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**Chickadee Lane DP -
Agricultural Impact Assessment**

FINAL REPORT

June 7, 2019

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CHICKADEE LANE DP - AGRICULTURAL IMPACT ASSESSMENT

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1.0 INTRODUCTION

This agricultural impact assessment (AIA) report addresses lands in the Chickadee Lane DP. The Subject Lands are known as the Chickadee Rounding Out Area. Some of the information presented in this report relies on a previous AIA report of a similar location, the Bolton Residential Expansion Study (Colville, 2014). The previous AIA report was last updated in June 2014. The Colville AIA was one of several technical studies being completed in support of the Bolton Residential Expansion Study and Rounding Out Areas.

1.1 STUDY PURPOSE

The purpose of this study is to assess the impacts of the proposed future settlement area expansion of the Chickadee Lane DP lands on the agricultural systems within the Study Area.

1.2 SUBJECT LANDS

As shown in Figure 1 in Appendix A, the Subject Lands are located adjacent to the northwest portion of the settled portion of the Community of Bolton within the Town of Caledon. According to the Town of Caledon Official Plan, Schedule C, the Subject Lands are designated mainly as “Prime Agricultural 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, the Subject lands are identified as CLI Class 1, 4T & Built up Area.

In the Colville AIA report (2014), the Subject Lands were considered to be “rounding out areas”. “Overall these lands are considered to have low agricultural priority due to their high level of fragmentation, small parcel size, lack of agricultural activity, and proximity to existing settlement areas.”

1.3 STUDY AREA

According to the MDS Document (OMAFRA 2016), the Subject Lands are Type B land use because they are part of a new or expanded settlement area boundary (Implementation Guideline # 34). Therefore, the Study Area includes all lands within approximately 1.5 kilometers (1500 m) of the Subject Lands boundaries (Implementation Guideline # 6). 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. 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 Subject 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 the Chickadee Lane DP, the land uses within the Study Area were characterized during a reconnaissance level land use survey completed on April 9, 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. The location and type of each farm operation (e.g., beef, sheep, 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-farm land 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 from visual assessment of the operation and/or from air photo interpretation. The latest (2017) MDS I formulae 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;



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- 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.”

The Growth Plan for the Greater Golden Horseshoe (2019) allows local municipalities to lead Minor Rounding Out of settlement boundaries outside of an Municipal Comprehensive Review (MCR) (section 2.2.9.7).

3.2 GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE

3.2.1 Growth Plan Policies

The Growth Plan for the Greater Golden Horseshoe (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 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 to agriculture.

- f) “prime agricultural areas should be avoided where possible. An agricultural impact assessment will be used to determine the location of the expansion based on avoiding, minimizing and mitigating the impact on the Agricultural System and evaluating and prioritizing alternative locations across the upper- or single-tier municipality in accordance with the following:
 - i. expansion into specialty crop areas is prohibited;
 - ii. reasonable alternatives that avoid prime agricultural areas are evaluated; and
 - iii. where prime agricultural areas cannot be avoided, lower priority agricultural lands are used;
- 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;”



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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.
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.



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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.”

The Growth Plan, 2019, (section 2.2.9.7) allows local municipalities to lead Minor Rounding Out of settlement boundaries outside of an MCR.

Mapping has been completed for the GGH and is shown on-line using the Agricultural System Portal (OMAFRA; Agriculture Information Atlas). 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 Chickadee Lane DP 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 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, 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 1, 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 proposed residential development abuts the current Greenbelt but does not encroach into it. Only open space, existing residential, storm water management pond and park & restoration area portions of the proposed development extends to the Greenbelt Plan Area (Figure 2).

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.

Section 4.2.4 of the plan states that stormwater management infrastructure is permitted in the Protected Countryside if the planning, design and construction of the stormwater management infrastructure is properly carried out, if the infrastructure vulnerabilities are assessed and if the key natural heritage features, key hydrologic features and their associated vegetation protection zones are addressed. As shown in Figure 2, these issues are addressed with the open space and restoration areas

As per to the “Draft Plan of Subdivision”, Figure 2, the portions of the Subject Lands that are designated within the Greenbelt Plan Area will be used for open space, restoration area, park, existing residential and storm water management pond.

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.



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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 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 RPOP show that most of the Chickadee Lane DP lands are located within the area designated as "Prime Agricultural Area".

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 re-designation 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.



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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.”

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 Subject Lands are designated Prime Agricultural Area in Schedule C of the Town’s Official Plan; This Prime Agricultural Area is mapped as a small pocket completely surrounded by Environmental Policy Area, Low Density Residential Open Space Policy Area and Rural Lands.

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.



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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;
- 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 to 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 Provincial Policy Statement, 2014 are applied.

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



3.7 ADJACENT LANDS

The lands to the north and east are mapped as Open Space Policy Area in Schedule C of the Town of Caledon Official Plan. The lands to the south and southwest and further to the east are mapped as Residential while the lands to the northwest (across the Emil Kolb Parkway) are mapped as Prime Agricultural Area.

The Bolton Residential Expansion Study: Agricultural Impact Study, Part B (Colville 2014) indicates that there is no clear preferred option of expanding residential development to the north or to the west of Bolton. “Both options will consume prime agricultural land, as well as retire agricultural infrastructure and land improvements. Each will have the potential to negatively impact the surrounding agricultural areas both directly and indirectly. Both options will need to consider the MDS I formula and the setback requirements from adjacent farm operations.” Consumption of prime agricultural land, retirement of agricultural infrastructure and MDS I restrictions are lesser or not present constraints on the Chickadee DP Subject Lands.



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 3 in Appendix A 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 and King soils along with anthropologically modified and disturbed (Built-Up) soils.

The soils mapping is provided in Figure 3 and Table 4-1 lists the Soil Series identified within the Chickadee Lane DP lands.

Table 4-1: Soil Series Mapped on Subject Lands

Soil Name	Slope Class
King	d, e, f
Chinguacousy	B, b, C, c
Built-up	B, b, c

King Soil Series – Brunisolic Gray Brown Luvisol

The King soil series is the well-drained member of the catena (King- Monaghan). This soil has developed from the angular limestone and shale stones interspersed among a clayey till. The glacial till is derived from the underlying limestone and shale bedrock. The surface texture often consists of clay loam and is typically stone free.

King soils were mapped on approximately 2.15 ha (21.0%) of the Subject Lands. They are generally mapped on short, complex moderate (9-15%) slopes.

They are moderately to slowly permeable, however, surface run-off is rapid on steeper slopes which results in a moderately well drained soil. King soils have a high water-holding capacity, however, because of the soil's impervious nature and rapid surface runoff, droughty conditions can occur. King soils have a relatively high bulk density and the consistency is firm throughout the soil profile and will become very firm under dry conditions.



Chinguacousy Soil Series – Gleyed Brunisolic Gray Brown Luvisol

The Chinguacousy soil series are the imperfectly drained member of the Oneida soils 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 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. The surface texture often consists of silty clay loam and is typically stone free.

Chinguacousy soils were mapped on predominantly simple, very gentle (2-5%) slopes. They soils were mapped on approximately 2.87 ha (28.0%) of the Subject Lands. 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.

Built-Up Soils

Built-Up soils comprise approximately 5.23 ha (51.0%) of the Subject Lands. On the Subject Lands, these soils were originally King and Chinguacousy soils. However, their natural soil profiles have been greatly disturbed due to residence construction, landscaping and residence demolition. As such, they do not have a rating for agricultural soil capability.

4.1.2 CLI Agricultural Capability

The Canada Land Inventory (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. Figure 3 shows the interpreted CLI mapping for the Subject Lands.

CLI – King Soils

King soils mapped within the Subject Lands are rated CLI Class 4T. King soils on 9-15% slopes are rated 3T with severe limitations due to topography.

CLI – Chinguacousy Soils

Chinguacousy Clay Loam soils are mapped on C slopes (2.0 - 5.0%). The Chinguacousy soils on C slopes (very gentle slopes of 2 - 5%) are rated CLI Class 1. These soils have no significant limitation for common field crops.

CLI – Built-Up Soils

As stated above, these soils are not rated under the CLI agricultural capability system due to the great amount of soil disturbance.



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4.1.3 Summary of CLI Classification

Table 4-2 shows the breakdown, by CLI class, for the Chickadee Lane DP lands. In total, there is approximately 2.87 ha of prime agricultural land. There is 2.87 ha of CLI Class 1 (28.0%), 2.15 ha of Class 4 (21.0%) and 5.23 ha of disturbed land (51.0%).

Table 4-2: CLI Class Distribution within the Subject Lands

	Area (ha)	Percentage
Class 1	2.87	28.0
Class 4	2.49	21.0
Disturbed 5	5.23	51.0
	10.25	100.00%

As shown in this table, only a small portion of the Chickadee Lane DP lands (28.0%) are comprised of prime lands for agricultural capability.

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, Draft 2017. pg 8). The land use survey identified some of the components of the agri-food network and many of the non-farm land 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-farm land 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. One type of farm operation was identified during this study: Beef operation.



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- **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 building uses observed in the Study Area are shown in Figure 4 in Appendix A.

4.2.2 Agri-Food Network within the Study Area

There was a mix of both non-agricultural with some agricultural uses within the Study Area. Most of the Study Area includes urban lands and residential subdivisions. Lands outside of the urban areas are predominantly in agricultural production of common field crops which include corn-grain-soy bean rotation and minor areas of hay and pasture.

There were five (5) agricultural related operations within the Study Area (Subject Lands and 1.5 km surrounding Study Area). Of these, there was one (1) active livestock operation, a beef operation, and four (4) retired or hobby farm operations. These farm operations were located to the west of Subject Lands. As shown in Figure 4, most were separated from the Subject Lands by Emil Kolb Parkway.

There was one livestock operation (#4) located on the west side of Humber Station Road, south of King Street. This is an active beef operation.

There were three hobby farms (#2, 5 & 6) and retired farm operations (#3) in the western portion of the Study Area. The hobby farms were small operations with livestock (chickens, sheep & beef) being housed in small outbuildings. The retired farm (#3) is located on Emil Kolb Parkway. The wood bank barn at this location does not appear to have been used for many years. The barn was empty, and the surrounding lawn is well maintained. There was no evidence of livestock housing or farm implement storage. 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, and small-scale commercial operation (i.e. woodworking). In addition to the urban areas present to the east and south of the Study Area, there were several non-farm residences scattered throughout.



4.2.3 Agri-Food Network Components in Subject Lands

The southern and western 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. None of the lands are under cultivation or in common field crop production.

4.3 INVESTMENT IN AGRICULTURAL IMPROVEMENTS AND INFRASTRUCTURE

Due to the small parcel size of the Subject Lands (10.25 ha) and lack of surrounding agricultural uses, there is minimal investment in agricultural improvement and infrastructure in the local area.

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. There was some investment in tile drainage identified at the far western portion of the Study Area on the west side of Humber Station Road. No other investment in artificial drainage was mapped.

4.3.2 Subject Lands

None of the Subject Lands are tile drained. 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 (2014) 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.



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Figure 5 in Appendix A indicates that the Chickadee Lane DP lands were highly fragmented. The largest parcel (north of Glasgow Road) is only 2.80 ha in size. The Study Area adjacent to the Subject Lands has been fragmented by transportation corridors (e.g., Emil Kolb Parkway, railway line, etc.) and naturally by Humber River. Fragmentation of the land base reduces the availability of lands for common field crop production and/or influences the management of the lands.

4.4.2 Land Tenure

A land tenure analysis was completed by accessing the GeoWarehouse online site. The results are shown in Figure 5. 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, 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.

All the Subject Lands are non-locally owned. The relatively high level of non-farm and non-local ownership and small land parcel sizes 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 or not they are active. The stipulation is that barns must be structurally sound and capable of housing livestock.



CHICKADEE LANE DP - AGRICULTURAL IMPACT ASSESSMENT

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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:

- 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.



CHICKADEE LANE DP - AGRICULTURAL IMPACT ASSESSMENT

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The proposed new settlement boundary expansion for the Chickadee Lane DP 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 factors used in the MDS I formulae are provided in Appendix B and the location of those farms are shown in Figure 4.

The MDS I formula is not applicable to any 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, non-agricultural 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:

- 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 residencies are encountered by the MDS I exclusion arc, none of the livestock or hobby farms are of concern and no MDS I exclusion arcs needed to be calculated.



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 the Colville 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 an urban fringe or “Rounding Out Area”. It is clear that the adjacent urban areas have influenced the agricultural character of the Study Area and has likely influenced the retirement of several livestock operations.



CHICKADEE LANE DP - AGRICULTURAL IMPACT ASSESSMENT

Agricultural Priority
June 7, 2019

All professional opinions supported the selection of Rounding Out Area B (Bolton Residential Expansion Study (BRES) Reports).

The presence of these urban areas reduces the agricultural priority of the agricultural lands and particularly along their margins (e.g., King Street, Humber Station Road and Emil Kolb Parkway).



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-farm land uses. These disruptions can result from an increase in nuisance complaints from non-farm land 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-farm land 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 small portion of the Subject Lands are prime agricultural lands (CLI Classes 1) (28%). More than half (51%) of the subject Lands have been disturbed by previous construction. There are no other reasonable areas of lower agricultural capability or locations with lower agricultural priority upon which settlement area expansion can occur. However, due to the small land parcel sizes and lack of abutting farmland, the Subject Lands have low agricultural priority.

6.1.2 Agricultural Infrastructure

There will be no loss of farm infrastructure. Development of the Subject Lands will not result in any loss of investments in modern farm infrastructure.

6.1.3 Agricultural Land Improvements

All the tile drained lands in the Study Area are located outside of the Subject Lands and will not be lost as a result of proposed residential development.

6.1.4 Impacts to Agricultural System

Based on land use surveys completed for the AIA and a review of the Agricultural System Portal, the Subject Lands are isolated from any nearby agricultural areas. Therefore, the development of the proposed residences will not have any impacts on the local agricultural system.



6.2 FRAGMENTATION & TENURE

6.2.1 Fragmentation

Due to the isolation of the Subject Lands from any local agricultural areas, the proposed development will not result in any fragmentation or isolation of land parcels. The largest land parcel within the Subject Lands is only 2.80 ha in size with a non-farm residence occupying part of the area. The parcel is too small and isolated to be feasibly used for agricultural production.

6.2.2 Tenure

Based on the 2019 land tenure information for the Subject Lands, the parcels within the Subject Lands are non-locally held lands.

6.3 MINIMUM DISTANCE SEPARATION

The MDS I setback requirements are not required for the Subject Lands due to Implementation Guideline #12.

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.

No active farm operations were observed in the Study Area in the vicinity of the Subject Lands. Farm equipment and implements do not use Glasgow Road or Chickadee Lane as corridors to access farm field or operations. There will not be any disruption of normal farm practices due to the proposed development of the Subject Lands.

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. However, farm equipment and implements do not use Glasgow Road or Chickadee Lane as corridors to access farm field or operations.



CHICKADEE LANE DP - AGRICULTURAL IMPACT ASSESSMENT

Assessment of Impacts to Agriculture
June 7, 2019

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.

However, since there were no farm fields or livestock operations identified in the area immediately surrounding the Subject Lands, trespass, theft or vandalism on farm land is not likely to be an issue.



7.0 MITIGATION MEASURES

Because the Subject Lands are not locally owned by an agricultural operator, the parcel sizes are small and there are no abutting farm fields or agricultural operations, no agricultural mitigation measures are required.



Conclusions
June 7, 2019

8.0 Conclusions

This agricultural impact assessment deals specifically with the proposed Chickadee Lane DP located within the Bolton “Rounding Out Areas”. 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 (Colville, 2014), indicates 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.

Due to the Subject Lands’ high level of fragmentation, small parcel size, lack of agricultural activity, and proximity to existing settlement areas, no agricultural mitigation measures are required.

In the opinion of Stantec, development of the Subject Lands will have minimal, if any, impact of the surrounding Agricultural System from both a resource and productivity point of view.



CHICKADEE LANE DP - AGRICULTURAL IMPACT ASSESSMENT

Background Information
June 7, 2019

9.0 Background Information

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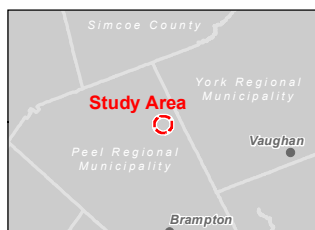
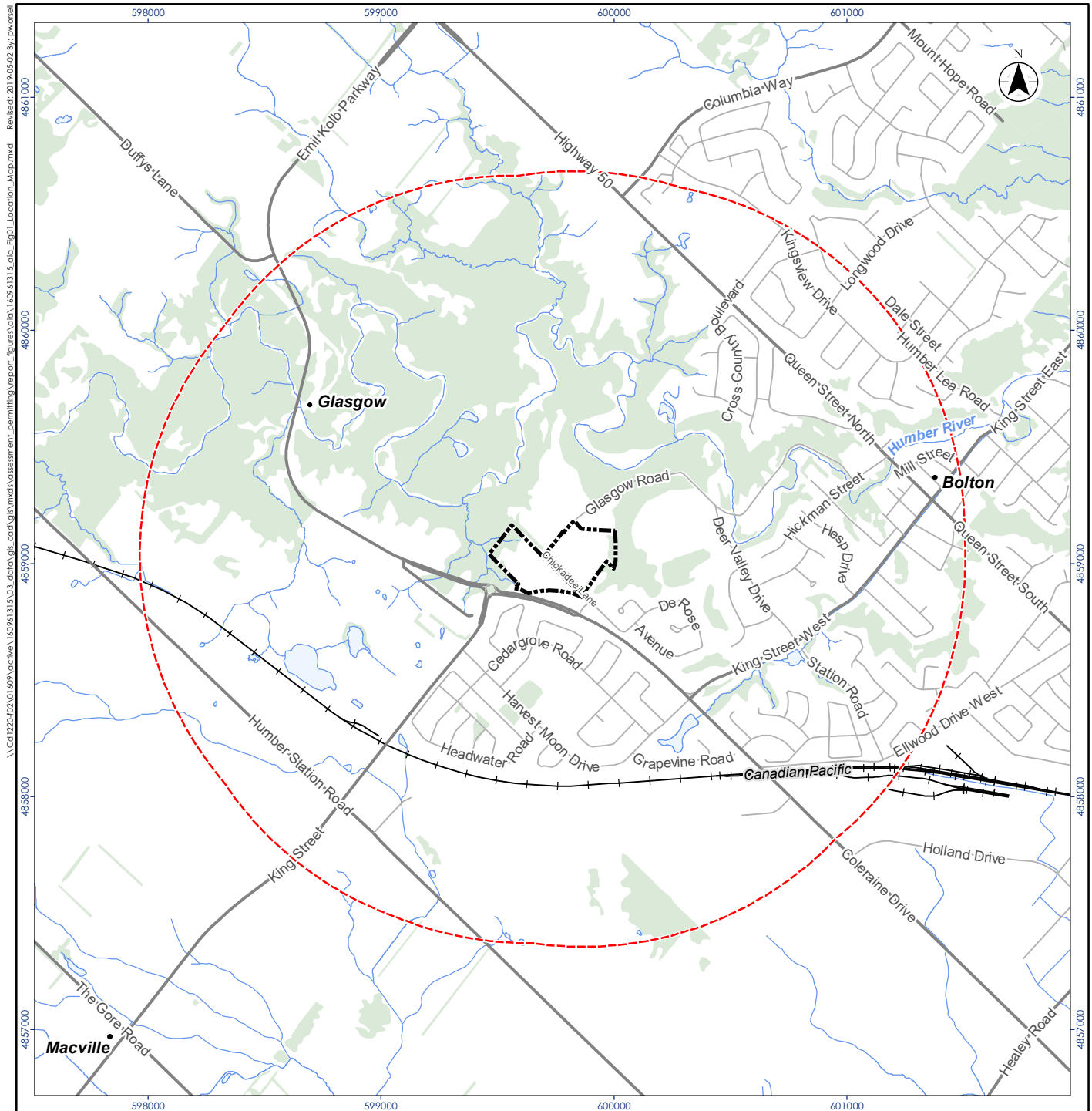
Town of Caledon Official Plan. Consolidated in April 2018. https://www.caledon.ca/en/townhall/resources/Official_Plan_Master_Copy_-_complete.pdf



APPENDIX A

Figures

- Figure 1: Location Map**
- Figure 2: Draft Plan of Subdivision**
- Figure 3: Provincial Soils and CLI Map**
- Figure 4: Building Use**
- Figure 5: Land Tenure and Fragmentation**



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, 2019.

Legend

- Subject Lands
- Study Area
- Railway
- Watercourse (Intermittent)
- Watercourse (Permanent)
- Waterbody
- Wooded Area
- Municipal Boundary, Upper
- Municipal Boundary, Lower

0 250 500
metres
1:25,000 (at original document size of 8.5x11)



Project Location 160961315 REVA
Regional Municipality of Peel Prepared by PW on 2019-05-02
Technical Review by ST on 2019-04-26

Client/Project
BROOKVALLEY PROJECT MANAGEMENT INC.
CHICKADEE LANE DP
AGRICULTURAL IMPACT ASSESSMENT

Figure No.

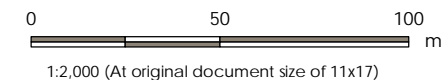
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Title
Location Map

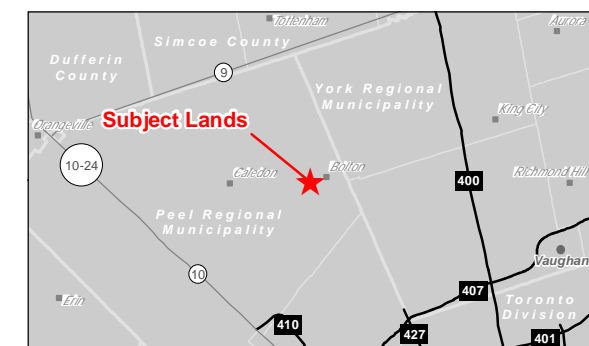
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- Legend
- Subject Lands
 - Site Plan
 - Greenbelt Plan Area



- Notes
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Project Location
Regional
Municipality of Peel

160961315 REVA
Prepared by PW on 2019-05-14
Technical Review by ST on 2019-04-26

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AGRICULTURAL IMPACT ASSESSMENT

Figure No.

2

Title

Draft Plan of Subdivision



Legend

- Subject Lands
- Soil Boundary
- Watercourse (Permanent)

Soil Name **KIG** CLI Soil Capability for Agriculture Class

Slope Class **E** **4T** CLI Soil Capability for Agriculture Subclass

Soil Types

CGU - Chinguacousy Clay Loam
KIG - King Clay Loam
ZBU - Built-Up Area

Slope Classes

C - Very Gentle Slopes (2.0 - 5.0%)
E - Moderate Slopes (9.0 - 15.0%)

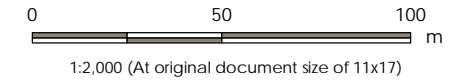
CLI Soil Capability for Agriculture Classes

Class 1 - Soils in this class have no significant limitations in use for crops

Class 4 - Soils in this class have severe limitations that restrict the range of crops or require special conservation practice

CLI Soil Capability for Agriculture Subclasses

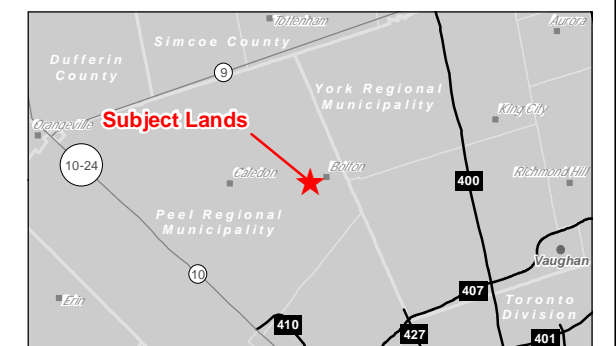
T - Topography



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Notes

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Project Location
Regional
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160961315 REVA
Prepared by PW on 2019-05-02
Technical Review by ST on 2019-04-26

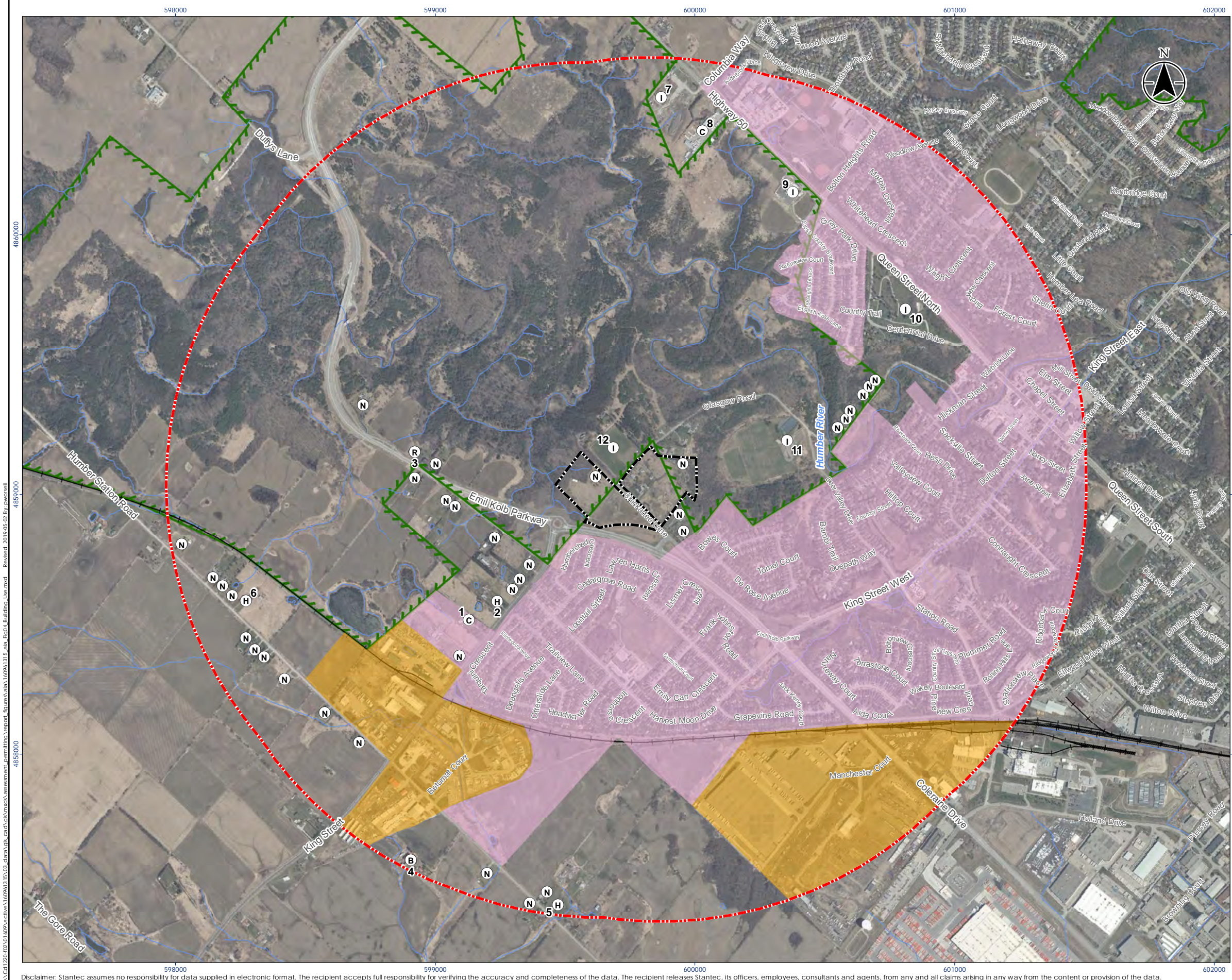
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CHICKADEE LANE DP
AGRICULTURAL IMPACT ASSESSMENT

Figure No.

3

Title

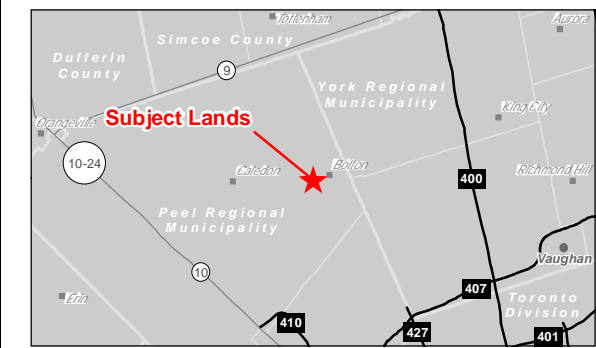
Provincial Soils and CLI



- Legend
- Subject Lands
 - Study Area
 - Railway
 - Watercourse (Permanent)
 - Greenbelt Plan Area
 - Waterbody
 - Dry Industrial
 - Residential
- Building Use
- (B) Beef
 - (H) Hobby Farm
 - (C) Cash Crop
 - (R) Remnant Farm
 - (N) Non-Farm Residential
 - (I) Institution/Cemetery

0 250 500 m
1:15,000 (At original document size of 11x17)

- Notes
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Project Location
Regional
Municipality of Peel

160961315 REVA
Prepared by PW on 2019-05-02
Technical Review by ST on 2019-04-26

Client/Project
BROOKVALLEY PROJECT MANAGEMENT INC.
CHICKADEE LANE DP
AGRICULTURAL IMPACT ASSESSMENT

Figure No.
4

Title
Building Use

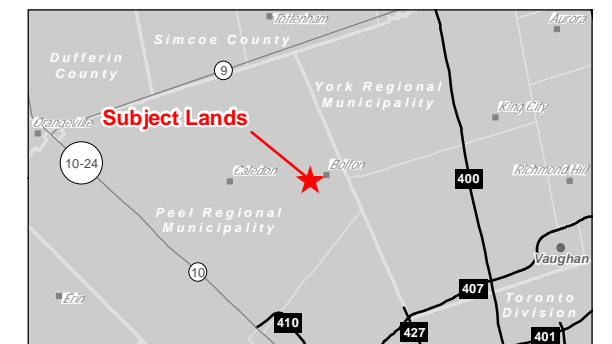


- Legend
- Subject Lands
 - Property Boundary

1. Zancor Homes (Bolton) Ltd.
2. Zancor Homes (Bolton) Ltd.
3. Zancor Homes (Bolton) Ltd.
4. Zancor Homes (Bolton) Ltd.
5. Zancor Homes (Bolton) Ltd.
6. Zancor Homes (Bolton) Ltd.
7. Zancor Homes (Bolton) Ltd.
8. Zancor Homes (Bolton) Ltd.

0 50 100 m
1:2,000 (At original document size of 11x17)

- 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, 2019.
 3. Orthoimagery © First Base Solutions, 2019. Imagery from 2018.



Project Location
Regional
Municipality of Peel

160961315 REVA
Prepared by PW on 2019-05-14
Technical Review by ST on 2019-04-26

Client/Project
BROOKVALLEY PROJECT MANAGEMENT INC.
CHICKADEE LANE DP
AGRICULTURAL IMPACT ASSESSMENT

Figure No.
5

Title
Land Tenure and Fragmentation

APPENDIX B

Building Use Description

CHICKADEE LANE DP - AGRICULTURAL IMPACT ASSESSMENT

Appendix B Building Use Description
June 7, 2019

Appendix B BUILDING USE DESCRIPTION

Land Use Survey Notes Chickadee Lane. 9 April 2019

Site No.	Type of Operation	Description of Operation
1	Commercial	Valleywood Creative Woodworks / 8224 King Street Residence on site 1 Large barn-like work shop 1 medium barn-like work shop
2	Hobby Farm	8264 King Street Residence on site 3 small sheds behind residence Approximately 25 chickens seen Sign at road says "Eggs from Sale"
3	Retired Farm	Duffy Homestead / 14121 Emil Kolb Parkway Residence on site Wood bark barn in good shape but empty. Nice lawn surrounding barn No other agricultural infrastructure
4	Beef Operation	13866 Humber Station Road; OFA member Residence on site Large wood bank barn, good condition Medium wood barn, good condition Large concrete silo without cap Medium concrete silo with cap Medium metal sided drive shed
5	Hobby Farm	13721 Humber Station Road; OFA member Residence on site Large 3 car garage Small shed in good condition Evidence of sheep
6	Hobby Farm	911 number missing, located 2 residences south of 14275 Humber Station Road Residence on site Small metal sided pole barn; approx. 10m x 15m Recent evidence of beef
7	Institutional	Town of Caledon Municipal Yard / Columbia Way Municipal style Garage; Material storage in back
8	Commercial	Motor Home and Travel / 14124 Highway 50 Motor home sales and service building No residence on site



CHICKADEE LANE DP - AGRICULTURAL IMPACT ASSESSMENT

Appendix B Building Use Description
June 7, 2019

Site No.	Type of Operation	Description of Operation
9	Institutional	Caledon Emergency & Fire Service (under construction / 14029 Queen Street North Fire and Ambulance Station
10	Institutional	Laurel Hill Cemetery / 149 Centennial Drive
11	Institutional	Edelweiss Park; Bolton Tennis Club (sports fields & facilities) / 320 Glasgow Road
12	Institutional	Jack Garratt Soccer Park / 600 Glasgow Road

