

**AGRICULTURAL IMPACT ASSESSMENT  
FOR  
12879 THE GORE ROAD, CALEDON**

**PREPARED FOR:**

**ALCAN HOLDINGS INC.**

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## **1. INTRODUCTION**

### **1.1 Retainer**

Colville Consulting Inc. was retained by Alcan Holdings Inc. to complete an Agricultural Impact Assessment (AIA) for 12879 The Gore Road, Caledon. These lands, herein referred to as the Subject Lands, are located east of the intersection of Healey Road and The Gore Road and are approximately 39.60 ha (97.85 acres) in size with a net developable area of 32.7 ha (80.8 acres). The Subject Lands were previously designated Prime Agricultural Area in Schedule A of the Town of Caledon Official Plan. However, the Future Caledon Official Plan was recently approved by the Province, which designates the majority of the Subject Lands as New Community Area within the New Urban Area 2051. According to Schedule E-1 of the Region of Peel Official Plan, the Subject Lands are primarily designated 2051 New Urban Area, with a smaller portion designated Prime Agricultural Area within the Rural System. The portion of the Subject Lands that are designated Prime Agricultural Area in the Region of Peel Official Plan are located within the Protected Countryside area of the Greenbelt Plan. The Subject Lands are also mapped as part of a *prime agricultural area* within the Greater Golden Horseshoe's Agricultural Land Base mapping.

Contrary to what is shown in the Agricultural Land Base mapping, the Province no longer recognizes the Subject Lands as being part of a *prime agricultural area*. The Region of Peel updated its Official Plan through a Municipal Comprehensive Review (MCR), which designated the Subject Lands as part of the 2051 New Urban Area. The updated Official Plan was approved by the Province in November of 2022. As such, the Province no longer considers the Subject Lands to be part of a *prime agricultural Area*. The Town of Caledon has also updated their Official Plan to align with Region of Peel, designating the Subject Lands as New Urban Area 2051.

### **1.2 Development in Ontario**

#### **1.2.1 Planning Framework**

The Provincial Planning Statement 2024 (PPS) provides the framework for land use planning and development in Ontario. It provides policy direction on matters of provincial interest related to land use planning and development. The intent of the planning statement is to ensure "Ontario's vibrant agricultural sector and sensitive areas will continue to form part of the province's economic prosperity and overall identity. Growth and development will be prioritized within urban and rural settlements that will, in turn, support and protect the long-term viability of rural areas, local food production, and the agri-food network. In addition, resources, including natural areas, water, aggregates and agricultural lands will be protected."

#### **1.2.2 Defined Terms and Meanings**

Italicized terms throughout this AIA are often consistent with terms and definitions contained in the Provincial Planning Statement and provincial guidance documents. The definitions of these italicized terms are provided in the Glossary of Terms section of this report.

### 1.2.3 Guidance Documents

This AIA refers to several provincial guidance documents, materials, and technical criteria that are frequently considered when preparing an AIA. These guidance documents are meant to inform and assist planning authorities and decision-makers when implementing the policies of the Provincial Planning Statement. The guidance documents also provide practitioners with direction on what the Province considers important and how studies such as an AIA are to be undertaken. As stated in the PPS, “Information, technical criteria and approaches outlined in provincial guidance are meant to support implementation but not add to or detract from the policies of this Provincial Planning Statement”.

### 1.3 Qualified Professionals

The Ontario Ministry of Agriculture, Food and Agribusiness and the Ministry of Rural Affairs (formerly combined and referred to as OMAFRA) prepared the draft Agricultural Impact Assessment Guidance Document and published it in 2018. This document provides guidance on how to prepare an AIA and the qualifications practitioners must have in order to prepare an AIA. It states that qualified persons should have knowledge in:

- ♦ Agri-businesses, agricultural supply chain linkages, rural/agricultural economic development in Ontario, and within the GGH, the agri-food network, where relevant
- ♦ Rural and agricultural land use planning
- ♦ Canada Land Inventory (CLI) classifications of capability for agriculture assessment and, where relevant a practical understanding of soil science, including the ability to review technical information from non-agricultural disciplines and assess its relevance and utility in identifying potential agricultural impacts and
- ♦ Assessment and evaluation of the potential effectiveness of agricultural impact mitigation measures to reduce impacts.

The guidance document goes on to say that Qualified Persons (QPs) “should have demonstrable experience evaluating and assessing agricultural impacts and university or college degree(s) in one or more of the following: agriculture, soil science, geoscience, landscape architecture, resource management-related disciplines, environmental-related disciplines, agricultural engineering, or land use planning.”

The guidance document states that the authors of the AIA, and those contributing to it, should have a “relevant academic base, Ontario experience, and preferably membership in a professional organization with a code of ethics and ongoing professional development requirements”. As an example of such a professional organization, it specifically refers to the Ontario Institute of Agrologists (OAI) and registered professional agrologists (P.Ag.). All QPs should have demonstrated experience providing objective, professional judgment, advice, and testimony as an expert witness.

Colville Consulting Inc. was established in 2003 and provides agricultural and environmental consulting services to both private and public sector clients throughout Ontario. Colville Consulting Inc. has extensive experience preparing Agricultural Impact Assessments for proposed *developments* related to *settlement area* boundary expansion applications across the province of Ontario.

This study was led by Sean Colville, B.Sc., P.Ag., has over 35 years of experience preparing Agricultural Impact Assessments in Ontario, and assisted with the preparation of the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) draft Agricultural Impact Assessment Guidance Document (2018).

John Liotta, B.Sc., A.Ag.(P), was responsible for completing the field investigations and preparation of the AIA. John has over seven combined years of formal education in Environmental and Agricultural Planning and work experience preparing Agricultural Impact Assessments with Colville Consulting Inc.

Colville Consulting Inc. staff meet the guidance documents qualifications for QPs. The curriculum vitae (CV) of Sean Colville and John Liotta can be found in Appendix A.

## **1.4 Description of Proposed Development**

A development concept plan has been not been prepared and circulated to Colville Consulting Inc. However, the proposed development seeks to create a new community area within the Town of Caledon, which will consist of a range of urban related uses. .

The Subject Lands have recently been included as part of the 2051 New Urban Area within the Region of Peel Official Plan, with the exception of the portion of the Subject Lands located within the Greenbelt Plan area. It is understood that there are no plans for *development* within the Greenbelt Plan Area.

## **1.5 Purpose of Study**

Prior to the development of the Subject Lands, a Secondary Plan for the area will be required to provide more detailed direction for land use policy, which will include specific land use designations, policies, and mapping. The Town of Caledon has identified an Agricultural Impact Assessment, along with various other technical reports, as a requirement in the preparation of the Secondary Plans for new which were recently included in the New Community Area.

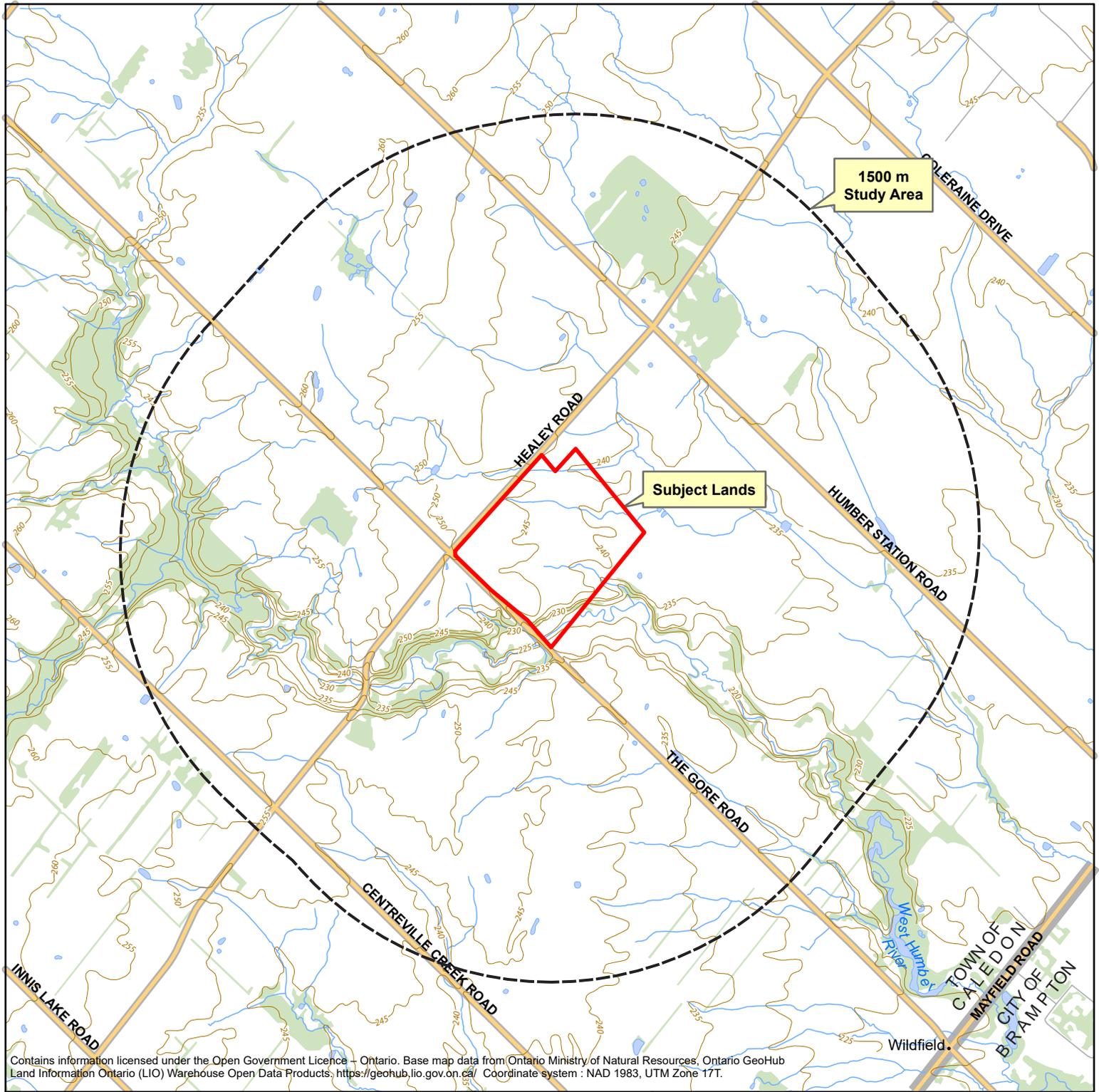
This AIA has been prepared in accordance with OMAFRA's Draft Agricultural Impact Assessment (AIA) Guidance Document (2018). The AIA assesses and evaluates the potential impacts of the proposed *development* on agricultural operations, the farming community, and the broader *Agricultural System*. In cases where impacts cannot be avoided, the AIA recommends ways to mitigate adverse impacts. The AIA also assesses whether the proposed *development* is consistent with provincial, regional, and municipal agricultural policies.

## **1.6 Study Area**

To be consistent with the draft Agricultural Impact Assessment Guidance Document (2018), the AIA must identify a Primary Study Area and a Secondary Study Area. For this AIA, the Primary Study Area (PSA) includes the Subject Lands, while all lands within 1.5 km (1,500 m) of the PSA boundaries comprise the Secondary Study Area (SSA). Figure 1 shows the Study Area, which includes the Primary (Subject Lands) and Secondary Study Areas.

### **1.6.1 Primary Study Area**

The *PSA* is located east of the intersection of Healey Road and The Gore Road. The Subject Lands are comprised of a generally rectangular parcel and are approximately 39.60 ha (97.85 acres) in size. The Subject Lands are primarily in agricultural production and also contain a small area of natural heritage features.



Contains information licensed under the Open Government Licence – Ontario. Base map data from Ontario Ministry of Natural Resources, Ontario GeoHub Land Information Ontario (LIO) Warehouse Open Data Products, <https://geohub.lio.gov.on.ca/> / Coordinate system : NAD 1983, UTM Zone 17T.



**Figure 1**  
**Location of Subject Lands**

Agricultural Impact Assessment  
12879 The Gore Road, Bolton, ON

Prepared for: Alcan Holdings Inc.

Prepared by: **COLVILLE** CONSULTING INC.

0 0.5 KM  
1:24,000



FILE:  
C24084

### **1.6.2 Secondary Study Area**

The Secondary Study Area, herein referred to as the Study Area, includes all lands within 1.5 km (1,500 m) of the Subject Lands' boundaries. The Study Area is generally bounded to the northwest by King Street, to the northeast by Coleraine Drive, to the southeast by Mayfeild Road, and to the southwest by Centreville Creek Road. The western half of the Study Area is primarily designated Prime Agricultural Lands, with small areas of Environmental Policy Area, while the eastern portion of the Study Area is within the settlement area of Bolton, and is designated Prime Agricultural Area, New Employment Area, and Prestige Industrial, in the Town of Caledon Official Plan.

## 2. SCOPE OF STUDY

To be consistent with the Draft Agricultural Impact Assessment Guidance Document (2018), the study scope includes:

- ♦ a review of applicable agricultural policies, land use information, and other background information for lands within the surrounding area (e.g., aerial photography);
- ♦ a review of data sources such as AgMaps, the Agricultural Systems Portal, and OMAFRA's digital soil resource database (for soil and CLI information, parcel fabric and land fragmentation, artificial drainage, agri-food components, etc.);
- ♦ a land use survey of all lands within one and a half kilometres (1.5 km) of the Subject Lands and a characterization of the area;
- ♦ an assessment of the *Minimum Distance Separation (MDS)* requirements for the proposed SABE using the 2017 *MDS I formula*;
- ♦ the identification of agricultural resources and investments in agricultural land improvements;
- ♦ the identification *agricultural uses, agriculture-related uses*, and where possible, the identification of on-farm diversified uses;
- ♦ an assessment of the level of fragmentation of agricultural lands in the *Study Area*;
- ♦ an assessment of the potential impacts of the proposed SABE on the *Agricultural System*, agricultural resources, farm operations, and the broader *agri-food network*;
- ♦ the recommendation of potential mitigation measures that can be implemented to avoid or minimize potential impacts to the extent feasible;
- ♦ an assessment of net impacts following the implementation of recommended mitigation measures;
- ♦ an assessment of the proposed *development's* consistency with agricultural policies of the *Provincial Planning Statement*, the Region of Peel Official Plan, and the Future Caledon Official Plan; and
- ♦ the preparation of a report summarizing our findings.

It should be noted that this AIA does not assess alternative locations for the proposed *development*, as the Subject Lands have already been included within the *settlement area* of the Future Caledon Official Plan and Region of Peel Official Plan. It is assumed that alternative locations for the proposed *development* were considered by the Region's municipal comprehensive review and the Town of Caledon as part of the Future Caledon Official Plan process. The findings of this study have been summarized in this report.

### 3. METHODOLOGY

The study methodology for the AIA was prepared in accordance with OMAFRA's AIA Guidance Document. It includes a review of relevant provincial and municipal agricultural policies, other agricultural-related sources of information, and the completion of field inventories. Upon compilation and assessment of the data, the potential impacts of the proposed *development* will be considered and recommendations to avoid and/or minimize potential impacts will be made. The AIA also assesses the proposed *development's* consistency with provincial and municipal agricultural policies.

#### 3.1 Background Data Collection

Information sources reviewed for this study included:

- ♦ *Provincial Planning Statement (2024)*;
- ♦ Region of Peel Official Plan and Land Use Schedules;
- ♦ Future Caledon Official Plan and Land Use Schedules;
- ♦ Soil Survey of Peel County – Report No. 18 of the Ontario Soil Survey (1953);
- ♦ British Columbia Ministry of Agriculture's Guide to Edge Planning: Promoting Compatibility Along Agricultural-Urban Edges (2015);
- ♦ MHBC's Edge Planning Report – The Region of Peel & The Town of Caledon LEAR Study and MDS Review (2015);
- ♦ OMAFRA's digital Soil Resource Database to obtain soil series and CLI agricultural capability mapping and data;
- ♦ OMAFRA's The Minimum Distance Separation (MDS) Document: Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks. Publication 853 (2016);
- ♦ OMAFRA's Artificial Drainage Systems mapping;
- ♦ OMAFRA's AgriSuite, AgMaps and Agri-Systems databases;
- ♦ OMAFRA's Draft Agricultural Impact Assessment (AIA) Guidance Document (2018); and
- ♦ Ortho-rectified, digital aerial photography viewed using Google Earth™.

Aerial photography covering the *Study Area* and the parcel fabric were examined to assess the presence of *non-agricultural land uses, agricultural uses, agriculture-related uses, on-farm diversified uses*, and the level of fragmentation based on the lot fabric. This review will provide a general impression of the agricultural activity and level of agricultural investments in the area surrounding the Subject Lands.

#### 3.2 Field Inventories

Field inventories were completed on November 6, 2024. Field inventories included a reconnaissance level land use survey of the surrounding area to identify agricultural operations, relative level of investment in agriculture, the cropping pattern observed, and the mix of land uses within the Subject Lands and *Study*

*Area*. Information required to calculate the *MDS I* setback requirements was also collected during the land use survey.

### 3.2.1 Land Use Survey

The reconnaissance land use survey of the *Study Area* was completed on November 6, 2024. The land use survey identified the number and type of agricultural operations (both active and retired), *agriculture-related uses*, on-farm diversified uses, and the extent and type of non-agricultural land uses in the area. Field crops observed were identified and mapped. Visual evidence of agricultural land improvements was recorded where identified.

### 3.2.2 MDS Calculations

The *MDS* is a land use planning tool developed by OMAFRA to minimize land use conflicts and nuisance complaints arising from odours generated by *livestock* operations. The *MDS* calculates a recommended separation distance between a *livestock* or *manure storage* system and other land use(s). The most recent version of the *MDS* Guidelines, The Minimum Distance Separation (MDS) Document, Publication 853 (2016), came into effect on March 1<sup>st</sup>, 2017. The *MDS formulae* only apply to lands designated *prime agricultural area* or rural. The *MDS* does not apply to lands in non-agricultural land use designations.

The *MDS* uses two separate formulae depending on the type of land use proposed: *MDS I* and *MDS II*. The *MDS I* formula is used when a new non-agricultural *development* is proposed in proximity to *livestock facilities*. The *MDS II* formula is used when a new, enlarged, or remodeled *livestock facility* or *manure storage system* is proposed in proximity to existing or approved *development*.

The *MDS I* formula is required for the proposed *development*. The information required to complete an *MDS I* calculation was obtained through a combination of sources. As per the *MDS* Guidelines, we attempted to gather information directly from the landowner/tenant. Where landowners could not be contacted or were not available, self-addressed envelopes were left in mailboxes of potential *livestock* operations.

To determine the *MDS* setback requirements, we used OMAFRA's Agricultural Planning Tools Suite (AgriSuite). It provides the most up to date software developed by OMAFRA to calculate the *MDS I* requirements for active *livestock facilities* and *empty livestock facilities* that are structurally sound and capable of housing *livestock*. To determine the *MDS I* setback requirements, specific information regarding each *livestock facility* is required. This includes:

- the type of *livestock* housed in the facility;
- the maximum capacity of the barn housing *livestock*;
- the type of manure storage system; and
- the size of the property upon which the *livestock facility* is located.

This information was collected for all *livestock facilities* (active and retired). In cases where we were not able to collect information directly from the landowner, we used visual observations of the *livestock facility* and determined the most likely type of *livestock* housed and the type of manure storage system used. These observations were supplemented with aerial photography and web mapping tools such as AgMaps and Google Earth™. Barn capacity and lot size were determined using these online mapping tools.

### 3.3 Evaluation of the Agricultural System

An *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. An evaluation of the *Agricultural System* and associated features within the *Study Area* was completed through a reconnaissance level land use survey on November 6, 2024, and online review to assist in identifying agricultural related features.

Potential features identified include regional infrastructure and transportation networks, on-farm buildings and infrastructure, agricultural services, as well as small towns and hamlets that are supportive of agriculture and are important to the viability of the agri-food sector. The evaluation of the *Agricultural System* within the *Study Area* is used to identify the features and provide insight into the significance of those features on the overall *Agricultural System* within the area.

### 3.4 Evaluation of Alternative Locations

The *PPS* directs *settlement area* boundary expansion to avoid *prime agricultural areas*, where possible. Where *prime agricultural areas* cannot be avoided, policy directs *development* to lower priority agricultural lands. As previously stated, the developable portion of the Subject Lands are already located within the Town of Caledon's *settlement area*; therefore, this AIA will not be assessing the agricultural priority of the Subject Lands, nor will it assess alternative locations for the proposed *development*.

### 3.5 Identification of Potential Impacts and Mitigation Measures

Potential impacts of the proposed *development* were identified following an assessment of the agricultural resources on and adjacent to the Subject Lands. Direct impacts are those that directly impact the Subject Lands and include:

- a) Interim or permanent loss of agricultural land, including the quality and quantity of farmland lost;
- b) The type of agricultural, agriculture-related or on-farm diversified uses being lost and the significance this has for supporting other agricultural production in the surrounding area;
- c) The loss of existing and future farming opportunities
- d) The loss of infrastructure, services or assets important to the surrounding agricultural community and agri-food sector
- e) The loss of agricultural investments in structures and land improvements (e.g. artificial drainage)
- f) The disruption or loss of function to artificial drainage and irrigation installations
- g) Changes to the soil drainage regime

Indirect impacts can negatively affect adjacent lands, farm operations and farm practices. They include:

- a) Fragmentation of agricultural lands and operations;
- b) Minimum Distance Separation changes (where applicable) that will constrain future farm operations;
- c) Changes to surface drainage features which could have an effect on adjacent lands;
- d) Changes to landforms, elevations and slope that could alter microclimatic conditions (e.g. modification to slopes that may reduce or improve cold air drainage opportunities and changes to elevation may have an impact on diurnal temperatures);

- e) Changes to hydrogeological conditions that could affect neighboring municipal or private wells, sources of irrigation water and sources of water for livestock;
- f) Disruption to surrounding farm operations, activities and management (e.g. temporary loss of productive agricultural lands, cultivation, seeding, spraying, harvesting, field access, use of road network);
- g) The potential effects of noise, vibration, dust, traffic and vandalism and trespassing on agricultural operations, lands, activities and investments;
- h) Potential compatibility concerns between agricultural operations employing *normal farm practices* and new non-farm development (e.g. nuisance complaints);
- i) The inability or challenges to move farm vehicles and equipment along roads due to increased traffic caused by haul routes, changes in road design.

Mitigation measures will then be developed for both direct and indirect impacts identified, which avoid or minimize potential impacts on the *Agricultural System*.

### **3.6 Assessment of Consistency with Agricultural Policies**

All planning decisions must be consistent with the *PPS* and comply with applicable provincial land use plans. Municipalities also have their own agricultural policies which the proposed *development* must adhere to. The AIA has included a review of applicable provincial and municipal agricultural policies to assess the consistency of the proposed *development* with the applicable agricultural policies.

## **4. AGRICULTURAL POLICIES**

### **4.1 Provincial Planning Statement (2024)**

Land Use Policy and *development* in Ontario are directed by the *Provincial Planning Statement*. The *PPS* was issued under the authority of Section 3 of the Planning Act and came into effect on October 20, 2024. Section 3 of the Planning Act states that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

#### **4.1.1 Prime Agricultural Areas**

Section 4.3 of the *Provincial Planning Statement* specifically deals with agricultural policy. Section 4.3.1.2 states that “As part of the agricultural land base, prime agricultural areas, including specialty crop areas, shall be designated and protected for long-term use for agriculture”. The *Provincial Planning Statement* 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.

#### **4.1.2 Policies for Removal of Land from Prime Agricultural Areas**

Policy 4.3.4.1 of the *Provincial Planning Statement* states that “Planning authorities may only exclude land from prime agricultural areas for expansion of or identification of settlement areas in accordance with policy 2.3.2.”

Policy 2.3.2.1 states that “In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following:

- a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;
- b) if there is sufficient capacity in existing or planned infrastructure and public service facilities;
- c) whether the applicable lands comprise specialty crop areas;
- d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
- e) whether the new or expanded settlement area complies with the minimum distance separation formulae;
- f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and
- g) the new or expanded settlement area provides for the phased progression of urban development.”

Policy 2.3.2.2 states that “Notwithstanding 2.3.2.1.b), planning authorities may identify a new settlement area only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.”

As stated above, the long-term use of the Subject Lands is for urban related uses, and they are no longer considered by the Province to be part of a *prime agricultural area*. As such, the proposed *development* is not required to be consistent with policies 2.3.2 of the *Provincial Planning Statement*.

## 4.2 Greenbelt Plan

The Greenbelt Plan came into effect on July 1, 2017, and amends the 2005 Greenbelt Plan. The Greenbelt Plan is a fundamental component of the Greater Golden Horseshoe, which establishes a land use planning framework for the Greater Golden Horseshoe that supports a thriving economy, a clean and healthy environment, and social equity. The Greenbelt Plan, together with the Oak Ridges Moraine Conservation Plan (the “ORMCP”) and the Niagara Escarpment Plan (the “NEP”), identifies where urbanization should not occur in order to provide permanent protection of the agricultural land base and the ecological and hydrological features, areas, and functions, occurring on the landscape.

Section 3.1 addresses the *Agricultural System* within the Protection Countryside. Section 3.1.3 states:

“For lands falling within prime agricultural areas of the Protected Countryside, the following policies shall apply:

1. All types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected and a full range of agricultural uses, agriculture-related uses and on-farm diversified uses are permitted based on provincial Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with and shall not hinder surrounding agricultural operations.
2. Lands shall not be redesignated in official plans for non-agricultural uses except for:
  - a. Refinements to the prime agricultural area and rural lands designations, subject to the policies of section 5.3; or
  - b. Settlement area boundary expansions, subject to the policies of section 3.4.
3. Non-agricultural uses may be permitted subject to the policies of sections 4.2 to 4.6. These uses are generally discouraged in prime agricultural areas and may only be permitted after the completion of an agricultural impact assessment.
4. New land uses, including the creation of lots (as permitted by the policies of this Plan), and new or expanding livestock facilities, shall comply with the minimum distance separation formulae;
5. Where agricultural uses and non-agricultural uses interface, land use compatibility shall be achieved by avoiding, or where avoidance is not possible, minimizing and mitigating adverse impacts on the Agricultural System, based on provincial guidance. Where mitigation is required, measures should be incorporated as part of the non-agricultural uses, as appropriate, within the area being developed.
6. The geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network shall be maintained and enhanced.”

The Greenbelt Plan mapping (Schedule 4) shows that a small, southern portion of the Subject Lands are designated Protected Countryside – Natural Heritage System. It is our understanding that there are no plans for *development* within the Greenbelt Plan portion of the Subject Lands.

## 4.3 Region of Peel Official Plan

Section 3.3 of the Region of Peel Official Plan recognizes the *Agricultural System*, which includes lands designated as Prime Agricultural Area and Rural Lands. The majority of the Subject Lands are no longer located within the Region of Peel’s Prime Agricultural Area or Rural Lands land use designations. As

previously stated, the Subject Lands have recently been included in the Region of Peel's 2051 New Urban Area within the Urban System following the Region's *settlement area* boundary expansion (SABE), and no *development* is planned for the portion of the Subject Lands that were not included in the SABE. Therefore, the proposed *development* is not required to be consistent with the agricultural policies of the Region of Peel Official Plan.

It should be noted that on July 1, 2024, through Ontario Bill 23 and Bill 185, the Region of Peel became an upper-tier municipality without planning authority. As of July 1, 2024, the Region of Peel Official Plan became a plan of the local municipalities, which includes the Town of Caledon. As such, the Town of Caledon is required to implement, and ensure applications conform to the Region of Peel Official Plan

#### **4.4 Future Caledon Official Plan**

The Future Caledon Official Plan (2024) was approved by the Minister of Municipal Affairs and Housing on October 22, 2025 and guides *development* to the year 2051.

Schedule B4 of the Future Caledon Official Plan designates the majority of the Subject Lands as New Community Area, with a small area designated Prime Agricultural Area and Natural Features and Areas in the southwestern portion of the Subject Lands. It is understood that no *development* is proposed within the portion of the Subject Lands which are designated Prime Agricultural Area, as these lands are within the Greenbelt Plan area. Therefore, the agricultural policies of the Future Caledon Official Plan do not apply to the proposed *development*.

## **5. STUDY FINDINGS**

### **5.1 Physiography**

The Subject Lands are located within the South Slope Physiographic Region (Chapman and Putnam, 1984). This physiographic region lies between the Oak Ridges Moraine to the north, the Peel Plain to the south, and the Niagara Escarpment to the west. The lands gently slope towards Lake Ontario. The South Slope consists of a faintly drumlinized till plain with smooth slopes and is often deeply scoured at intervals by valleys that are part of the Humber River system.

The bedrock geology of the South Slope includes the limestones of the Verulam and Lindsay Formations, the grey shales of the Georgian Bay Formations, and the reddish shales of the Queenston Formation. The South Slope contains a variety of soils that have developed upon tills which are sandier in the east of the South Slope and more clayey and steeper sloped in the west. Bondhead Loam and Darlington Loam soils are the more desirable agricultural soils in the area, whereas the Chinguacousy Clay Loam, Oneida Clay Loam and Jeddo Clay Loam soils have drainage and clayey textures that make it harder to work.

### **5.2 Climate**

Climate data is available through Environment Canada's National Climate Data and Information Archive's online database. Climate Normals and Extremes for the Albion Field Centre station (1981-2010) were obtained from the online database (Appendix B).

Environment Canada's Albion Field Centre station is located approximately 11.45 km from the Subject Lands. Records show that this area receives an average of 821.5 mm of precipitation annually; 681.0 mm of rainfall and 140.5 cm of snowfall. The daily average temperature ranges from a high of 19.9°C to a low of -7.0°C.

The Ministry of Agriculture and Food Factsheets provide data on crop production and growing seasons across Ontario. The rate of development of crops from planting to maturity is mainly dependent upon temperature. Areas within the Region of Peel begin to experience average temperatures greater than 10°C starting May 7<sup>th</sup> before reaching temperatures greater than 12.8°C for 3 consecutive days around May 19<sup>th</sup>. During this time and up until the season's average ending date, September 30<sup>th</sup>, the area accumulates an average of 3200 crop heat units (CHU).

On average, the last spring frost in the Caledon area occurs on May 3<sup>rd</sup>. The first fall frost is expected on October 8<sup>th</sup>. This provides the surrounding area with a growing period of approximately 150-170 days. The climate in the Caledon area provides a good overall growing period that can support a wide range of crops.

### **5.3 Agricultural Crop Statistics**

Agricultural crop statistics are available from OMAFRA and Statistics Canada's Agriculture and Food Statistics Census of Agriculture. The Subject Lands are located within the Census Western Ontario Region, Peel Region. Agricultural crop statistics were obtained from the online database and are included in Appendix C. This data provides a general overview of agriculture and agri-food operations in the area but is unlikely to be inclusive of all operations present at the time of this report.

The County and Township Agricultural Profile for Peel includes data from the 2011, 2016, and 2021 census periods. The total number of farms in Caledon decreased from 345 in 2016 to 308 in 2021, while total cropland increased from 63,239 acres in 2016 to 73,460 acres in 2021.

Field crops include winter wheat, oats for grain, barley for grain, mixed grains, corn for grain, corn for silage, hay, soybeans, and potatoes. According to census data, field crop production between 2016-2021 decreased for potatoes, whereas all other major field crop production in Caledon increased in production. Census data from 2016 shows that there was no production of winter wheat, oats for grain, barley for grain, corn for grain, or corn for silage. This is highly unlikely to be reflective of the true crop production in Caledon in 2016.

Fruit crops grown in Caledon include apples, grapes, strawberries, and raspberries. Fruit crop acreage increased from 149 acres in 2016 to 196 acres in 2021. Vegetable crops grown in Caledon include sweet corn, tomatoes, green peas, and green or wax beans. Vegetable crop acreage increased from 240 acres in 2016 to 479 acres in 2021.

## 5.4 Specialty Crop Areas

The *PPS* defines a *specialty crop area* as: “areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b) farmers skilled in the production of specialty crops; and
- c) a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops.”

There are two *specialty crop areas* recognized by the Province through the Greenbelt Plan: the Niagara Peninsula Tender Fruit and Grape Area and the Holland Marsh. The province also recognizes *specialty crop areas* identified by municipalities which have included *specialty crop areas* in their land use schedules. The Town of Caledon has not identified any of the lands within its municipal boundaries as a *specialty crop area*. Neither the Subject Lands, nor any portion of the *Study Area*, are located within a *specialty crop area*. Additionally, the Subject Lands do not exhibit any of the characteristics of a *specialty crop area*.

## 5.5 Regional Soils

### 5.5.1 Soil Series

The *Soil Survey of Peel County - No. 18* of the Ontario Soil Survey (Hoffman, D.W., Richards, N.R., 1953) includes a soil map that shows the distribution of the various soil series in the Region of Peel. The digital Provincial Soil Resource database is compiled and administered by the Ontario Ministry of Agriculture, Food and Agribusiness (OMAFRA) and includes most of the soil surveys completed in Ontario. Much of this information is accessible from the Province’s Agricultural Information Atlas. The database was accessed in November 2024.

The *Soil Survey of Peel County* mapping shows that the soils within the Subject Lands are comprised primarily of Monaghan Clay Loam soils (90.57%), with a smaller area mapped as Bottom Land soils (9.43%). Regional scale soil mapping is shown in Figure 2.

### **Monaghan Clay Loam**

Monaghan Clay Loam soils are the imperfectly drained member of the King catena. This soil has developed on fine textured limestone and shale till parent material. These soils typically occur on smooth, gently sloping topography and have slow internal and external drainage.

Monaghan Clay Loam soils are good agricultural soils and are well suited for the production of cash crops such as corn, soybeans, cereal grains, and perennial crops such as hay and pasture. These soils are primarily limited by inadequate internal drainage, which can result in excess soil moisture during the spring and fall which can delay seeding and harvesting, respectively. However, crop yields can be improved on these soils through the installation of artificial drainage and best management practices.

### **Bottom Land**

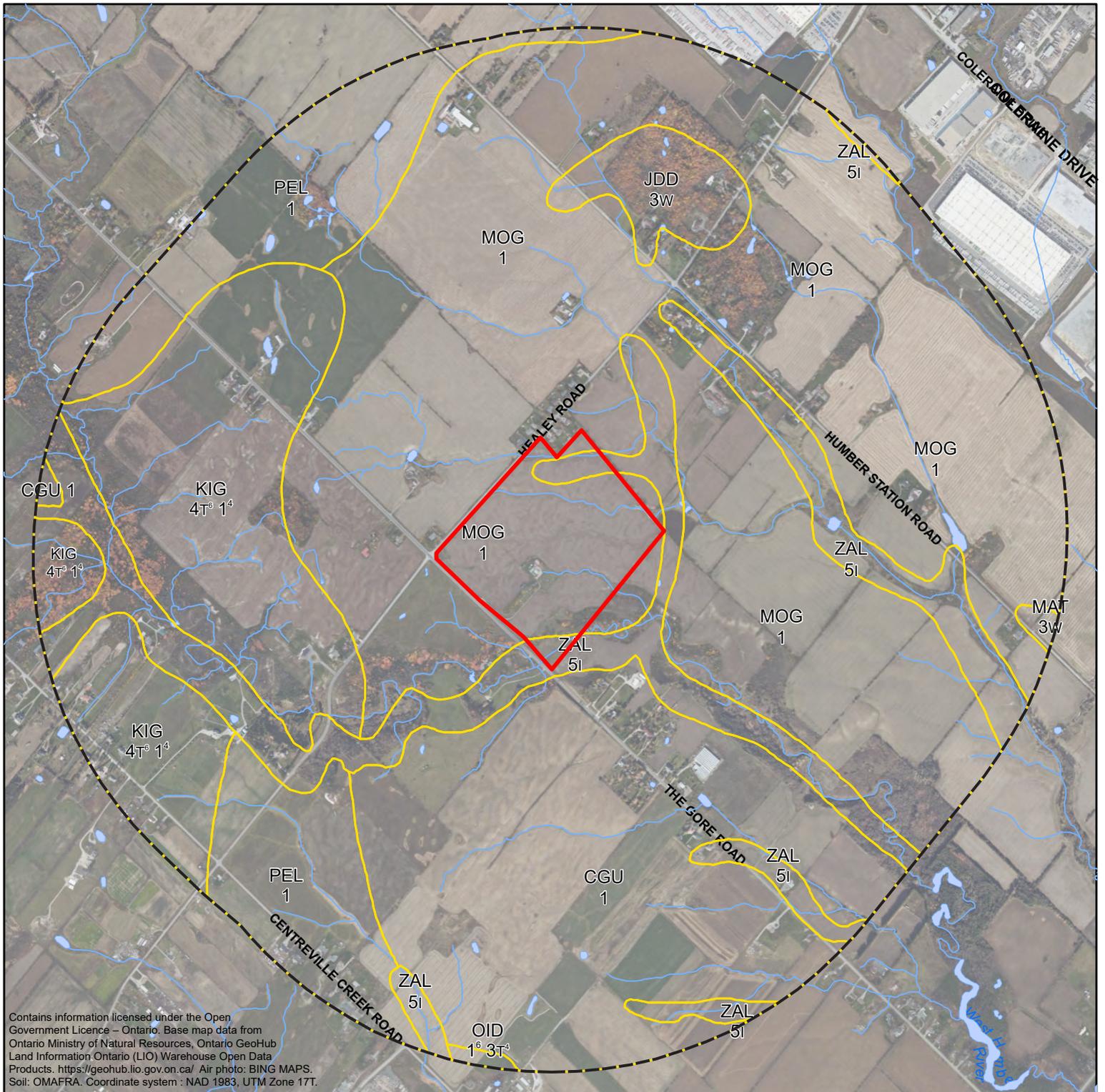
Bottom Land soils are low lying soils which occur along stream courses and are often subject to flooding. These soils are immature and show little horizon differentiation. They are derived from the accumulation of alluvium along rivers and creeks and may also include the associated valley slopes. The *soil profile* usually consists of variable textures and the drainage also often varies from poor along the valley floor, to rapid along the valley slopes.

Bottom Land soils are often poor agricultural soils and are typically used for *pasture* or are not farmed. In areas where broad areas of Bottom Land soils are mapped, other agricultural crops can be grown, but these areas are often subject to flooding.

## **5.5.2 CLI Agricultural Land Classification**

The Canada Land Inventory (CLI) is an interpretative system for assessing the effects of climate and soil characteristics on the limitations of land for growing common field crops. The CLI system has seven soil classes that descend in quality from Class 1, which has few limitations, to Class 7 soils which have no agricultural capability for common field crops. Class 2 through 7 soils have one or more significant limitations, and each of these are denoted by a capability subclass. There are thirteen subclasses described in CLI Report No. 2 (1971). Eleven of these subclasses have been adapted to Ontario soils. More information regarding the CLI Classification system is provided in Appendix D.

According to the provincial database, the majority of the Subject Lands are mapped as CLI Class 1 lands (90.57%), with a smaller area mapped as CLI Class 5 lands (9.43%), as shown in Figure 2. CLI Class 1 soils have no or very minor limitations for common field crop production. CLI Class 5I soils have very severe limitations for common field crop production due to inundation by streams or lakes. The composition of soils mapped within the Subject Lands and their associated CLI Class are summarized in Table 1 below.



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**Legend**

- Subject Lands
- Study Area
- Soil / CLI

**SOIL SERIES**

PEL - Peel	MAT - Malton
KIG - King	CGU - Chinguacousy
OID - Oneida	MOG - Monaghan
JDD - Jeddo	ZAL - Bottom Land

**CLI AGRICULTURAL CAPABILITY SUBCLASSES**

I	Inundation	limitations due to inundation by streams or lakes
T	Topography	limitations due to topography
W	Excess Water	limitations due to excess water from sources other than inundation

Soil Series Name → **MAT** ← Percentage of Area

CLI Class → **3W** ← CLI Subclass

**CLI AGRICULTURAL CAPABILITY CLASSES**

**Class 1** - No significant limitations in use for crops.

**Class 3** - Moderately severe limitations that restrict the choice of crops, or require special conservation practices.

**Class 4** - Severe limitations that restrict the choice of crops, or require special conservation practices and very careful management, or both.

**Class 5** - Very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible.

## Figure 2

### Soil and CLI

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<b>Table 1. Regional Soil Series for Subject Lands</b>			
<b>Soil Series</b>	<b>CLI Class</b>	<b>Area (Ha)</b>	<b>% of Subject Lands</b>
Monaghan Clay Loam	1	35.87	90.57
Bottom Land	5I	3.73	9.43
<b>Totals</b>		<b>39.60</b>	<b>100.00%</b>

## 5.6 Land Use

A reconnaissance-level land use survey was completed on November 6, 2024. The land use survey identified the number and type of agricultural operations (both active and inactive), *agriculture-related uses*, on-farm diversified uses, and the extent and type of non-agricultural land uses within the *Study Area*. Inactive *livestock* operations were evaluated to determine whether they should be considered an *empty livestock facility* or a *remnant* farm. *Remnant* farms have no infrastructure that is suitable for housing *livestock*, whereas the infrastructure for an *empty livestock facility* is still in a condition that could permit the keeping of *livestock* with minimal investment. The crop types observed within the *Study Area* were recorded and mapped. Figure 3 shows the land uses and crop types observed.

The purpose of the land use survey is to document the mix of agricultural and *non-agricultural uses* within the Subject Lands and *Study Area*; identify agricultural operations that may be sensitive to the introduction of new land uses; and identify *livestock facilities* to calculate the *MDS I* setback requirements. Photographs from the land use survey can be found in Appendix E. All observed land uses are numbered, and short descriptions of these operations are included in the land use survey notes in Appendix F.

Thirteen *agricultural uses* were identified during the land use survey. The *agricultural uses* include three *cash crop* operations, two equestrian operations, one greenhouse operation, and seven *remnant* farms. No *agriculture-related*, nor on-farm diversified uses were identified throughout the desktop review and land use survey.

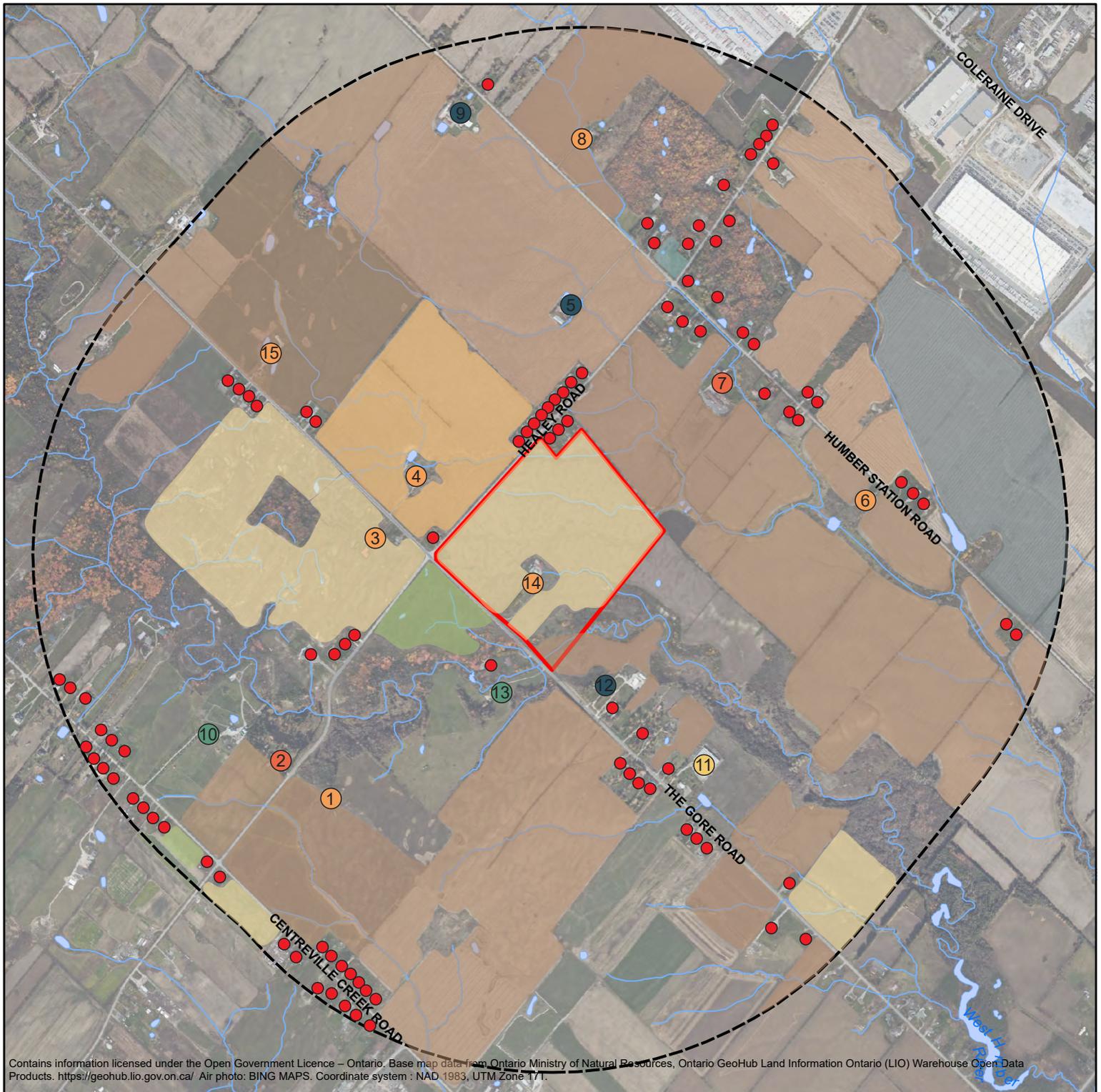
In addition to the approximately 97 *non-farm residences* observed, two *non-agricultural uses* were identified during the land use survey. Both of these were industrial land uses.

### 5.6.1 Agricultural Uses

The *PPS* definition of *agricultural uses*: “means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers, when the size and nature of the operation requires additional employment.”

#### Subject Lands

One *agricultural use* was identified within the Subject Lands, which is a *remnant* farm (#14). Evidence of recent cultivation of corn on the Subject Lands was observed during the land use survey.



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**Legend**

- Subject Lands
- 1500 m Study Area

<p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"> <li><span style="color: darkblue;">●</span> Cash Crop Operation</li> <li><span style="color: green;">●</span> Equestrian Operation</li> <li><span style="color: yellow;">●</span> Greenhouse Operation</li> <li><span style="color: orange;">●</span> Remnant Farm</li> </ul> <p><b>Non-Agricultural</b></p> <ul style="list-style-type: none"> <li><span style="color: red;">●</span> Industrial</li> <li><span style="color: red;">●</span> Non-Farm Residence</li> </ul>	<p><b>Crop Pattern</b></p> <ul style="list-style-type: none"> <li><span style="background-color: #fff9c4; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Corn</li> <li><span style="background-color: #ffcc80; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Soy</li> <li><span style="background-color: #e0b080; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Cultivated</li> <li><span style="background-color: #c8e6c9; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Winter Wheat</li> <li><span style="background-color: #bdbdbd; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Idle</li> </ul>
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## Figure 3 Land Use

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### **Study Area**

Within the *Study Area*, twelve agricultural uses were identified. These include three cash crop operations (#5, #9, and #12), two equestrian operations (#10 and #13), one greenhouse operation (#11), and six remnant farms (#1, #3, #4, #6, #8, and #15).

#### **5.6.2 Agriculture-Related Uses**

*Agriculture-related uses* are farm-related commercial and industrial uses. As defined in the *PPS*, these are uses “that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.” These uses may include uses such as:

- ♦ retailing of agriculture-related products (e.g., farm supply co-ops, farmers’ markets, and retailers of value-added products like wine or cider made from produce grown in the area);
- ♦ *livestock* assembly yards;
- ♦ farm equipment repair shops;
- ♦ industrial operations that process farm commodities from the area such as abattoirs, feed mills, grain dryers, cold/dry storage facilities and fertilizer storage facilities, which service agricultural area;
- ♦ distribution facilities;
- ♦ food and beverage processors (e.g., wineries and cheese factories); and
- ♦ agricultural biomass pelletizers.

No *agriculture-related uses* were identified within the Subject Lands, nor within the *Study Area*.

#### **5.6.3 On-Farm Diversified Uses**

The *PPS* defines on-farm diversified uses as “uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, Agri-tourism uses, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and energy storage systems.”

No on-farm diversified uses were identified within the Subject Lands, nor within the *Study Area*.

#### **5.6.4 Non-Agricultural Uses**

Non-agricultural land uses include *non-farm residences*, residential clusters, hamlets and *settlement areas*, municipal utilities, commercial and industrial operations, recreational uses, and institutional uses. Approximately 97 *non-farm residences* were observed within the *Study Area*.

Excluding the *non-farm residences*, two *non-agricultural uses* were identified. These *non-agricultural uses* are located within the *Study Area* and are both industrial uses (#2 and #7).

#### **5.6.5 Land Use Summary**

Table 2 below summarizes the types of land uses observed within the Subject Lands and *Study Area*.

Table 2. Summary of Observed Land Uses			
	Total Number	Active	Empty or Remnant
Agricultural	13	3 – <i>Cash Crop</i> Operation 2 – Equestrian Operation 1 – Greenhouse Operation	7 – <i>Remnant</i> Farm
Agriculture-Related	0	0	0
On-farm Diversified	0	0	0
	Total Number	Type	
Non-Agricultural	99	2 – Industrial 97 – <i>Non-farm residences</i>	

### 5.6.6 Cropping Pattern

The land use survey completed on November 6, 2024, identified crops based on observations of crop stubble and other identifying features. As shown in Figure 3, the crops grown within the Subject Lands and Study Area are common field crops, predominantly a mix of corn, soybeans, and winter wheat. Lands being used for agricultural crops, but where specific crops being grown were not readily identifiable, were mapped as *cultivated* lands. There are also areas of *idle lands* and natural heritage features.

## 5.7 Land Improvements

OMAFRA's Agricultural Information Atlas (AgMaps) provides artificial drainage mapping for the province. This online tool was accessed to obtain drainage mapping for the Subject Lands and *Study Area*. Figure 4 below shows the drainage improvements within the Subject Lands and *Study Area*. Investments in land improvements were also noted during the land use surveys.

### 5.7.1 Drainage Improvements on Subject Lands

According to OMAFRA's online mapping tool AgMaps, there are no investments in tile drainage on the Subject Lands and there are no constructed drains on or adjacent to the property.

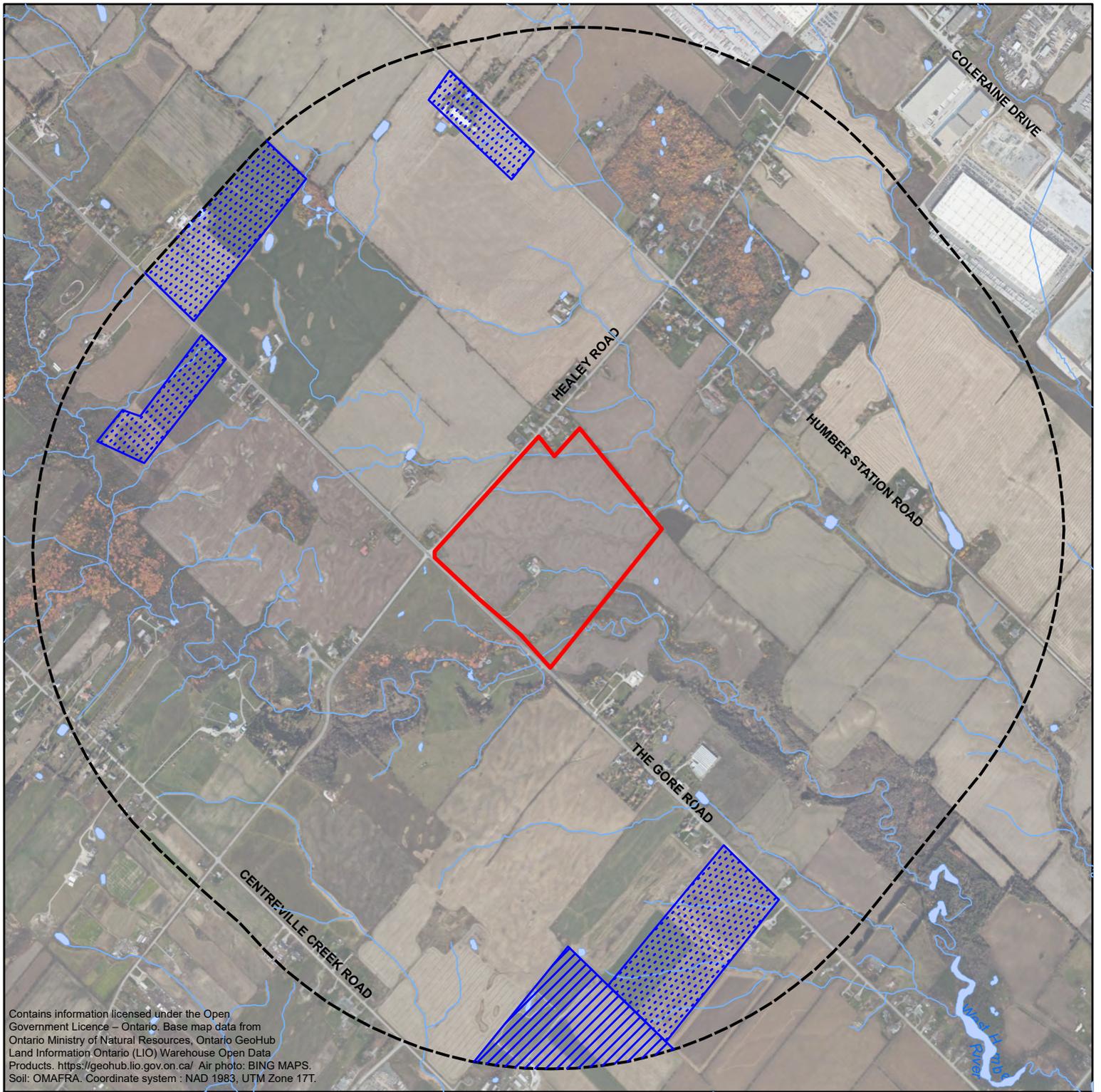
### 5.7.2 Drainage Improvements in Study Area

There is only one lot within the *Study Area* that contains systematic tile drainage. It is located in the southern portion of the *Study Area*. There are three areas of random tile drainage in the northern portion of the *Study Area* and one area in the southern portion *Study Area*.

According to the AgMaps database, there are no constructed drains within the *Study Area*.

### 5.7.3 Other Land Improvements

No other investments in land improvements were identified within the Subject Lands or in the broader *Study Area*.



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**Legend**

-  Subject Lands
-  1500 m Study Area
-  Tile Drainage - Random
-  Tile Drainage - Systematic

**Figure 4**  
**Land Improvements**

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## 5.8 Fragmentation of Agricultural Lands

Fragmentation of agricultural lands can have a negative impact on the viability of agricultural lands and its long-term preservation for agricultural purposes. Fragmentation of farmlands can diminish the economic viability of the agricultural area by reducing farming efficiency and increasing operating costs for farmers who must manage multiple small, separated parcels. Larger farm parcels can accommodate a wider range of agricultural activities and ensure long term viability of the property. In contrast, smaller farm parcels cannot offer the same flexibility and may not be viable as standalone parcels. Generally, smaller farm parcels cannot sustain a family farm without a secondary source of income (off farm) to maintain the agricultural operation.

Additionally, agricultural areas which have been fragmented often have a higher occurrence of non-agricultural land uses, which in turn can result in more frequent occurrences of conflict arising between agricultural and non-agricultural land uses. Agricultural areas with lower levels of fragmentation are considered to be more viable economically for *agricultural uses* and generally have fewer sources of non-agricultural land use conflicts. In most cases, these areas have a higher priority for protection. High levels of fragmentation in an agricultural area lower the areas agricultural priority.

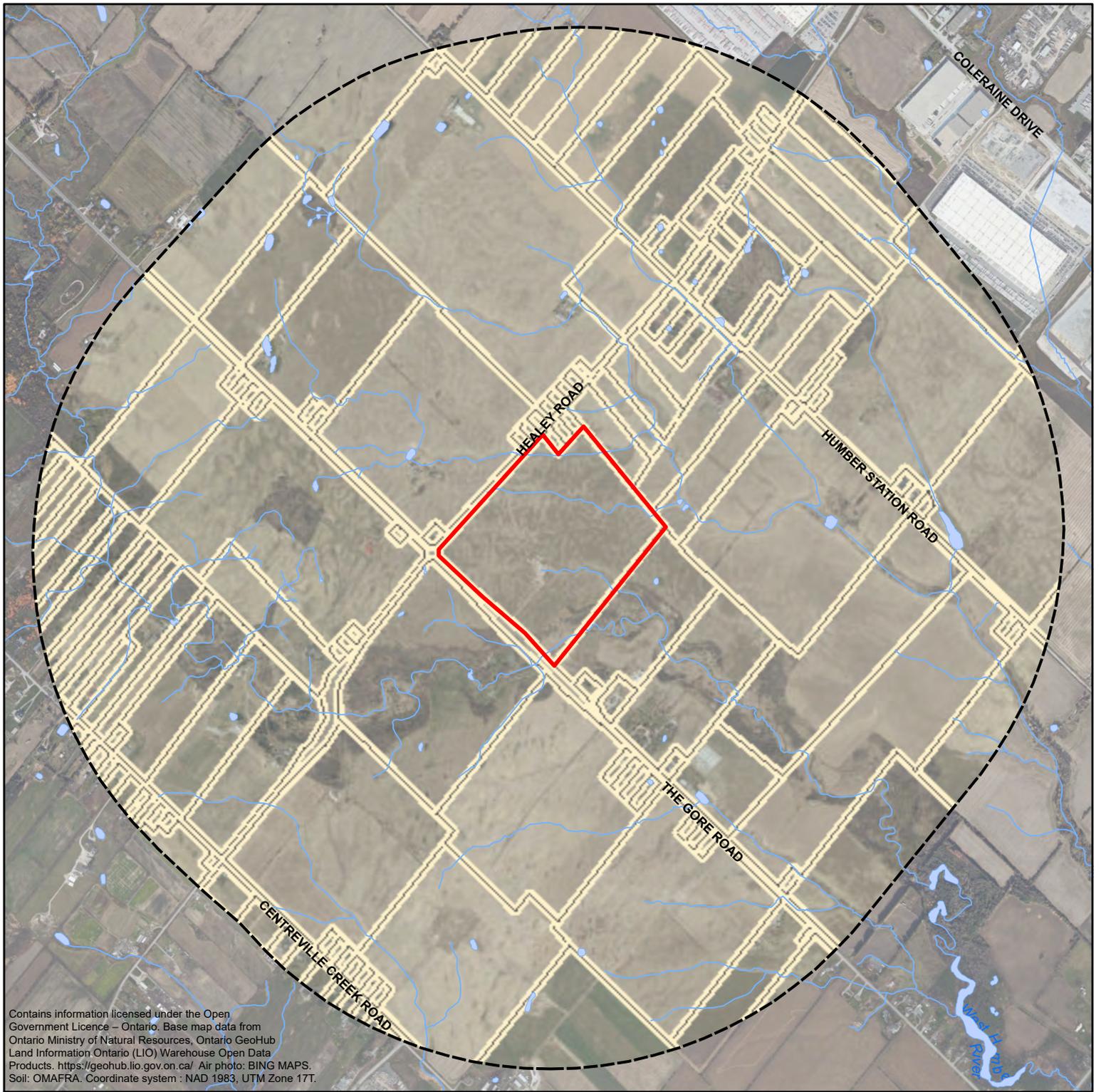
The *PPS* planning policies recognize the impact of fragmentation on agricultural lands and try to minimize the fragmentation of agricultural lands for *non-agricultural uses*. For example, the *PPS* policies do not permit lot creation in *prime agricultural areas* for residential purposes. New permitted *development* in *prime agricultural areas* should avoid further fragmentation of the agricultural land base whenever possible.

Based on our review of the lot fabric in the *Study Area* using AgMaps and direct observation, there is a mix of parcel sizes ranging from single residential (< 1 ha) to large agricultural sized parcels (>60 ha). A number of the parcels within the agricultural land base are not suitably sized for a variety of *agricultural uses*. Significant fragmentation has occurred within the northeastern and western portions of the *Study Area*. The southern edge of the Subject Lands abuts the planned Highway 413 transportation corridor, which will lead to further fragmentation of the area. Additionally, lands to the north, south, and east of the Subject Lands have been included within the Town and Region's 2051 New Urban Area, which will eventually be developed and further fragment the agricultural land base. The lands within the *Study Area* are highly fragmented and have a high occurrence of *non-agricultural uses*. Fragmentation of the *Study Area* is shown in Figure 5 below.

## 5.9 Minimum Distance Separation

### 5.9.1 Requirement for MDS and Settlement Area Boundary Expansion

The *Minimum Distance Separation* is a tool used to minimize potential impacts and conflicts between *non-agricultural land uses* and *agricultural land uses*. In areas outside of approved *settlement areas*, new *non-agricultural land uses* are required to meet the setbacks calculated using the *Minimum Distance Separation I formula* as contained in OMAFRA's The Minimum Distance Separation (MDS) Implementation Document: Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks, Publication 853 (2016) document. It is applied to all farm operations that have infrastructure in a condition that is capable of housing *livestock* and/or have an *anaerobic digester* on-site.



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**Legend**

- Subject Lands
- 1500 m Study Area
- Fragmentation

## Figure 5 Fragmentation

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The *MDS I formula* provides the minimum separation distance between existing *livestock facilities* (including *unoccupied livestock facilities*) and new *non-agricultural land uses* proposed in a rural or agricultural land use designation. It deals specifically with odour and does not account for noise, dust, or other farm-generated products. An *unoccupied livestock facility* is one that no longer appears to house *livestock*, but appears to be capable of housing *livestock* with little to no additional investment. The *MDS* is not applied to *remnant farms* with barns that are in poor condition and not suitable for housing *livestock*.

The *MDS formulae* are only applied to proposed developed outside of an approved *settlement area*. As previously stated, the Subject Lands are primarily located within an approved *settlement area*, and the portion of the Subject Lands which remain within the Town's *prime agricultural area* will remain undeveloped as they are part of the Greenbelt Plan area. Therefore, the proposed *development* is not required to meet *MDS I* setback requirements. However, *MDS I* setbacks have been calculated in order to identify areas that may be more sensitive to the introduction of *non-agricultural land uses*, where instances of nuisance may be more likely to occur.

The *MDS I formula* was applied to all *livestock facilities* (active and empty) observed within 1,500 m of the Subject Lands. The factors used to determine the *MDS I* setback requirements for these facilities include: the type of *livestock*; the maximum capacity of the barn for *livestock*; the type of *manure storage* system; and the type of land use (Type A and Type B). The proposed *development* will contain a mix of land uses and is considered to be a Type B (more sensitive) land use. The remaining factors required to calculate the *MDS* setbacks were determined through field observations recorded during the land use survey, aerial photographic interpretation, and site-specific information provided by landowners, where possible. When a landowner could not be contacted, self-addressed envelopes and forms were left requesting information which would enable us to calculate the *MDS* setback requirements at *livestock* operations that had the potential to create *MDS* constraints for the Subject Lands.

The lot sizes were determined using the AgMaps measuring tool. In some cases, the building capacity was estimated based on the building dimensions, as measured using either the AgMaps measuring tool, or the Google Earth® measuring tool.

### 5.9.2 MDS Guidelines

OMAFRA's The Minimum Distance Separation Implementation Document: Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks, Publication 8533 (2016) document contains a set of guidelines which outline how the *MDS I formula* is to be applied. The following are the *MDS* guidelines most relevant to the proposed *development*.

#1. Referencing MDS in Municipal Planning Documents
In accordance with the Provincial Policy Statement, 2014, this MDS Document shall apply in prime agricultural areas and on rural lands. Consequently, the appropriate parts of this MDS Document shall be referenced in municipal official plans, and detailed provisions included in municipal comprehensive zoning by-laws such that, at the very least, MDS setbacks are required in all designations and zones where livestock facilities and anaerobic digesters are permitted.

Section 17.2.2 of the Future Caledon Official Plan states in part that "Where agricultural uses and non-agricultural uses interface outside of settlement areas, land use compatibility will be achieved:

- ii. in accordance with all Provincial land use compatibility requirements, in Provincial policies and Plans, including minimum distance separation, as applicable”.

**#6. Required Investigation Distances for MDS**

A separate MDS I setback shall be required to be measured from all existing livestock facilities and anaerobic digesters on lots in the surrounding area that are reasonably expected by an approval authority to be impacted by the proposed application.

As part of municipal consideration of planning or building permit applications, all existing livestock facilities or anaerobic digesters within a 750 m distance of a proposed Type A land use and within a 1,500 m distance of a proposed Type B land use shall be investigated and MDS I setback calculations undertaken where warranted.

In circumstances where large livestock facilities (e.g., >1,200 Nutrient Units) exist beyond the 750 m or 1,500 m study area, MDS I setbacks from these facilities should also be calculated.

*Settlement area* boundary expansion is considered to be a Type B land use. Therefore, all existing *livestock facilities* or *anaerobic digesters* with 1,500 m of the Subject Lands have been investigated and *MDS I* setback calculations completed, where warranted.

**#34. Type B Land Uses (More Sensitive)**

For the purposes of MDS I, proposed Type B land uses are characterized by a higher density of human occupancy, habitation or activity including, but not limited to:

- ♦ new or expanded settlement area boundaries;
- ♦ an official plan amendment to permit development, excluding industrial uses, on land outside a settlement area;
- ♦ a zoning by-law amendment to permit development, excluding industrial uses or dwellings, on land outside a settlement area; and
- ♦ the creation of one or more lots for development on land outside a settlement area, that results in four or more lots for development, which are in immediate proximity to one another (e.g., sharing a common contiguous boundary, across the road from one another, etc.), regardless of whether any of the lots are vacant.

Because of the increased sensitivity of these uses, a new or expanding Type B land use will generate an MDS I setback that is twice the distance as the MDS I setback for a Type A land use. This is reflected in the value of Factor E which is 2.2 for Type B versus 1.1 for Type A.

Settlement area boundary expansion is considered a Type B land use. Therefore, *MDS I* setbacks have been calculated for a Type B land use, which generates an *MDS I* setback that is twice that of a Type A land use.

**#36. Non-Application of MDS Within Settlement Areas**

MDS I setbacks are NOT required for proposed land use changes (e.g., consents, rezonings, redesignations, etc.) within approved settlement areas, as it is generally understood that the long-term use of the land is intended to be for non-agricultural purposes.

The Subject Lands are located within the *settlement area* of the Region of Peel and Future Caledon Official Plans. Therefore, the *MDS formulae* are not required to be applied to proposed *development* within the Subject Lands. However, *MDS I* setbacks have been calculated to identify areas that may be more sensitive to the introduction of *non-agricultural land uses*.

**#40. Measurement of MDS Setbacks for Development and Dwellings**

For proposed development, MDS I setbacks are measured as the shortest distance between the area proposed to be rezoned or redesignated to permit development and either: the surrounding livestock occupied portions of livestock barns, manure storages or anaerobic digesters. Refer to Figure 7 in Section 7 of this MDS Document. This shall include areas proposed to be rezoned or redesignated with site-specific exceptions that add non-agricultural uses or residential uses to the list of agricultural uses already permitted on a lot.

For building permit applications for proposed dwellings, where required in accordance with Implementation Guideline #7, MDS I setbacks are measured as the shortest distance between the proposed dwelling and either the surrounding manure storages, anaerobic digesters or the livestock occupied portions of the livestock barns.

*MDS I setback distances shall be applied to the shortest distance between the Subject Lands and the manure storages or livestock occupied portions of the livestock facility.*

**5.9.3 MDS Results**

The *MDS I formula* was applied to two *livestock facilities* (Operations #10 and #13) within 1,500 m of the Subject Lands. The *MDS I formula* was not applied to farm operations with barns that did not appear to be structurally sound and capable housing *livestock*, nor *livestock* operations located outside of the 1.5 km Study Area.

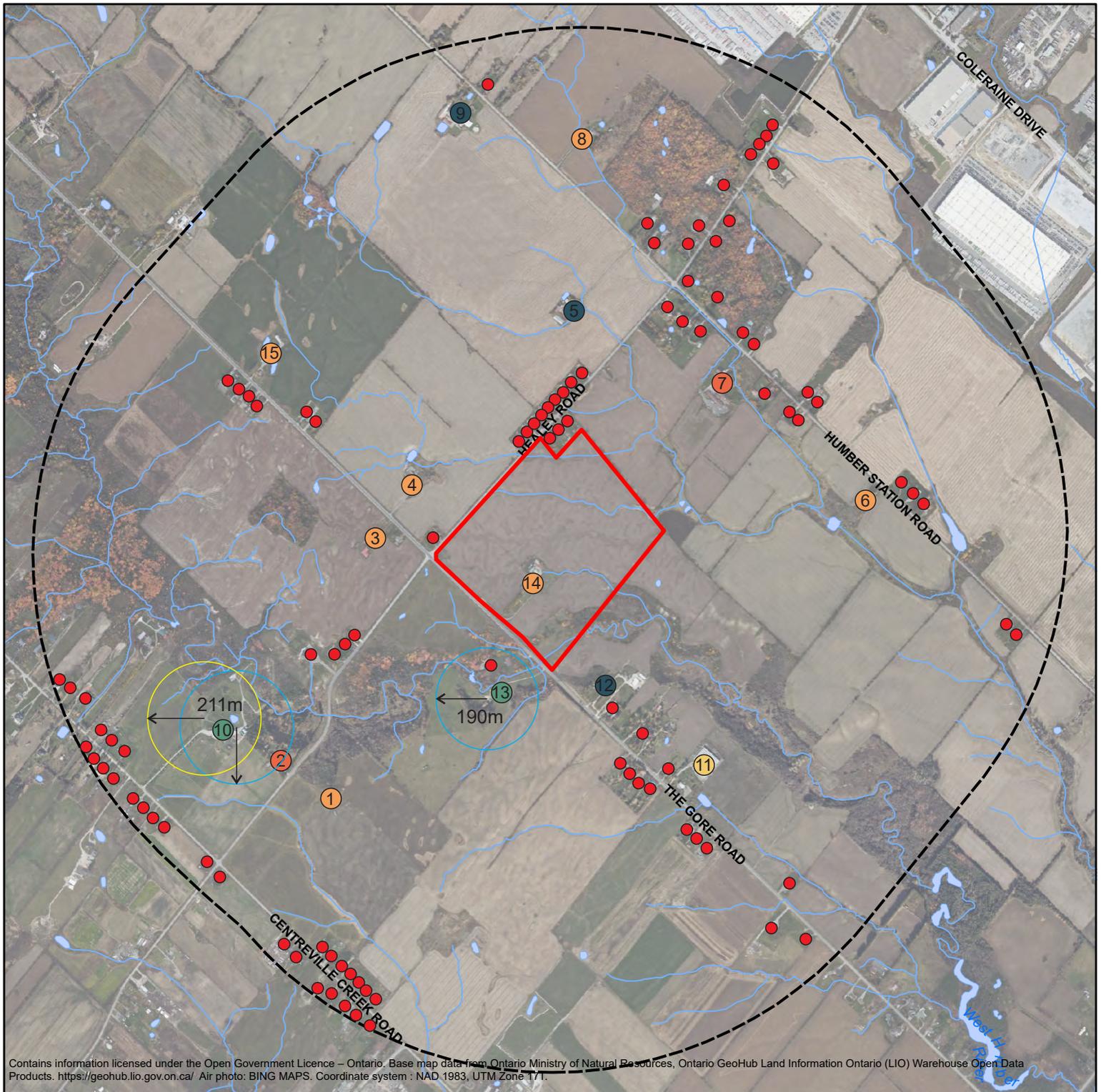
Figure 6 shows the *MDS I* setback requirements for the identified *livestock* operations. As shown in Figure 6, no *MDS I* setbacks encroach into the Subject Lands. Therefore, the proposed SABE complies with the *MDS formulae*. The *MDS I* reports generated by OMAFRA's AgriSuite software can be found in Appendix G. Table 3 summarizes the results of the calculations and the level of compliance with the *MDS* setback achievable.

**Table 3. MDS Setback Requirements for Proposed Development**

Site Number	MDS I Setback Requirement – Livestock Facility	MDS I Setback Requirement – Manure Storage	Nearest Distance to Subject Lands	Complies with MDS I Setback?
10	211 m	211 m	986 m	Yes
13	190 m	190 m	262 m	Yes

**5.10 Economic and Community Benefits of Agriculture**

Identifying the economic and community benefits associated with agriculture in the *Study Area* is an important consideration and informs the impacts associated with the proposed *development*. The agriculture and agri-food sector is one of the largest primary goods producing sectors and plays a key role in the Town of Caledon and Region of Peel economies. According to Census of Agriculture data, the total number of farms in the Region of Peel decreased from 440 in 2011, to 408 in 2016, to 377 farms in 2021. The Town of Caledon observed a similar trend of decreasing farm numbers, with data showing 365 farms in 2011, 345 farms in 2016, and 308 farms in 2021. These farms employ residents from the Region of Peel and the Town of Caledon, contributing economically to the area and supporting the *agri-food network*.



- Legend**
- Subject Lands
  - 1500 m Study Area

**Agricultural Uses**

- Cash Crop Operation
- Equestrian Operation
- Greenhouse Operation
- Remnant Farm

**Non-Agricultural**

- Industrial
- Non-Farm Residence

**MDS I Setback**

- Livestock Facility
- Manure Storage

**Figure 6**  
Minimum Distance Separation

Agricultural Impact Assessment  
12879 The Gore Road, Bolton, ON

Prepared for: Alcan Holdings Inc.

Prepared by: **COLVILLE** CONSULTING INC.

0 0.5 KM  
1:20,000



FILE:  
C24084

As of 2021, the agriculture, forestry, fishing and hunting industry employed approximately 1,465 individuals within the Region of Peel, which is a decrease from the 2,010 individuals employed in 2016. The Town of Caledon observed a similar decrease in individuals employed by the agriculture, forestry, fishing and hunting industry, with data showing the industry employed 600 individuals in 2016 and 505 individuals in 2021. Within the Region of Peel, there were approximately 6,993 agri-food businesses in 2021, with 569 of these businesses located within the Town of Caledon. Both the Region of Peel and the Town of Caledon have experienced a slight increase in agri-food businesses from 2016 to 2021.

As of 2021, of the 308 total farms within the Town of Caledon, seven farms were valued under \$200,000, three farms were valued between \$200,000 and \$499,999, 26 farms were valued between \$500,000 and \$999,999, and 272 farms were valued \$1,000,000 and over. Over the past three census periods, the number of farms valued at \$1,000,000 and over has increased, with the number of farms valued under \$1,000,000 decreasing.

The Subject Lands are located in a fast-developing area in which the lands are being transformed from agriculture to *non-agricultural uses*, in part due to the Region of Peel *settlement area* boundary expansion. While agriculture in this area still provides economic and community benefits, the influence of agriculture is waning in the *Study Area*.

With the implementation of mitigation measures to minimize indirect impacts on surrounding farm operations, it is expected that the proposed *development* will have a negligible impact on the area's agricultural economy.

## **6. ASSESSMENT OF IMPACTS TO AGRICULTURE**

Farm operations can be adversely impacted by new non-farm *development* on adjacent lands. Non-agricultural *development* adjacent to agricultural lands can cause disruptions to existing farm practices as a result of construction activity, an increase in non-farm traffic, incidence of trespass and vandalism, and increased levels of noise, dust, and lighting. Farmers may also experience an increase in nuisance complaints from residents and/or patrons of non-agricultural facilities. These complaints are often related to issues such as odour, light, dust, and noise generated through *normal farm practices*.

The proposed SABE and future *development* will have both direct and indirect impacts. It is unlikely that the proposed *development* will have significant, long-term negative effects on the surrounding agricultural lands and community as the land use transitions over time from an agricultural area to an urban area.

### **6.1 Direct Impacts**

#### **6.1.1 Prime Agricultural Lands**

The Subject Lands are approximately 39.60 ha in size, of which approximately 35.87 ha are *prime agricultural lands*. The *development* of the Subject Lands will result in the eventual loss of 35.87 ha of *prime agricultural lands*. To mitigate this loss in the short-term, the Subject Lands should be left in agricultural production until the lands are to be developed.

#### **6.1.2 Agricultural Infrastructure**

There is no agricultural infrastructure present on the Subject Lands and thus, there will be no impact to agricultural infrastructure.

#### **6.1.3 Agricultural Land Improvements**

No agricultural land improvements such as tile drainage have been installed on the Subject Lands. Therefore, there will be no impact to agricultural land improvements.

#### **6.1.4 Loss of Crop Land**

The Subject Lands are *cultivated* for the production of common field crops, but also lands in the southern corner that are not *cultivated* due to the presence of a natural heritage feature. Of the Subject Lands' 39.60 ha, approximately 36.55 ha of land are cultivatable. The inclusion of the Subject Lands into the *settlement area* boundary will result in the eventual loss of these cultivatable lands. To mitigate this loss in the short-term, the lands should be kept in agricultural production until the land is needed for *development*.

### **6.2 Indirect Impacts**

Potential impacts to adjacent farm operations and farm practices are considered to be indirect impacts. These would include changes to the surface drainage that could impact adjacent lands, disruption to farm traffic and access to adjacent agricultural fields, instances of trespass and vandalism, and conflicts arising from farm odour and other nuisance complaints often received by farmers in close proximity to *non-agricultural uses*.

### 6.2.1 Disruption to Surficial Drainage

The *development* of the Subject Lands has the potential to cause changes in surface runoff, which can have a potential negative impact on adjacent agricultural lands. It is recommended that a Grading Plan and Stormwater Management Plan be developed as part of the Secondary Plan process. Implementation of the recommendations provided in these studies will minimize or eliminate the potential impacts, which are expected to be negligible.

### 6.2.2 Disruption to Farm Operations

Most of the active agricultural operations in the *Study Area* are well removed from the Subject Lands. These farms are unlikely to experience any form of disruption to their operations. *Development* of the Subject Lands and subsequent removal of farmland may have an impact on the flexibility on some of the surrounding farm operations if they relied on the Subject Lands as an additional source of farmland to supplement their home operation. However, the adjacent lands will not be directly affected, and current farm operations will still be able to cultivate common field crops and other agricultural products without limitation.

New non-agricultural *development* may have an impact on the existing farm wells, irrigation ponds, and ponds or other waterbodies used to provide *livestock* with sources of water in the surrounding area. It is recommended that a Hydrogeological Study be prepared as part of the Secondary Plan process. It is anticipated that the Hydrogeological Study will provide recommendations to mitigate impacts if impacts to these water sources are anticipated.

Noise, dust, and light can have a negative impact on some farm operations. Construction may temporarily generate greater levels of noise, dust, and lighting. No sensitive farm operations were identified that would be impacted by noise, dust, and lighting. However, it is recommended that these elements be controlled and in compliance with Ministry of Environment, Conservation and Parks (MECP) guidelines. No negative indirect impacts are anticipated from construction activity.

### 6.2.3 Trespass and Vandalism

Some farm operations within the *Study Area* may already have to deal with the potential for trespass and vandalism due to the close proximity of the Bolton *settlement area* and the abundance of *non-agricultural uses* in the surrounding area. People walking their pets in farmer's fields, crossing and damaging fences, and rutting fields with dirt bikes and all-terrain vehicles are all examples of trespass and vandalism that may occur. As a result of the potential increase in urban population and construction activities, there is also a chance that debris (litter) can end up in farmers' fields. Establishing temporary buffers, fencing, and other short-term edge planning techniques should be considered to minimize impacts.

The proposed *development* should consider the use of temporary edge-planning techniques along the new agricultural-urban interface to reduce the potential of these impacts. Edge planning techniques are discussed in further detail in Section 8.3 of this report.

### 6.2.4 Minimum Distance Separation

*MDS I* setback requirements have been calculated for all manure storage systems and *livestock facilities* capable of housing *livestock* in the Study Area. There are no *MDS* setbacks from *livestock facilities* which

encroach into the Subject Lands. The proposed *settlement area* boundary expansion will comply with the *MDS formulae* and no mitigation measures are required.

#### **6.2.5 Transportation Impacts**

The Region's expansion of the urban area and the planned 400 series highway that abuts the southern boundary of the Subject Lands will substantially transform the agricultural character of the area. It is expected that traffic volumes will increase accordingly. Given the close proximity of the Bolton *settlement area* and the existing *non-agricultural uses* within the *Study Area*, it is likely that the agricultural operations in the *Study Area* have already become accustomed to non-farm traffic and have modified their practices accordingly. It is unlikely that increased traffic levels from the proposed *development* will significantly impact the farm operations to the north of the Subject Lands. It is anticipated that increased traffic levels will have no additional long-term impact on these farm operations.

In the short-term, to ensure transportation impacts are minimized, a Traffic Impact Study should be prepared for the proposed *development*, and recommendations outlined in that study should be adhered to if potential impacts are identified. The study should include the consideration of how farm operations may or may not be impacted by increased traffic resulting from the development in this area.

#### **6.2.6 Economic and Community Impacts**

Local and regional economies and agricultural communities can be adversely impacted by the introduction of new *development* on agricultural lands as a result of the loss of farmland, fragmentation, removal of agricultural investments, commodities, services, and impacts to other farming operations.

While agriculture in this area still provides economic and community benefits, the influence of agriculture is waning in the *Study Area*. The proposed *development* is anticipated to be beneficial to the local and regional economies through the increase in population and job creation. The loss of input to the agricultural economy is likely to be offset by the additional inputs to the economies associated with the proposed *development*. To mitigate the loss of agricultural inputs to the economy, the proposed *development* should be phased to allow agricultural activities to continue until the land is to be developed.

#### **6.2.7 Land Use Compatibility**

Future *development* of the Subject Lands will result in *non-agricultural uses* in close proximity to *agricultural uses*. This in turn can create compatibility issues which can result in an increase in nuisance complaints received by farmers in close proximity to the *non-agricultural uses*. To ensure compatibility, edge planning techniques could be temporarily implemented until the surrounding lands designated 2051 New Urban Area are developed for non-agricultural land uses. No land use compatibility impacts are anticipated as a result of the proposed *development*.

### **6.3 Implementation of Edge Planning Techniques**

Negative impacts on agriculture are most often felt along the *agricultural-urban interface* (AUI). When *settlement area* boundary expansion is being proposed, some consideration should be given to minimizing the length of the AUI. The proposed *development* creates a new agricultural-urban interface that should be given special consideration during the Secondary Plan process.

It should be noted that the lands to west/northwest are the only lands immediately adjacent to the Subject Lands that have not been included within the 2051 New Urban Area. As such, the majority of the Subject Lands will be immediately adjacent to other non-agricultural land uses in the long term. Should edge planning techniques be implemented, it is recommended that they be focused near the intersection of Healey Road and The Gore Road, as the lands to the west of this intersection will remain part of the prime agricultural area. The use of edge planning techniques in other locations should be temporary in nature.

The Guide to Edge Planning: Promoting Compatibility Along Agriculture-Urban Edges (2015) developed by the British Columbia Ministry of Agriculture and Lands provides a basis for achieving compatibility where agricultural and urban uses interface. Edge Planning: Strategies for Rural and Urban Interface (2015) developed by MHBC for the Peel Agricultural Advisory Working Group provides a review of case study examples and provides methods and recommendation for addressing the mitigation of conflict where *settlement areas* and *prime agricultural areas* interface. These guides recognize and address the potential negative impacts that agricultural and *non-agricultural uses* can have on one another and presents options to prevent or mitigate impacts. Edge planning techniques to reduce potential impacts on farmers and non-farmers are discussed below.

### **6.3.1 Subdivision design: density, road, and lot patterns**

The proposed *development* layout should be designed to maximize, to the extent possible, a setback distance from the *non-agricultural uses* and farm operations. Creating a vegetated buffer between farming operations and the *non-agricultural uses* will further enhance the effectiveness of the setback. In addition to this, the consideration of lot dimensions and density, along with road and service design can help reduce impacts to adjacent farming activities and help to reduce impacts to urban land uses. Overall, the design of the proposed *development* should be directing vehicular and pedestrian traffic away from the AUI as much as possible.

### **6.3.2 Building design and layout**

Building setbacks from the AUI can help create separation between agricultural and urban land uses. The urban-side of the AUI should consider a setback distance, rear-yard for housing, and green spaces to provide physical separation from the farmlands. Setbacks could include space for a wide, vegetated buffer. There is a range of recommended building setback distances from the AUI depending on the type of land use. The recommended setback distance from the AUI is 15 metres for commercial or industrial land uses, 30 metres for residential land uses, and 90 metres for institutional land uses.

### **6.3.3 Open space and landscape design**

Any open space and landscape design should retain existing tree cover (where possible) in natural state in designated buffer areas. When selecting plant species for open space areas and landscape design, species which will not negatively affect adjacent farmland and provide greater benefit to residents should be given priority (i.e., use native, non-invasive species, low maintenance/drought tolerant plants, tree/shrub species that will filter dust and spray drift from agricultural area (e.g., conifers), tree/shrub species that will not carry insects/disease, etc.).

#### **6.3.4 Urban-side buffer design**

As part of the building setback, the urban-side buffer design should include a continuous vegetative buffer within the building setback. Buffers can provide a visual screen of farmlands and activities, provide a deterrent to trespass onto farms, as well as capture dust, spray drift, and litter. A buffer design with a minimum separation distance of 30 metres (including vegetative buffer) between housing and the AUI is recommended and found to be effective in reducing nuisance complaints.

The Guide to Edge Planning: Promoting Compatibility Along Agriculture-Urban Edges recommends a minimum vegetative buffer width of 15 metres for residential or institutional land uses, and 8 metres for commercial or industrial land uses. Crown density of the buffer should be 50-75% to provide optimal screening and air circulation. Furthermore, the vegetative buffer should include both deciduous and coniferous plantings to ensure four-season screening is provided. If there is excess soil generated as a result of *development*, the construction of topsoil berms can also be considered to provide some visual screening and potentially increase the height of the vegetative screen.

The height of the vegetative buffer should exceed 6 metres at plant maturity to create an effective vegetative screen and capture more dust and spray drift between agricultural and urban land uses. A good vegetative buffer will also reduce the intensity of winds, which will minimize the extent of obnoxious odours originating from *livestock* operations. It can also minimize sound and lighting generated by farm operations.

#### **6.3.5 Trail System**

The creation of a trail system through the Subject Lands may provide opportunities to improve vegetated buffers, separating agricultural areas from urban land uses. The trail system should be situated along the urban edge of the vegetative buffer and must not reduce the effectiveness of the vegetative buffer. Where possible, the trail width should be limited to a maximum of one-third of the total landscape buffer width. Special attention should be given to trail areas to prevent trespass onto agricultural lands (e.g., fencing).

### **6.4 Summary of Impacts**

The potential direct and indirect impacts identified are summarized in Table 4 along with the potential degree of impact, mitigation measures to avoid or minimize the potential impact, and the resulting anticipated impact.

<b>Table 4. Summary of Impacts</b>			
<b>Potential Impact</b>	<b>Potential Degree of Impact</b>	<b>Mitigation Measure</b>	<b>Anticipated Net Impact</b>
<b>Direct Impacts</b>			
Loss of <i>prime agricultural land</i>	High	<ul style="list-style-type: none"> <li>Continue farming lands are to be developed</li> </ul>	Eventual loss of approximately 35.87 ha of <i>prime agricultural lands</i>
Loss of agricultural infrastructure	Low	<ul style="list-style-type: none"> <li>None required</li> <li>No agricultural infrastructure within Subject Lands</li> </ul>	No impact anticipated
Loss of agricultural land improvements	Low	<ul style="list-style-type: none"> <li>None required</li> <li>No land improvements within Subject Lands</li> </ul>	No impact anticipated
Loss of cropland	High	<ul style="list-style-type: none"> <li>Continue farming lands are to be developed</li> </ul>	Eventual loss of approximately 36.55 ha of cultivatable land
<b>Indirect Impacts</b>			
Surficial Drainage	Low	<ul style="list-style-type: none"> <li>Prepare a Grading Plan and Stormwater Management Plan</li> <li>Implement recommendations of Grading Plan and Stormwater Management Plan if impact identified.</li> </ul>	No impact anticipated
Disruption to Farm Operations	Low	<ul style="list-style-type: none"> <li>Ensure that access to farm operations and farm fields is maintained at all times throughout construction.</li> </ul>	No impact anticipated
Non-farm traffic	Low	<ul style="list-style-type: none"> <li>Prepare a Traffic Impact Study</li> <li>Implement recommendations of Traffic Impact Study if impact identified.</li> </ul>	No significant impact anticipated
Trespass, Vandalism, and Stray Pets	Low	<ul style="list-style-type: none"> <li>Consider the use of edge planning techniques along the agricultural-urban interface</li> </ul>	No significant impact anticipated
Noise, Dust & Light	Low	<ul style="list-style-type: none"> <li>Adhere to Ministry of the Environment, Conservation and Parks (MECP) guidelines</li> </ul>	No impact anticipated
Land Use Compatibility	Low	<ul style="list-style-type: none"> <li>Consider the use of edge planning techniques along the agricultural-urban interface</li> </ul>	No significant impact anticipated

**Table 4. Summary of Impacts**

Potential Impact	Potential Degree of Impact	Mitigation Measure	Anticipated Net Impact
Fragmentation	Low	<ul style="list-style-type: none"> <li>♦ None required</li> <li>♦ High degree of fragmentation already exists in the Study Area</li> </ul>	No impact anticipated
Changes to Microclimatic Conditions	Low	<ul style="list-style-type: none"> <li>♦ None required</li> <li>♦ No changes in microclimatic conditions</li> </ul>	No impact
Conflict with <i>MDS formula</i>	Low	<ul style="list-style-type: none"> <li>♦ None required</li> <li>♦ Proposal complies with all MDS I setbacks</li> </ul>	No impact
Economic	Low	<ul style="list-style-type: none"> <li>♦ The Town of Caledon and land developers should promote local farm <i>livestock</i> and produce</li> </ul>	Improved promotion and awareness of local farm products
Wells, Irrigation, water bodies	Low	<ul style="list-style-type: none"> <li>♦ Prepare a Hydrogeological Study for the Subject Lands</li> <li>♦ Implement recommendations of Hydrogeological Study if impact identified.</li> </ul>	No impact anticipated

## **7. CONSISTENCY WITH AGRICULTURAL POLICIES**

### **7.1 Provincial Planning Statement**

The updated Region of Peel and Future Caledon Official Plans shows the Subject Lands within the 2051 New Urban Area, within the Urban System. The Provincial approval of the Region of Peel Official Plan in November of 2022 resulted in the Subject Lands being removed from the provincially recognized *prime agricultural area*. Therefore, the agricultural policies regarding settlement area boundary expansion in the *PPS* are no longer applicable to the Subject Lands.

The proposed *development* will comply with the *MDS formulae* and recommendations have been made to mitigate the potential impacts of the proposal. *Development* of the Subject Lands does not conflict with the agricultural policies of the *PPS*.

### **7.2 Greenbelt Plan**

This AIA has shown that the proposed *settlement area* boundary expansion is consistent with the agricultural policies of the Greenbelt Plan, in particular, Section 3.1.3. *Development* is not proposed on the portion of the Subject Lands which are designated Protected Countryside – Natural Heritage Area.

Section 3.1.3.5 states that:

Where agricultural uses and non-agricultural uses interface, land use compatibility shall be achieved by avoiding or, where avoidance is not possible, minimizing and mitigating adverse impacts on the Agricultural System, based on provincial guidance. Where mitigation is required, measures should be incorporated as part of the non-agricultural uses, as appropriate, within the area being developed.

A small portion of the Subject Lands will immediately abut the prime agricultural area. The recommendation to employ Edge Planning Techniques along the AUI will be consistent with this section of the Plan. These mitigation measures are proposed within the area being developed.

The proposed *development* will also comply with the *MDS formulae* and other recommendations have been made to mitigate the potential impacts of the *settlement area* boundary expansion. Implementing these mitigation measures will ensure that the proposed *development* will be consistent with the agricultural policies of the Greenbelt Plan.

### **7.3 Region of Peel Official Plan**

Section 3.3 of the Region of Peel Official Plan recognizes the *Agricultural System*, which includes lands designated as Prime Agricultural Area and Rural Lands. Schedule E-1 of the Region of Peel Official Plan designate the majority of the Subject Lands as 2051 New Urban Area within the Urban System, while the remaining portion of the Subject Lands are designated Prime Agricultural Area in Schedule D-1 of the Official Plan. It is understood that the lands designated Prime Agricultural Area will remain undeveloped as they are within the Greenbelt Plan area. As a result, the proposed *development* is not required to be consistent with the agricultural policies of the Region of Peel Official Plan.

It should be noted that on July 1, 2024, through Ontario Bill 23 and Bill 185, the Region of Peel became an upper-tier municipality without planning authority. As of July 1, 2024, the Region of Peel Official Plan

became a plan of the local municipalities, which includes the Town of Caledon. As such, the Town of Caledon is required to implement, and ensure applications conform to, the Region of Peel Official Plan.

#### **7.4 Future Caledon Official Plan**

Schedule B4 of the Future Caledon Official Plan designates the majority of the Subject Lands as New Community Area, with a small area in the southwestern portion of the Subject Lands designated Prime Agricultural Area and Natural Features and Areas. The lands which are designated Prime Agricultural Area and Natural Features and Areas are within the Greenbelt Plan area and will remain undeveloped. Therefore, the agricultural policies of the Future Caledon Official Plan do not apply to the proposed *development*.

## 8. CONCLUSION

This AIA has identified and described the agricultural resources and farm operations within the Subject Lands and *Study Area*. The potential impacts associated with the proposed SABE have been assessed and we have determined the following:

1. The Subject Lands are part of the 2051 New Urban Area within the Urban System in the Region of Peel and Future Caledon Official Plans. The long-term use of these lands is for urban-related uses.;
2. The Subject Lands are not part of a *prime agricultural area*, nor a *specialty crop area*, and no specialty crops were observed within the Study Area;
3. Potential impacts associated with the proposed *development* are primarily limited to the loss of *prime agricultural lands* and cultivatable land. Recommendations have been provided that will ensure potential impacts will be avoided or mitigated to the extent possible. The net indirect impacts will be negligible with the implementation of the recommended mitigation measures;
4. The proposed *development* will comply with the *MDS I* setback requirements; and
5. The proposed *development* is consistent with all relevant provincial and municipal agricultural policies.

Respectfully submitted by:



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## 9. GLOSSARY OF TERMS

**Agricultural uses:**\* - the growing of crops, including nursery, biomass, and horticultural crops; raising of *livestock*; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers, when the size and nature of the operation requires additional employment.

**Agriculture-related uses:**\* - those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

**Agriculture-urban interface:** - areas where settlement areas and rural areas meet. The areas can be prone to a variety of complaints from both farmers and their urban neighbours due to land use compatibility issues.

**Agricultural system:** - means a system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components:

- An agricultural land base comprised of *prime agricultural areas*, including *specialty crop* areas. It may also include *rural lands* that help to create a continuous productive land base for agriculture.
- An *agri-food network* which includes agricultural operations, *infrastructure*, services, and assets important to the viability of the agri-food sector.

**Agri-food network:**\* - a network within the *agricultural system* that includes elements important to the viability of the agri-food sector such as regional *infrastructure* and transportation networks; agricultural operations including on-farm buildings and primary processing; infrastructure; agricultural services, farm markets, and distributors; and vibrant, agriculture-supportive communities.

**Agri-tourism uses:**\* - means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

**Anaerobic digester:**\* - A permanent structure designed for the decomposition of organic matter by bacteria in an oxygen-limiting environment.

**Cash crop:** - means a crop being produced for income purposes and not to supplement a livestock operation by contributing to feed requirements.

**Cultivated:** - means lands that have recently been under active agricultural production, however, depending on the season or growth stage of the crop during the land use survey or through aerial photographic interpretation the crop type could not be determined.

**Development:** - means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act; but does not include activities that create or maintain infrastructure authorized under an environmental assessment process; or works subject to the Drainage Act.

**Dwelling:**\* - Any permanent building that is used, or intended to be used, continuously or seasonally, as a domicile by one or more persons and usually containing cooking, eating, living, sleeping, and sanitary facilities.

**Edge planning techniques:** - a set of best management practices to improve land use compatibility where agricultural and non-agricultural uses interface.

**Forage/Pasture:** - means a crop that consists of either pastureland, including rough grazing, or hay crops including silage and haylage.

**Former livestock facility:\*** - means an empty livestock facility that no longer contains manure or livestock. The buildings are generally in fair to good condition and the potential for housing livestock in the building remains. The MDS formula is applied to these facilities.

**Idle agricultural lands:** - means lands that have not been used for agricultural production for at least five years (estimated).

**Inclusion:** - a small soil polygon that occurs within a larger soil polygon and which is comprised of a different soil type or is located on a different slope class, however it is too small to map as a single unit given the scale of map.

**Livestock:\*** - includes dairy, beef, swine, poultry, horses, goats, sheep, ruminants, fur-bearing animals, deer & elk, game animals, birds, and other animals.

**Livestock facility:\*** - means one or more barns or permanent structures with livestock-occupied portions, intended for keeping or housing livestock. A livestock facility also includes all manure or material storages and anaerobic digesters.

**Minimum Distance Separation (MDS) formulae:** - formulae and guidelines developed by the province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

**Minimum Distance Separation (MDS) I formulae:** - used to determine the minimum distance separation for new development from any existing and some former livestock facilities.

**Minimum Distance Separation (MDS) II formulae:** - used to determine the minimum distance separation for new or expanding livestock facilities from existing non-farm land uses.

**Non-agricultural uses:\*** - Buildings designed or intended for a purpose other than an *agricultural use*; as well as land, vacant or otherwise not yet fully developed, which is zoned or designated such that the principal or long-term use is not intended to be an *agricultural use*, including, but not limited to: commercial, future urban development, industrial, institutional, *open space uses*, *recreational uses*, *settlement area*, *urban reserve*, etc.

**Non-farm residential (NFR):** - means residential buildings and lots not associated with a farm operation such as farm retirement lots/severances and/or other residences in the Agricultural and Rural Area. Second farm residences for farm help would be considered a farm residence if it is on an existing farm operation.

**Normal farm practices:\*** - means a practice, as defined in the *Farming and Food Production Protection Act, 1998*, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. *Normal farm practices* shall be consistent with the *Nutrient Management Act, 2002* and regulations made under that Act.

**Prime agricultural area:\*** - means an area where *prime agricultural land* predominates. Prime agricultural areas may also be identified through an alternative agricultural land evaluation system approved by the Province.

**Prime agricultural land:\*** - means land that includes *specialty crop lands* and/or Canada Land Inventory Class 1, 2 and 3 soils, in this order of priority for protection.

**Provincial Planning Statement, 2024:** - the Provincial Planning Statement (PPS), 2024 is a streamlined province-wide land use planning policy framework that replaces both the *Provincial Policy Statement, 2020* and *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019* while building upon housing-supportive policies from both documents. The PPS 2024 provides municipalities with the tools and flexibility they need to build more homes. It enables municipalities to:

- plan for support development, and increase the housing supply across the province;
- align development with infrastructure to build a strong and competitive economy that is investment-ready;
- foster the long-term viability of rural areas; and
- protect agricultural lands, the environment, public health and safety.

**Remnant:** - means a location where one or more farm buildings once stood. All or some of the buildings have fallen, are severely structurally unsound and/or been removed. No MDS would be applied to a remnant farm operation.

**Retired farm operation:** - means a former farm operation whose buildings or farm related structures remain; however, it has either been converted to a non-agricultural use; would require significant upgrades and investment to modernize; or it is in poor condition and not suitable for agricultural uses. The MDS may still apply if it is a former livestock facility.

**Rural areas:\*** - means a system of lands within municipalities that may include *rural settlement areas, rural lands, prime agricultural areas*, natural heritage features and areas, and resource areas.

**Rural lands:\*** - means lands which are located outside *settlement areas* and which are outside *prime agricultural areas*.

**Settlement areas:\*** - means urban areas and rural settlement areas within municipalities (such as cities, towns, villages, and hamlets). Ontario's *settlement areas* vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available. Settlement areas are:

- a) built up areas where development is concentrated and which have a mix of land uses; and
- b) lands which have been designated in an official plan for development over the long term.

**Soil profile:** - a vertical section of the soil through all its horizons and extending into the soil parent material.

**Specialty crop area:\*** - means areas within the agricultural land base designated based on provincial guidance. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops and crops from agriculturally developed organic soil., usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b) farmers skilled in the production of specialty crops; and
- c) a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops.

**Tender fruit:** - a term applied to tree fruits such as peaches, apricots, and nectarines which are particularly sensitive to low winter and/or spring temperatures.

**Wooded:** - Forested areas of various age composition and size.

*\* Indicates that the definition is essentially derived from OMAFRA publications.*

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**APPENDIX A**

Curriculum Vitae



## **SEAN M. COLVILLE, B.Sc., P.Ag.**

432 Niagara St., Unit 2, St. Catharines, ON L2M 4W3  
Tel: (905) 935-2161 | Email: sean@colvilleconsultinginc.com

### **EDUCATION**

B.Sc. Geology, Acadia University, 1986  
Soil Science, University of Guelph, 1984

### **PROFESSIONAL AFFILIATIONS**

Ontario Institute of Agrology  
Agricultural Institute of Canada

### **POSITIONS HELD**

2003 – Present **President** - Colville Consulting Inc., St. Catharines, Ontario  
2001 – 2003 **Senior Project Manager** - ESG International Inc., St. Catharines, Ontario  
1998 – 2001 **Senior Project Manager** - ESG International Inc., Guelph, Ontario  
1988 – 1998 **Project Manager** - ESG International Inc., Guelph, Ontario  
1984 – 1988 **Soil Scientist** – MacLaren Plansearch Ltd., Halifax, Nova Scotia  
1982 – 1983 **Assistant Soil Scientist** – Nova Scotia Department of Agriculture and Marketing

### **EXPERIENCE**

Colville Consulting Inc. (CCI) was established in June of 2003 by Sean Colville. CCI offers agricultural and environmental consulting services to clients across Ontario, catering to both public and private sectors. Sean has over 35 years of agricultural consulting experience, which includes agricultural resource evaluation studies, soil surveys, interpretations of agricultural capability, agricultural impact assessments, alternative site assessments, and soil and microclimatic rehabilitation/restoration projects. Sean has extensive experience interpreting agricultural land use policies for a wide variety of development applications.

Sean is a Professional Agrologist (P.Ag.), and a member of both the Ontario Institute of Agrology and the Agricultural Institute of Canada. Sean has been recognized by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) as an expert in the identification of Prime Agricultural Areas and in the interpretation of the Minimum Distance Separation requirements for livestock operations.

Sean has presented expert testimony before the Ontario Land Tribunal (formerly OMB, LPAT), Consolidated Joint Board, Assessment Review Board, Ontario Superior Court, and the Normal Farm Practices Protection Board. Sean's testimonies have involved land use planning matters as they relate to agriculture, impact assessments, resource evaluations, soil science, and normal farm practices.

### **Agricultural Impact Assessments and Alternative Site Studies**

Colville Consulting Inc. specializes in agricultural impact assessment and alternative site studies for development applications in Prime Agricultural Areas. Sean has prepared over 200 agricultural impact assessments for a wide variety of development projects, including settlement area boundary expansions, linear facilities (Class EAs), new and expanding aggregate operations, and residential, commercial, recreational, industrial, and institutional developments. The majority of these projects required the interpretation of agricultural land use policies, an inventory and assessment of the agricultural resources,

land use, land tenure, an assessment of conflict potential including determination of minimum distance separation requirements, interpretation of the agricultural priority, and development of mitigation measures to avoid or minimize potential impacts. Justification of the location for development proposals in agricultural areas is required by the Provincial Policy Statement and can often be addressed by an alternative site study.

Recent examples of Sean Colville's agricultural work include:

- Agricultural Impact Assessment for Stubbes New Durham Precast Plant (2021)
- Agricultural Impact Assessment for New Tecumseth Community Builders Inc., County of Simcoe (2021)
- Agricultural Impact Assessment for Caledon Costco (2021)
- Agricultural Impact Assessment for Walker Industries' Redford Pit Expansion, West Grey (2022)
- Agricultural Impact Assessment for Milton Business Park (2022)
- Minimum Distance Separation for Mono Hills Corporation (2022)
- Land Evaluation and Area Review for Norfolk County (2022)

### **Publications**

Rees, H.W.; Duff, J.P.; Colville, S.; Soley, T and Chow T.L. 1995. Soils of selected agricultural areas of Moncton Parish, Westmoreland County, New Brunswick. New Brunswick. Soil Survey Report No. 15. CLBRR Contribution No. 95-13, Research Branch, Agriculture AND Agri-Food Canada, Ottawa, Ontario

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## **JOHN LIOTTA, B.Sc. (Env.), EMA, P.Ag.**

432 Niagara St., Unit 2, St. Catharines, ON L2M 4W3  
Tel: (905) 935-2161 | Email: john@colvilleconsultinginc.ca

### **EDUCATION**

Bachelor of Science in Environmental Sciences, University of Guelph, 2018  
Environmental Management and Assessment Graduate Certificate, Niagara College, 2022

### **PROFESSIONAL AFFILIATIONS**

Eco Canada – Environmental Professional in Training  
Ontario Institute of Agrologists – Professional Agrologist

### **POSITIONS HELD**

2022 – Present – Colville Consulting Inc., St. Catharines, Agrologist/Ecologist

### **EXPERIENCE**

John Liotta, Agrologist and Ecologist at Colville Consulting Inc., has over 5 years of formal educational training and experience in Environmental and Agricultural Planning. John has completed Agricultural Impact Assessments, Minimum Distance Separation (MDS) Requirements, and Agricultural Characterization Reports in his role as at Colville Consulting Inc.

Through his education at the University of Guelph and Niagara College, John has gained a broad base knowledge of Environmental and Agricultural Planning and Management, which he has applied in his current role at Colville Consulting Inc. His work at Colville Consulting Inc. includes the interpretation of provincial, regional, and local land use policies, creation and interpretation of land use maps, regional soils mapping, and agricultural protection policies. He has participated in the completion of Agricultural Impact Assessments, Minimum Distance Separation Assessments, and Agricultural Characterization Reports. His field work activities include land use surveys and post-construction avian and bat mortality monitoring for wind turbines in the County of Haldimand, Ontario.

A selection of projects John has been involved with at Colville Consulting Inc. include:

- ♦ Post-Construction Avian and Bat Mortality Monitoring for Pattern Energy, Korea Electric Power Corporation, and Samsung Renewable Energy Inc., Grand Renewable Energy Park, County of Haldimand, Ontario
- ♦ Agricultural Impact Assessment for landowner group, City of Pickering
- ♦ Agricultural Impact Assessment for landowner, Township of North Dumfries, Ontario
- ♦ Agricultural Characterization Report for landowner, Township of Beckwith, Ontario
- ♦ Agricultural Characterization Report for landowner, Town of Carleton Place, Ontario
- ♦ Minimum Distance Separation Report for landowner, Town of Caledon, Ontario
- ♦ Agricultural and Rural Lands Discussion Paper for municipality, Town of Blue Mountain, Ontario
- ♦ Agricultural Impact Assessment for Wildfield Village, Town of Caledon
- ♦ Agricultural Impact Assessment for Redford Pit Expansion, West Grey

### **ADDITIONAL TRAINING AND WORKSHOPS**

Standard First Aid, CPR C, AED – St. John's Ambulance (2023)  
Workplace Hazardous Materials Information System  
Natural Gas Pipeline Safety Training – TC Energy (2022)  
Excavation Safety Training – TC Energy (2022)  
Supervisor (Level 2) Ground Disturbance Training (2022)

## **APPENDIX B**

### Climate Normals Data

Climate Normals 1981-2010 Station Data

Metadata including Station Name, Province or Territory, Latitude, Longitude, Elevation, Climate ID, WMO ID, TC ID							
STATION_NAME	PROVINCE	LATITUDE	LONGITUDE	ELEVATION	CLIMATE_ID	WMO_ID	TC_ID
ALBION FIELD CENTRE	ON	43°55'00.000" N	79°50'00.000" W	281.9 m	6150103		

Legend	
A = WMO "3 and 5 rule" (i.e. no more than 3 consecutive and no more than 5 total missing for either temperature or precipitation)	
B = At least 25 years	
C = At least 20 years	
D = At least 15 years	

1981 to 2010 Canadian Climate Normals station data														
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year	Code
Temperature														
Daily Average (°C)	-7	-5.9	-1.4	6.1	12.4	17.3	19.9	19.1	14.3	8.1	2.1	-3.9	6.7	D
Standard Deviation	3.1	2.5	2.2	1.6	2	1.3	1.4	1.5	1	1.6	1.2	3.1	2.6	D
Daily Maximum (°C)	-2.8	-1.4	3.7	11.6	18.8	23.7	26.3	25.1	19.9	13.2	5.8	-0.3	12	D
Daily Minimum (°C)	-11.2	-10.4	-6.6	0.5	5.9	10.9	13.5	13	8.6	2.9	-1.7	-7.4	1.5	D
Extreme Maximum (°C)	12	14.5	24.5	30	33	34.5	36.1	35	34.4	30.6	22.2	19.5		
Date (yyyy/dd)	1988/31	1984/23	1986/30	1990/25	1998/15	1988/25	1975/31	Jan-75	Mar-73	Feb-71	Jan-74	Mar-82		
Extreme Minimum (°C)	-36.5	-35	-31.5	-21.1	-6.1	-1.5	1.7	-0.5	-5	-11.5	-19	-32		
Date (yyyy/dd)	1994/16	1979/18	Aug-84	Jul-72	Apr-74	Dec-80	May-72	1982/29	1973/21	1978/17	1989/22	Nov-77		
Precipitation														
Rainfall (mm)	24	22.2	27.3	63	76.1	75.5	81.8	77.4	75	64.9	67.8	25.9	681	D
Snowfall (cm)	36.4	28	23	4	0	0	0	0	0	3.4	13.8	31.9	140.5	D
Precipitation (mm)	60.4	50.2	50.3	67	76.1	75.5	81.8	77.4	75	68.3	81.7	57.7	821.5	D
Average Snow Depth (cm)		27		0	0	0	0	0	0	0	0			
Median Snow Depth (cm)		29		0	0	0	0	0	0	0	0			
Snow Depth at Month-end (cm)	22	4		0	0	0	0	0	0	0	0			
Extreme Daily Rainfall (mm)	26	33	42.5	50.5	58	68	68.9	58	48.2	56	47.4	31		
Date (yyyy/dd)	1996/26	1984/13	1997/25	2000/21	Dec-00	2000/24	1985/15	Apr-89	Oct-86	May-95	Dec-92	1979/24		
Extreme Daily Snowfall (cm)	20.3	33	20	16.5	0.6	0	0	0	0	20	19	33		
Date (yyyy/dd)	1976/13	Oct-81	Sep-80	Feb-75	1984/14	Jan-69	Jan-69	Jan-69	Jan-69	1997/26	1986/20	Oct-92		
Extreme Daily Precipitation (mm)	26	61	43.5	50.5	58	68	68.9	58	48.2	56	47.4	36.8		
Date (yyyy/dd)	1996/26	Oct-81	1997/25	2000/21	Dec-00	2000/24	1985/15	Apr-89	Oct-86	May-95	Dec-92	Dec-72		
Extreme Snow Depth (cm)	42	43		5	0	0	0	0	0	20	4	7		
Date (yyyy/dd)	1985/20	Dec-85		Mar-85	Jan-83	Jan-83	Jan-83	Jan-83	Jan-83	1981/23	1984/19	1984/20		
Days with Rainfall														
>= 0.2 mm	3.3	3.6	5.2	9.9	10.3	10.2	9	9.8	10.8	11.2	9.3	3.7	96.2	D
>= 5 mm	1.7	1.5	2.2	4.2	5	4.4	4.9	4.5	4.5	4.2	4.2	1.9	43.2	D
>= 10 mm	0.89	0.76	0.78	2	2.3	2.9	2.6	2.8	2.5	2.4	2.4	1	23.5	D
>= 25 mm	0.16	0.1	0.11	0.37	0.53	0.61	0.68	0.63	0.68	0.33	0.53	0.11	4.8	D
Days With Snowfall														
>= 0.2 cm	9.8	6.4	5.3	1.4	0.05	0	0	0	0	0.58	4	6.8	34.3	D
>= 5 cm	2.6	2	1.5	0.26	0	0	0	0	0	0.21	0.68	2.3	9.4	D
>= 10 cm	0.89	0.65	0.74	0.11	0	0	0	0	0	0.11	0.32	0.89	3.7	D
>= 25 cm	0.06	0.05	0	0	0	0	0	0	0	0	0	0.11	0.22	D
Days with Precipitation														
>= 0.2 mm	12.4	9.4	9.6	10.8	10.3	10.2	9	9.8	10.8	11.3	12.1	9.8	125.5	D
>= 5 mm	4.4	3.4	3.7	4.5	5	4.4	4.9	4.5	4.5	4.3	5	3.9	52.5	D
>= 10 mm	1.9	1.5	1.7	2.1	2.3	2.9	2.6	2.8	2.5	2.5	2.9	2	27.9	D
>= 25 mm	0.22	0.15	0.16	0.37	0.53	0.61	0.68	0.63	0.68	0.39	0.53	0.21	5.2	D
Days with Snow Depth														
>= 1 cm				0	0	0	0	0	0	0	0			
>= 5 cm				0	0	0	0	0	0	0	0			
>= 10 cm				0	0	0	0	0	0	0	0			
>= 20 cm				0	0	0	0	0	0	0	0			
Wind														
Speed (km/h)		9.4		9	8.9	8.9	7.2	5.4		7.7				
Most Frequent Direction		NW			NW	NW	NW	NW		NW				
Maximum Hourly Speed (km/h)	56	63	64	50	48	45	35	37	39	42	60	66	66	
Date (yyyy/dd)	1974/31	1971/27	May-76	1975/19	Jan-70	1971/29	Jan-77	Apr-83	Oct-70	1973/14	Feb-71	1972/13	1972/13	
Direction of Maximum Hourly Speed	NW	SW	W	NW	SW	W	SW	S	W	NW	W	W	W	
Bright Sunshine														
Total Hours		85.6			240.9	240.2	255.9	197		130	71.8	19.4		
Days with measurable		18.3			26	29	28	31		28	18.8	7		
% of possible daylight hours		29.3			52.8	52	54.6	45.5		38	24.7	7		
Extreme Daily	8.9	10.1	10.7	13.5	14.3	15	14.9	14.3	11.7	10.6	9.5	9		
Date (yyyy/dd)	1970/30	1979/27	1981/25	1972/27	1971/22	Aug-76	1970/22	Feb-70	Jan-70	1985/27	Mar-71	Mar-69		

## APPENDIX C

### Agricultural Crop Statistics



Caledon Township at a Glance - 2021

Caledon Township at a Glance - 2016

Caledon Township at a Glance - 2011

2021 Census				2016 Census				2011 Census				
Item	Caledon	Province	Percent of province	Item	Caledon	Province	Percent of province	Item	Caledon	Province	Percent of province	
<b>Farms, 2021 Census (number)</b>				<b>Farms, 2016 Census (number)</b>				<b>Farms, 2011 Census (number)</b>				
Total	368	48,348	0.64%	345	49,600	0.70	-5.48	365	51,950	0.70	9,688	
Under 10 acres	32	3,317	0.60%	29	3,951	0.65	-45.00	0	82,206	0.00	-100.00	
10 to 49 acres	97	12,886	0.79%	134	12,825	1.06	-5.63	142	12,681	1.12	12,681	
50 to 99 acres	59	10,864	0.54%	64	10,742	0.60	-7.25	69	11,770	0.50	10,864	
100 to 179 acres	22	4,422	0.50%	24	4,582	0.52	-4.00	25	4,969	0.50	2,032	
180 to 239 acres	22	3,981	0.50%	18	4,282	0.42	-11.11	22	4,801	0.46	1,973	
240 to 399 acres	14	5,398	0.24%	19	6,008	0.32	-29.63	27	6,460	0.42	15,968	
400 to 599 acres	21	2,865	0.73%	20	3,055	0.66	-11.33	18	3,309	0.44	19,211	
600 to 799 acres	10	1,668	0.60%	8	1,990	0.40	-25.00	12	2,026	0.58	20,640	
700 to 1,119 acres	13	1,600	0.81%	16	1,593	1.00	-20.00	20	1,587	1.28	19,211	
1,120 to 1,599 acres	7	720	0.97%	4	801	0.50	-33.33	3	786	0.38	37,844	
1,600 to 2,239 acres	5	461	1.11%	8	487	1.75	33.33	149	51,102	0.29	-22.80	
2,240 to 2,979 acres	5	175	2.80%	0	168	0.00	-	x	15,803	0	152	
2,980 to 3,519 acres	0	95	0.00%	0	85	0.00	-	0	2,121	0.00	0	
3,520 acres and over	1	118	0.85%	0	110	0.01	0.00	0	2,323	0.00	1	
<b>Land Use, 2021 Census (acres)</b>				<b>Land Use, 2016 Census (acres)</b>				<b>Land Use, 2011 Census (acres)</b>				
Total	73,480	6,051,011	0.81%	70	6,229	0.70	-2.29	68	6,229	0.72	68	
Summerfallow land	257	13,864	2.81%	75	15,886	0.47	-6.84	83	23,450	0.35	83	
Timber or wooded pasture	2,135	480,480	0.53%	3,048	514,188	0.59	-23.82	4,001	648,758	0.62	4,001	
Natural land for pasture	2,159	626,266	0.34%	3,764	783,596	0.46	-4.64	3,997	984,809	0.37	3,997	
Christmas trees, woodland & wetland	3,880	1,260,035	0.30%	5,152	1,562,627	0.33	-23.37	6,723	612,444	0.42	6,723	
All other land	28	14,814	0.19%	7,829	470,369	0.58	-23.22	26	15,744	0.17	-27.78	
Total area of farms	85,020	11,988,071	0.73%	93,826	12,348,493	0.63	-6.66	9	19,268	0.06	83,655	
Green or wax beans	18	8,700	0.21%	260.00%				5	9,732	0.05	-44.44	
<b>Greenhouse Area, 2021 Census (square feet)</b>				<b>Greenhouse Area, 2016 Census (square feet)</b>				<b>Greenhouse Area, 2011 Census (square feet)</b>				
Total area in use	112,279	201,055,888	0.06%	41.84%	204,236	158,513,328	0.19	-55.12	655,620	133,520,541	0.49	655,620
<b>Farm Capital Value, 2021 Census (farms reporting)</b>				<b>Farm Capital Value, 2016 Census (farms reporting)</b>				<b>Farm Capital Value, 2011 Census (farms reporting)</b>				
Under \$200,000	7	1,212	0.54%	8,860	1,623,710	0.54	-21.96	11	2,562	0.43	11	
\$200,000 to \$499,999	3	3,223	0.09%	1,918	305,514	0.63	-64.47	15	12,094	0.12	15	
\$500,000 to \$999,999	26	8,899	0.30%	9	236,253	-	-	63	19,276	0.41	63	
\$1,000,000 and over	272	50,212	0.77%	29	7,433	0.39	83.33	941	321,495	0.29	-2.70	
<b>Total Gross Farm Receipts, 2021 Census (farms reporting)</b>				<b>Total Gross Farm Receipts, 2016 Census (farms reporting)</b>				<b>Total Gross Farm Receipts, 2011 Census (farms reporting)</b>				
Under \$10,000	64	7,277	0.88%	73	8,536	0.77	-21.61	93	12,283	0.78	93	
\$10,000 to \$24,999	43	7,420	0.69%	65	8,878	0.78	1.58	64	9,098	0.70	64	
\$25,000 to \$49,999	43	6,283	0.69%	48	6,755	0.71	-2.04	49	6,720	0.73	49	
\$50,000 to \$99,999	26	6,993	0.43%	34	6,263	0.54	-13.33	30	6,180	0.48	30	
\$100,000 to \$249,999	41	6,817	0.60%	58	7,022	0.80	-13.85	65	6,885	0.73	65	
\$250,000 to \$499,999	35	4,448	0.73%	30	4,707	0.64	-3.23	31	5,985	0.61	31	
\$500,000 to \$999,999	26	3,464	0.69%	16	3,889	0.49	20.00	15	3,248	0.48	15	
\$1,000,000 to \$1,999,999	8	2,652	0.37%	15	2,919	0.74	25.00	12	1,588	0.77	12	
\$2,000,000 and over	8	1,896	0.47%	6	1,233	0.40	0.00	6	803	0.45	6	
<b>Farms by Industry Group, 2021 Census (number of farms)</b>				<b>Farms by Industry Group, 2016 Census (number of farms)</b>				<b>Farms by Industry Group, 2011 Census (number of farms)</b>				
Beef cattle ranching and farming	43	7,988	0.54%	36	6,796	0.53	-18.18	44	7,105	0.62	44	
Dairy cattle and milk production	12	3,188	0.38%	18	3,429	0.52	-18.18	22	4,036	0.55	22	
Hog and pig farming	3	1,189	0.23%	1	1,229	0.06	-	0	1,235	0.00	0	
Poultry and egg production	10	2,981	0.49%	9	1,816	0.50	12.50	6	1,819	0.49	6	
Sheep and goat farming	4	1,309	0.31%	7	1,067	0.64	0.00	7	1,448	0.48	7	
Other animal production	95	4,556	1.21%	89	5,902	1.51	8.54	82	6,666	1.18	82	
Olseeds and grain farming	93	18,184	0.51%	96	16,876	0.57	7.87	89	15,818	0.58	89	
Vegetable and melon farming	27	1,562	1.73%	19	1,866	1.02	35.71	14	1,531	0.91	14	
Fruit and tree nut farming	10	1,211	0.83%	12	1,382	0.88	0.00	12	1,548	0.78	12	
Greenhouses, nursery and floriculture	34	1,812	0.84%	18	2,050	0.78	-44.83	29	2,372	1.22	29	
Other crop farming	37	6,418	0.64%	42	7,187	0.58	-27.69	58	8,274	0.70	58	

## **APPENDIX D**

### Canada Land Inventory Information

## **Canada Land Inventory Soil Capability Classification for Agriculture**

The Canada Land Inventory (CLI) classification system was developed to classifying soil capability for agricultural use for use across Canada. CLI is an interpretative system which assesses the effects of climate and soil characteristics on the limitations of land for growing common field crops. It classifies soils into one of seven capability classes based on the severity of their inherent limitations to field crop production. Soils descend in quality from Class 1, which is highest, to Class 7 soils which have no agricultural capability for the common field crops. Class 1 soils have no significant limitations. Class 2 through 7 soils have one or more significant limitations, and each of these are denoted by a capability subclass.

In Ontario the document, "Classifying Prime and Marginal Agricultural Soils and Landscapes: Guidelines for Application of the Canada Land Inventory in Ontario" (OMAFRA, 2008) provides a Provincial interpretation of the CLI classification system. These guidelines are based on the "Canada Land Inventory, Soil Capability Classification for Agriculture" (ARDA Report No. 2, 1965) and have been modified for use in Ontario. In Ontario, CLI Classes 1 to 4 lands are generally considered to be arable lands and Classes 1 to 3 soils and specialty crop lands are considered to be prime agricultural lands.

The following definitions were taken from Classifying Prime and Marginal Agricultural Soils and Landscapes: Guidelines for Application of the Canada Land Inventory in Ontario (2008).

### **Definitions of the Capability Classes**

*Class 1 - Soils in this class have no significant limitations in use for crops.* Soils in Class 1 are level to nearly level, deep, well to imperfectly drained and have good nutrient and water holding capacity. They can be managed and cropped without difficulty. Under good management they are moderately high to high in productivity for the full range of common field crops

*Class 2 - Soils in this class have moderate limitations that reduce the choice of crops, or require moderate conservation practices.* These soils are deep and may not hold moisture and nutrients as well as Class 1 soils. The limitations are moderate and the soils can be managed and cropped with little difficulty. Under good management they are moderately-high to high in productivity for a wide range of common field crops.

*Class 3 - Soils in this class have moderately severe limitations that reduce the choice of crops or require special conservation practices.* The limitations are more severe than for Class 2 soils. They affect one or more of the following practices: timing and ease of tillage; planting and harvesting; choice of crops; and methods of conservation. Under good management these soils are fair to moderately high in productivity for a wide range of common field crops.

*Class 4 - Soils in this class have severe limitations that restrict the choice of crops, or require special conservation practices and very careful management, or both.* The severe limitations seriously affect one or more of the following practices: timing and ease of tillage; planting and harvesting; choice of crops; and methods of conservation. These soils are low to medium in productivity for a narrow to wide range of common field crops, but may have higher productivity for a specially adapted crop.

*Class 5 - Soils in this class have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible.* The limitations are so severe that the soils are not capable of use for sustained production of annual field crops. The soils are capable of producing native or tame species of perennial forage plants and may be improved through the use of farm machinery. Feasible improvement practices may include clearing of bush, cultivation, seeding, fertilizing or water control.

*Class 6 - Soils in this class are unsuited for cultivation, but are capable of use for unimproved permanent pasture. These soils may provide some sustained grazing for farm animals, but the limitations are so severe that improvement through the use of farm machinery is impractical. The terrain may be unsuitable for the use of farm machinery, or the soils may not respond to improvement, or the grazing season may be very short.*

*Class 7 - Soils in this class have no capability for arable culture or permanent pasture. This class includes marsh, rockland and soil on very steep slopes.*

### **Definitions of the Prime and Non-prime Agricultural Lands**

In Ontario, CLI Classes 1, 2 and 3 and specialty crop lands are considered prime agricultural lands. Non-prime agricultural lands are comprised of CLI Class 4-7 lands.

Organic soils (Muck) are not classified under the CLI system but are mapped and identified as O in the provincial mapping.

### **Definitions of the Capability Subclasses**

Capability Subclasses indicate the kinds of limitations present for agricultural use. Thirteen Subclasses were described in CLI Report No. 2. Eleven of these Subclasses have been adapted to Ontario soils.

Subclass Definitions:

Subclass C - Adverse climate: This subclass denotes a significant adverse climate for crop production as compared to the "median" climate which is defined as one with sufficiently high growing-season temperatures to bring common field crops to maturity, and with sufficient precipitation to permit crops to be grown each year on the same land without a serious risk of partial or total crop failures. In Ontario this subclass is applied to land averaging less than 2300 Crop Heat Units.

Class	Crop Heat Units
1	>2300
2C	1900-2300
3C	1700-1900
4C	<1700

Subclass D - Undesirable soil structure and/or low permeability: This subclass is used for soils which are difficult to till, or which absorb or release water very slowly, or in which the depth of rooting zone is restricted by conditions other than a high water table or consolidated bedrock. In Ontario this subclass is based on the existence of critical clay contents in the upper soil profile.

Class	Soil Characteristics
2D	The top of a clayey horizon >15 cm thick occurs within 40 cm of the soil surface. Clayey materials in this case must have >35% clay content.
3D	The top of a very fine clayey (clay content >60%) horizon >15 cm thick occurs within 40 cm of the soil surface

Subclass E - Erosion: Loss of topsoil and subsoil by erosion has reduced productivity and may in some cases cause difficulties in farming the land e.g. land with gullies.

Class	Soil Characteristics
2E	Loss of the original plough layer, incorporation of original B horizon material into the present plough layer, and general organic matter losses have resulted in moderate losses to soil productivity.
3E	Loss of original solum (A and B horizons) has resulted in a plough layer consisting mostly of

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	Loamy or Clayey parent material. Organic matter content of the cultivated surface is less than 2%.
4E	Loss of original solum (A and B horizons) has resulted in a cultivated layer consisting mainly of Sandy parent material with an organic matter content of less than 2%; shallow gullies and occasionally deep gullies which cannot be crossed by machinery may also be present.
5E	The original solum (A and B horizons) has been removed exposing very gravelly material and/or frequent deep gullies are present which cannot be crossed by machinery.

Subclass F - Low natural fertility: This subclass is made up of soils having low fertility that is either correctable with careful management in the use of fertilizers and soil amendments or is difficult to correct in a feasible way. The limitation may be due to a lack of available plant nutrients, high acidity, low exchange capacity, or presence of toxic compounds.

Class	Upper Texture Group (>40 and <100 cm from surface)	Lower Texture Group (remaining materials to 100 cm depth)	Drainage Class	Additional Soil Characteristics <sup>1</sup>
2F	Sandy	Sandy or very gravelly	Rapid to imperfect	Neutral or alkaline parent material with a Bt horizon within 100 cm of the surface
3F	Sandy	Sandy or very gravelly	Any drainage class	Neutral or alkaline parent material with no Bt horizon present within 100 cm of surface
3F	Sandy	Loamy or Clayey	Any drainage class	Acid parent material
3F	Loamy or clayey	Any Texture Group	Any drainage class	Acid parent material
4F	Sandy	Sandy or very gravelly	Any drainage class	Acid parent material
4F	Very gravelly	Any texture	Rapid to imperfect	Neutral to alkaline parent material
5F	Very Gravelly	Any texture	All drainage classes	Acid parent material

<sup>1</sup> "Acid" means pH<5.5; "Neutral" pH 5.5 to 7.4; "Alkaline" pH>7.4 as measured in 0.01 M CaCl<sub>2</sub> (CSCC, 1998). PH 's measured in distilled water tend to be slightly higher (up to 0.5 units).

Bt horizon should be fairly continuous and average more than 10cm thickness

Subclass I - Inundation by streams or lakes: Flooding by streams and lakes causes crop damage or restricts agricultural use.

Class	Soil Characteristics
3I	Frequent inundation with some crop damage; estimated frequency of flooding is less than once every 5 years (Floodplain); includes higher floodplain-terraces on which cultivated field crops can be grown.
5I	Very frequent inundation with some crop damage; estimated frequency of flooding is at least once every 5 years (Floodplain); includes active floodplain areas on which forage crops can be grown primarily for pasture.
7I	Land is inundated for most of the growing season; often permanently flooded (Marsh)

Subclass M – Moisture deficiency: Soils in this subclass have lower moisture holding capacities and are more prone to droughtiness.

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Class	Soil Texture Groups		Drainage	Additional Soil Characteristics
	Upper materials1	Lower materials2		
2M	15 to 40 cm of loamy or finer materials	Sandy to Very Gravelly	Well	
2M	40 to < 100 cm of sandy to very gravelly material.	Loamy to Very Fine Clayey	Well	
2M	Sandy		Rapid to well	Well developed Bt3 horizon occurs within 100 cm of surface
3M	Sandy material to > 100cm		Rapid	Bt horizon absent within 100 cm of surface
4M	Very Gravelly to > 100 cm		Rapid	Bt horizon present within 100 cm of surface
5M	Very gravelly to > 100cm		Very rapid	Bt horizon absent within 100cm

Subclass P - Stoniness: This subclass indicates soils sufficiently stony to hinder tillage, planting, and harvesting operations.

Class	Soil Characteristics
2P	Surface stones cause some interference with tillage, planting and harvesting; stones are 15-60 cm in diameter, and occur in a range of 1-20 m apart, and occupy <3% of the surface area. Some stone removal is required to bring the land into production.
3P	Surface stones are a serious handicap to tillage, planting, and harvesting; stones are 15-60 cm in diameter, occur 0.5-1m apart (20-75 stones/100 m <sup>2</sup> ), and occupy 3-15% of the surface area. The occasional boulder >60 cm in diameter may also occur. Considerable stone removal is required to bring the land into production. Some annual removal is also required.
4P	Surface stones and many boulders occupy 3-15% of the surface. Considerable stone and boulder removal is needed to bring the land into tillable production. Considerable annual removal is also required for tillage and planting to take place.
5P	Surface stones 15-60 cm in diameter and/or boulders >60 cm in diameter occupy 15-50% of the surface area (>75 stones and/or boulders/100 m <sup>2</sup> ).
6P	Surface stones 15-60 cm in diameter and/or boulders >60 cm in diameter occupy >50% of the surface area.

Subclass R - Shallowness to Consolidated Bedrock: This subclass is applied to soils where the depth of the rooting zone is restricted by consolidated bedrock. Consolidated bedrock, if it occurs within 100 cm of the surface, reduces available water holding capacity and rooting depth. Where physical soil data were available, the water retention model of McBride and Mackintosh was used to assist in developing the subclass criteria.

Class	Soil Characteristics
3R	Consolidated bedrock occurs at a depth of 50-100 cm from the surface causing moderately severe restriction of moisture holding capacity and/or rooting depth.
4R	Consolidated bedrock occurs at a depth of 20-50 cm from the surface causing severe restriction of moisture holding capacity and/or rooting depth.
5R	Consolidated bedrock occurs at a depth of 10 to 20 cm from the surface causing very severe restrictions for tillage, rooting depth and moisture holding capacity. Improvements such as tree removal, shallow tillage, and the seeding down and fertilizing of perennial forages for hay and grazing may be feasible.

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6R	Consolidated bedrock occurs at a depth of 10-20 cm from the surface but improvements as in 5R are unfeasible. Open meadows may support grazing.
7R	Consolidated bedrock occurs at < 10cm from the surface.

Subclass S - Adverse soil characteristics: This subclass denotes a combination of limitations of equal severity. In Ontario it has often been used to denote a combination of F and M when these are present with a third limitation such as T, E or P.

Subclass T - Topography

The steepness of the surface slope and the pattern or frequency of slopes in different directions are considered topographic limitations if they: 1) increase the cost of farming the land over that of level or less sloping land; 2) decrease the uniformity of growth and maturity of crops; and 3) increase the potential of water and tillage erosion.

Determination of Subclass T for Very Gravelly and Sandy Soils

Slope %	<2		2-5		5-9		9-15		15-30		30-60		>60	
Slope type	S	C	S	C	S	C	S	C	S	C	S	C	S	C
Class				2T	2T	3T	3T	4T	5T	5T	6T	6T	7T	7T

Slope %	<2		2-5		5-9		9-15		15-30		30-60		>60	
Slope type	S	C	S	C	S	C	S	C	S	C	S	C	S	C
Class				2T	3T	3T	4T	4T	5T	5T	6T	6T	7T	7T

S = Simple Slopes >50 m in length

C =Complex Slopes <50 m in length

Subclass W - Excess water:

The presence of excess soil moisture, other than that brought about by inundation, is a limitation to field crop agriculture. Excess water may result from inadequate soil drainage, a high water table, seepage or runoff from surrounding areas.

Soil Textures and Depths	Depth to Bedrock (cm)	Soil Class (Drainage in place or feasible)	Soil Class (Drainage not feasible)
Very gravelly, sandy, or loamy extending >40 cm from the surface, or, <40 cm of any other textures overlying very gravelly, sandy or loamy textures	>100	2W	4W, 5W
>40 cm depth of clayey or very fine clayey textures, or, <40 cm of any other texture overlying clayey or very fine clayey textures	>100	3W	5W
<40 cm of peaty material overlying any texture	>100	3W	5W
All textures	50-100	4W	5W
All textures	0-50	NA	5W

**APPENDIX E**

Site Photographs

# West Elevation

☼ 84°E (T) ● 43°49'55"N, 79°45'42"W ±2m ▲ 250m



Photo 1: Operation #1 – Remnant farm, wooden bank barn in poor condition, missing boards.

# South East Elevation

☼ 309°NW (T) ● 43°50'19"N, 79°45'22"W ±2m ▲ 252m



Photo 2: Operation #3 – Remnant farm, wooden barnk barn in poor condition.

## South East Elevation

☼ 308°NW (T) ● 43°50'26"N, 79°45'13"W ±2m ▲ 249m



Photo 3: Operation #4 – Remnant farm, collapsed wooden bank barn.

## South East Elevation

☼ 304°NW (T) ● 43°50'46"N, 79°44'47"W ±2m ▲ 245m



Photo 4: Operation #5 – Former beef operation, converted for use as cash crop operation.

# East Elevation

☉ 259°W (T) ● 43°50'27"N, 79°43'56"W ±2m ▲ 235m



Photo 5: Operation #6 – Remnant farm, barn demolished.

# South East Elevation

☉ 319°NW (T) ● 43°51'7"N, 79°44'51"W ±3m ▲ 246m



Photo 6: Operation #8 – Remnant farm, collapsed barn.

## East Elevation

☉ 286°W (T) ● 43°51'7"N, 79°44'51"W ±2m ▲ 245m



Photo 7: Operation #9 – Former dairy operation, converted to cash crop operation.

## South Elevation

☉ 4°N (T) ● 43°49'52"N, 79°44'33"W ±2m ▲ 236m



Photo 8: Operation #11 – Greenhouse operation, St. Soldier Greenhouse Vegetables.

# North East Elevation

☉ 242°SW (T) ● 43°50'11"N, 79°45'0"W ±2m ▲ 233m



13

C24084

06 Nov 2024, 10:18:22

Photo 9: Operation #13 – Equestrian operation, gated entry.

# South West Elevation

☉ 53°NE (T) ● 43°50'18"N, 79°45'8"W ±2m ▲ 248m



Subject Lands

C24084

06 Nov 2024, 10:19:18

Photo 10: Subject Lands – Gated entry, barn appears demolished, fields under cultivation.

**APPENDIX F**

Land Use Notes

**Land Use Survey Notes – AIA for 12679 The Gore Road, SOLMAR**

<b>Weather</b>	Sunny	<b>Date (s)</b>	November 6, 2024
<b>Temperature</b>	15°C	<b>File</b>	C24084

<b>Site No.</b>	<b>Type of Use</b>	<b>Type of Operation</b>	<b>MDS Calculation Required?</b>	<b>Description of Operation</b>
1	Agricultural	Remnant Farm	No	Wooden bank barn in poor condition. Missing boards. Not capable of housing livestock.
2	Non-Agricultural	Industrial	No	Khanna Transport Inc. Gill Roadways Inc.
3	Agricultural	Remnant Farm	No	Large wooden bank barn in poor condition. Not capable of housing livestock.
4	Agricultural	Remnant Farm	No	Collapsed wooden bank barn, property appears abandoned.
5	Agricultural	Cash Crop Operation	No	2 cement silos, 1 capped 1 uncapped. 1 barn, 3 implement sheds. Horse trailer observed. Spoke with tenant. Retired beef operation, barn converted to storage. No longer capable of housing livestock.
6	Agricultural	Remnant Farm	No	Uncapped silo, barn demolished.
7	Non-Agricultural	Industrial	No	Former livestock operation, barn converted to storage. Several transport trucks and heavy equipment observed.
8	Agricultural	Remnant Farm	No	Barn collapsed, house unoccupied.
9	Agricultural	Cash Crop Operation	No	2 capped silos, 4 harvest stores. Spoke with landowner, former dairy operation. No longer capable of housing livestock. Confirmed would require too much investment.
10	Agricultural	Equestrian Operation	Yes	2 horses observed, multiple paddocks. New investment in infrastructure observed. Gated entry. Based on aerial photos, one barn in good condition, 2 implement sheds. 7 paddocks.

11	Agricultural	Greenhouse Operation	No	St. Soldier Inc. Greenhouse vegetables.
12	Agricultural	Cash Crop Operation	No	Spoke with landowner, large implement in good condition. No structures capable of housing livestock.
13	Agricultural	Equestrian Operation	Yes	Private property and no trespassing signs present. Paddocks visible. Likely equestrian operation, 1 barn visible from aerial photos.
14	Agricultural	Remnant Farm	No	Gated entry. Based on aerial photos barn appears demolished. Within Subject Lands.
15	Agricultural	Remnant Farm	No	Barn converted to storage. No longer capable of housing livestock. Steel Quonset hut. Gated entry, no signs of livestock.

	Total Number	Active	Retired or Remnant
<b>Agricultural</b>	13	3 – Cash Crop Operation 2 – Equestrian Operation 1 – Greenhouse Operation	7 – Remnant Farm
<b>Agriculture-related</b>	0	0	0
<b>On-farm Diversified</b>	0	0	0
	<b>Total Number</b>	<b>Type</b>	
<b>Non-Agricultural</b>	2	2 – Industrial	

**APPENDIX G**

AgriSuite MDS Report



C24084

General information

Application date Nov 8, 2024	Municipal file number	Proposed application New or expanding settlement area boundary
Applicant contact information ⓘ ON	Location of subject lands ⓘ Regional Municipality of Peel Town of Caledon Roll number: 2124	

Calculations

Site 10

Farm contact information ⓘ ON	Location of existing livestock facility or anaerobic digester ⓘ Regional Municipality of Peel Town of Caledon Roll number: 2124	Total lot size 13.33 ha
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	13	18.6 NU	393 m <sup>2</sup>

Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM		
Design capacity	18.6 NU		
Potential design capacity	18.6 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	195.23
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			211 m (692 ft)
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			211 m (692 ft)
Actual distance from manure storage			NA

Site 13

Farm contact information 

ON

Location of existing livestock facility or  
anaerobic digester Regional Municipality of Peel  
Town of Caledon  
Roll number: 2124Total lot size  
39.57 ha

## Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	9	12.9 NU	272 m <sup>2</sup>

## Setback summary

Existing manure storage      **No storage required (manure is stored for less than 14 days)**

Design capacity              12.9 NU

Potential design capacity    12.9 NU

Factor A (odour potential)    0.7

Factor D (manure type)      0.7

Factor B (design capacity)    176.2

Factor E (encroaching land use) 2.2

Building base distance 'F' (A x B x D x E)  
(minimum distance from livestock barn)

190 m (623 ft)

Actual distance from livestock barn

NA

Storage base distance 'S'  
(minimum distance from manure storage)

No existing manure storage

Actual distance from manure storage

NA

## Preparer signoff &amp; disclaimer

## Preparer contact information

ON

## Signature of preparer



12-18-2025

Date (mmm-dd-yyyy)

## Note to the user

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