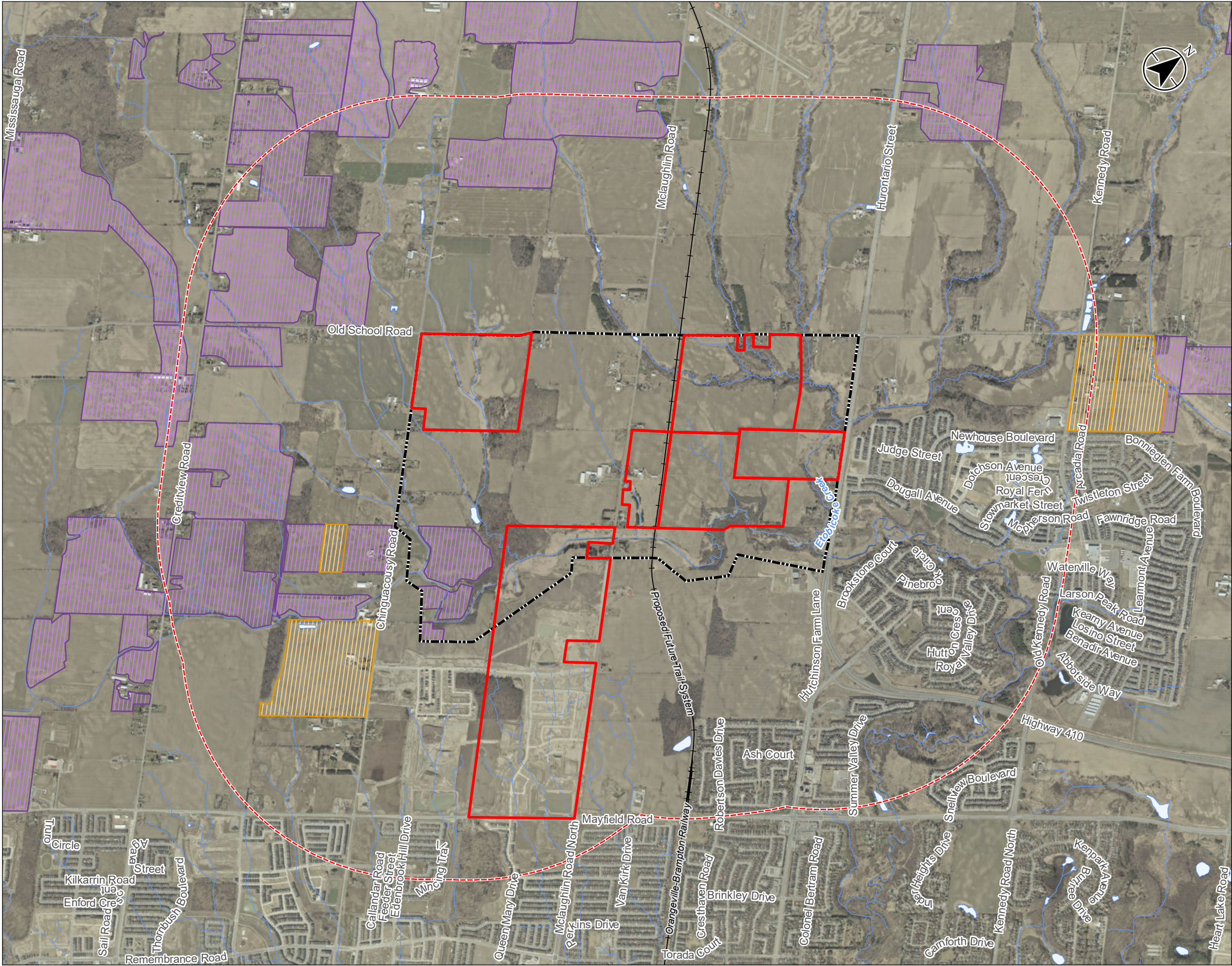


Project Location
Regional Municipality of Peel
160961473 REVA
Prepared by BF on 2022-06-30

Client/Project
BROOKVALLEY PROJECT MANAGEMENT INC.
MAYFIELD WEST (MW2-S3)
AGRICULTURAL IMPACT ASSESSMENT

Figure No.
6
Title
MDS 1 Requirements

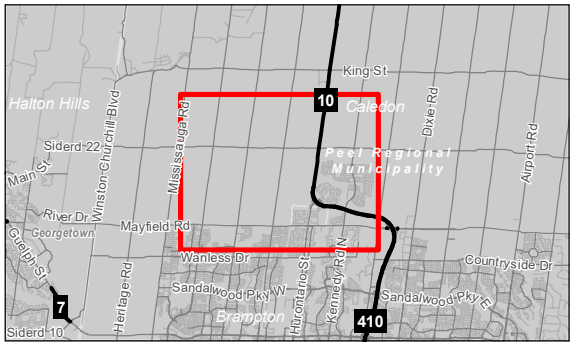
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- Legend
- Brookvalley Properties
 - Study Area
 - Subject Lands
 - Proposed Future Trail System
 - Watercourse (Intermittent)
 - Watercourse (Permanent)
 - Waterbody
 - Random Tile Drainage
 - Systematic Tile Drainage

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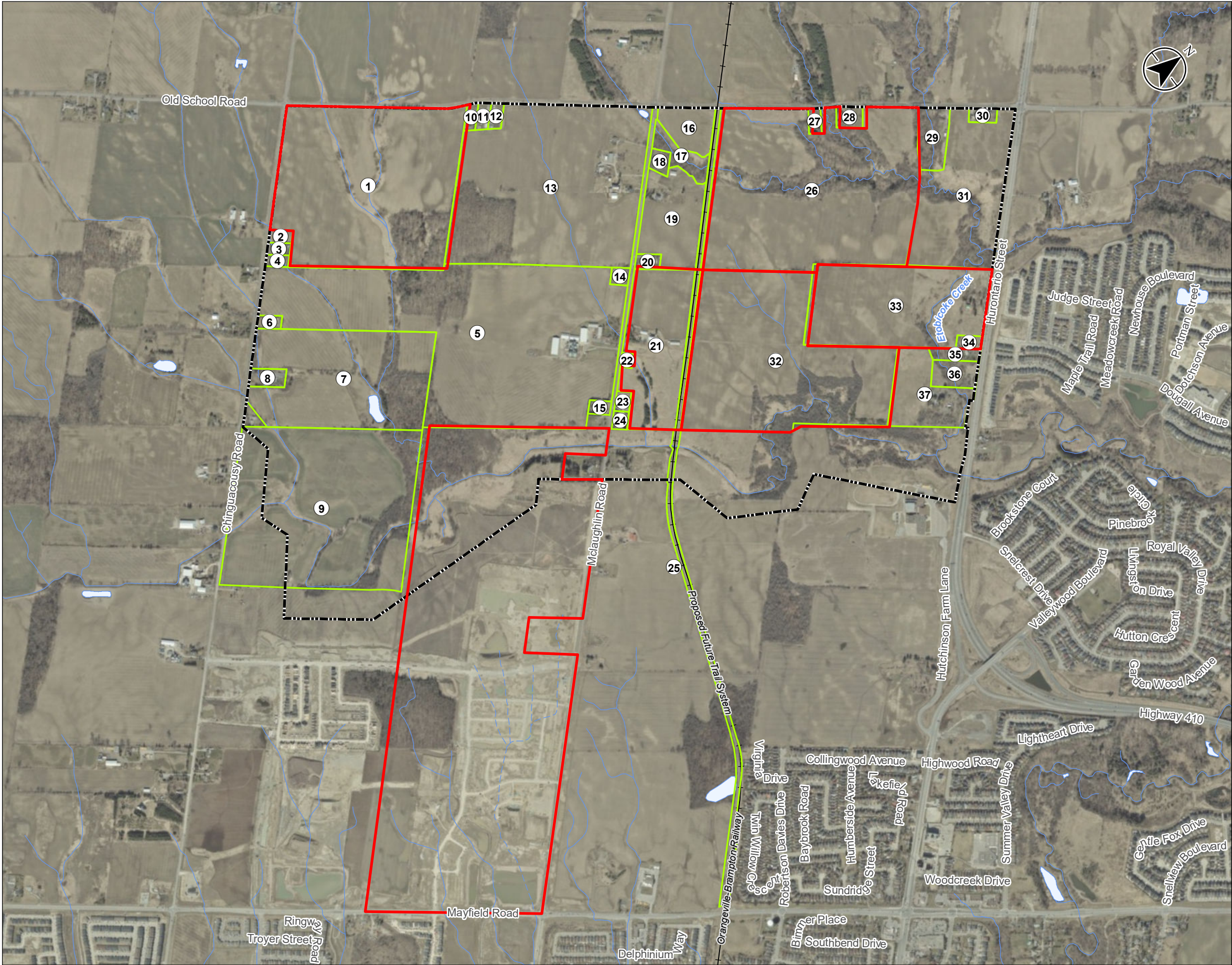


Project Location
Regional Municipality of Peel
160961473 REVA
Prepared by BF on 2022-06-30

Client/Project
BROOKVALLEY PROJECT MANAGEMENT INC.
MAYFIELD WEST (MW2-S3)
AGRICULTURAL IMPACT ASSESSMENT

Figure No.
7
Title
Artificial Tile Drainage

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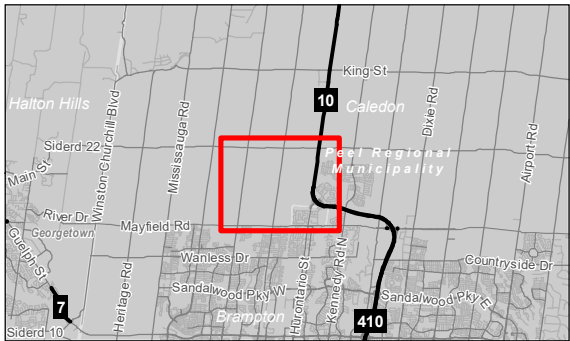
- Legend
- Brookvalley Properties
 - Subject Lands
 - Proposed Future Trail System
 - Watercourse (Intermittent)
 - Watercourse (Permanent)
 - Waterbody
 - Property Boundary

- | | |
|--|--|
| 1. School West Investments Inc. | 23. Hogg, Alina Mary; Hogg, Garry Douglas |
| 2. School West Investments Inc. | 24. Hogg, Mary Alberta; Hogg, George Douglas |
| 3. Costa, Maria De Lurdes; Costa, Alfredo | 25. |
| 4. Duff, Branislava; Duff, Joel Allen | 26. School Valley Developments Ltd. |
| 5. Treeola Farms Limited | 27. Herceg, Anna; Herceg, Branko |
| 6. Vice, Brian; Vice, Nancy | 28. McKee, Heather |
| 7. 276734 Ontario Limited | 29. Sidhu, Karamjeet; Brar, Yadwinder |
| 8. Packowski, Hannah Marie; Chambers, Alexander William | 30. Grewal, Surjit |
| 9. FP Mayfield West (Caledon) Inc. | 31. Newhouse, George Ross; Newhouse, Mary Sinclair; Newhouse, William John |
| 10. Seecharran, Tejwattie; Seecharran, Ramdat | 32. School Valley South Ltd. |
| 11. Dosanj, Jagdeep; Sekhon, Surinder; Nijjar, Gurpreet; Sekhon, Gurmeet | 33. Brook-Can Holdings Inc. |
| 12. Singh, Jatinder; Malhi, Amandeep | 34. Padda, Bhupinder |
| 13. La Rose, James William | 35. Grewal, Sukhwinder; Grewal, Gagandeep |
| 14. Dhaliwal, Amandeep; Braich, Manjit; Braich, Gurjant | 36. Dockman, Eileen Mary |
| 15. Salamah, Mary | 37. 429293 Ontario Limited; 2318608 Ontario Inc. |
| 16. Palermo, Dorina; Palermo, Giuseppe | |
| 17. The Metropolitan Toronto And Region Conservation Authority | |
| 18. Medeiros, Rena May; Medeiros, John | |
| 19. Palermo, Dora; Palermo, Giuseppe | |
| 20. Bitar, Edmond | |
| 21. School Valley South Ltd. | |
| 22. Hewson, William Robert | |

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Project Location
Regional Municipality of Peel
160961473 REVA
Prepared by BF on 2022-06-30

Client/Project
BROOKVALLEY PROJECT MANAGEMENT INC.
MAYFIELD WEST (MW2-S3)
AGRICULTURAL IMPACT ASSESSMENT

Figure No.
8
Title
Land Tenure and Fragmentation

APPENDIX A:

Building Use Descriptions

MAYFIELD WEST SITE – MW2-3 OPA

Land Use Survey Notes Mayfield West. 12 May 2019

| Site No. | Type of Operation | Description of Operation |
|----------|-----------------------------|---|
| 1 | Active Equestrian Operation | M.S. Dhaliwal Farm / 12192 Chinguacousy Road Residence on site Large pole barn Large vinyl covered riding stable (~20m x 40m) 3 horses observed on site |
| 2 | Active Cash Crop Operation | D.S. McClure Farm; OFA Member / 12306 Chinguacousy Road Residence on site Grain elevator / drier complex 3 Implement sheds 1 Pole barn Grain bins Multiple farm implements |
| 3 | Active Cash Crop Operation | Forest Lawn Farms; Snyder Family; OFA Member; Environmental Farm Plan / 12407 Chinguacousy Road Residence on site Grain elevator / drier complex 3 Implement sheds 1 Pole barn Grain bins Several farm implements |
| 4 | Active Equestrian Operation | Tarwin Farm / 12472 Chinguacousy Road Residence on site Prestige Equestrian Operation Large pole barn used as riding arena Newly attached stables |
| 5 | Retired Farm Operation | 12748 Chinguacousy Road Residence on site Large wood bank barn with good corrugated steel roof, new in 2009 No evidence of implements No sign or evidence of livestock |
| 6 | Retired Farm Operation | 12846 Chinguacousy Road Residence on site Large metal sided pole barn; doors open and no sign of implements Older wood bank barn No sign or evidence of livestock |
| 7 | Active Equestrian Operation | 13158 Chinguacousy Road Residence on site 3 metal sided pole barns Horse trailers Manure spreaders Dry manure storage |

MAYFIELD WEST SITE – MW2-3 OPA

| Site No. | Type of Operation | Description of Operation |
|----------|-----------------------------|--|
| | | Baler, trailer & mower Horse paddocks 10 horses observed on site |
| 8 | Retired Farm Operation | 13297 Chinguacousy Road No residence on site Older metal sided implement shed No sign or evidence of livestock |
| 9 | Livestock Operation | 13250 Chinguacousy Road Residence on site is occupied Wood bank barn Metal sided pole barn Horse paddocks at roadside with holes and in disrepair Manure pile with straw bedding visible by bank barn; therefore, not horse Sign on residence window: "Ontario Sheep Producer" No sign or evidence of livestock |
| 10 | Retired Farm Operation | 13351 Chinguacousy Road No residence on site Older metal sided implement shed No sign or evidence of livestock |
| 11 | Hobby Farm | 13386 Chinguacousy Road Residence on site OFA Member Medium sized metal sided pole barn built in three sections No paddock No visible manure piles Very Large new modern residence |
| 12 | Active Equestrian Operation | Northside Training Centre / 13303 Creditview Road Residence on site Wood bank barn in good condition Concrete silo without cap Metal sided horse stable with attached vinyl covered horse arena Paddocks Manure storage behind bank barn |
| 13 | Retired Farm Operation | 1488 Old School Road Renovated school house as residence Newer metal sided pole barn with fancy entrance not used for agriculture 2 metal grain bins with French doors as entrance |
| 14 | Active Cash Crop Operation | Crawford / 12911 Creditview Road Residence on site Run down wood bank barn 2 concrete silos not in use Newer metal sided pole barn used as drive shed |

MAYFIELD WEST SITE – MW2-3 OPA

| Site No. | Type of Operation | Description of Operation |
|----------|----------------------------|---|
| | | Small garage for cars |
| 15 | Active Livestock Operation | .12872 Creditview Road Good wood bank barn used for storage Metal sided pole barn used as drive shed Large poultry style metal sided barn (Beyond 1.5 km study area: No MDS 1 required) Residence on site |
| 16 | Active Cash Crop Operation | 13468 McLaughlin Road; OFA Member Wood bank barn No evidence of livestock Residence on site |
| 17 | Institutional | Cork Cemetery, c. 1837 /3462 McLaughlin Road Historic cemetery No buildings on site |
| 18 | Retired Farm Operation | 13343 McLaughlin Road Wood bank barn not being used Concrete silo without cap Residence in poor condition, but being lived in |
| 19 | Retired Farm Operation | 13064 McLaughlin Road Wood bank barn with attached pole barn 2 small out-buildings (possibly used to store implements) 1 small old drive shed Concrete silo without cap 1 concrete block 3 car garage in good condition Large tower (microwave?) No evidence of livestock Residence on site |
| 20 | Active Beef Operation | 12960 McLaughlin Road; OFA Member Metal sided pole barn used to store implements Metal sided pole barn used for hay storage Wood bank barn with 2 small uncapped concrete silos 1 medium concrete silo with cap Several out buildings Residence on site |
| 21 | Retired Farm Operation | 12947 McLaughlin Road Metal sided pole barn in fair condition No evidence of livestock or implements Residence on site |
| 22 | Active Cash Crop Operation | 12711 McLaughlin Road Metal sided pole barn in fair condition No evidence of livestock or implements Residence on site |

MAYFIELD WEST SITE – MW2-3 OPA

| Site No. | Type of Operation | Description of Operation |
|----------|----------------------------|---|
| 23 | Active Cash Crop Operation | 12700 McLaughlin Road; OFA Member Grain elevator complex 1 large metal sided pole barn 4 medium metal sided pole barns No evidence of livestock Residence on site |
| 24 | Commercial | Hogg & Nevills Electric / 12615 McLaughlin Road 1 medium metal sided shop Several commercial trucks No evidence of livestock Residence on site |
| 25 | Retired Farm Operation | 12502 McLaughlin Road 1 concrete silo 2 steel grain bids 1 old combine Barn has been demolished Residence has been demolished |
| 26 | Institutional | Brampton Christian School (BCS) / 12480 Hutchison Farm Lane School buildings and fields |
| 27 | Active Cash Crop Operation | 12891 Hurontario Street 2 wood bank barns with attached pole barns 1 large concrete silo with cap 1 small concrete silo with cap 1 Quonset drive shed 2 steel grain bids Many farm implements No evidence of livestock Residence on site |
| 28 | Commercial | Starlane Home Corporation and Greenpark / 3035 Old School Road 2 realtor / developer offices No residence on site |
| 29 | Active Dairy operation | Wilkinsvale Farms / 13242 McLaughlin Road Residence on site Wood bank barn 1 large metal sided pole implement shed 1 small metal sided pole implement shed 1 large capped concrete silo 1 small uncapped concrete silo Fenced pasture along Hurontario Street No livestock seen, but fresh manure observed in bank barn paddock |
| 30 | Retired Farm Operation | 13434 Hurontario Street Residence on site but windows boarded up and roof in poor shape with holes |

MAYFIELD WEST SITE – MW2-3 OPA

| Site No. | Type of Operation | Description of Operation |
|----------|------------------------|--|
| | | Wood bank barn with many missing boards 1 l metal sided pole implement shed without door and empty No evidence of livestock or implements, however, fields are cultivated |
| 31 | Institutional | Home Sweet Home Montessori School / 2939 Old School Road No residence on site School and associated playground |
| 32 | Retired Farm Operation | Davis / 2788 Old School Road Residence on site Former small farm operation Metal sided bank barn in poor to fair condition No evidence of livestock |
| 33 | Active Beef Operation | Evert Brent / 2676 Old School Road Residence on site 2 small pole barns with vinyl covers: one for cattle, one for round bale storage Page wire fencing with barb wire and electric fencing Outdoor road bale feeder |

APPENDIX B:

MDS I Report Calculations

Description:
Application Date: Thursday, March 28, 2019


Municipal File Number:
Proposed Application: New or expanding settlement area boundary
Type B Land Use

Applicant Contact Information

Ed Mozuraitis
Stantec Consulting Ltd.
70 Southgate Drive, Unit 1
Guelph, ON, Canada N1G 4P5
Phone #1: 519-780-8115
Phone #2: 519-836-6050
Email: ed.mozuraitis@stantec.com

Location of Subject Lands

Regional Municipality of Peel, Town of Caledon
CALEDON, Concession: 3 WEST SIDE OF CENTRE ROAD OR COMMUNICAT,
Lot: 18


Roll Number: 2124 
Calculation Name: **Farm 01**
Description: 12192 Chinguacousy Road

Farm Contact Information

Not Specified

Location of existing livestock facility or anaerobic digester

Regional Municipality of Peel, Town of Caledon
CALEDON, Concession: 3 WEST SIDE OF CENTRE ROAD OR COMMUNICAT
Lot: 18

Roll Number: 2124 

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

| Manure Type | Type of Livestock/Manure | Existing Maximum Number | Existing Maximum Number (NU) | Estimated Livestock Barn Area |
|-------------|--|-------------------------|------------------------------|-------------------------------|
| Solid | Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring) | 48 | 48.0 | 1,115 m ² |

 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing Manure Storage: L1. Solid, outside, no cover, 18-30% DM, with uncovered liquid runoff storage

Design Capacity (NU): 48.0

Potential Design Capacity (NU): 48.0

| | | | | | |
|-------------------------------|--------------------|---------------------------|------------------------------------|---|---------------------------------------|
| Factor A (Odour Potential) | Factor B (Size) | Factor D (Manure Type) | Factor E (Encroaching Land Use) | Building Base Distance F' (minimum distance from livestock barn) | (actual distance from livestock barn) |
| 0.7 | X | 256 | X | 0.7 | X |
| | | | | 2.2 | = |
| | | | | 276 m (905 ft) | TBD |

| | |
|--|---------------------------------------|
| Storage Base Distance 'S' | |
| (minimum distance from manure storage) | (actual distance from manure storage) |
| 294 m (965 ft) | TBD |


Calculation Name: **Farm 04**
Description: 12407 Chinguacousy Road

Farm Contact Information

Not Specified

Location of existing livestock facility or anaerobic digester

Regional Municipality of Peel, Town of Caledon
CALEDON, Concession: 3 WEST SIDE OF CENTRE ROAD OR COMMUNICAT,
Lot: 20

Roll Number: 2124 

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

Minimum Distance Separation I

MW2-S3

Prepared By: Ed Mozuraitis, P.Ag., Land Evaluation and Rehabilitation, Stantec Consulting Ltd.

| Manure Type | Type of Livestock/Manure | Existing Maximum Number | Existing Maximum Number (NU) | Estimated Livestock Barn Area |
|-------------|--|-------------------------|------------------------------|-------------------------------|
| Solid | Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring) | 29 | 29.0 | 674 m ² |



The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing Manure Storage: L1. Solid, outside, no cover, 18-30% DM, with uncovered liquid runoff storage

Design Capacity (NU): 29.0


Potential Design Capacity (NU): 29.0

| Factor A (Odour Potential) | Factor B (Size) | Factor D (Manure Type) | Factor E (Encroaching Land Use) | Building Base Distance F' (minimum distance from livestock barn) | (actual distance from livestock barn) |
|-------------------------------|--------------------|---------------------------|------------------------------------|---|---------------------------------------|
| 0.7 | X | 218 | X | 0.7 | X |
| | | | | 2.2 | |
| | | | | = | |
| | | | | 235 m (771 ft) | TBD |

Storage Base Distance 'S'
(minimum distance from manure storage) (actual distance from manure storage)
254 m (834 ft) TBD

Calculation Name: *Farm 05*
Description: 12748 Chinguacousy Road

Farm Contact Information
Not Specified

Location of existing livestock facility or anaerobic digester
Regional Municipality of Peel, Town of Caledon
CALEDON, Concession: 3 WEST SIDE OF CENTRE ROAD OR COMMUNICAT
Lot: 21
Roll Number: 2124 

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

| Manure Type | Type of Livestock/Manure | Existing Maximum Number | Existing Maximum Number (NU) | Estimated Livestock Barn Area |
|-------------|--|-------------------------|------------------------------|-------------------------------|
| Solid | Beef, Cows, including calves to weaning (all breeds), Yard/Barn [Livestock barn is currently unoccupied] | 74 | 74.0 | 344 m ² |



The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 74.0


Potential Design Capacity (NU): 74.0

| Factor A (Odour Potential) | Factor B (Size) | Factor D (Manure Type) | Factor E (Encroaching Land Use) | Building Base Distance F' (minimum distance from livestock barn) | (actual distance from livestock barn) |
|-------------------------------|--------------------|---------------------------|------------------------------------|---|---------------------------------------|
| 0.7 | X | 292.51 | X | 0.7 | X |
| | | | | 2.2 | |
| | | | | = | |
| | | | | 315 m (1035 ft) | TBD |

Storage Base Distance 'S'
(minimum distance from manure storage) (actual distance from manure storage)
315 m (1035 ft) TBD


Calculation Name: **Farm 07**
Description: 13158 Chinguacousy Road

Farm Contact Information
Not Specified

Location of existing livestock facility or anaerobic digester
Regional Municipality of Peel, Town of Caledon
CALEDON, Concession: 3 WEST SIDE OF CENTRE ROAD OR COMMUNICA
Lot: 23
Roll Number: 2124 

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

| Manure Type | Type of Livestock/Manure | Existing Maximum Number | Existing Maximum Number (NU) | Estimated Livestock Barn Area |
|-------------|--|-------------------------|------------------------------|-------------------------------|
| Solid | Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring) | 43 | 43.0 | 999 m ² |

 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing Manure Storage: L1. Solid, outside, no cover, 18-30% DM, with uncovered liquid runoff storage

Design Capacity (NU): 43.0


Potential Design Capacity (NU): 43.0

| | | | | | |
|-------------------------------|--------------------|---------------------------|------------------------------------|--|---------------------------------------|
| Factor A (Odour Potential) | Factor B (Size) | Factor D (Manure Type) | Factor E (Encroaching Land Use) | Building Base Distance 'F' (minimum distance from livestock barn) | (actual distance from livestock barn) |
| 0.7 | X | 246 | X | 0.7 | X |
| | | | | 2.2 | |
| | | | | = | |
| | | | | 265 m (870 ft) | TBD |

| | |
|--|---------------------------------------|
| Storage Base Distance 'S' | |
| (minimum distance from manure storage) | (actual distance from manure storage) |
| 284 m (930 ft) | TBD |

Calculation Name: **Farm 29**
Description: 13242 Hurontario Street

Farm Contact Information
Not Specified

Location of existing livestock facility or anaerobic digester
Regional Municipality of Peel, Town of Caledon
CALEDON, Concession: 1 WEST SIDE OF CENTRE ROAD OR COMMUNICAT
Lot: 24
Roll Number: 2124 


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

| Manure Type | Type of Livestock/Manure | Existing Maximum Number | Existing Maximum Number (NU) | Estimated Livestock Barn Area |
|-------------|--|-------------------------|------------------------------|-------------------------------|
| Solid | Dairy, Milking-age Cows (dry or milking) Small Frame (364 - 455 kg) (eg. Jerseys), Bedded Pack | 38 | 38.0 | 530 m ² |

Minimum Distance Separation I

MW2-S3

Prepared By: Ed Mozuraitis, P.Ag., Land Evaluation and Rehabilitation, Stantec Consulting Ltd.

 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Existing Manure Storage: L1. Solid, outside, no cover, 18-30% DM, with uncovered liquid runoff storage

Design Capacity (NU): 38.0

Potential Design Capacity (NU): 38.0


| | | | | | |
|-------------------------------|--------------------|---------------------------|------------------------------------|---|---------------------------------------|
| Factor A (Odour Potential) | Factor B (Size) | Factor D (Manure Type) | Factor E (Encroaching Land Use) | Building Base Distance F' (minimum distance from livestock barn) | (actual distance from livestock barn) |
| 0.7 | X | 236 | X | 0.7 X 2.2 = | 254 m (835 ft) TBD |

Storage Base Distance 'S'
(minimum distance from manure storage) (actual distance from manure storage)
273 m (896 ft) TBD

Calculation Name: *Farm 33*

Description: 2676 Old School Road

Farm Contact Information
Not Specified

Location of existing livestock facility or anaerobic digester
Regional Municipality of Peel, Town of Caledon
CALEDON, Concession: 1 WEST SIDE OF CENTRE ROAD OR COMMUNICAT
Lot: 23
Roll Number: 2124 

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

| Manure Type | Type of Livestock/Manure | Existing Maximum Number | Existing Maximum Number (NU) | Estimated Livestock Barn Area |
|-------------|--|-------------------------|------------------------------|-------------------------------|
| Solid | Beef, Backgrounders (7 - 12.5 months), Yard/Barn | 40 | 13.3 | 149 m ² |

Existing Manure Storage: L1. Solid, outside, no cover, 18-30% DM, with uncovered liquid runoff storage

Design Capacity (NU): 13.3

Potential Design Capacity (NU): 13.3

| | | | | | |
|-------------------------------|--------------------|---------------------------|------------------------------------|---|---------------------------------------|
| Factor A (Odour Potential) | Factor B (Size) | Factor D (Manure Type) | Factor E (Encroaching Land Use) | Building Base Distance F' (minimum distance from livestock barn) | (actual distance from livestock barn) |
| 0.8 | X | 177.77 | X | 0.7 X 2.2 = | 219 m (719 ft) TBD |

Storage Base Distance 'S'
(minimum distance from manure storage) (actual distance from manure storage)
239 m (783 ft) TBD

Preparer Information

Ed Mozuraitis, P.Ag.
Land Evaluation and Rehabilitation
Stantec Consulting Ltd.
70 Southgate Drive, Unit 1
Guelph, ON, Canada N1G 4P5
Phone #1: 519-780-8115
Phone #2: 519-836-6050
Fax: 519-836-2493
Email: ed.mozuraitis@stantec.com

Signature of Preparer: 
Ed Mozuraitis, P.Ag., Land Evaluation and Rehabilitation

Date: *28 March 2019*

NOTE TO THE USER:

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