AGRICULTURAL IMPACT ASSESSMENT
FOR
INNIS LAKE SECONDARY PLAN AREA

PREPARED FOR:

INNIS LAKE SECONDARY PLAN AREA LANDOWNERS

6696 FINANCIAL DRIVE
MISSISSAUGA, ONTARIO L5N 7J6

PREPARED BY:

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C24115
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COLVILLE CONSULTING INC.

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1. INTRODUCTION

1.1 Retainer

Colville Consulting Inc. was retained by the Innis Lake Secondary Plan Area Landowners Limited to complete an Agricultural Impact Assessment (AIA) for the Innis Lake Secondary Plan Area. These lands, herein referred to as the Subject Lands, are generally located northwest of Mayfield Road, northeast of Innis Lake Road, southeast of Healey Road, and southwest of Centreville Creek Road, in the Town of Caledon. The Subject Lands are comprised of several parcels totaling approximately 408.9 ha (1,010.4 acres). These lands are designated as 2051 New Urban Area within the Region of Peel Official Plan, and New Community Area within the Urban Area in the Future Caledon Official Plan.

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. The Province has prepared these guidance documents 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".

Throughout this AIA, there are several references to documents and data sources prepared by the Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA). However, in June of 2024, the ministry was re-organized and two separate ministries were formed: the Ministry of Agriculture, Food and Agribusiness (OMAFA) and the Ministry of Rural Affairs (MRA). For the purposes of this report, references to OMAFA and OMAFRA are often used interchangeably.

1.3 Qualified Professionals

The Ontario Ministry of Agriculture, Food and Agribusiness (OMAFA) prepared the Agricultural Impact Assessment (AIA) Guidance Document and published it in 2026. This document provides guidance on how to prepare an AIA, and the qualifications practitioners should have in order to prepare an AIA. The AIA guidance document states that professionals involved in the development of an AIA should have "knowledge, training, and experience in:

- Ontario agri-business, agricultural supply chains, rural/agricultural economic development;
- Rural and agricultural land use planning;
- Canada Land Inventory (CLI) classification system for assessing agricultural land, and where necessary, soil science and soil mapping procedures;
- Minimum distance separation and biosecurity practices and protocols;
- Reviewing technical information from non-agricultural disciplines (e.g., hydrology, hydrogeology, geotechnical and transportation reports) assessing their relevance and utility in identifying potential agricultural impacts;
- Identifying, assessing, and evaluating the potential measures to avoid, minimize and mitigate impacts to the agricultural system; and
- Providing expert testimony in Ontario."

The guidance document goes on to say that "A university or college degree(s) in one of the following is usually needed: land use planning, agriculture, soil science, geoscience, landscape architecture, resource management and related disciplines, environmental related disciplines, or agricultural engineering."

The guidance document states that "professionals contributing to an AIA should have a relevant academic base, experience in Ontario's land use planning system and provincial policies, and preferable 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 (OIA) and registered professional agrologists (P.Ag.).

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 *development* related to *settlement area* boundary expansion applications across the province of Ontario.

This study was led by Sean Colville, B.Sc., P.Ag., who 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., P.Ag., 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

Following the provincial approval of the Future Caledon Official Plan on October 22, 2025, the Subject Lands have been redesignated from Prime Agricultural Area to Urban Area. A Secondary Plan will be required in order to facilitate the proposed urban *development*. The Secondary Plan will establish specific land uses and implement phasing of future *development*. The Draft Community Structure Plan (Appendix B) for the Subject Lands indicates the *development* of a mixture of neighbourhood areas, an urban corridor, a neighbourhood centre, an existing cemetery, natural heritage areas, and an internal road network.

1.5 Purpose of Study

The Future Caledon Official Plan identifies an AIA as a requirement in the preparation of secondary plans within the Town of Caledon. One of the purposes of the Secondary Plan is to provide policies regarding the phasing of *development*. This AIA will identify the potential indirect impacts of the proposed *development* of the Subject Lands on the surrounding agricultural operations. The assessment of these impacts will be used to provide input regarding the phasing of *development* within the Subject Lands.

This AIA has been prepared in accordance with OMAFA's Agricultural Impact Assessment (AIA) Guidance Document (2026) and the Town of Caledon's Agricultural Impact Assessment Terms of Reference (2023). 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 minimize and mitigate adverse impacts. The AIA also assesses whether the proposed *development* is consistent with provincial, regional, and municipal agricultural policies.

1.6 Study Area

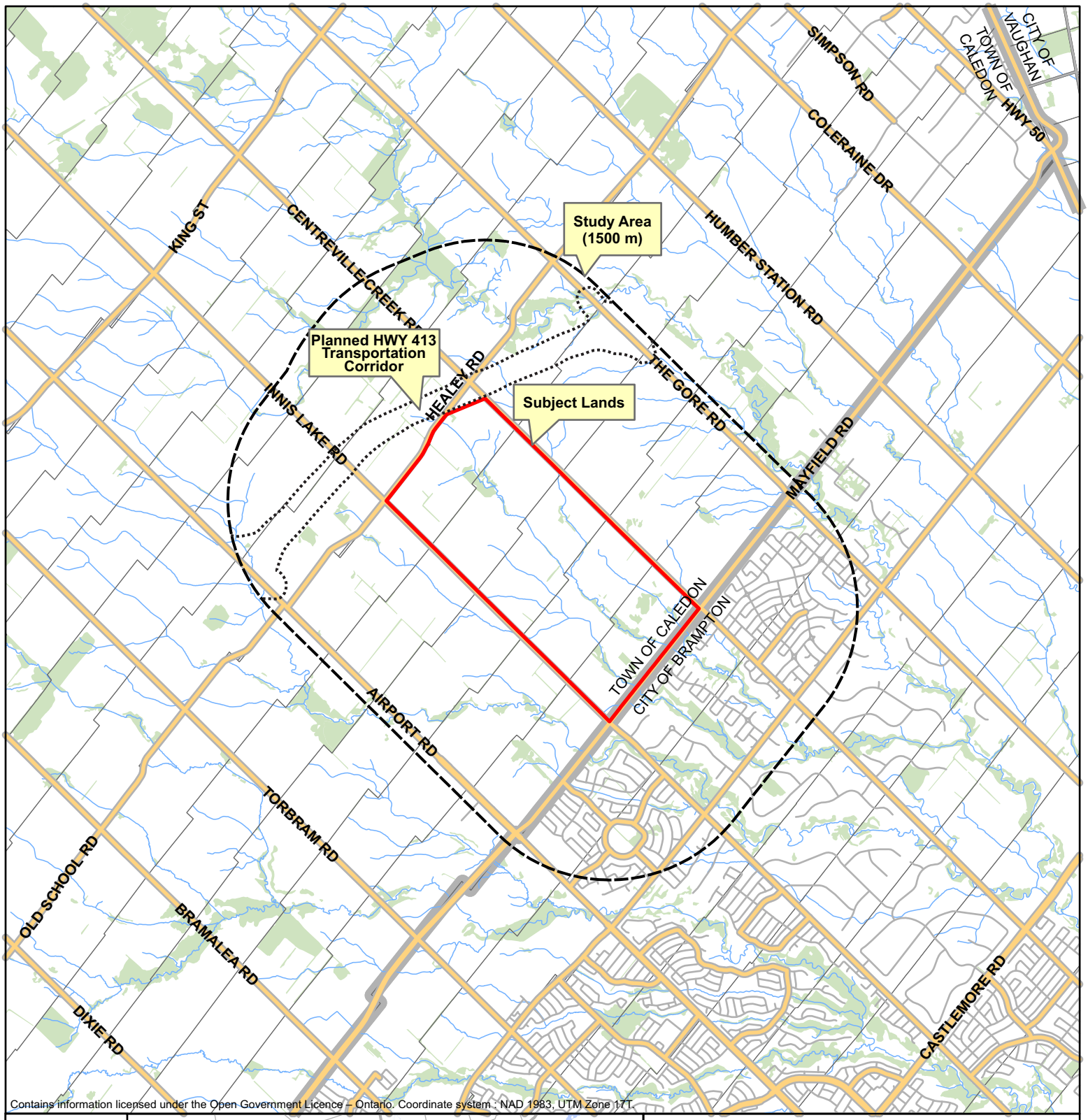
To be consistent with the Agricultural Impact Assessment Guidance Document (2026), the Study Area should include both a *Primary* and *Secondary Study Area*. For this AIA, the *Primary Study Area (PSA)* encompasses the Subject Lands, while all lands within approximately 1.5 km (1,500 m) of the Subject Lands' boundaries comprised the *Secondary Study Area*. Figure 1 shows the location of both the *Primary* and *Secondary Study Area*.

1.6.1 Primary Study Area – Subject Lands

The Subject Lands are generally located northwest of Mayfield Road, northeast of Innis Lake Road, southeast of Healey Road, and southwest of Centreville Creek Road, in the Town of Caledon. The Subject Lands are comprised of several parcels, which total approximately 408.9 ha (1,010.4 acres) in size. They are primarily *cultivated* for the production of *common field crops*, and also contain natural heritage areas, and a number of *non-agricultural uses*.

1.6.2 Secondary Study Area – Study Area

The *Secondary Study Area*, herein referred to as the Study Area, includes all lands within 1.5 km of the Subject Lands' boundaries, and is generally bounded by King Street to the northwest, the West Humber River to the northeast, Bellini Avenue to the southeast, and Salt Creek to the southwest. The majority of the lands within the Study Area are *cultivated* for the production of *common field crops*, and also contain natural heritage features, and a number of *non-agricultural uses*.



LOCATION MAP

Figure 1
Location of Subject Lands

AGRICULTURAL IMPACT ASSESSMENT
Innis Lake Secondary Plan
Innis Lake Rd, Caledon ON

Prepared for: **Innis Lake Secondary Plan Area Landowners**

Prepared by: COLVILLE CONSULTING INC.

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2. SCOPE OF STUDY

To be consistent with the Agricultural Impact Assessment Guidance Document (2026) and the Town of Caledon's Agricultural Impact Assessment Terms of Reference, the study scope includes:

- a review of applicable agricultural policies and other background information and land use information for lands within the surrounding area (e.g., aerial photography);
- a review of data sources such as AgMaps and the Agricultural Systems Portal and OMAFA'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 *development* using the 2017 *MDS I formula*;
- the identification of agricultural resources and investments in agricultural land improvements;
- the identification of *agricultural uses*, *agriculture-related uses*, *on-farm diversified uses*, and *non-agricultural uses;*
- an assessment of the level of fragmentation of agricultural lands in the Study Area;
- an assessment of the potential impacts of the *development* 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;
- as assessment of net impacts following the implementation of recommended mitigation measures; and,
- an assessment of the proposed *development's* consistency with agricultural policies in the *Provincial Planning Statement*, the Region of Peel Official Plan, and the Future Caledon Official Plan.

The findings of this study have been summarized in this report. Given the provincial approval of the Region of Peel and Future Caledon Official Plans, and the subsequent removal of the Subject Lands from the *prime agricultural area*, this AIA does not assess alternative locations for the proposed *development*.

3. METHODOLOGY

The study methodology for the AIA was prepared in accordance with the OMAFA Agricultural Impact Assessment Guidance Document (2026) and the Town of Caledon's Agricultural Impact Assessment Terms of Reference. It includes a review of relevant provincial, regional, and local agricultural policies, provincial guidance documents and other agricultural-related sources of information. The information gathered was supplemented with data obtained during field inventories. Following the collection 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 the provincial, regional, and local 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 (2022);
- Future Caledon Official Plan and Land Use Schedules (October 2025 Consolidation);
- Town of Caledon's Agricultural Impact Assessment Terms of Reference (March 2023)'
- *Soil Survey of Peel County – Report No. 18 of the Ontario Soil Survey (1953);*
- OMAFA'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);
- OMAFA's Artificial Drainage Systems mapping;
- OMAFA's AgriSuite, AgMaps, and Agri-Systems databases;
- OMAFA's Agricultural Impact Assessment (AIA) Guidance Document (2026); 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 uses*, *agricultural uses*, *agriculture-related uses*, *on-farm diversified uses*, and the level of fragmentation based on the lot fabric. The review of aerial photographic imagery provides a general impression of the recent and historical agricultural activity and an indication of the level of agricultural investments within the Subject Lands and surrounding Study Area.

3.2 Field Inventories

3.2.1 Land Use Survey

A reconnaissance level land use survey was completed on December 11, 2025, which 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 uses* in the area. Field crops were also identified and mapped

where visible. It should be noted that due to the time of year, it was not possible to identify the type of specific crop that was *cultivated* in most cases. Visual evidence of agricultural land improvements was also recorded where identified.

3.2.2 MDS Calculations

The *MDS* is a land use planning tool developed by OMAFA 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 facility* or *manure storage* 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 1st, 2017.

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

Guideline #36 of the Minimum Distance Separation (MDS) Guidance Document states in part that "MDS I setbacks are not required for proposed land use changes 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." As previously stated, following the provincial approval of the Future Caledon Official Plan, the Subject Lands no longer form part of the *prime agricultural area*, and have been included in the *settlement area* of the Town of Caledon. As a result, the *MDS I formula* does not apply to the proposed *development*. However, the *MDS I formula* has been applied to identify areas which may be more sensitive to the introduction of *non-agricultural uses*, and to inform the phasing of future *development*.

The information required to complete *MDS I* calculations was obtained through a combination of sources. As per the MDS Guidelines, attempts were made to gather information directly from the landowner/tenant. Where landowners could not be contacted or were unavailable, self-addressed envelopes were left in mailboxes of potential *livestock facilities*.

OMAFA's Agricultural Planning Tools Suite (AgriSuite) was used to determine the *MDS* requirements. It provides the most up to date software developed by OMAFRA to calculate the *MDS I* requirements for active *livestock facilities* and *unoccupied 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* facility; and,
- the size of the property upon which the *livestock facility* is located.

Information was collected during the site visit for all *livestock facilities* (active and *unoccupied*). In cases where it was not possible to collect information directly from the landowner, visual observations of the *livestock facility* were used to determine 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 enables the agri-food sector to thrive. The evaluation of the *Agricultural System* was completed through a reconnaissance level land use survey on December 11, 2025, a review of the information presented in OMAFA's Agricultural Systems Portal, and through interpretation of aerial photographic imagery. Components of the *agri-food network*, including regional infrastructure and transportation networks, on-farm buildings and infrastructure, and agricultural services, as well as small towns and hamlets that are supportive of the agricultural industry, were identified and mapped. 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 Region.

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 Subject Lands have been included in the Town of Caledon *settlement area* in the Region of Peel and Future Caledon Official Plans, which have been approved by the province. Prior to including the Subject Lands within the settlement area boundary, it is assumed that the Region of Peel considered alternative locations which avoid *prime agricultural lands* or utilize lower priority agricultural lands. As the Subject Lands are now located within the *settlement area* boundary, an assessment of alternative locations is no longer required and has therefore not been included in this AIA.

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 may 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; and,
g) Changes to the soil drainage regime.

However, as the Subject Lands have already been brought into the *settlement area* and removed from the *agricultural land base*, direct impacts to the Agricultural System have already occurred limiting the potential to mitigate impacts.

Indirect impacts can negatively affect adjacent lands, farm operations, and farm practices. They may 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); and,
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 were then 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 other provincial land use policies. Municipalities also have their own agricultural policies that are to be consistent with the *PPS* and to which the proposed *development* must conform. A background review of all applicable provincial and municipal policies relating to agriculture was undertaken. Policies applicable to the proposed non-agricultural *development* were identified and assessed for consistency as part of this AIA.

4. AGRICULTURAL POLICIES

4.1 Provincial Planning Statement

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 *PPS* 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."

Following the approval of the Future Caledon Official Plan, the Subject Lands are no longer located within a *prime agricultural area*. As such, the proposed *development* is not required to be consistent with the agricultural policies of the *PPS* for *settlement area* boundary expansion.

4.2 Region of Peel Official Plan

Schedule E1 of the Regin of Peel Official Plan designates the Subject Lands as 2051 New Urban Area within the Urban System. Policy 5.3.1 of the Region of Peel Official Plan directs "the vast majority of the new population and employment growth to the Urban System, being lands within the Delineated Built-up Area with a focus on Strategic Growth Areas and other areas that leverage existing and planned infrastructure investments." Since the Subject Lands no longer form part of the *prime agricultural area* of the Region of Peel, the proposed *development* is not required to be consistent with the agricultural policy of the Region of Peel Official Plan. A copy of Land Use Schedule E1 can be found in Appendix C.

Policy 5.6.20.14.17.a) of the Region of Peel Official Plan states that the Region of Peel will "Require that the local municipalities' secondary plans be undertaken on the basis of the following studies and technical analysis completed to the satisfaction of the local municipality:

a) An agricultural impact assessment for each secondary plan area abutting or adjacent to agricultural areas in the Agricultural System prior to adopting an official plan amendment to implement the secondary plan in accordance with terms of reference prepared to the satisfaction of the Region, in consultation with relevant agencies. The agricultural impact assessment shall provide a further detailed evaluation where the settlement area boundary abuts or is adjacent to agricultural operations located outside of the Designated Greenfield Area and provide recommendations to avoid, minimize and/or mitigate adverse impacts. The implementation of recommendations of the agricultural impact assessment shall be incorporated into the secondary plan, as appropriate, and will include policies, at minimum, that will:
    i) provide for the staging and sequencing within secondary plans so that an orderly transition from agriculture is achieved and agricultural uses and agriculture-related uses continue for as long as practical in the Designated Greenfield Area;
    ii) require the implementation of mitigation measures in the secondary plan where agricultural uses and non-agricultural uses interface with emphasis on minimizing impacts to adjacent agricultural operations that are located outside of the Designated Greenfield Areas in the Greenbelt Plan Area including policy direction to implement recommendations such as locating compatible/less sensitive land uses, buffering and landscaping where urban and agricultural uses interface to the extent feasible and having regard for the nature and type of the agricultural operation and sensitivity of proposed land uses;
    iii) identify through mapping any required Provincial minimum distance separation (MDS) I setback (the Setback Area) that extends into the secondary plan area; and
    iv) prohibit development in the Setback Area; if and when the livestock and manure storage facilities that are creating the Setback Area are removed, thus eliminating the Setback Area, permit development in accordance with the requirements of the Secondary 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. 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.

The AIA will assess the proposed *development* for consistency with Policy 5.6.20.14.17.a) of the Region of Peel Official Plan.

4.3 Future Caledon Official Plan

As previously stated, following the October 2025 provincial approval of the Future Caledon Official Plan, the Subject Lands have been redesignated from Agricultural Area to New Community Area within the Urban Area. As a result, the proposed *development* is not required to be consistent with the agricultural policies of the Future Caledon Official Plan. A copy of Schedule B2 of the Future Caledon Official Plan can be found in Appendix D.

Policy 24.3 of the Future Caledon Official Plan outlines the policies for Official Plan Amendments for Secondary Plans. Policy 24.3.2 states in part that "Further to Policy 24.3.1, each secondary plan area will be based on the following supporting studies and technical analysis prepared to the satisfaction of the Town in accordance with applicable terms of reference:

b) an agricultural impact assessment, if the secondary plan area abuts or is adjacent to prime agricultural areas outside the settlement area, that:
    i) is prepared in accordance with terms of reference prepared to the satisfaction of the Town; provides a further detailed evaluation of potential impacts of non-agricultural development on the agricultural system, including agricultural operations and provides recommendations to avoid, minimize and/or mitigate adverse effects;
    ii) recommends policies to be incorporated into the secondary plan, as appropriate, that:
        - provide for staging and sequencing within the secondary plan so that an orderly transition from agriculture is achieved and agricultural uses and agriculture-related uses continue for as long as practical in the designated growth area;
        - require the implementation of mitigation in the secondary plan where agricultural uses and non-agricultural uses interface with emphasis on minimizing impacts to the agricultural system and adjacent agricultural operations that are located outside of the designated growth area in the Greenbelt Plan Area;
        - address compatible/less sensitive land uses and edge planning, including buffering and landscaping where urban and agricultural uses interface to the extent feasible and having regard for the agricultural system, the nature and type of the agricultural operation and sensitivity of proposed land uses; and,
        - prohibit development in any required Provincial minimum distance separation setback (the Setback Area) for as long as the livestock and manure storage facilities that are creating the Setback Area are present".

The AIA will assess the proposed *development* for consistency with Policy 24.3.2.b) of the Future Caledon Official Plan.

5. STUDY FINDINGS

5.1 Physiography

The physiography of an area influences the type of *agricultural uses* that are viable within a given area. Landform characteristics shape a number of key factors including but not limited to soil development, drainage patterns, topography, and microclimatic conditions. Physiography at the regional scale provides a broad overview of potential advantages and limitations within an area that may impact agricultural operations and activities, while site specific physiography provides a more refined overview which helps to inform site specific land use decisions.

5.1.1 Regional

The Subject Lands are located along the boundaries of the South Slope and Peel Plain Physiographic Regions (Chapman and Punam, 1984). The northern portion of the Subject Lands lies within the South Slope Physiographic Region. 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 that are often deeply scoured by tributaries to 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 overlying soils are predominantly derived from glacial erosion of the bedrock. The South Slope contains soils that have developed on moderately textured *morainal till*, which are generally situated in the eastern portion of the South Slope. These soils include the Bondhead Loam and Darlington Loam soils, which are the more desirable agricultural soils of the Region, located on gentler slopes. The Chinguacousy Clay Loam, Oneida Clay Loam, and Jeddo Clay Loam soils have developed from finer textured tills. The Chinguacousy and Jeddo soils are more common, and although they generally have good fertility, they are often associated with drainage limitations due to the firm, clayey *soil textures* with slow internal drainage, which make the soils more difficult to manage.

The southern portion of the Subject Lands lies within the Peel Plain Physiographic Region. This physiographic region is surrounded by the South Slope to the north, south, and east, abutting the Niagara Escarpment to the southwest. The Peel Plain is a level-to-undulating tract of clayey soils with a gradual and fairly uniform slope toward Lake Ontario. The *morainal till* is derived predominantly from the underlying shale and limestone bedrock. Although there are some well-drained soils associated with the Region, according to Chapman and Putnam, the dominant soil is the imperfectly drained Peel clay. Peel clay soils are a productive soil when surface drainage is enabled.

Until 1940, practically all the land in the Peel Plain was used for agriculture. Now, a large portion of this land has been developed for urban related development or lies fallow. Where the lands are *cultivated*, they are typically leased by farmers and used for *cash crop* production.

5.1.2 Subject Lands and Study Area

The Study Area exhibits the smooth, gently sloping topography typical of the South Slope Region, with steeper channels containing tributaries of the Humber River transecting the Subject Lands. Several of these

tributaries have their headwaters within the Study Area, and have a generally southeasterly direction of flow. The Subject Lands and Study Area are located entirely within the West Humber subwatershed of the Humber River watershed. The elevation on the Subject Lands is generally higher in the northwest, gently sloping down towards the southeast. Several mapped watercourses, all tributaries of the Humber River, transect the Subject Lands, generally flowing in a southeasterly direction.

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 Woodbridge station (1981-2010) were obtained from the online database (Appendix E).

Environment Canada's Woodbridge station is located 11.49 km from the Subject Lands. Records show that this area receives an average of 799.8 mm of precipitation annually; 697 mm of rainfall and 102.8 cm of snowfall. The average daily temperature ranges from a high of 20.8°C in summer to a low of -6.6°C in winter.

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 7th before reaching temperatures greater than 12.8°C for 3 consecutive days around May 19th. During this time and up until the season's average ending date, September 30th, the area accumulates an average of 3200 crop heat units (CHU).

On average, the last spring frost in the area occurs on April 27th and the first fall frost is expected on October 20th. This provides the surrounding area with a growing period of approximately 174 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 OMAFA 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 F. 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.

5.3.1 Regional Municipality of Peel

The total number of farms in the Regional Municipality of Peel decreased from 408 in 2016 to 377 in 2021, while total cropland increased from 67,408 acres in 2016 to 80,409 acres in 2021.

Field crops grown in the Regional Municipality of Peel 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 barley for grain, corn for silage, and potatoes, whereas all other major field crop production in Peel increased.

Fruit crops grown in Peel include apples, grapes, strawberries, and raspberries. Fruit crop acreage decreased from 403 acres in 2016 to 284 acres in 2021. Vegetable crops grown in Peel include sweet corn,

tomatoes, green peas, and green or wax beans. Vegetable crop acreage increased from 377 acres in 2016 to 519 acres in 2021.

5.3.2 Town of Caledon

The total number of farms in the Town of Caledon decreased from 345 in 2016 to 308 in 2021, with total cropland area increasing from 63,239 acres in 2016 to 73,460 acres in 2021.

Field crops grown in Caledon 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 and 2021 decreased for potatoes, while all other major field crops increased in production.

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

The Agricultural Systems Portal shows that there are 308 farms reporting within the Town of Caledon in the 2021 Census. These are summarized in Table 1 below. Of the 308 farms reporting in 2021, 127 farms had *livestock*; of which, cattle ranching and other animal production (i.e., horse and equine, apiculture, etc.) were the most common types of operations. Most farms reporting in Caledon are engaged in crop production, with oil seed and grain farming being the most common type of operation.

Table 1. Reporting Farms in the Town of Caledon – 2021 Census

Farm Type	Number Reported
Total Number of Farms	308
Cattle Ranching and Farming	55
Hog and Pig Farming	3
Poultry and Egg Production	10
Sheep and Goat Farming	4
Other Animal Production	55
Oil Seed and Grain Farming	93
Vegetable and Melon Farming	27
Fruit Tree and Nut Farming	10
Greenhouse, Nursery, and Floriculture Production	14
Other Crop Farming	37

5.4 Specialty Crop Areas

The *PPS* defines *specialty crop areas* 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 Regional of Peel has not identified any of the lands within its municipal boundaries as part of 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,* and no specialty crops were observed within the Study Area.

5.5 Regional Soils

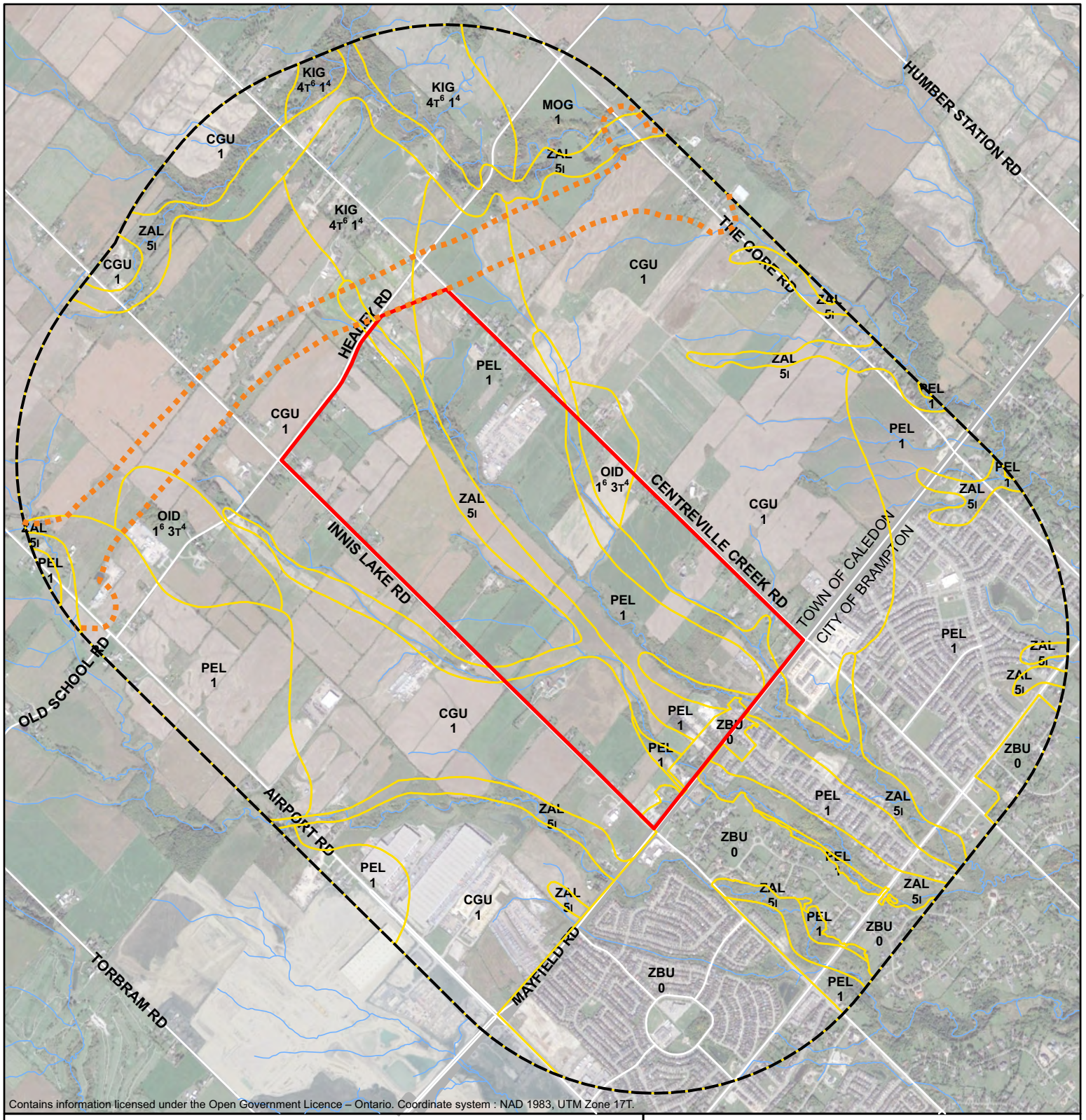
5.5.1 Soil Series

The *Soil Survey of Peel County - Report 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 OMAFA 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 2025.

The *Soil Survey of Peel County* mapping shows that the soils within the Subject Lands are comprised primarily of Chinguacousy Clay Loam (44.58%) and Peel Clay (32.84%) soils, with smaller areas mapped as Oneida Clay Loam (2.09%), King Clay Loam (1.28%), and Bottom Land (16.87%) soils. Additionally, small areas along the southern boundary of the Subject Lands are mapped as Built Up Area (2.34%), which are comprised of soils which did not form part of the *agricultural land base* when the Region was mapped. Regional scale soil mapping is shown in Figure 2. Note that the provincial soil/CLI mapping does not line up well with the actual soil polygons. For example, the Bottom Land soils do not align with the creeks that flow through the Subject Lands as they should. Therefore, the actual percentages of the soils mapped may differ from the provincial data. However, for the purposes of this AIA, we assume that the provincial data is fairly representative of the soils in the area.

Oneida Clay Loam

The Oneida *catena* developed on clay till derived from shale and, to a lesser extent, limestone materials. The amount of shale present in considerably greater than the till in the King *catena*. The Oneida series is the well drained member of the Oneida *catena*.



LEGEND

- Subject Lands
- Study Area (1500 m)
- Soil and CLI
- Planned HWY 413 Transportation Corridor

Soil Series Name → **OID** ← Percentage of Area
CLI Class → **1⁶3T⁴** ← CLI Subclass

Soil Series

PEL	- Peel	**CGU**	- Chinguacousy
KIG	- King	**ZAL**	- Bottom Land
OID	- Oneida	**ZBU**	- Built Up Area
MOG	- Monoghan		

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

CLI AGRICULTURAL CAPABILITY SUBCLASSES

I Inundation limitations due to inundation by streams or lakes
T Topography limitations due to topography

Figure 2
Soils and CLI

AGRICULTURAL IMPACT ASSESSMENT
Innis Lake Secondary Plan
Innis Lake Rd, Caledon ON

Prepared for: **Innis Lake Secondary Plan Area Landowners**

Prepared by: COLVILLE CONSULTING INC.

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Oneida Clay Loam soils occur in smooth, moderately sloping topography and are characteristic of the Grey-Brown Podzolic Great Soil Group. These soils have relatively slow permeability but can experience rapid surface runoff on sloping lands which improves their overall drainage.

Where these soils have good internal drainage and plant nutrients, they are well adapted to the growing of a wide range of common field crops including corn, soybeans, cereal grains, hay, *pasture*, as well as some vegetable crops. However, these soils are often low in organic matter, phosphate, potash, and nitrogen and require application of fertilizers and organic amendments (manure) to built up and maintain soil fertility. On steeper slopes, erosion can be a significant limitation to the soils productivity.

Chinguacousy Clay Loam

The Chinguacousy series is the imperfectly drained member of the Oneida *catena*. The Chinguacousy Clay Loam soils occur on smooth, gently sloping topography and experiences slight erosion. These soils are used for the production of *common field crops* but are also well suited for the production of some vegetable crops. The main limitation for these soils is inadequate drainage. However, this can be improved through the installation of tile drainage.

Chinguacousy Clay Loam soils are low in organic matter, phosphorus, and calcium, and moderately supplied with potassium. Additions of lime, manure, and mineral fertilizers can be used to maintain the quality of these soils.

King Clay Loam

King Clay Loam soils occur on smooth, moderately sloping topography. These soils are the well to moderately well drained member of the King *catena.* These soils have developed from a fine textured *morainal till* parent material derived from a mixture of limestone and shale bedrock. Internal and external drainage is typically good and systematic tile drainage installation is not as essential for these soils. Soil erosion is the primary limiting factor for agricultural production on King Clay Loam soils, however, with appropriate management, these soils are well suited for the cultivation a wide variety of *common field crops*.

Peel Clay

Peel Clay soils are the imperfectly drained member of the Cashel *catena*. The Cashel *catena* has developed from glacio-lacustrine, clayey material deposited as a thin veneer that overlies a fine textured, calcareous clay till. Peel Clay soils are generally stone-free at the surface and have slow internal drainage due to the high clay content.

Peel Clay soils are often mapped on nearly level to very gentle slopes, and the potential for erosion is slight. Surface runoff increases with slope, but due to the slow internal drainage, ephemeral ponding in small depressional areas may occur. The surface *horizon* is relatively high in organic matter and plant nutrients, making them well suited for the production of *common field crops* and some vegetable crops. These soils are primarily limited by seasonally excessive soil moisture conditions but respond well to the installation of tile drainage where drainage outlets are available.

Bottom Land

Bottom Land soils are low lying soils which occur along stream courses and are often subject to flooding. These soils have an immature soil profile exhibiting little horizon differentiation. These soils are typically comprised of alluvial deposits which can 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 generally not good agricultural soils and where they are cleared, they typically used for *pasture.* Keeping these soils in a forested condition represents the best use of these lands. In areas where large amounts of Bottom Land soils are mapped, other agricultural crops can be grown, but are dependant on the extent and frequency of flooding in the area.

Built Up Area

Built Up Areas are areas which were not considered to be part of the *agricultural land base* when the Regional soil survey was completed. These areas are predominantly comprised of lands which have been developed for urban uses.

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 soils, which have no significant 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 G.

According to the provincial database, the majority of the Subject Lands are mapped as CLI Class 1 soils (79.19%), with smaller areas of CLI Class 3T (0.84%), CLI Class 4T (0.77%), CLI Class 5I (16.87%),and CLI Class 0 (2.34%) soils, as shown in Figure 2. CLI Class 1 soils have no or very minor limitations for the production of *common field crops*. CLI Class 3T and CLI Class 4T, soils have moderately severe and severe limitations, respectively, for the production of *common field crops* due to adverse topographic conditions. CLI Class 5I soils have very severe limitations for the production of *common field crops* due to inundation by steams or lakes. Lands mapped as CLI Class 0 are mapped as Built Up Area and are not assigned a CLI Class. The composition of soils mapped within the Subject Lands and their associated CLI Class are summarized in Table 2 below.

Table 2. Regional Soil Series for Subject Lands

Soil Series	CLI Class	Area (Ha)	% of Subject Lands
Oneida Clay Loam	**1**	5.13	1.25
	3T	3.42	0.84
Chinguacousy Clay Loam	**1**	182.29	44.58
King Clay Loam	**1**	2.09	0.51
	4T	3.14	0.77
Peel Clay	**1**	134.30	32.84
Bottom Land	**5T**	68.96	16.87
Built Up Area	**0**	9.57	2.34
Totals		**408.9**	**100.00%**

5.6 Land Use

A reconnaissance level land use survey was completed on December 11, 2025. The land use survey identified the number and type of agricultural operations (both existing and *retired*), *agriculture-related uses*, *on-farm diversified uses*, and the extent and type of *non-agricultural uses* within the Study Area. The crop types observed within the Study Area were recorded and mapped. It should be noted that due to time of year, it was not possible to identify specific crops grown in the majority of the Study Area.

The purpose of the land use survey is to document the mix of *agricultural* and *non-agricultural uses* within the Subject Lands the Study Area; identify agricultural operations that may be sensitive to the introduction of new land uses; and identify *livestock facilities* in order to calculate the *MDS I* setback requirements. Figure 3 shows the land uses and crop types observed.

Photographs from the land use survey can be found in Appendix H. It should be noted that photographs taken during previous land use surveys (November 6, 2024, December 11, 2024, and December 18, 2024) of agricultural uses identified within the Subject Lands and Study Area of this AIA have been included. All observed land uses are numbered, and short descriptions of these operations are included in the land use survey notes in Appendix I.

Thirty-one *agricultural uses* were identified during the land use survey. The *agricultural uses* include two equestrian operations, one *beef operation*, five *cash crop* operations, one *dairy operation*, one nursery operation, three *hobby farms*, one greenhouse operation, five *unoccupied livestock facilities*, and twelve *remnant* farms.

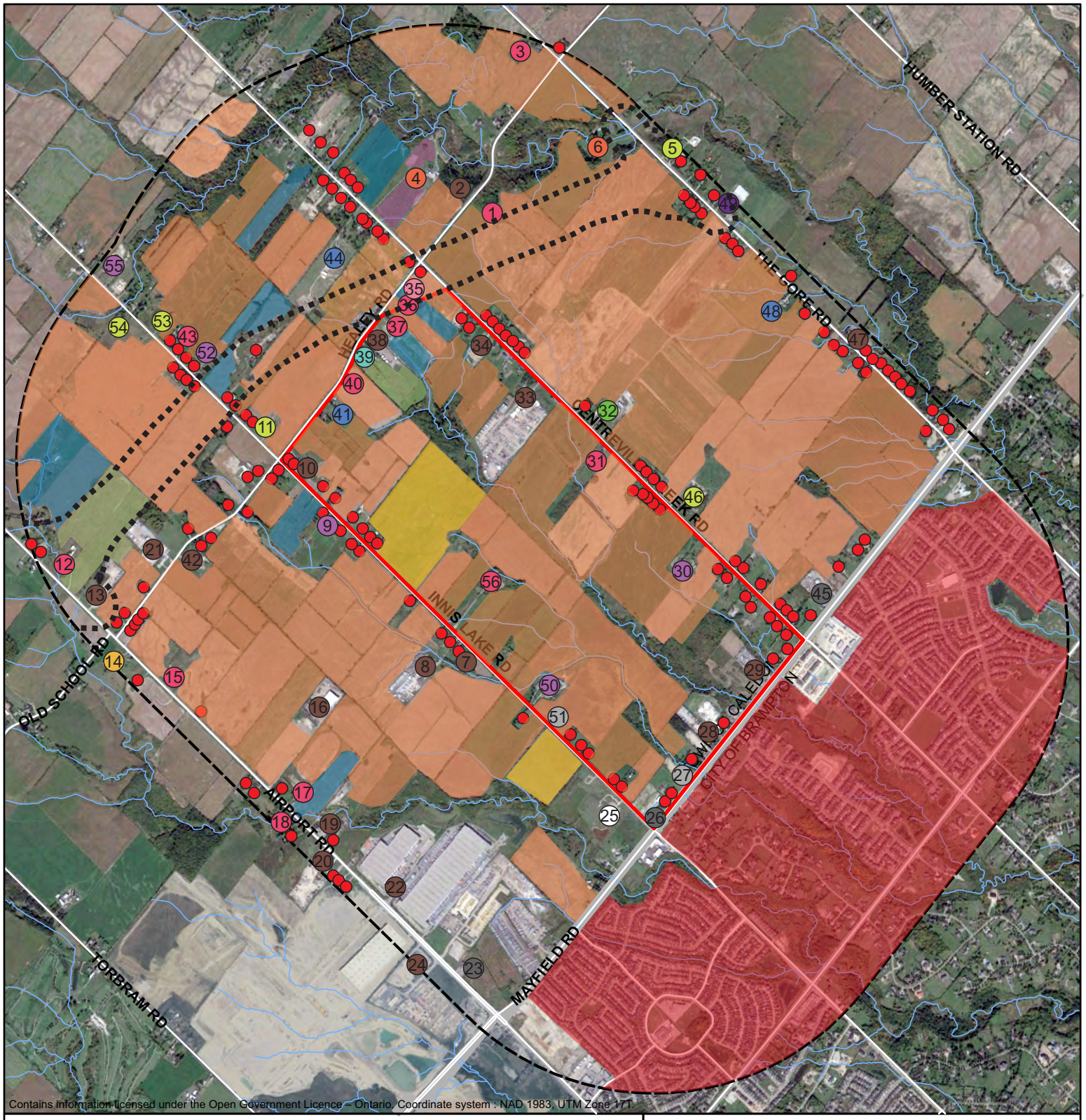
Remnant farms have no infrastructure that is capable of housing *livestock*, although the lands may be *cultivated* for the production of *common field crops*. *Unoccupied livestock facilities* are not currently used to house *livestock*, however, the infrastructure is in a condition which is capable of housing *livestock* with minimal investment required.

One *agriculture-related use* was identified during the land use survey. This use consists of a farm stand retailing locally grown produce. No *on-farm diversified uses* were identified during the land use survey and desktop review.

In addition to approximately 151 *non-farm residences*, twenty-four *non-agricultural uses* were identified within the Subject Lands and Study Area. These uses include eighteen industrial uses, three commercial uses, two institutional uses, and one utility use.

5.6.1 Agricultural Uses

The *PPS* defines *agricultural uses* as "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 accommodation for full-time farm labour when the size and nature of the operation requires additional employment."



LEGEND

- Subject Lands
- Study Area (1500 m)
- Planned HWY 413 Transportation Corridor

Agricultural Land Uses

- Equestrian Operation
- Beef Operation
- Cash Crop Operation
- Dairy Operation
- Nursery Operation
- Hobby Farm
- Greenhouse Operation
- Unoccupied Livestock Facility
- Remnant Farm

Agriculture-Related Land Uses

- Farm Stand

Agriculture-Related Land Uses

- Industrial
- Commercial
- Institutional
- Utility

Crop Pattern

- Corn
- Cultivated
- Pasture
- Idle
- Scrub Land
- Residential Development

Figure 3
Land Use

AGRICULTURAL IMPACT ASSESSMENT
Innis Lake Secondary Plan
Innis Lake Rd, Caledon ON

Prepared for: **Innis Lake Secondary Plan Area Landowners**

Prepared by: COLVILLE CONSULTING INC.

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Farm types were noted and identified as either active or *retired farm operations* (e.g., *unoccupied livestock facilities*), *livestock* operations, *cash crop* operations, or *hobby farms*. *Retired farm operations* were evaluated to determine whether they should be considered an *unoccupied livestock facility* or as a *remnant* farm. *Remnant* farms have no infrastructure suitable for housing *livestock*, whereas the infrastructure of an *unoccupied livestock facility* is still in a condition suitable for housing *livestock,* or would be with minimal investment.

Subject Lands

Nine *agricultural uses* were identified within the Subject Lands. These uses include one nursery operation (#39), one *hobby farm* (#41), two *unoccupied livestock facilities* (#30 and #50), and five *remnant* farms (#31, #36, #37, #40, and #56). The *unoccupied livestock facilities* observed were determined to have barns which are capable of housing *livestock.* The majority of the Subject Lands are *cultivated* for the production of *common field crops*. Where crop types could not be readily identified, the lands were mapped as *cultivated.* Areas of *idle agricultural lands, scrub land*, and natural heritage features were also observed during the land use survey.

Study Area

Within the Study Area, excluding the Subject Lands, twenty-two *agricultural uses* were identified. These include two equestrian operations (#4 and #6), one *beef operation* (#14), five *cash crop* operations (#5, #11, #46, #53, and #54), one *dairy operation* (#32), two *hobby farms* (#44 and #48), one greenhouse operation (#49), three *unoccupied livestock facilities* (#9, #52, and #55), and seven *remnant* farms (#1, #3, #12, #15, #17, #18, #43). The three *unoccupied livestock facilities* observed were determined to have barns which are capable of housing *livestock*.

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 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 the agricultural area;
- distribution facilities;
- food and beverage processors (e.g., wineries and cheese factories); and,
- agricultural biomass pelletizers.

One *agriculture-related use* was identified within the Study Area. This was identified as a farm stand (#35), retailing locally grown produce. No *agriculture-related uses* were identified within the Subject Lands during the land use survey or desktop review.

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 the Study Area, during the land use survey or desktop review.

5.6.4 Non-Agricultural Uses

Non-agricultural uses include *non-farm residences*, residential clusters, hamlets and *settlement areas*, municipal utilities, commercial and industrial operations, recreational uses, and institutional uses. Approximately 151 *non-farm residences* were observed throughout the Subject Lands and Study Area.

Subject Lands

Excluding the *non-farm residences*, nine *non-agricultural uses* were identified within the Subject Lands. These include six industrial uses (#10, #28, #29, #33, #34, and #38), one commercial use (#26), and two institutional uses (#27 and #51).

Study Area

Excluding the *non-farm residences*, and uses within the City of Brampton *settlement area*, fifteen *non-agricultural uses* were identified within the Study Area. These include twelve industrial uses (#2, #7, #8, #13, #16, #19, #20, #21, #22, #24, #42, and #47), two commercial uses (#23 and #45), and one utility use (#25).

5.6.5 Land Use Summary

Table 3 below summarizes the types of land uses observed within the Subject Lands and Study Area.

Table 3. Summary of Observed Land Uses

	Total Number	Active	Unoccupied or Remnant
Agricultural	31	2 – Equestrian Operation 1 – Beef Operation 5 – Cash Crop Operation 1 – Dairy Operation 1 – Nursery Operation 3 – Hobby Farm 1 – Greenhouse Operation	5 – Unoccupied Livestock Facility 12 – Remnant Farm
Agriculture-Related	1	1 – Farm Stand	0
On-farm Diversified	0	0	0
	Total Number	**Type**	
Non-Agricultural	175	18 – Industrial 3 – Commercial 2 – Institutional 1 – Utility 151 – Non-Farm Residential	

5.6.6 Cropping Pattern

The land use survey completed on December 11, 2025. As shown in Figure 3, the majority of the Study Area is *cultivated*, however we were not always able to identify specific crops being grown. *Idle* agricultural lands and *scrub lands* were also identified. Unfortunately, the fields were mainly snow covered which hindered the identification of field crops. In some cases, we were able to identify crops based on observations of the crop stubble. However, Google Maps Street View was used to confirm that the majority of the crops in the Study Area consist of *common field crops*.

5.7 Land Improvements

OMAFA's Agricultural Information Atlas (AgMaps) provides artificial drainage mapping for the province. This online tool was accessed to obtain drainage mapping for the Study Area. Figure 4 below shows the drainage improvements within the Study Area.

5.7.1 Drainage Improvements in Subject Lands

AgMaps shows that there is approximately 8.83 ha of random tile drainage installed in the southern portion of the Subject Lands. No installation dates were provided in AgMaps for this installation. AgMaps does not show any systematic tile drainage or constructed drains within the Subject Lands.

5.7.2 Drainage Improvements in Study Area

AgMaps shows some limited installations of both systemic and random tile within the Study Area. Both random and systemic drainage have been installed in one parcel to the west of the Subject Lands. There are two parcels to the east of the Subject Lands that contain random and systemic tile drainage. The systemic tile drainage to the east immediately abuts the Subject Lands and was installed in 1996. No other installation dates were available.

AgMaps does not show any constructed drains within the Study Area.

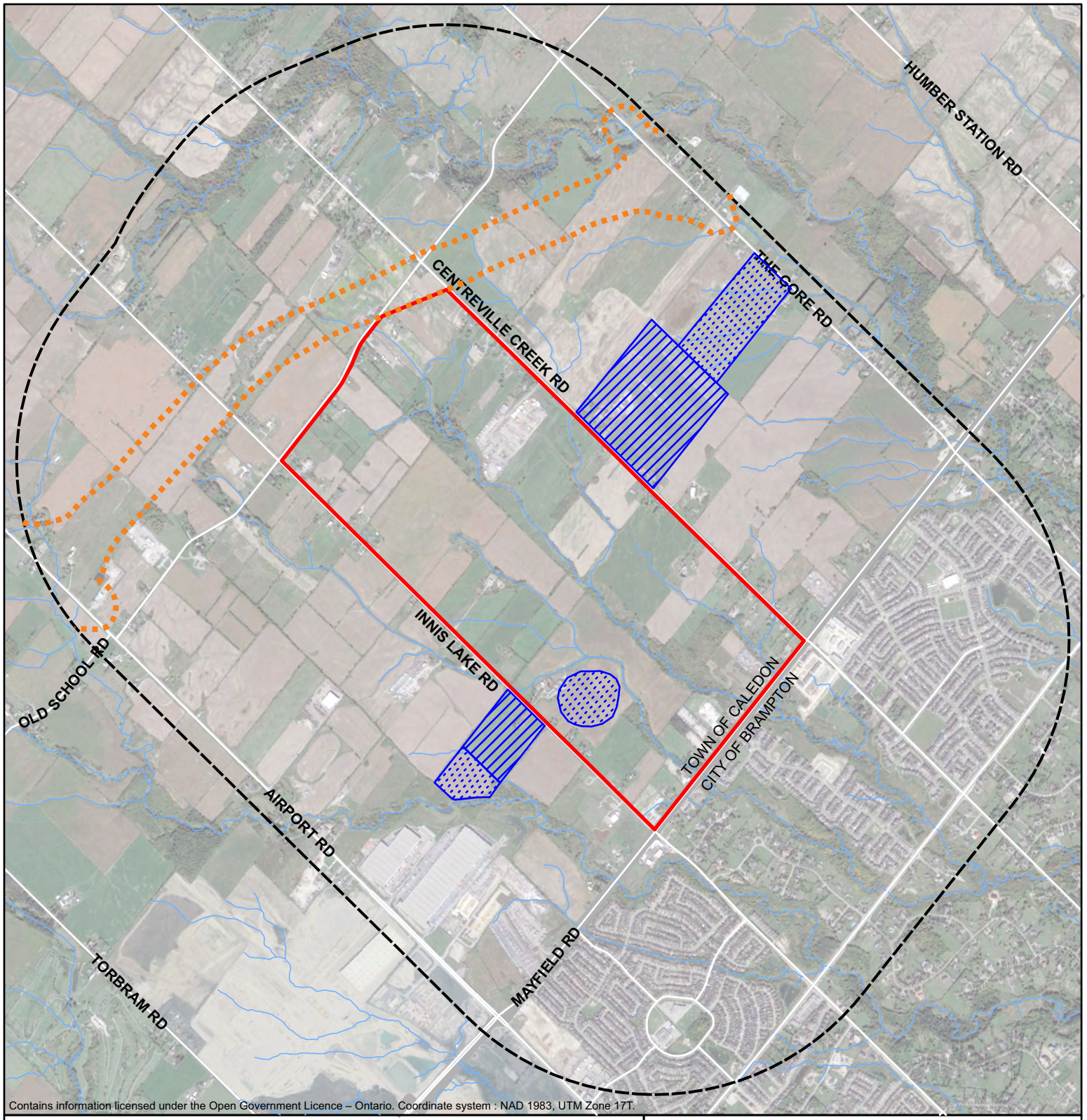
5.7.3 Other Land Improvements

No other investments in land improvements within the Subject Lands nor the Study Area were identified using the AgMaps Portal or observed during the land use survey.

5.8 Fragmentation of Agricultural Lands

Fragmentation of agricultural lands can have a negative impact on their viability and long-term preservation for agricultural purposes. Fragmentation of farmlands can dimmish 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 alone cannot sustain a family farm without a secondary source of off-farm income to maintain the agricultural operation.

The level of fragmentation of the Study Area is shown in Figure 5 below.



LEGEND

- Subject Lands
- Study Area (1500 m)
- Planned HWY 413 Transportation Corridor

Tile Drainage

- Random
- Systematic

Figure 4
Land Improvements

AGRICULTURAL IMPACT ASSESSMENT
Innis Lake Secondary Plan
Innis Lake Rd, Caledon ON

Prepared for: **Innis Lake Secondary Plan Area Landowners**

Prepared by: COLVILLE CONSULTING INC.

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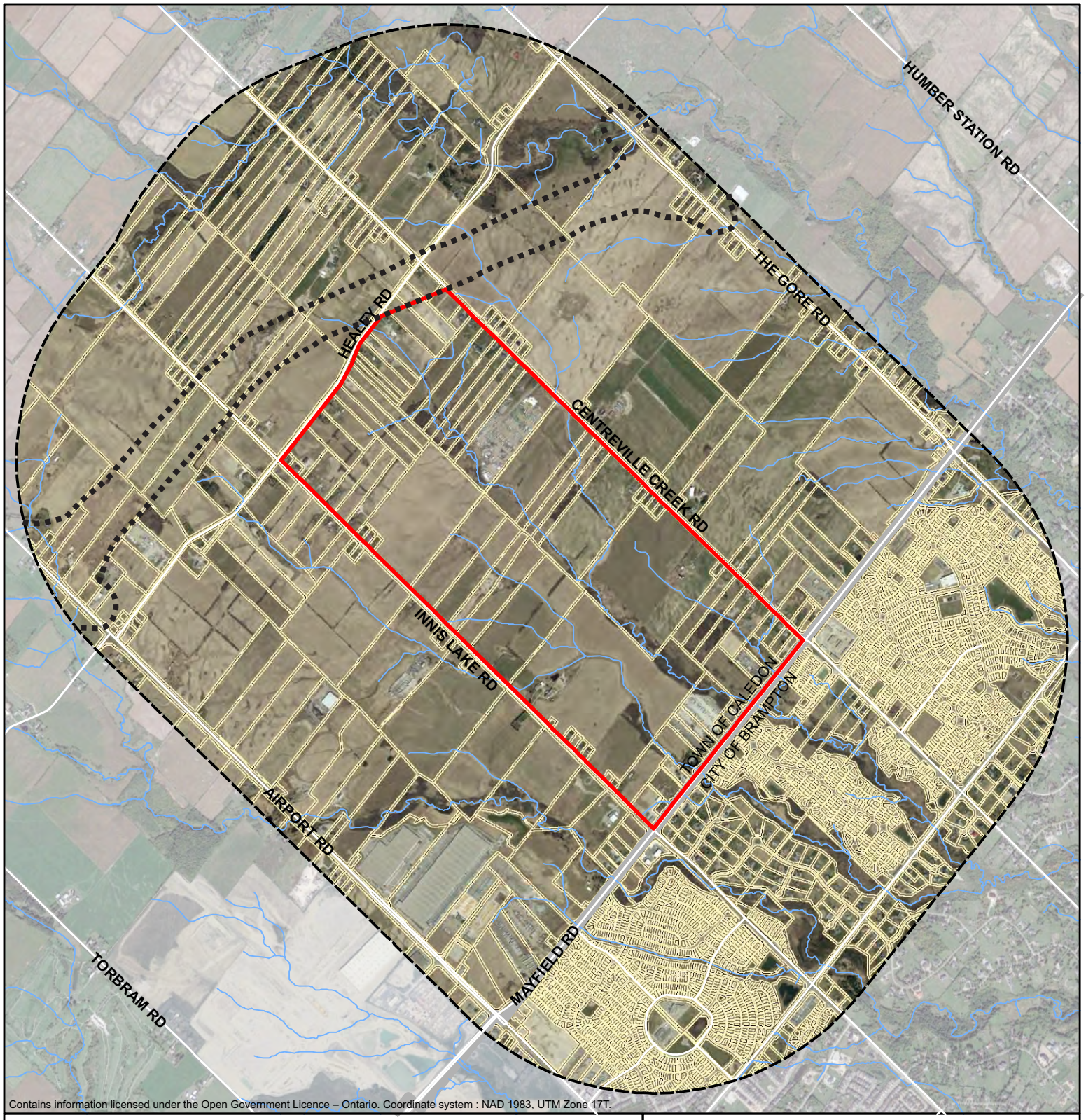

LEGEND

- Subject Lands
- Study Area (1500 m)
- Planned HWY 413 Transportation Corridor
- Fragmentation

Figure 5
Fragmentation

AGRICULTURAL IMPACT ASSESSMENT
Innis Lake Secondary Plan
Innis Lake Rd, Caledon ON

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Additionally, agricultural areas which have been fragmented often have a higher occurrence of *non-agricultural uses*, which in turn can result in more frequent occurrences of conflict arising between *agricultural* and *non-agricultural uses*. Agricultural areas with lower levels of fragmentation are considered to be more economically viable 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 area's agricultural priority.

The agricultural policies of the *PPS* recognize the impact of fragmentation on agricultural lands and try to minimize their fragmentation 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.

The review of lot fabric in the Study Area using AgMaps, shows that there is a mixture of parcels ranging from single residential (<1 ha) to large agricultural sized parcels (>40 ha). There are several parcels within the Study Area that are suitably sized for a variety of *agricultural uses*. However, the northern and southern portions of the Subject Lands are significantly fragmented into smaller farm lots mostly suitable for small hobby farms and agriculture-related uses.

The Subject Lands are located within the Urban Area of the Town of Caledon and Region of Peel. The long-term use of these lands will be primarily for non-agricultural uses and further fragmentation of these lands is expected.

The Subject Lands are immediately adjacent to the current City of Brampton *settlement area* and the northeastern boundary of the Subject Lands immediately abuts the Planned Highway 413 Transportation Corridor. This corridor and construction of the new highway will result in additional fragmentation of the *agricultural land base* in this area.

The lands within the Study Area are moderately fragmented and there is a moderately high occurrence of *non-agricultural uses*.

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 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 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.

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 *development* outside of an approved *settlement area.* As previously stated, the Subject Lands are located within the *settlement area* of Caledon within the Region of Peel and Future Caledon Official Plans. Therefore, the proposed *development* is not required to meet the *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 future *non-agricultural uses* within the Subject Lands. Land use compatibility and conflict reduction through mitigation can be improved by identifying these sensitive areas. This will assist in the planning and phasing of future development within the Secondary Plan Area.

The *MDS I formula* was applied to all *livestock facilities* (active and *unoccupied*) 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* 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 853 (2016) document contains a set of guidelines which outline how the *MDS I formula* is to be applied. The following are the relevant *MDS* guidelines for *settlement area* boundary expansion.

#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".

#2. For What, and When is an MDS Setback Required?

The MDS I setback distances shall be met prior to the approval of: proposed lot creation in accordance with Implementation Guidelines #8 and #9; rezonings or re-designations in accordance with Implementation Guideline #10; building permits on a lot which exists prior to March 1, 2017 in accordance with Implementation Guideline #7; and as directed by municipalities for local approvals for agriculture-related uses or on-farm diversified uses in accordance with Implementation Guideline #35.

The information used to carry out an MDS I calculation must reflect the circumstances at the time that the municipality deems the planning or building permit application to be complete.

The Subject Lands have been included in the *settlement area* of the Future Caledon and Region of Peel Official Plans. While the proposed *development* is not required to comply with the *MDS I formula*, it has been applied in order to identify areas which may be more sensitive to the introduction of *non-agricultural land uses*, and to inform phasing of future *development*.

#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.

As discussed further below, the proposed *development* 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.

#12. Existing Uses that Do Not Conform to MDS

An MDS I setback is required for proposed development or dwellings, even though there may be existing or approved development or dwellings nearby that do not conform to MDS I requirements.

However, a reduced MDS I setback may be permitted provided there are four, or more, non-agricultural uses, residential uses and/or dwellings closer to the subject livestock facility than the proposed development or dwelling and those four or more non-agricultural uses, residential uses and/or dwellings are:

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

If ALL of the above conditions are met, the MDS I setback for the proposed development or dwelling may be reduced such that it is located no closer to the livestock facility or anaerobic digester than the furthest of the four non-agricultural uses, residential uses and/or dwellings as shown in Figure 4.

Guideline #12 can be used to reduce the calculated *MDS I* setback for Operation #9, as this operation has at least four *non-agricultural uses* or *dwellings* within a 120° field of view between the closest part of the *non-*

agricultural use or *dwelling* and the nearest *livestock facility* and/or *manure storage* system associated with the operation. However, the *MDS I* setback has not been reduced, in order to identify areas which may be more sensitive to the introduction of *non-agricultural uses*, and to inform phasing of future *development*.

#14. Uses Located on the Same Lot
An MDS I setback is NOT required to be met for proposed development, dwellings, agriculture-related use, or on-farm diversified use from an existing livestock facility or anaerobic digester located on the same lot as the proposal.

Two *unoccupied livestock facilities* (#30 and #50) and one *hobby farm* (#41) were identified on the Subject Lands. Based on Guideline #14, the *MDS I formula* is not required to be applied to these *livestock facilities*. However, the *MDS I formula* has been applied to these operations to inform phasing of future *development*.

#19. Cumulative Design Capacity of Livestock Facilities on a Lot
MDS calculations shall be based on the combined design capacity for all livestock barns on a lot, even if they are unoccupied livestock barns or separated by a substantial distance on the lot. Where there are no livestock barns on a lot, MDS calculations shall be based on the combined design capacity for all manure storages on a lot, even if they are unused manure storages or separated by a substantial distance on the lot.

Within the Study Area there are farm operations with more than one barn located on the same property. Therefore, the *MDS I* setbacks have been calculated based on the combined design capacity of all *livestock* barns on a lot and applied to the *livestock facility* nearest to the Subject Lands.

#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.

The proposed *development* consists of a Type B land use with a higher density of human occupancy, habitation, and activity. 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 Town of Caledon's *settlement area* in the Future Caledon and Region of Peel Official Plans. Therefore, the *MDS formulae* are not required to be applied to the proposed *development*. However, *MDS I* setbacks have been calculated to identify areas that may be more sensitive to the introduction of *non-agricultural land uses*, to inform planning, mitigation and phasing for future *development* within the Subject Lands.

#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 have been applied to the shortest distance between the Subject Lands and the *manure storages* or *livestock* occupied portions of the *livestock facility*.

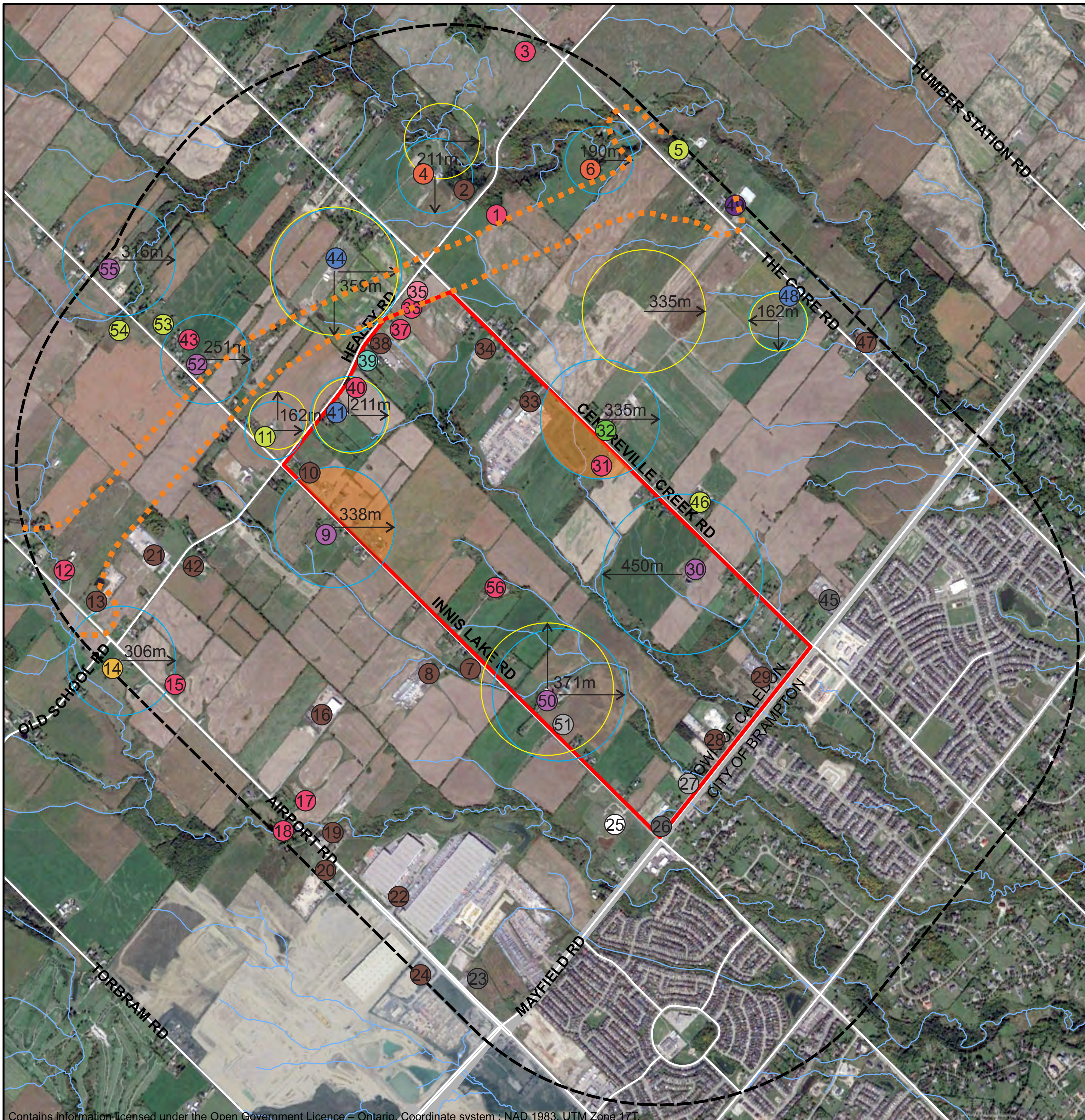
5.9.3 MDS Results

The *MDS I formula* does not apply to lands within existing *settlement area* boundaries; therefore, the proposed *development* complies with the *MDS formulae* as required by the PPS.

However, to identify sensitive areas within the settlement area boundary, we have applied the *MDS I formula* to thirteen *livestock facilities* within 1.5 km 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 of housing *livestock*, nor *livestock* operations located outside of the 1.5 km Study Area.

Figure 6 shows that the *MDS I* setbacks for Operations #9 and #32 extend approximately 290 m and 253 m into the Subject Lands, and occupy 14.67 ha and 12.13 ha, respectively. Although these farm operations are located adjacent to the Subject Lands, they are also located within the Region of Peel's Urban System and the Town of Caledon's Designated Growth Area. Therefore, the long-term use of these lands is not expected to include agricultural uses and the *MDS I formula* would not apply to these farms. This information is only provided for planning and phasing of future development within the Subject Lands. Any mitigation measures implemented would need to address short-term impacts.

The *MDS I* reports generated by OMAFA's AgriSuite software can be found in Appendix J. Table 4 summarizes the results of the calculations and the level of compliance with the *MDS I formula* achievable.



LEGEND

- Subject Lands
- Study Area (1500 m)
- Planned HWY 413 Transportation Corridor

Agricultural Land Uses

- Equestrian Operation
- Beef Operation
- Cash Crop Operation
- Dairy Operation
- Nursery Operation
- Hobby Farm
- Greenhouse Operation
- Unoccupied Livestock Facility
- Remnant Farm

Agriculture-Related Land Uses

- Farm Stand
- Farm Market

Agriculture-Related Land Uses

- Industrial
- Commercial
- Institutional
- Utility

MDS I Setbacks

- Livestock Facility
- Manure Storage
- Encroachment Area

Figure 6
MDS

AGRICULTURAL IMPACT ASSESSMENT
Innis Lake Secondary Plan
Innis Lake Rd, Caledon ON

Prepared for: **Innis Lake Secondary Plan Area Landowners**

Prepared by: COLVILLE CONSULTING INC.

0 1 KM
1:30,000

N

FILE: C24115

Table 4. 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?
4	211 m	211 m	657 m	Yes
6	190 m	N/A	1,114 m	Yes
9	338 m	N/A	48 m	Yes*
11	162 m	162 m	162 m	Yes
14	306 m	N/A	1,420 m	Yes
30	450 m	N/A	N/A	Yes
32	335 m	335 m	82 m	Yes*
41	211 m	211 m	N/A	Yes
44	359 m	359 m	374 m	Yes
48	162 m	162 m	1,162 m	Yes
50	371 m	351 m	N/A	Yes
52	251 m	N/A	714 m	Yes
55	316 m	N/A	1,434 m	Yes

* Complies with *MDS I formula* but sensitive area identified.

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 at one time played a larger role in the Town of Caledon and Region of Peel economies. However, 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, 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*.

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.

5.10.1 Assessment of Benefits

The majority of the Subject Lands are *cultivated*, and eight *agricultural uses* were identified within the Subject Lands, of which five are inactive (i.e., *unoccupied livestock facility, remnant* farm, etc.). Following the inclusion of the Subject Lands in the *settlement area* of the Town of Caledon, it is understood that the long-term use of the land is intended to be for non-agricultural purposes. With the implementation of mitigation measures

to minimize indirect impacts on surrounding farm operations, it is expected that the proposed *development* can minimize the short-term impacts of *development* on the *Agricultural System*. However, the long-term impacts (e.g., loss of cultivable land) will be difficult to mitigate as the area transforms from agricultural to urban land uses.

The land uses observed in the Study Area show that the Subject Lands are located in what is often referred to as a peri-urban area or urban shadow. This is an area that exhibits both urban and rural characteristics. The agricultural character of this area has already been influenced by the prevalence of *non-agricultural land uses*. Agriculture is demonstrably in decline within the Subject Lands and the proposed transition of the Subject Lands to urban uses will not have a significant impact on direct and indirect agricultural-related jobs on farms, in food processing, transportation, equipment manufacturing, agribusiness, and *agri-tourism uses*. It is unlikely that the farm operations within the Subject Lands contribute significantly to the local economy based on their scale and lack of recent investment in agricultural infrastructure. These farms, and other agricultural operations in the Study Area do not appear to contribute to or be involved with the biotechnology, renewable energy (e.g., biofuels), *agri-tourism uses*, and culinary tourism industries. Other than the visual expression of the rural identity provided by the Subject Lands, there are no significant cultural benefits provided. The proposed *development* of the Subject Lands will not have a significant impact on the agricultural economy, and the limited community benefits provided by the Subject Lands.

6. ASSESSMENT OF IMPACTS TO AGRICULTURE

Farm operations can be adversely impacted by new non-agricultural *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, slow moving farm vehicles and noise generated through *normal farm practices*.

The proposed *development* will have direct impact on agricultural lands and farm operations as a result of the inclusion of these lands within the urban system by the Region and Town of Caledon. The conversion of these lands for urban uses occurred prior to undertaking this AIA.

The re-designation of *prime agricultural areas* to urban uses can also have indirect impacts on adjacent farm operations. However, the Subject Lands are located between urban lands to the west, south and east, and the Planned Highway 413 Transportation Corridor to the north. Therefore, there will be no indirect impact on farm operations and agricultural lands within a *prime agricultural area*. Short-term impacts of the proposed *development* on surrounding agricultural lands and farm operations can be effectively minimized and mitigated. Long-term impacts related to the removal of lands from a *prime agricultural area* have already occurred as a result of planning decisions. These impacts will be difficult to mitigate as the surrounding areas transforms from agricultural to urban uses.

6.1 Direct Impacts

6.1.1 Prime Agricultural Lands

The Subject Lands are approximately 408.9 ha (1,010.4 acres) in size, of which approximately 327.23 ha are *prime agricultural lands*. These lands have already been redesignated for urban *development* and are no longer part of the *agricultural land base*. The proposed *development* will result in the conversion of these lands from agricultural uses to urban uses. To minimize the impact of the loss, the lands should be kept in agricultural production, if feasible, until they are to be developed for *non-agricultural uses*.

6.1.2 Agricultural Infrastructure

There are four agricultural operations within the Subject Lands which have agricultural infrastructure. The proposed *development* will result in the loss of the infrastructure associated with these operations. To mitigate this loss, and where feasible, the agricultural infrastructure should be left in place for *agricultural uses* until the land is needed for urban *development*.

6.1.3 Agricultural Land Improvements

Approximately 8.83 ha of random tile drainage are present within the Subject Lands. The proposed *development* of the Subject Lands will eventually result in the loss of this investment in land improvements. The impacts of this loss on the *Agricultural System* will be negligible. To minimize the impact, the lands should remain in *agricultural use* until they are to be developed.

6.1.4 Loss of Crop Land

The Subject Lands are primarily *cultivated* for the production of *common field crops*, but also contain *idle agricultural lands, scrub land*, and natural heritage features. Of the Subject Lands' 408.9 ha, approximately 247.29 ha of land are *cultivated*. The *development* of the Subject Lands will result in the loss of these cultivated lands. To minimize the impact of this loss, where feasible, the lands should remain in agricultural production until they are needed for *development*. It is recommended that a *development* be phased in a way to maximize the amount of land available for agricultural production in the short-term.

While, from an agricultural perspective, it is preferable that all *cultivated* lands be developed in later stages of *development*, it is recognized that *development* phasing is a multidisciplinary exercise and cannot reasonably be based solely on the presence of *cultivated* lands.

6.2 Indirect Impacts

Potential impacts to adjacent farm operations and farm practices are considered to be indirect impacts. These impacts include changes to the surface drainage regime 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 proposed *development* has the potential to cause changes in surface runoff, which can have a potential negative impact on adjacent lands used for agricultural purposes. To ensure potential impacts are mitigated, a Grading Plan and Stormwater Management Plan should be prepared. 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

The majority of the active agricultural operations observed within the Study Area are located within the urban system. Disruption to those operations south of Healy Road is inevitable as these lands will be developed for urban uses.

In the short-term, access points to active farm operations should be identified and maintained. Construction activity should ensure that access to adjacent farmlands is maintained at all times. It is unlikely that there will be a negative impact on farm operations due solely due to the proposed development of the Subject Lands.

The proposed *development* will have no impact on the flexibility of surrounding lands to accommodate changes in types of farming as these farms will all be transitioning to urban uses. The adjacent urban lands will also still be able to be cultivated until they are needed for urban *development*. If the crops grown on the Subject Lands are used to support a larger cash crop operation or *livestock operation*, the operation will eventually need to find additional lands to lease to replace those converted to urban uses.

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. While no impacts to agricultural wells and water sources are anticipated, a Hydrogeological Study could confirm

this, if required. It is anticipated that, a Hydrogeological Study would provide recommendations to mitigate impacts, if impacts to these water sources are anticipated.

Noise, dust, and litter can have a negative impact on some farm operations. Construction may temporarily generate greater levels of noise, dust, and litter. No sensitive farm operations were identified that would be impacted by noise, dust, and litter. However, it is recommended that noise and dust be controlled and in compliance with Ministry of Environment, Conservation and Parks (MECP) guidelines. Efforts to control litter should be included in best management construction practices.

6.2.3 Trespass and Vandalism

Farm operations within the Study Area may already have to deal with the potential for trespass and vandalism due to the proximity of the City of Brampton and Town of Caledon *settlement areas,* as well as the abundance of *non-agricultural uses* in the surrounding area. People crossing and damaging fences and rutting fields with dirt bikes and all-terrain vehicles are examples of trespass and vandalism that may occur. Establishing temporary buffers, fencing, and other edge planning techniques along the new agricultural-urban interface should be considered to minimize impacts. Edge planning techniques are discussed in further detail in Section 6.3 of this report.

6.2.4 Minimum Distance Separation

The *MDS I* setback requirements have been calculated for all *livestock facilities* capable of housing *livestock* within the Subject Lands and Study Area. As previously stated, the *MDS I formula* is not applicable within a *settlement area* boundary. Therefore, there are no *MDS I* setbacks that constrain the proposed *development*.

However, there are farm operations that are still active and house livestock in the Study Area. When developing a phasing plan for development, the *MDS I* setbacks for Operations #9 and #32 should be considered. These setbacks represent areas that some development may be sensitive to (e.g., odour) and some consideration to delaying *development* within these areas may improve the short-term land use compatibility. However, once these farm operations are no longer housing livestock, there would be no further need to delay development of the lands within the setbacks.

6.2.5 Transportation Impacts

The Region's expansion of the urban area and the Planned Highway 413 Transportation Corridor will substantially transform the agricultural character of the area, and it is anticipated that traffic volumes will increase accordingly. Currently, there is already a substantial amount of east-west traffic flow along Mayfield Road. It is likely that with the additional urban land uses within the Subject Lands and the lands to the east and west of the Subject Lands, there will be substantially more traffic introduced to these roads over time. Agricultural operations in the Study Area already must contend with non-farm traffic and will have modified their practices accordingly. However, it is expected that increased traffic volumes will further negatively impact farm operations in the future.

It is recommended that a Traffic Impact Study be prepared as part of the Secondary Plan process. To ensure transportation impacts are minimized, recommendations outlined in a Traffic Impact Study should be adhered to, if potential impacts to farm operations are identified. Additionally, 'Share the Road' signage should be placed along the newly created agricultural/urban interface.

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 the Town of Caledon 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 population growth 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 lands are to be developed.

6.3 Implementation of Edge Planning Techniques

The agricultural/urban interface (AUI) is typically the area where farm operations are negatively impacted the most. When *settlement area* boundary expansion occurs, some consideration should be given to minimizing the length of the AUI. The proposed *development* of the Subject Lands does not create a new, permanent agricultural/urban interface because the Subject Lands are surrounded by lands which have also been included in the 2051 New Urban Area and the Planned Highway 413 Transportation Corridor. However, temporary edge planning techniques should be considered along Innis Lake Road and Centreville Creek Road and incorporated into a phasing plan for the *development*. The temporary edge planning techniques should be consistent and compatible with the phasing plans for *development* proposed on adjacent lands.

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, 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 such impacts.

Edge planning techniques represent a suite of best practices intended to promote land use compatibility between agricultural and *non-agricultural uses*. While a range of edge planning techniques are available, it is recognized that not all techniques will be feasible or appropriate in all circumstances. For the purposes of this study, it is recognized that the edge planning techniques are likely to be temporary since all of the lands within and adjacent to the Subject Lands are to be developed for urban uses. These techniques should only be applicable to farm operations that will remain active for the relative longer-term. These measures should not be onerous and limit *development* opportunities within the Subject Lands.

It is our opinion that the specific edge planning techniques to be implemented for the proposed *development* should not be prescribed at this stage of the planning process. Rather, the selection and design of appropriate edge planning techniques should be determined through a multidisciplinary review at later stages of development, such as during site plan approval, plan of subdivision, or other detailed design processes, and secured through conditions of approval.

6.4 Summary of Impacts

When assessing the impact of the proposed *development*, it is important to understand that the long-term use of these lands has already been approved for *non-agricultural uses* (i.e., urban uses). Many of the negative impacts identified occurred when these lands, and the adjoining lands to the east and west, were removed from the *prime agricultural area* and redesignating them for urban uses. For example, approximately 408.9 ha has been removed from the *prime agricultural area* of which approximately 327.23 ha are prime agricultural land. This will have had a significant impact on the *agricultural system*.

For this AIA we have identified both direct and indirect impacts that have occurred as a result of these land use changes. The potential direct and indirect impacts identified are summarized in Table 5 along with the potential degree of impact, mitigation measures to avoid or minimize the potential impact, and the resulting anticipated impact. The recommendations in the table are intended for the short term mitigation, recognizing that these lands will ultimately be developed for urban-related uses.

Table 5. Summary of Impacts			
Potential Impact	**Relative Degree of Impact**	**Mitigation Measure**	**Anticipated Net Impact**
Direct Impacts			
Loss of *prime agricultural land*	High	• Develop a phasing plan that will enable the continued use of the lands for farming until lands are needed for *development*	Eventual loss of approximately 327.23 ha of *prime agricultural lands.*
Loss of agricultural infrastructure	Low	• Develop a phasing plan that will enable the use of agricultural infrastructure until lands are needed for *development*	Eventual loss of agricultural infrastructure from four agricultural operations
Loss of agricultural land improvements	Low	• Develop a phasing plan that will enable the continued use of the lands for farming until lands are needed for *development*	Eventual loss of approximately 8.83 ha of systemic tile drainage.
Loss of cropland	High	• Develop a phasing plan that will enable the continued use of the lands for farming until lands are needed for *development*	Eventual loss of approximately 247.29 ha of cultivatable land
Indirect Impacts			
Surficial Drainage	Low	• Prepare a Grading Plan and Stormwater Management Plan • Implement recommendations if impacts identified	No impact anticipated
Disruption to Farm Operations	Low	• Ensure that access to farm operations and farm fields is maintained at all times • Establish temporary fencing during construction	No significant impact anticipated
Non-farm traffic	Moderate	• Prepare a Traffic Impact Study to assess potential impacts. • Implement recommendations if impact identified	No significant impact anticipated
Trespass, Vandalism, and Stray Pets	Low	• Consider the use of temporary edge planning techniques along the agricultural-urban interface	No significant impact anticipated

Table 5. Summary of Impacts

Potential Impact	Relative Degree of Impact	Mitigation Measure	Anticipated Net Impact
Noise, Dust & Light	Low	• Adhere to MECP guidelines	No impact anticipated
Changes to Microclimatic Conditions	Low	• None required • No changes to microclimatic conditions	No impact
Land Use Compatibility	Low	• Consider the use of temporary edge planning techniques along the agricultural-urban interface	No significant impact anticipated
Conflict with *MDS formulae*	None	• Utilize *MDS* information for temporary planning purposes to assist with the development of a phasing plan to achieve short-term, land use compatibility	Complies with MDS I formulae. Improves short-term compatibility
Economic & Community	Low	• The Region, Town, and land developers should promote local farm *livestock* and produce	No significant Impact. Potential for increase in local farmgate sales
Wells, Irrigation, water bodies	Low	• Prepare a Hydrogeological Study to identify potential impacts • Implement recommendations if impact identified	No impact anticipated

7. CONSISTENCY WITH AGRICULTURAL POLICIES

7.1 Provincial Planning Statement

The Region of Peel Official Plan shows the Subject Lands as within the 2051 New Urban Area, within the Urban System. The Provincial approval of the Region of Peel Official Plan in November 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* no longer needs to be consistent with the agricultural policies of the *PPS*.

7.2 Region of Peel Official Plan

Policy 5.6.20.14.17.a) of the Region of Peel Official Plan requires that secondary plan areas adjacent to agricultural areas be supported by an AIA, prepared to the satisfaction of the Region and local municipality. The AIA must evaluate the potential impacts of non-agricultural *development* on nearby agricultural operations and recommend measures to avoid, minimize, or mitigate those impacts, with its findings informing secondary plan policies related to phasing, mitigation at the urban–agricultural interface, and the identification and treatment of any applicable MDS I setbacks.

This AIA has fulfilled the requirement for the completion of an Agricultural Impact Assessment as part of the Secondary Plan Process. Potential impacts of the proposed *development* have been assessed, and recommendations have been made to minimize and mitigate identified impacts to the agricultural system, including recommendations for staging of the proposed *development* and the implementation of edge planning techniques.

The MDS I setbacks are not required provincially due to the Subject Lands' inclusion within an approved *settlement area*. As such, the proposed *development* complies with the applicable policies of the Region of Peel Official Plan. Although the MDS formulae do not apply within *settlement area* boundaries, MDS I setbacks were calculated to identify areas that may be sensitive to new urban land uses in the short term.

It should be noted that on July 1, 2025, the Region of Peel became a Regional Municipality without Planning Authority. As a result, the Region of Peel Official Plan became an Official Plan of the lower tier municipalities.

7.3 Future Caledon Official Plan

Policy 24.3.2 of the Future Caledon Official Plan establishes that where a secondary plan area is adjacent to prime agricultural area, it must be supported by an AIA that evaluates potential impacts of urban *development* on the *Agricultural System* and identifies appropriate avoidance and mitigation measures. The policy further requires that the outcomes of the AIA be reflected in the secondary plan through provisions addressing the phasing of *development*, the design of the urban–agricultural interface (including buffering and compatible land uses), and the recognition of any applicable MDS I constraints.

This AIA has been prepared to address the requirements of Policy 24.3.1.b). Potential impacts of the proposed *development* have been assessed, and recommendations have been made to minimize and mitigate identified impacts to the *Agricultural System*, including recommendations for staging of the proposed

development and the implementation of edge planning techniques. As stated above, MDS I setbacks were calculated, and although MDS I setbacks encroach into the Subject Lands, the MDS I setbacks are not required provincially due to the Subject Lands' inclusion within an approved *settlement area*. As such, the proposed *development* complies with the applicable policies of the Future Caledon Official Plan.

8. CONCLUSION

This AIA has identified and described the *Agricultural system* within the Subject Lands and Study Area. The potential impacts associated with the proposed *development* have been assessed and we have determined the following:

1. Following the provincial approval of the Region of Peel and Future Caledon Official Plans, the Subject Lands are part of an approved *settlement area* and do not form part of a provincially, regionally, or locally recognized *prime agricultural area*. The long-term use of these lands is for urban-related uses;
2. The Subject Lands are not part of a *specialty crop area,* and no specialty crops were observed within the Study Area;
3. Mitigation measures have been provided that will ensure that potential impacts will be minimized 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 formulae*; and
5. The proposed *development* is consistent with all relevant provincial agricultural policies and will comply with all relevant municipal agricultural policies.

Respectfully submitted by:

Sean Colville, B.Sc., P.Ag.
Colville Consulting Inc.

John Liotta, B.Sc.Env, P.Ag.
Colville Consulting Inc.

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.

Agricultural land base: - part of the agricultural system and is 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.

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.

Beef operation: a farm operation whose predominant livestock is beef cattle, including cow-calf operations.

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

Catena: - the group of soils that have developed on the same parent material but as a result of being located on a different position in the landform the group differs by drainage class (i.e., well drained, imperfectly drained, and poorly drained).

Common Field Crops: - Common field crops in Ontario include corn; soybeans; small grains and perennial forages (e.g., hay & pasture).

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.

Dairy operation: - a farm whose primary livestock is dairy cattle, including dairy heifers.

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.

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

Gleyed: – means soils that are poorly drained and exhibit greyish colours in the profile indicting that they have developed in a reduced environment (i.e., oxygen depleted) due to high water tables throughout the year.

Hobby farm: - A residential dwelling, with or without accessory buildings, which may include some crop production for personal consumption or limited sale; and/or small numbers of livestock raised for personal consumption, pleasure, or limited sale. A hobby farm normally will generate little or no income and as such may not have a Farm Business Registration Number.

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

Livestock:* - includes dairy, beef, swine, poultry, horses, goats, sheep, ratites, 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.

Manure Storage*: - A permanent storage which is structurally sound and reasonable capable of storing manure and which typically contains liquid manure (<18% dry matter) or solid manure ((≥18% dry matter), and may exist in a variety of:

- Locations (under, within, nearby, or remote from barn);
- Materials (concrete, earthen, steel, wood);
- Coverings (open top, roof, tarp, or other materials);
- Configurations (rectangle, circular); and,
- Elevations (above, below, or partially above grade).

Minimum Distance Separation (MDS) formulae: - formulae and guidelines developed by the province, as amended rom 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.

Morainal till: - generally a compact, poorly sorted, and poorly stratified material deposited by glacial action.

Mottles: - are spots of colour in soil horizons, caused by impeded drainage. The mottle colours are recorded as faint, distinct or prominent depending on the contrast between the mottle colour and the basic horizon colour.

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.

On-Farm Diversified Uses:* - 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.

Primary Study Area:* - the primary study area includes the Subject Lands (i.e. the lands where the development is taking place.

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

Rural residential cluster:* - means four or more, adjacent rural lots, generally one hectare or less in size, sharing a common contiguous boundary. Lots located directly across a road from one another shall be considered as having a common boundary.

Scrub land: - means lands that are no longer farmed and woody species (young trees and shrubs) have begun regenerating and/or sparsely treed areas.

Secondary Study Area (Study Area):* - the Secondary Study Area (Study Area) includes all lands that will be potentially impacted by the development. The Secondary Study Area may very in its extent, but includes, at minimum, lands adjacent to the Primary Study Area.

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 horizon: - a layer of soil, approximately parallel to the land surface, which differs from adjacent layers in properties such as texture, colour, structure, etc. As an example, the surface horizon of a mineral soil is recorded as the "A" horizon. If the surface is ploughed then the suffix p is used (i.e., Ap) if the surface has not been ploughed, as in a forest soil, a humic layer generally develops and an eluviated light coloured soil horizon often forms immediately below. These horizons are identified with the suffix h is used (i.e., Ah) and e (i.e., Ae), respectively. The weathered portion of the profile below the A horizons is identified as the "B" horizon and the unweathered, parent material is the "C" horizon.

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

Soil texture: - the relative portion of particle sizes in soil (i.e., sand, silt, and clay) that are used to describe the soil textural class (e.g., clay, sandy clay loam, sandy loam, loam, clay loam, sand, loamy sand, etc.).

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.

Unoccupied livestock facility: - A livestock facility that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock without significant additional investment.

** 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

Rees, H.W.; Duff, J.P.; Colville, S.; Soley, T and Chow T.L. 1996. Soils of selected agricultural areas of Shediac and Botsford Parishes, Westmoreland County, New Brunswick. New Brunswick. Soil Survey Report No. 16. CLBRR Contribution No. 95-13, Research Branch, Agriculture and Agri-Food Canada, Ottawa, Ontario. 127 pp. with maps.

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

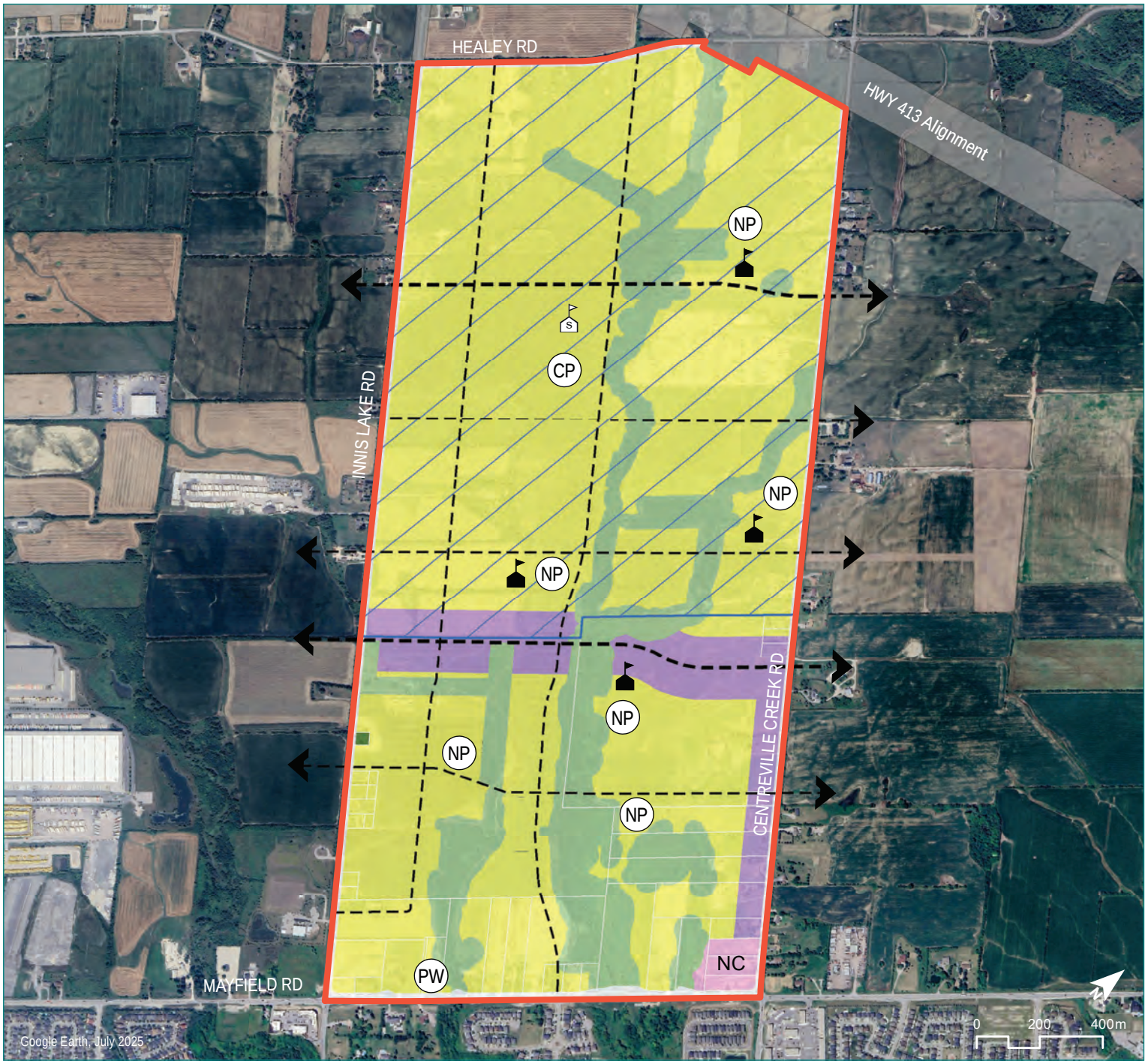
ADDITIONAL TRAINING AND WORKSHOPS

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

Draft Community Structure Plan

COMMUNITY STRUCTURE PLAN
Innis Lake Rd, Caledon



- Study Area
- Phase
  - Phase 1
  - Phase 2
- Neighbourhood Area
- Urban Corridor
- Neighbourhood Centre
- Natural Heritage System
- Cemetery
- PW — Place of Worship
- Proposed Major Collector
- Proposed Minor Collector
- Elementary School
- S — Secondary School
- CP — Community Park
- NP — Neighbourhood Park

MGP File: 25-3443
Date: May 1, 2026

** DRAFT **
For Discussion Purposes Only

MGP Malone Given Parsons.

APPENDIX C

Region of Peel Official Plan – Schedule E1

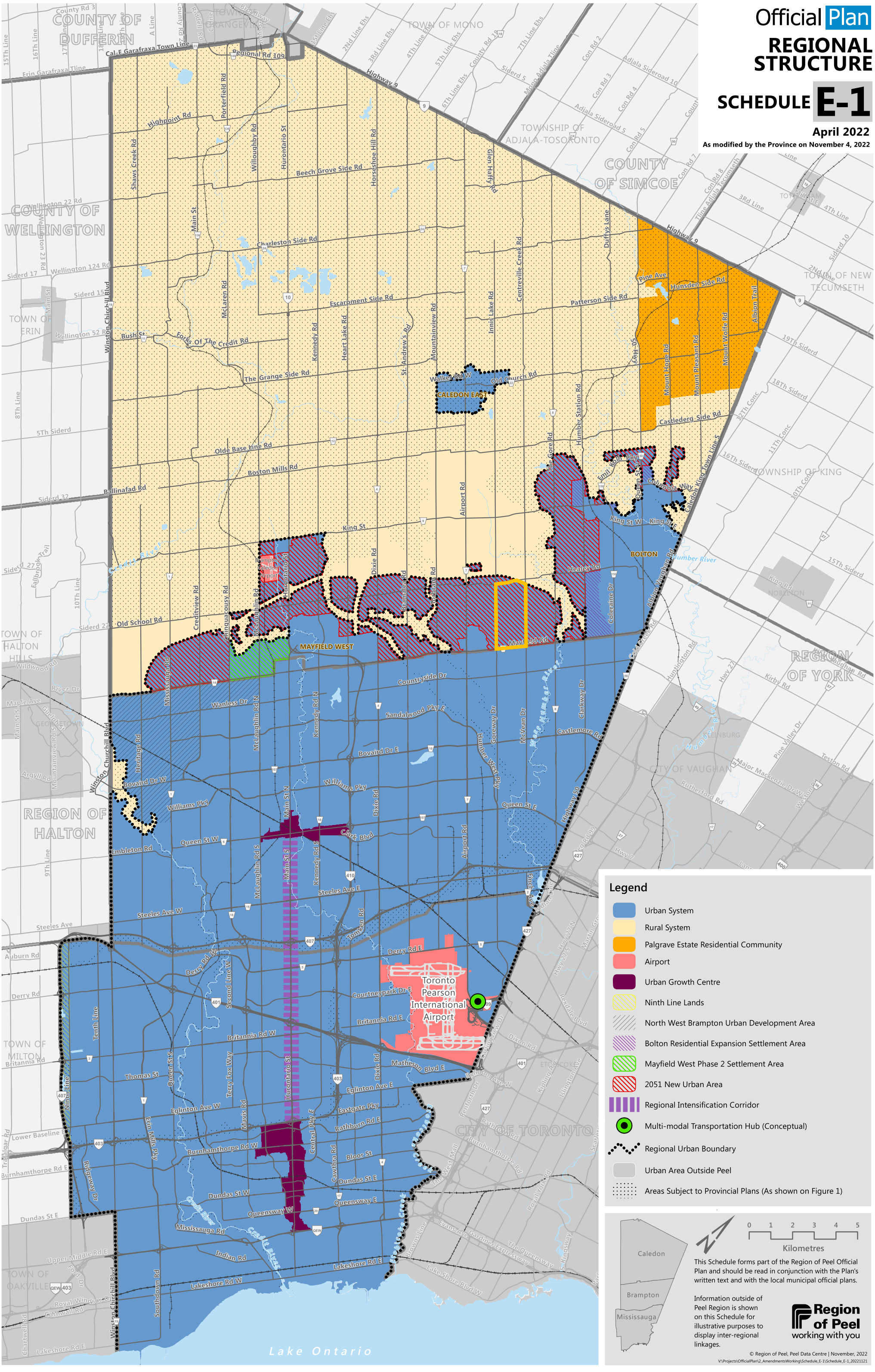
Official Plan

REGIONAL STRUCTURE

SCHEDULE E-1

April 2022

As modified by the Province on November 4, 2022



This Schedule forms part of the Region of Peel Official Plan and should be read in conjunction with the Plan's written text and with the local municipal official plans.

Information outside of Peel Region is shown on this Schedule for illustrative purposes to display inter-regional linkages.

Region of Peel
working with you

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APPENDIX D

Future Caledon Official Plan – Schedule B2

TOWN OF CALEDON

OFFICIAL PLAN

Schedule B2

Growth Management

- Urban Centre
- Potential Urban Centre
- Neighbourhood Centre
- Urban Corridor
- Knowledge and Innovation Corridor
- Rural Settlement Area
- Rural Employment Centre
- Built-up Area
- Designated Growth Area
- Palgrave Estate Residential Community
- Regional Urban Boundary
- New Urban Area 2051
- Future Strategic Employment Reserve

Other Map Elements

- Planned Highway 413 Transportation Corridor
- Highway 413 Focused Analysis Area
- NWGTA Transmission Corridor Narrowed Area of Interest

0 1 2 3 4 5 km

October 2025

Date of print: 10/6/2025
Sources: Town of Caledon, Regional Municipality of Peel

This map forms part of the Future Caledon Official Plan of the Town of Caledon and must be read in conjunction with the text, other schedules and secondary plans. The boundaries/alignments of designations on this schedule are approximate and are not intended to be scaled.

APPENDIX E

Climate Normal 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
WOODBRIDGE	ON	43°47'00.000" N	79°36'00.000" W	164.0 m	6159575		

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)	-6.6	-4.8	-0.4	6.6	12.9	18.1	20.8	19.6	15.4	9	3.1	-2.8	7.6	D
Standard Deviation	3.1	2.5	2.2	1.6	2.1	1.6	1.2	1.6	1.3	1.3	1.7	2.8	2.7	D
Daily Maximum (°C)	-2.5	-0.5	4.3	12	18.8	24.1	26.9	25.4	20.9	13.9	6.9	0.8	12.6	D
Daily Minimum (°C)	-10.7	-9.2	-5.2	1.2	6.8	12	14.7	13.8	9.8	4	-0.8	-6.4	2.5	D
Extreme Maximum (°C)	17	15.5	26.5	31.5	33	36	39	37.2	36.1	30.6	25	19.5		
Date (yyyy/dd)	2005/13	2000/27	1998/30	1990/25	1987/30	1988/25	Jul-88	Jan-75	1952/13	May-51	Jan-50	Mar-82		
Extreme Minimum (°C)	-34.5	-30	-29.4	-17.2	-6.7	-1.7	2.8	-0.6	-5	-11.7	-18.3	-30		
Date (yyyy/dd)	1994/16	1979/18	Apr-50	Jul-72	Aug-66	Nov-72	1968/30	1952/25	1957/28	1972/20	1949/26	1980/25		
Precipitation														
Rainfall (mm)	20.4	23.2	31.4	59.6	79.1	76.3	70.4	80.4	84.6	66	71.1	34.6	697	C
Snowfall (cm)	29.9	21.1	17.8	3.7	0	0	0	0	0	0.5	7.2	22.8	102.8	C
Precipitation (mm)	50.3	44.2	49.2	63.3	79.1	76.3	70.4	80.4	84.6	66.5	78.3	57.4	799.8	C
Extreme Daily Rainfall (mm)	34	32.5	35.3	43.2	61	64.5	63	80.3	72.5	121.2	44.7	41		
Date (yyyy/dd)	1995/14	Jan-68	Apr-74	Dec-51	Dec-00	Oct-67	Sep-60	1956/29	Oct-86	1954/15	Sep-62	Jun-98		
Extreme Daily Snowfall (cm)	26.7	27.9	33	14	0	0	0	0	0	12.7	30.5	29.2		
Date (yyyy/dd)	1968/14	Jun-64	Oct-49	Jan-61	Jan-49	Jan-49	Jan-49	Jan-49	Jan-49	1969/21	1950/24	1968/27		
Extreme Daily Precipitation (mm)	49.5	32.5	35.3	43.2	61	64.5	63	80.3	72.5	121.2	44.7	41		
Date (yyyy/dd)	1968/14	Jan-68	Apr-74	Dec-51	Dec-00	Oct-67	Sep-60	1956/29	Oct-86	1954/15	Sep-62	Jun-98		
Extreme Snow Depth (cm)	22	21	14	13	0	0	0	0	0	0	4	17		
Date (yyyy/dd)	1994/17	1994/14	Oct-94	Jul-94	Jan-83	Jan-83	Jan-83	Jan-83	Jan-83	Jan-83	1994/23	Nov-94		
Days with Maximum Temperature														
<= 0 °C	20.4	15	8.4	0.52	0	0	0	0	0	0	2.8	14.5	61.6	D
> 0 °C	10.7	13.2	22.6	29.5	31	30	31	31	30	31	27.2	16.6	303.7	D
> 10 °C	0.43	0.61	5.2	16.9	29.1	30	31	31	29.9	23.4	7.2	1.2	205.9	D
> 20 °C	0	0	0.7	3.2	12.1	23.2	29.7	28.2	16.1	3.5	0.1	0	116.8	D
> 30 °C	0	0	0	0.22	0.4	2.7	5.3	3.3	0.4	0	0	0	12.3	D
> 35 °C	0	0	0	0	0	0.26	0.47	0.13	0	0	0	0	0.86	D

Days with Minimum Temperature														
> 0 °C	1.7	1.7	5	16.2	27.4	30	31	30.9	29.4	23.6	11.4	3.6	211.7	D
<= 2 °C	30.6	27.4	28.4	18	6	0.5	0	0.13	2.1	11.9	22.7	29.6	177.2	D
<= 0 °C	29.4	26.6	26	13.8	3.6	0	0	0.07	0.6	7.4	18.7	27.4	153.5	D
< -2 °C	26.2	22.9	19.5	6.7	0.65	0	0	0	0	2.7	11.2	22	111.8	D
< -10 °C	15	12.2	5.9	0.13	0	0	0	0	0	0	0.8	7.8	41.8	D
< -20 °C	3.6	1.8	0.48	0	0	0	0	0	0	0	0	0.64	6.5	D
< - 30 °C	0.13	0	0	0	0	0	0	0	0	0	0	0	0.13	D
Days with Rainfall														
>= 0.2 mm	4.2	4.4	6.4	10.7	12	10.8	9.5	9.6	10.6	12.6	11.1	6.5	108.3	C
>= 5 mm	1.3	1.5	2.2	4	5.2	5.1	4.3	4.6	4.8	4.3	4.7	2.6	44.6	C
>= 10 mm	0.54	0.71	0.88	1.9	2.9	2.7	2.6	2.4	3	2	2.8	1.1	23.5	C
>= 25 mm	0.08	0.17	0.04	0.25	0.35	0.32	0.36	0.77	0.68	0.23	0.36	0.05	3.7	C
Days With Snowfall														
>= 0.2 cm	10.2	6.8	5.1	1.5	0	0	0	0	0	0.23	3	7.5	34.3	C
>= 5 cm	1.9	1.3	1.1	0.25	0	0	0	0	0	0.05	0.36	1.4	6.3	C
>= 10 cm	0.57	0.33	0.5	0	0	0	0	0	0	0	0.18	0.33	1.9	C
>= 25 cm	0	0	0.04	0	0	0	0	0	0	0	0	0	0.04	C
Days with Precipitation														
>= 0.2 mm	13.5	10.3	10.7	11.8	12	10.8	9.5	9.6	10.6	12.7	13.1	12.8	137.4	C
>= 5 mm	3.3	2.8	3.4	4.3	5.2	5.1	4.3	4.6	4.8	4.4	5.1	4.1	51.4	C
>= 10 mm	1.2	1.2	1.4	2	2.9	2.7	2.6	2.4	3	2	3	1.5	25.8	C
>= 25 mm	0.09	0.21	0.08	0.25	0.35	0.32	0.36	0.77	0.68	0.23	0.41	0.1	3.9	C

Probability of last temperature in spring <= 0°C, on or after indicated date (10%)										28-May
Probability of last temperature in spring <= 0°C, on or after indicated date (25%)										23-May
Probability of last temperature in spring <= 0°C, on or after indicated date (33%)										19-May
Probability of last temperature in spring <= 0°C, on or after indicated date (50%)										15-May
Probability of last temperature in spring <= 0°C, on or after indicated date (66%)										11-May
Probability of last temperature in spring <= 0°C, on or after indicated date (75%)										09-May
Probability of last temperature in spring <= 0°C, on or after indicated date (90%)										01-May
Probability of first temperature in fall <= 0°C, on or before indicated date (10%)										09-Sep
Probability of first temperature in fall <= 0°C, on or before indicated date (25%)										21-Sep
Probability of first temperature in fall <= 0°C, on or before indicated date (33%)										23-Sep
Probability of first temperature in fall <= 0°C, on or before indicated date (50%)										28-Sep
Probability of first temperature in fall <= 0°C, on or before indicated date (66%)										02-Oct
Probability of first temperature in fall <= 0°C, on or before indicated date (75%)										04-Oct
Probability of first temperature in fall <= 0°C, on or before indicated date (90%)										13-Oct
Probability of frost-free period equal to or less than indicated period (Days) (10%)										115
Probability of frost-free period equal to or less than indicated period (Days) (25%)										120
Probability of frost-free period equal to or less than indicated period (Days) (33%)										128

Probability of frost-free period equal to or less than indicated period (Days) (50%)										134
Probability of frost-free period equal to or less than indicated period (Days) (66%)										140
Probability of frost-free period equal to or less than indicated period (Days) (75%)										143
Probability of frost-free period equal to or less than indicated period (Days) (90%)										155

APPENDIX F

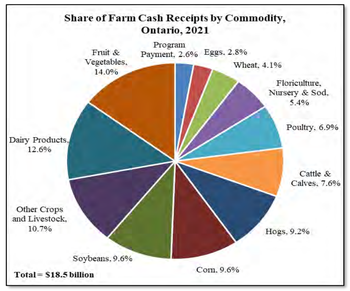
Agricultural Crop Statistics

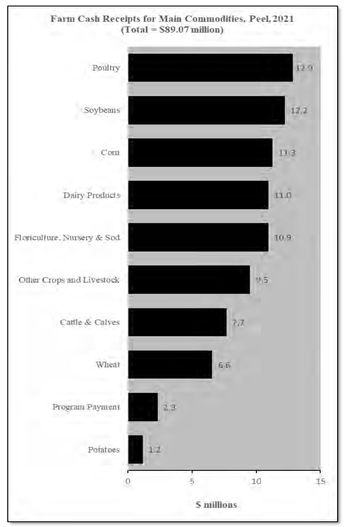
County & Township Ag Profile - Peel Regional Municipality; Townships: Brampton, Caledon

Peel Regional Municipality at a Glance - 2021

Item	Peel	Province	Percent of province	Percent from 2016
Farms, 2021 Census (number)				
Total	377	48,346	0.78%	-7.60%
Under 10 acres	52	3,217	1.62%	-1.89%
10 to 69 acres	122	12,686	0.96%	-23.27%
70 to 129 acres	70	10,924	0.64%	0.00%
130 to 179 acres	22	4,422	0.50%	-12.00%
180 to 239 acres	22	3,981	0.55%	4.76%
240 to 399 acres	18	5,396	0.33%	-5.26%
400 to 559 acres	24	2,865	0.84%	4.35%
560 to 759 acres	12	1,698	0.71%	50.00%
760 to 1,119 acres	16	1,600	1.00%	0.00%
1,120 to 1,599 acres	8	720	1.11%	100.00%
1,600 to 2,239 acres	5	451	1.11%	-44.44%
2,240 to 2,879 acres	5	173	2.89%	-
2,880 to 3,519 acres	0	95	0.00%	-
3,520 acres and over	1	118	0.85%	0.00%
Land Use, 2021 Census (acres)				
Land in crops	80,409	9,051,011	0.89%	19.29%
Summerfallow land	384	13,964	2.75%	412.00%
Tame or seeded pasture	2,722	400,480	0.68%	-11.97%
Natural land for pasture	2,859	626,366	0.46%	-26.10%
Christmas trees, woodland & wetland	4,703	1,269,535	0.37%	-17.23%
All other land	4,506	404,714	1.11%	40.24%
Total area of farms	95,583	11,766,071	0.81%	14.69%
Greenhouse Area, 2021 Census (square feet)				
Total area in use	571,719	201,055,888	0.28%	-34.27%
Farm Capital Value, 2021 Census (farms reporting)				
Under $200,000	11	1,212	0.91%	-54.17%
$200,000 to $499,999	5	3,223	0.16%	-68.75%
$500,000 to $999,999	40	8,699	0.46%	-43.66%
$1,000,000 and over	321	35,212	0.91%	8.08%
Total Gross Farm Receipts, 2021 Census (farms reporting)				
Under $10,000	74	7,277	1.02%	-16.85%
$10,000 to $24,999	55	7,429	0.74%	-28.57%
$25,000 to $49,999	48	6,263	0.77%	-15.79%
$50,000 to $99,999	31	6,093	0.51%	-20.51%
$100,000 to $249,999	48	6,817	0.70%	-27.27%
$250,000 to $499,999	35	4,448	0.79%	6.06%
$500,000 to $999,999	32	3,954	0.81%	39.13%
$1,000,000 to $1,999,999	9	2,452	0.37%	-47.06%
$2,000,000 and over	10	1,696	0.59%	42.86%
Farms by Industry Group, 2021 Census (number of farms)				
Beef cattle ranching and farming	53	7,986	0.66%	35.90%
Dairy cattle and milk production	13	3,188	0.41%	-31.58%
Hog and pig farming	3	1,189	0.25%	200.00%
Poultry and egg production	13	2,061	0.63%	44.44%
Sheep and goat farming	4	1,309	0.31%	-50.00%
Other animal production	64	4,556	1.40%	-36.63%
Oilseed and grain farming	112	18,194	0.62%	6.67%
Vegetable and melon farming	29	1,562	1.86%	-9.38%
Fruit and tree nut farming	18	1,211	1.49%	0.00%
Greenhouse, nursery and floriculture	23	1,672	1.38%	-28.13%
Other crop farming	45	5,418	0.83%	2.27%

Item	Peel	Province	Percent of province	Percent from 2016
Major Field Crops, 2021 Census (acres)				
Winter wheat	10,343	1,144,406	0.90%	21.54%
Oats for grain	344	84,320	0.41%	64.59%
Barley for grain	1,016	68,756	1.48%	-42.31%
Mixed grains	453	59,961	0.76%	6.59%
Corn for grain	19,631	2,202,465	0.89%	45.98%
Corn for silage	1,571	289,678	0.54%	-8.50%
Hay	14,006	1,704,017	0.82%	8.31%
Soybeans	29,915	2,806,255	1.07%	21.65%
Potatoes	7	39,193	0.02%	-76.67%
Major Fruit Crops, 2021 Census (acres)				
Total fruit crops	284	48,661	0.58%	-29.53%
Apples	132	16,008	0.82%	7.32%
Sour Cherries	0	1,383	0.00%	-
Peaches	0	4,608	0.00%	-
Grapes	60	18,432	0.33%	-
Strawberries	59	2,633	2.24%	5.36%
Raspberries	17	438	3.88%	-
Major Vegetable Crops, 2021 Census (acres)				
Total vegetables	519	127,893	0.41%	37.67%
Sweet corn	126	20,518	0.61%	85.29%
Tomatoes	32	14,614	0.22%	0.00%
Green peas	28	14,044	0.20%	180.00%
Green or wax beans	18	8,709	0.21%	157.14%
Livestock Inventories, 2021 Census (number)				
Total cattle and calves	8,987	1,604,810	0.56%	-1.38%
Steers	1,949	299,540	0.65%	0.78%
Beef cows	1,294	224,194	0.58%	-6.44%
Dairy cows	1,700	327,272	0.52%	-3.74%
Total pigs	165	4,071,902	0.00%	189.47%
Total sheep and lambs	542	322,508	0.17%	-49.58%
Poultry Inventories, 2021 Census (number)				
Total hens and chickens	422,313	53,802,772	0.78%	118.96%
Total turkeys	2,107	2,453,126	0.09%	1887.74%





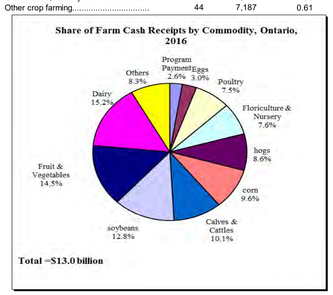
F - too unreliable to be published
Sources: 2021 & 2016 Census of Agriculture, OMAFRA
2022-06-21

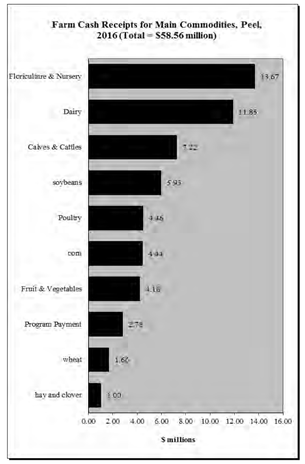
County & Township Ag Profile - Peel Regional Municipality; Townships: Brampton, Caledon

Peel Regional Municipality at a Glance - 2016

Item	Peel	Province	Percent of province	Percent from 2011
Farms, 2016 Census (number)				
Total	408	49,600	0.82	-7.27
Under 10 acres	53	3,051	1.74	17.78
10 to 69 acres	159	12,625	1.26	-2.45
70 to 129 acres	70	10,742	0.65	-13.58
130 to 179 acres	25	4,592	0.54	-3.85
180 to 239 acres	21	4,282	0.49	-12.50
240 to 399 acres	19	6,008	0.32	-42.42
400 to 559 acres	23	3,093	0.74	4.55
560 to 759 acres	8	1,990	0.40	-42.86
760 to 1,119 acres	16	1,593	1.00	-23.81
1,120 to 1,599 acres	4	801	0.50	33.33
1,600 to 2,239 acres	9	457	1.97	50.00
2,240 to 2,879 acres	0	168	0.00	-100.00
2,880 to 3,519 acres	0	88	0.00	-
3,520 acres and over	1	110	0.91	0.00
Land Use, 2016 Census (acres)				
Land in crops	67,408	9,021,298	0.75	-9.15
Summerfallow land	75	15,885	0.47	-56.90
Tame or seeded pasture	3,092	514,168	0.60	-30.25
Natural land for pasture	3,869	783,566	0.49	0.36
Christmas trees, woodland & wetland	5,682	1,542,637	0.37	-20.75
All other land	3,213	470,909	0.68	-20.03
Total area of farms	83,339	12,348,463	0.67	-11.19
Greenhouse Area, 2016 Census (square feet)				
Total area in use	869,770	158,511,328	0.55	-24.82
Farm Capital Value, 2016 Census (farms reporting)				
Under $200,000	24	2,142	1.12	41.18
$200,000 to $499,999	16	7,433	0.22	-52.94
$500,000 to $999,999	71	12,500	0.57	-25.26
$1,000,000 and over	297	27,525	1.08	1.02
Total Gross Farm Receipts, 2016 Census (farms reporting)				
Under $10,000	89	9,536	0.93	-17.59
$10,000 to $24,999	77	8,376	0.92	2.67
$25,000 to $49,999	57	6,755	0.84	-6.56
$50,000 to $99,999	39	6,263	0.62	11.43
$100,000 to $249,999	66	7,022	0.94	-14.29
$250,000 to $499,999	33	4,707	0.70	-19.51
$500,000 to $999,999	23	3,689	0.62	4.55
$1,000,000 to $1,999,999	17	2,019	0.84	30.77
$2,000,000 and over	7	1,233	0.57	-12.50
Farms by Industry Group, 2016 Census (number of farms)				
Beef cattle ranching and farming	39	6,786	0.57	-15.22
Dairy cattle and milk production	19	3,439	0.55	-24.00
Hog and pig farming	1	1,229	0.08	-
Poultry and egg production	9	1,816	0.50	12.50
Sheep and goat farming	8	1,097	0.73	-11.11
Other animal production	101	5,902	1.71	10.99
Oilseed and grain farming	105	16,876	0.62	-2.78
Vegetable and melon farming	32	1,856	1.72	60.00
Fruit and tree nut farming	18	1,362	1.32	-18.18
Greenhouse, nursery and floriculture	32	2,050	1.56	-31.91
Other crop farming	44	7,187	0.61	-31.25

Item	Peel	Province	Percent of province	Percent from 2011
Major Field Crops, 2016 Census (acres)				
Winter wheat	8,510	1,080,378	0.79	-26.33
Oats for grain	209	82,206	0.25	-24.82
Barley for grain	1,761	103,717	1.70	-47.48
Mixed grains	425	92,837	0.46	-32.97
Corn for grain	13,448	2,162,004	0.62	1.54
Corn for silage	1,717	295,660	0.58	-15.75
Soybeans	24,592	2,783,443	0.88	8.45
Potatoes	30	34,685	0.09	-44.44
Major Fruit Crops, 2016 Census (acres)				
Total fruit crops	403	51,192	0.79	-6.06
Apples	123	15,893	0.77	-58.16
Sour Cherries	0	2,121	0.00	-100.00
Peaches	0	5,232	0.00	-100.00
Grapes	x	18,718	-	-
Strawberries	56	2,915	1.92	-29.11
Raspberries	x	680	-	-
Major Vegetable Crops, 2016 Census (acres)				
Total vegetables	377	135,420	0.28	-22.11
Sweet corn	68	22,910	0.30	-46.46
Tomatoes	32	15,744	0.20	-39.62
Green peas	10	16,268	0.06	25.00
Green or wax beans	7	9,732	0.07	-22.22
Livestock Inventories, 2016 Census (number)				
Total cattle and calves	9,113	1,623,710	0.56	-23.62
Steers	1,934	305,514	0.63	-0.92
Beef cows	1,383	236,253	0.59	-22.48
Dairy cows	1,766	311,960	0.57	-30.53
Total pigs	57	3,534,104	-	-
Total sheep and lambs	294	21,118	0.33	2.67
Poultry Inventories, 2016 Census (number)				
Total hens and chickens	192,868	50,759,994	0.38	-11.08
Total turkeys	106	3,772,146	-	-



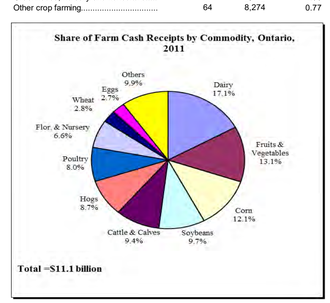


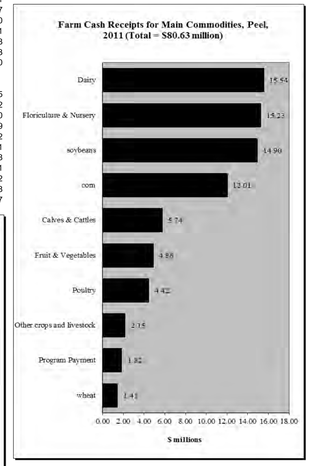
x Suppressed data
Sources: 2016 & 2011 Census of Agriculture and Strategic Policy Branch, OMAFRA
2017-06-02

Peel Regional Municipality at a Glance - 2011

Item	Peel	Province	Percent of province
Farms, 2011 Census (number)			
Total	440	51,950	0.85
Under 10 acres	45	2,741	1.64
10 to 69 acres	163	12,681	1.29
70 to 129 acres	81	11,779	0.69
130 to 179 acres	26	4,989	0.52
180 to 239 acres	24	4,801	0.50
240 to 399 acres	33	6,460	0.51
400 to 559 acres	22	3,359	0.65
560 to 759 acres	14	2,026	0.69
760 to 1,119 acres	21	1,587	1.32
1,120 to 1,599 acres	3	788	0.38
1,600 to 2,239 acres	6	436	1.38
2,240 to 2,879 acres	1	152	0.66
2,880 to 3,519 acres	0	79	0.00
3,520 acres and over	1	92	1.09
Land Use, 2011 Census (acres)			
Land in crops	74,193	8,929,947	0.83
Summerfallow land	174	23,450	0.74
Tame or seeded pasture	4,433	648,758	0.68
Natural land for pasture	3,855	984,809	0.39
Christmas trees, woodland & wetland	7,170	1,612,444	0.44
All other land	4,018	468,828	0.86
Total area of farms	93,843	12,668,236	0.74
Greenhouse Area, 2011 Census (square feet)			
Total area in use	1,156,880	133,520,541	0.87
Farm Capital Value, 2011 Census (farms reporting)			
Under $200,000	17	2,562	0.66
$200,000 to $499,999	34	12,994	0.26
$500,000 to $999,999	95	15,276	0.62
$1,000,000 and over	294	21,118	1.39
Total Gross Farm Receipts, 2011 Census (farms reporting)			
Under $10,000	108	12,263	0.88
$10,000 to $24,999	75	9,098	0.82
$25,000 to $49,999	61	6,720	0.91
$50,000 to $99,999	35	6,189	0.57
$100,000 to $249,999	77	6,985	1.10
$250,000 to $499,999	41	5,086	0.81
$500,000 to $999,999	22	3,248	0.68
$1,000,000 to $1,999,999	13	1,558	0.83
$2,000,000 and over	8	803	1.00
Farms by Industry Group, 2016 Census (number of farms)			
Beef cattle ranching and farming	46	7,105	0.65
Dairy cattle and milk production	25	4,036	0.62
Hog and pig farming	0	1,235	0.00
Poultry and egg production	8	1,619	0.49
Sheep and goat farming	9	1,446	0.62
Other animal production	91	6,966	1.31
Oilseed and grain farming	108	15,818	0.68
Vegetable and melon farming	20	1,531	1.31
Fruit and tree nut farming	22	1,548	1.42
Greenhouse, nursery and floriculture	47	2,372	1.98
Other crop farming	64	8,274	0.77

Item	Peel	Province	Percent of province
Major Field Crops, 2011 Census (acres)			
Winter wheat	11,552	1,100,003	1.05
Oats for grain	278	71,040	0.39
Barley for grain	3,353	126,881	2.64
Mixed grains	634	106,162	0.60
Corn for grain	13,244	2,032,356	0.65
Corn for silage	2,038	271,701	0.75
Hay	17,485	2,077,911	0.84
Soybeans	22,676	2,464,870	0.92
Potatoes	54	37,384	0.14
Major Fruit Crops, 2011 Census (acres)			
Total fruit crops	429	52,740	0.81
Apples	294	15,830	1.86
Sour Cherries	1	2,342	0.04
Peaches	4	6,455	0.06
Grapes	x	18,383	-
Strawberries	79	3,283	2.41
Raspberries	15	902	1.66
Major Vegetable Crops, 2011 Census (acres)			
Total vegetables	484	129,595	0.37
Sweet corn	127	25,540	0.50
Tomatoes	53	16,558	0.32
Green peas	8	15,121	0.05
Green or wax beans	9	9,186	0.10
Livestock Inventories, 2011 Census (number)			
Total cattle and calves	11,931	1,741,381	0.69
Steers	1,952	291,543	0.67
Beef cows	1,784	282,062	0.63
Dairy cows	2,542	318,158	0.80
Total pigs	x	3,088,646	-
Total sheep and lambs	1,047	352,807	0.30
Poultry Inventories, 2011 Census (number)			
Total hens and chickens	216,909	46,902,316	0.46
Total turkeys	x	3,483,828	-





Caledon Township at a Glance - 2021

Item	Caledon	Province	Percent of province	Percent from 2016
Farms, 2021 Census (number)				
Total	308	48,346	0.64%	-10.72%
Under 10 acres	32	3,217	0.99%	10.34%
10 to 69 acres	97	12,686	0.76%	-27.61%
70 to 129 acres	59	10,924	0.54%	-7.81%
130 to 179 acres	22	4,422	0.50%	-8.33%
180 to 239 acres	22	3,981	0.55%	22.22%
240 to 399 acres	14	5,396	0.26%	-26.32%
400 to 559 acres	21	2,865	0.73%	5.00%
560 to 759 acres	10	1,698	0.59%	25.00%
760 to 1,119 acres	13	1,600	0.81%	-18.75%
1,120 to 1,599 acres	7	720	0.97%	75.00%
1,600 to 2,239 acres	5	451	1.11%	-37.50%
2,240 to 2,879 acres	5	173	2.89%	-
2,880 to 3,519 acres	0	95	0.00%	-
3,520 acres and over	1	118	0.85%	0.00%
Land Use, 2021 Census (acres)				
Land in crops	73,460	9,051,011	0.81%	16.16%
Summerfallow land	357	13,964	2.56%	376.00%
Tame or seeded pasture	2,135	400,480	0.53%	-29.95%
Natural land for pasture	2,159	626,366	0.34%	-42.64%
Christmas trees, woodland & wetland	3,860	1,269,535	0.30%	-25.08%
All other land	3,680	404,714	0.91%	35.89%
Total area of farms	85,652	11,766,071	0.73%	9.83%
Greenhouse Area, 2021 Census (square feet)				
Total area in use	112,279	201,055,888	0.06%	-61.84%
Farm Capital Value, 2021 Census (farms reporting)				
Under $200,000	7	1,212	0.58%	-22.22%
$200,000 to $499,999	3	3,223	0.09%	-89.66%
$500,000 to $999,999	26	8,699	0.30%	-67.90%
$1,000,000 and over	272	35,212	0.77%	10.57%
Total Gross Farm Receipts, 2021 Census (farms reporting)				
Under $10,000	64	7,277	0.88%	-12.33%
$10,000 to $24,999	43	7,429	0.58%	-33.85%
$25,000 to $49,999	43	6,263	0.69%	-10.42%
$50,000 to $99,999	26	6,093	0.43%	-23.53%
$100,000 to $249,999	41	6,817	0.60%	-26.79%
$250,000 to $499,999	32	4,448	0.72%	6.67%
$500,000 to $999,999	26	3,954	0.66%	44.44%
$1,000,000 to $1,999,999	9	2,452	0.37%	-40.00%
$2,000,000 and over	8	1,696	0.47%	33.33%
Farms by Industry Group, 2021 Census (number of farms)				
Beef cattle ranching and farming	43	7,986	0.54%	19.44%
Dairy cattle and milk production	12	3,188	0.38%	-33.33%
Hog and pig farming	3	1,189	0.25%	200.00%
Poultry and egg production	10	2,061	0.49%	11.11%
Sheep and goat farming	4	1,309	0.31%	-42.86%
Other animal production	55	4,556	1.21%	-38.20%
Oilseed and grain farming	93	18,194	0.51%	-3.13%
Vegetable and melon farming	27	1,562	1.73%	42.11%
Fruit and tree nut farming	10	1,211	0.83%	-16.67%
Greenhouse, nursery and floriculture	14	1,672	0.84%	-12.50%
Other crop farming	37	5,418	0.68%	-11.90%

Item	Caledon	Province	Percent of province	Percent from 2016
Major Field Crops, 2021 Census (acres)				
Winter wheat	9,822	1,144,406	0.86%	-
Oats for grain	344	84,320	0.41%	-
Barley for grain	916	68,756	1.33%	-
Mixed grains	443	59,961	0.74%	4.24%
Corn for grain	18,776	2,202,465	0.85%	-
Corn for silage	1,471	289,678	0.51%	-
Hay	12,656	1,704,017	0.74%	45.35%
Soybeans	26,211	2,806,255	0.93%	15.48%
Potatoes	4	39,193	0.01%	-83.33%
Major Fruit Crops, 2021 Census (acres)				
Total fruit crops	196	48,661	0.40%	31.54%
Apples	55	16,008	0.34%	-
Sour Cherries	0	1,383	0.00%	-
Peaches	0	4,608	0.00%	-
Grapes	54	18,432	0.29%	-
Strawberries	56	2,633	2.13%	-
Raspberries	16	438	3.65%	-
Major Vegetable Crops, 2021 Census (acres)				
Total vegetables	479	127,893	0.37%	99.58%
Sweet corn	112	20,518	0.55%	-
Tomatoes	28	14,614	0.19%	7.69%
Green peas	28	14,044	0.20%	211.11%
Green or wax beans	18	8,709	0.21%	260.00%
Livestock Inventories, 2021 Census (number)				
Total cattle and calves	8,356	1,604,810	0.52%	-5.48%
Steers	1,940	299,540	0.65%	1.15%
Beef cows	1,184	224,194	0.53%	-
Dairy cows	1,505	327,272	0.46%	-
Total pigs	165	4,071,902	0.00%	189.47%
Total sheep and lambs	542	322,508	0.17%	-42.40%
Poultry Inventories, 2021 Census (number)				
Total hens and chickens	351,400	53,802,772	0.65%	82.51%
Total turkeys	2,098	2,453,126	0.09%	1879.25%

Caledon Township at a Glance - 2016

Item	Caledon	Province	Percent of province	Percent from 2011
Farms, 2016 Census (number)				
Total	345	49,600	0.70	-5.48
Under 10 acres	29	3,051	0.95	45.00
10 to 69 acres	134	12,625	1.06	-5.63
70 to 129 acres	64	10,742	0.60	-7.25
130 to 179 acres	24	4,592	0.52	-4.00
180 to 239 acres	18	4,282	0.42	-18.18
240 to 399 acres	19	6,008	0.32	-29.63
400 to 559 acres	20	3,093	0.65	11.11
560 to 759 acres	8	1,990	0.40	-33.33
760 to 1,119 acres	16	1,593	1.00	-20.00
1,120 to 1,599 acres	4	801	0.50	33.33
1,600 to 2,239 acres	8	457	1.75	33.33
2,240 to 2,879 acres	0	168	0.00	-
2,880 to 3,519 acres	0	88	0.00	-
3,520 acres and over	1	110	0.91	0.00
Land Use, 2016 Census (acres)				
Land in crops	63,239	9,021,298	0.70	-2.29
Summerfallow land	75	15,885	0.47	-9.64
Tame or seeded pasture	3,048	514,168	0.59	-23.82
Natural land for pasture	3,764	783,566	0.48	4.64
Christmas trees, woodland & wetland	5,152	1,542,637	0.33	-23.37
All other land	2,708	470,909	0.58	-23.22
Total area of farms	77,986	12,348,463	0.63	-5.65
Greenhouse Area, 2016 Census (square feet)				
Total area in use	294,236	158,511,328	0.19	-55.12
Farm Capital Value, 2016 Census (farms reporting)				
Under $200,000	9	2,142	0.42	-18.18
$200,000 to $499,999	29	7,433	0.39	93.33
$500,000 to $999,999	81	12,500	0.65	28.57
$1,000,000 and over	246	27,525	0.89	-3.91
Total Gross Farm Receipts, 2016 Census (farms reporting)				
Under $10,000	73	9,536	0.77	-21.51
$10,000 to $24,999	65	8,376	0.78	1.56
$25,000 to $49,999	48	6,755	0.71	-2.04
$50,000 to $99,999	34	6,263	0.54	13.33
$100,000 to $249,999	56	7,022	0.80	-13.85
$250,000 to $499,999	30	4,707	0.64	-3.23
$500,000 to $999,999	18	3,689	0.49	20.00
$1,000,000 to $1,999,999	15	2,019	0.74	25.00
$2,000,000 and over	6	1,233	0.49	0.00
Farms by Industry Group, 2016 Census (number of farms)				
Beef cattle ranching and farming	36	6,786	0.53	-18.18
Dairy cattle and milk production	18	3,439	0.52	-18.18
Hog and pig farming	1	1,229	0.08	-
Poultry and egg production	9	1,816	0.50	12.50
Sheep and goat farming	7	1,097	0.64	0.00
Other animal production	89	5,902	1.51	8.54
Oilseed and grain farming	96	16,876	0.57	7.87
Vegetable and melon farming	19	1,856	1.02	35.71
Fruit and tree nut farming	12	1,362	0.88	0.00
Greenhouse, nursery and floriculture	16	2,050	0.78	-44.83
Other crop farming	42	7,187	0.58	-27.59

Item	Caledon	Province	Percent of province	Percent from 2011
Major Field Crops, 2016 Census (acres)				
Winter wheat	0	1,080,378	0.00	-100.00
Oats for grain	0	82,206	0.00	-
Barley for grain	0	103,717	0.00	-
Mixed grains	425	92,837	0.46	-
Corn for grain	0	2,162,004	0.00	-100.00
Corn for silage	0	295,660	0.00	-100.00
Hay	8,707	1,721,214	0.51	-45.23
Soybeans	22,698	2,783,443	0.82	14.98
Potatoes	24	34,685	0.07	-51.02
Major Fruit Crops, 2016 Census (acres)				
Total fruit crops	149	51,192	0.29	-22.80
Apples	x	15,893	-	-
Sour Cherries	0	2,121	0.00	-
Peaches	0	5,232	0.00	-
Grapes	x	18,718	-	-
Strawberries	x	2,915	-	-
Raspberries	x	680	-	-
Major Vegetable Crops, 2016 Census (acres)				
Total vegetables	240	135,420	0.18	-30.43
Sweet corn	x	22,910	-	-
Tomatoes	26	15,744	0.17	-27.78
Green peas	9	16,268	0.06	-
Green or wax beans	5	9,732	0.05	-44.44
Livestock Inventories, 2016 Census (number)				
Total cattle and calves	8,840	1,623,710	0.54	-21.98
Steers	1,918	305,514	0.63	-0.47
Beef cows	x	236,253	-	-
Dairy cows	x	311,960	-	-
Total pigs	57	3,534,104	-	-
Total sheep and lambs	256	211,118	0.29	-2.79
Poultry Inventories, 2016 Census (number)				
Total hens and chickens	192,538	50,759,994	0.38	-11.16
Total turkeys	106	3,772,146	-	-

Caledon Township at a Glance - 2011

Item	Caledon	Province	Percent of province
Farms, 2011 Census (number)			
Total	365	51,950	0.70
Under 10 acres	20	2,741	0.73
10 to 69 acres	142	12,681	1.12
70 to 129 acres	69	11,779	0.59
130 to 179 acres	25	4,969	0.50
180 to 239 acres	22	4,801	0.46
240 to 399 acres	27	6,460	0.42
400 to 559 acres	18	3,359	0.54
560 to 759 acres	12	2,026	0.59
760 to 1,119 acres	20	1,587	1.26
1,120 to 1,599 acres	3	788	0.38
1,600 to 2,239 acres	6	436	1.38
2,240 to 2,879 acres	0	152	0.00
2,880 to 3,519 acres	0	79	0.00
3,520 acres and over	1	92	1.09
Land Use, 2011 Census (acres)			
Land in crops	64,724	8,929,947	0.72
Summerfallow land	83	23,450	0.35
Tame or seeded pasture	4,001	648,758	0.62
Natural land for pasture	3,597	984,809	0.37
Christmas trees, woodland & wetland	6,723	1,612,444	0.42
All other land	3,527	468,828	0.75
Total area of farms	82,655	12,668,236	0.65
Greenhouse Area, 2011 Census (square feet)			
Total area in use	655,620	133,520,541	0.49
Farm Capital Value, 2011 Census (farms reporting)			
Under $200,000	11	2,562	0.43
$200,000 to $499,999	15	12,994	0.12
$500,000 to $999,999	63	15,276	0.41
$1,000,000 and over	256	21,118	1.21
Total Gross Farm Receipts, 2011 Census (farms reporting)			
Under $10,000	93	12,263	0.76
$10,000 to $24,999	64	9,098	0.70
$25,000 to $49,999	49	6,720	0.73
$50,000 to $99,999	30	6,189	0.48
$100,000 to $249,999	65	6,985	0.93
$250,000 to $499,999	31	5,086	0.61
$500,000 to $999,999	15	3,248	0.46
$1,000,000 to $1,999,999	12	1,558	0.77
$2,000,000 and over	6	803	0.75
Farms by Industry Group, 2011 Census (number of farms)			
Beef cattle ranching and farming	44	7,105	0.62
Dairy cattle and milk production	22	4,036	0.55
Hog and pig farming	0	1,235	0.00
Poultry and egg production	8	1,619	0.49
Sheep and goat farming	7	1,446	0.48
Other animal production	82	6,966	1.18
Oilseed and grain farming	89	15,818	0.56
Vegetable and melon farming	14	1,531	0.91
Fruit and tree nut farming	12	1,548	0.78
Greenhouse, nursery and floriculture	29	2,372	1.22
Other crop farming	58	8,274	0.70

Item	Caledon	Province	Percent of province
Major Field Crops, 2011 Census (acres)			
Winter wheat	9,686	1,100,003	0.88
Oats for grain	0	71,040	0.00
Barley for grain	0	126,881	0.00
Mixed grains	0	106,162	0.00
Corn for grain	12,292	2,032,356	0.60
Corn for silage	1,973	271,701	0.73
Hay	15,898	2,077,911	0.77
Soybeans	19,741	2,464,870	0.80
Potatoes	49	37,384	0.13
Major Fruit Crops, 2011 Census (acres)			
Total fruit crops	193	52,740	0.37
Apples	102	15,830	0.64
Sour Cherries	x	2,342	-
Peaches	x	6,455	-
Grapes	x	18,383	-
Strawberries	54	3,283	1.64
Raspberries	x	902	-
Major Vegetable Crops, 2011 Census (acres)			
Total vegetables	345	129,595	0.27
Sweet corn	61	25,540	0.24
Tomatoes	36	16,558	0.22
Green peas	x	15,121	-
Green or wax beans	9	9,186	0.10
Livestock Inventories, 2011 Census (number)			
Total cattle and calves	11,331	1,741,381	0.65
Steers	1,927	291,263	0.66
Beef cows	1,717	282,062	0.61
Dairy cows	2,336	318,158	0.73
Total pigs	x	3,088,646	-
Total sheep and lambs	968	352,807	0.27
Poultry Inventories, 2011 Census (number)			
Total hens and chickens	216,721	46,902,316	0.46
Total turkeys	x	3,483,828	-

APPENDIX G

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

	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[1]
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

[1] "Acid" means pH<5.5; "Neutral" pH 5.5 to 7.4; "Alkaline" pH>7.4 as measured in 0.01 M CaCl2 (CSSC, 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.

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^2), 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 m2).
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.

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 H

Site Photographs

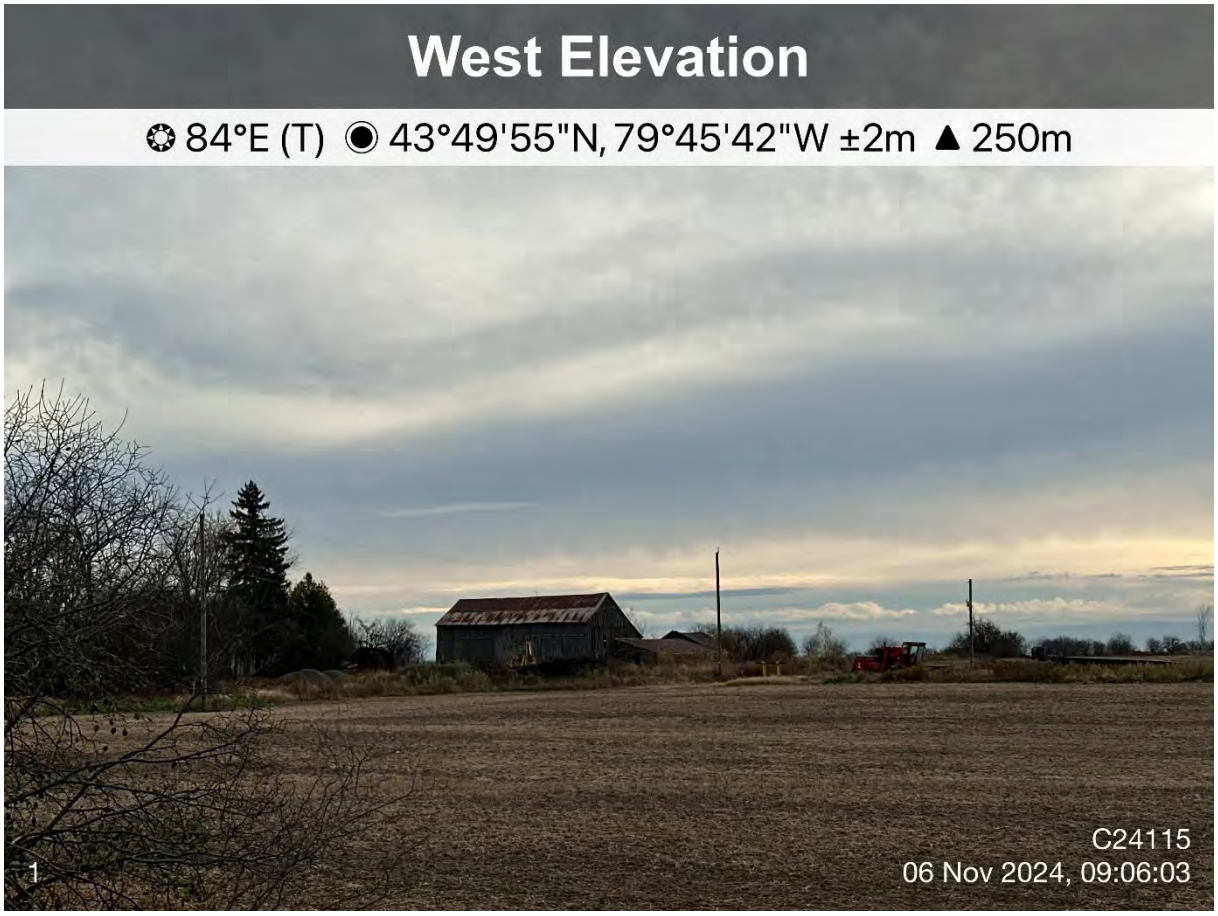


Photo 1: Operation #1 – Remnant farm, woodan bank barn in poor condition, missing boards.

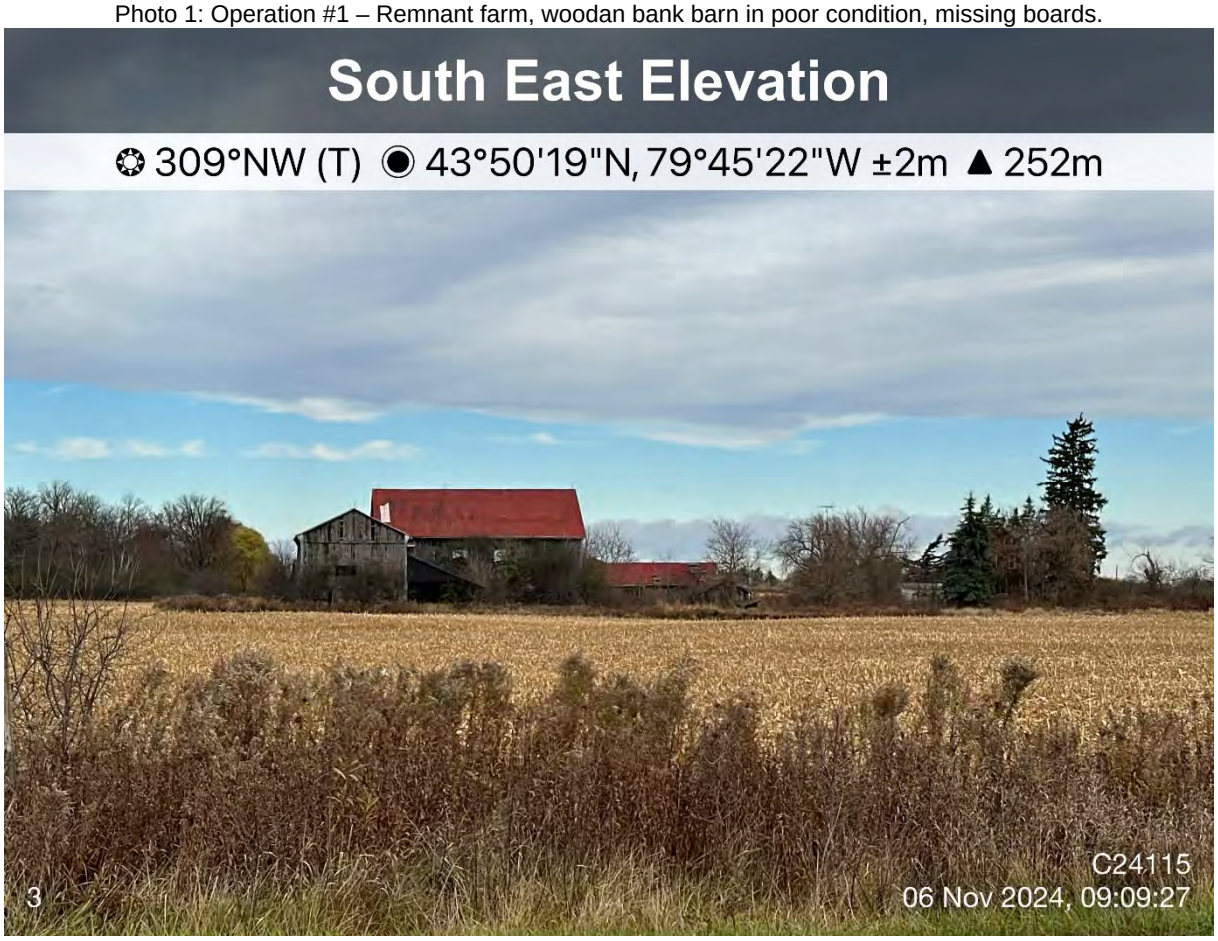


Photo 2: Operation #3 – Remnant farm, wooden bank barn in poor condition.

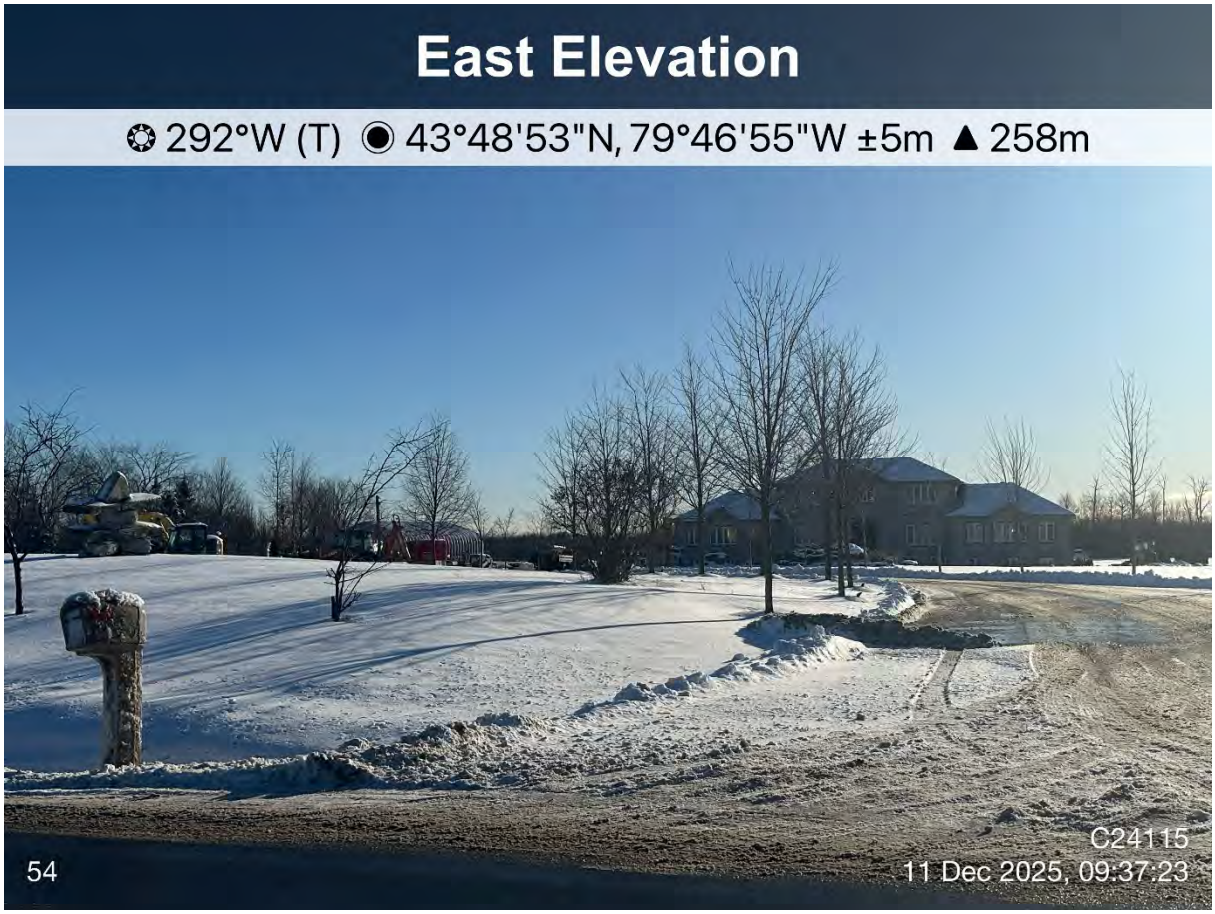


Photo 3: Operation #1 – Industrial operation, shop with heavy equipment observed outside.

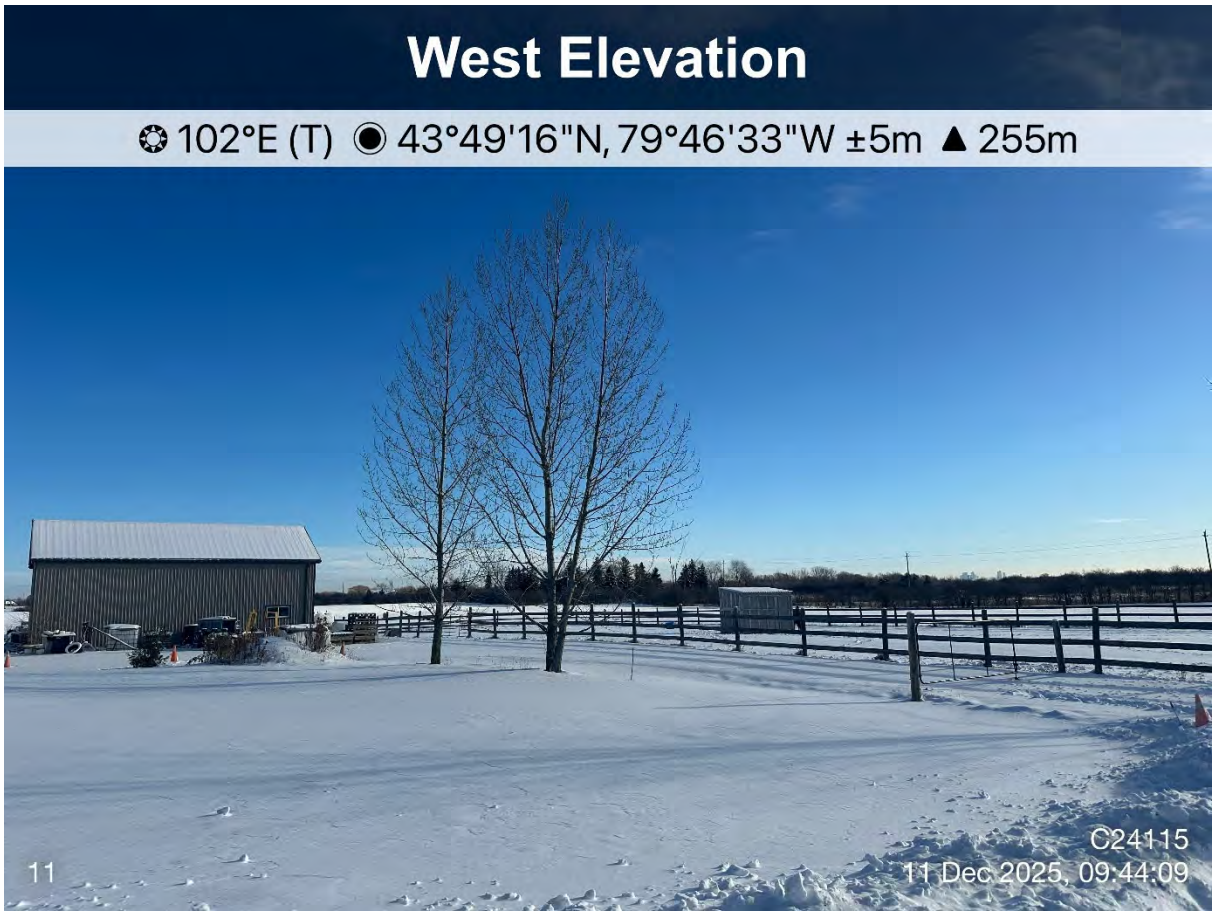


Photo 4: Operation #3 – Unoccupied livestock facility, former dairy operation.

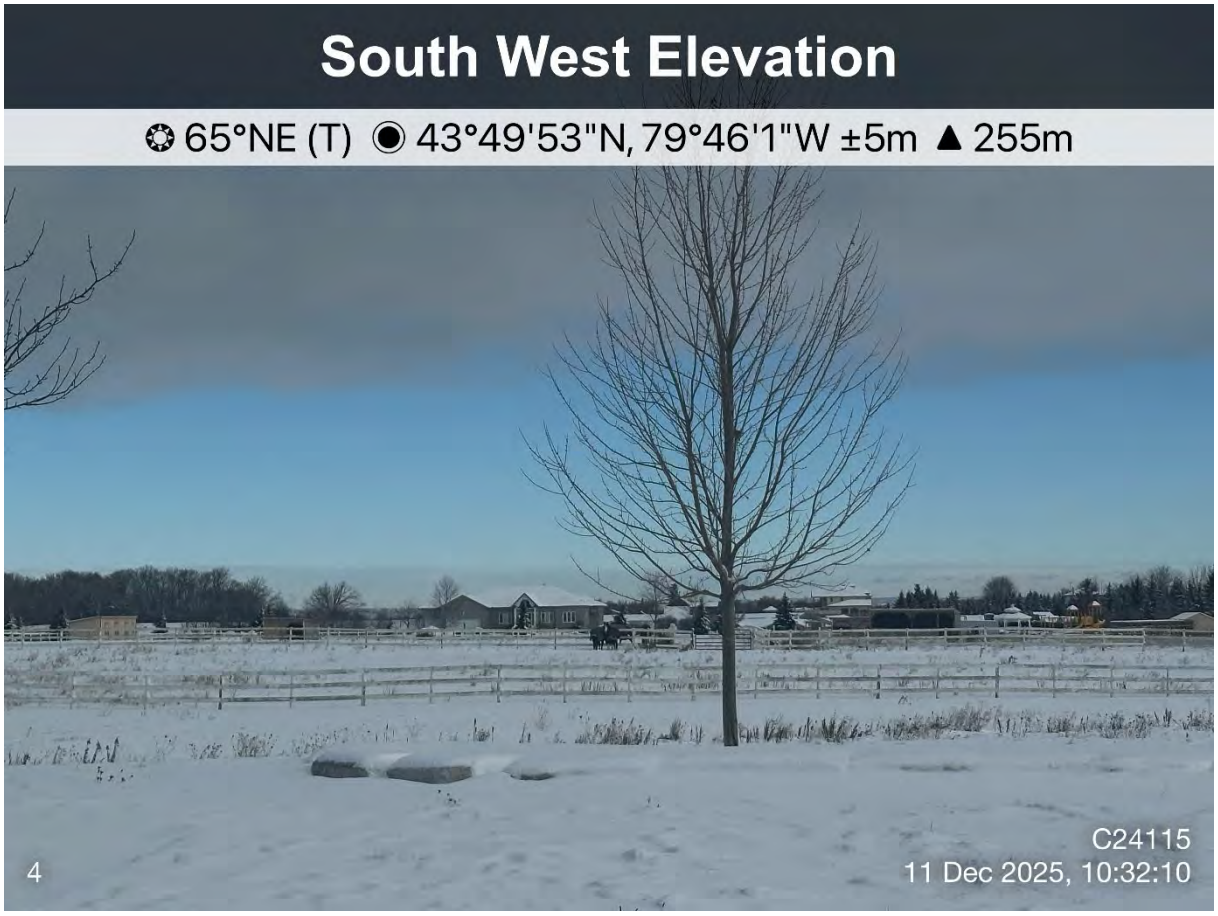


Photo 5: Operation #4 – Equestrian operation, several large paddocks with fencing in good condition, field shelters.

Photo 6: Operation #6 – Equestrian operation, gated entry, view from road obstructed.

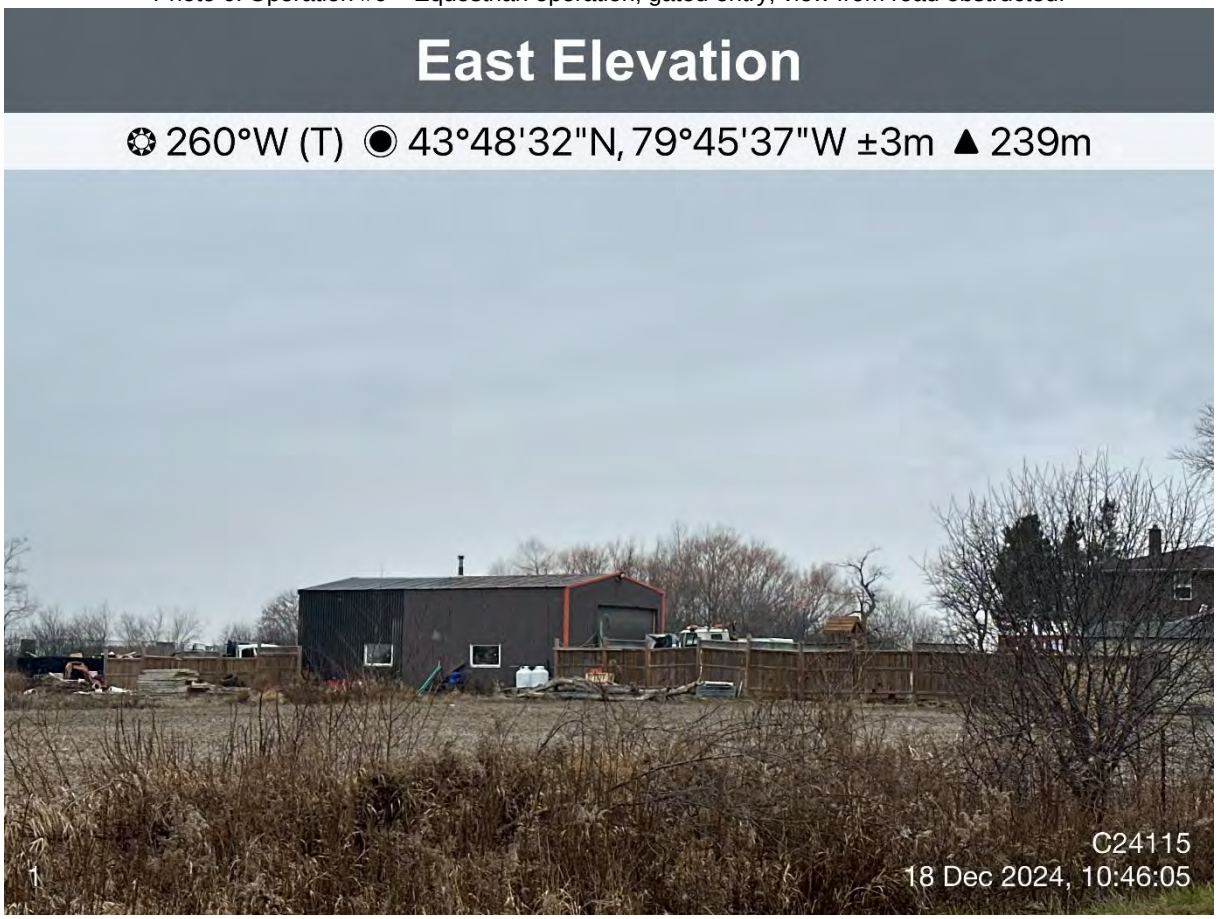


Photo 7: Operation #7 – Industrial operation, shop with heavy equipment observed outside.

Photo 8: Operation #9 – Unoccupied livestock facility, former dairy operation.

Photo 9: Operation #12 – Remnant farm with uncapped silo and bank barn in poor condition, missing boards in loft.

Photo 10: Operation #14 – Hobby farm, three barns in fair condition, one appears converted for storage.

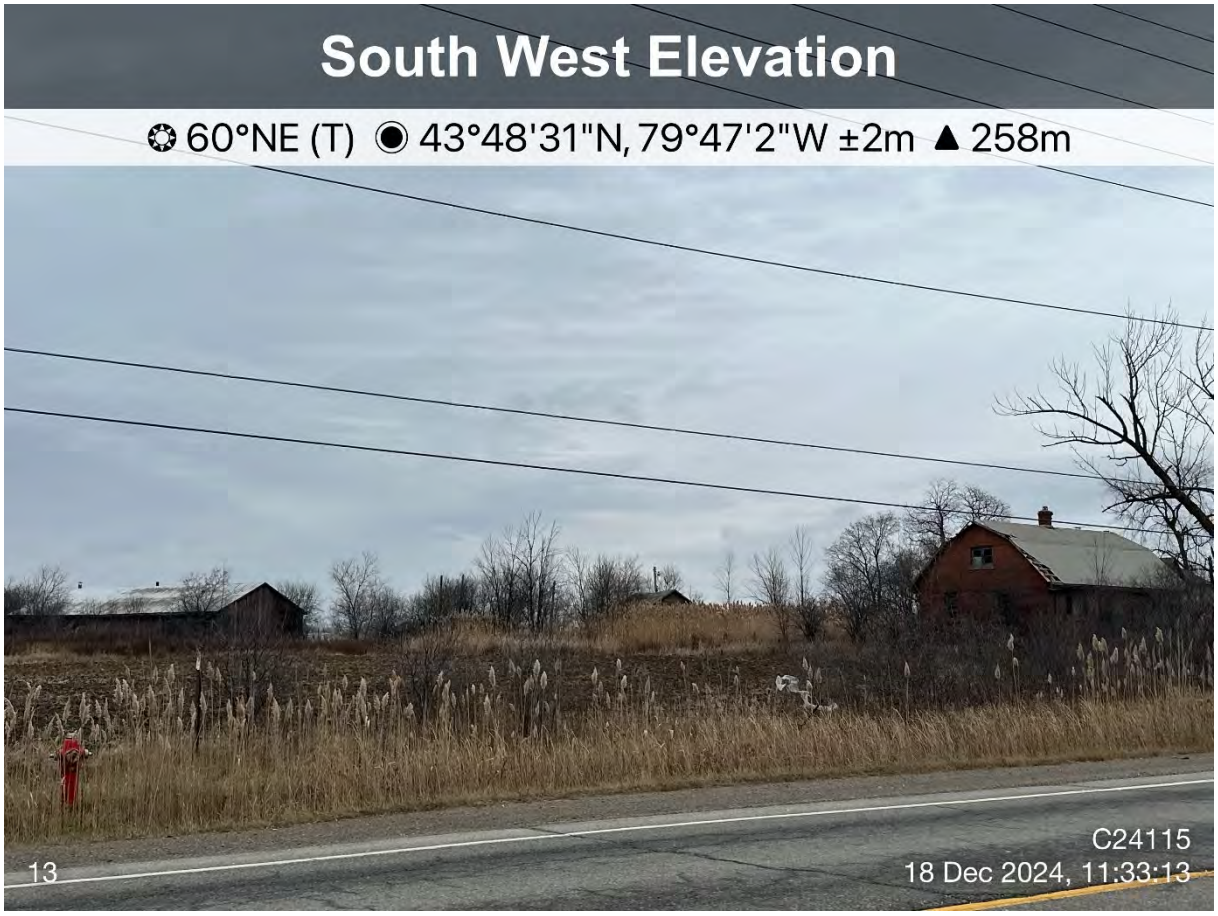


Photo 11: Operation #15 – Remnannt farm, implement shed in poor condition.

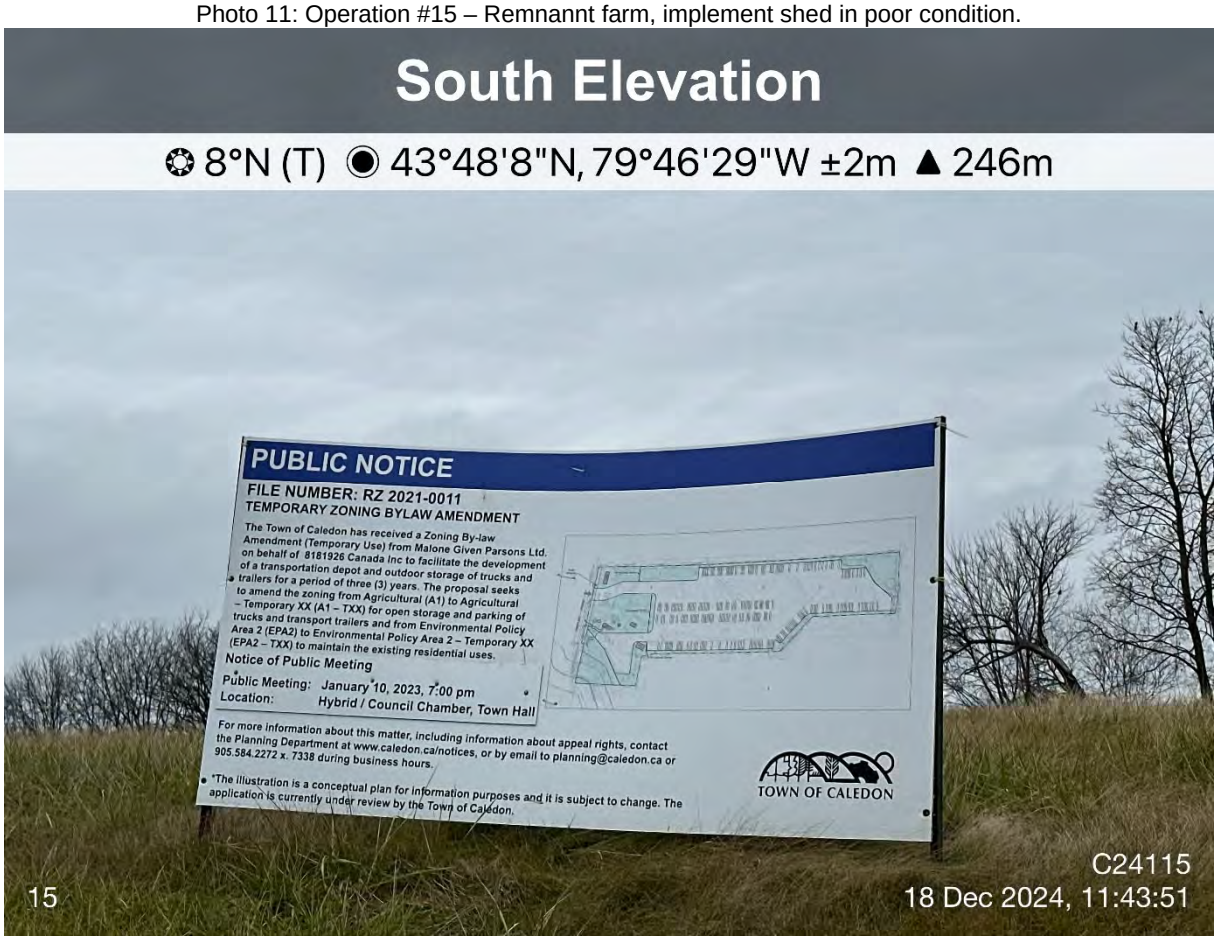


Photo 12: Operation #17 – Unoccupied livestock facility, former dairy operation.

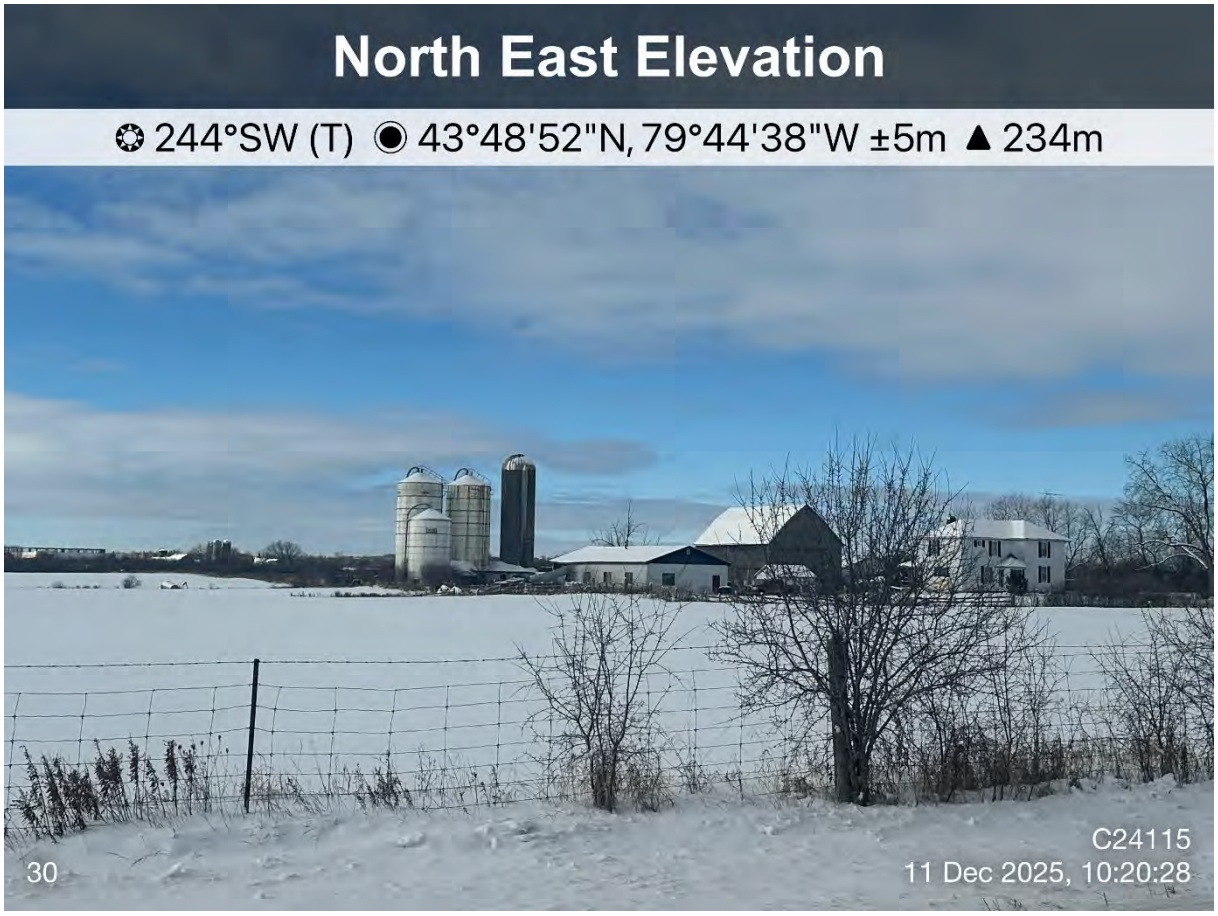


Photo 13: Operation #30 – Barn in poor condition, three capped silos, harvestore.

Photo 14: Operation #31 – Remnant farm, agricultural structures demolished, garage and residence remaining.

Photo 15: Operation #36 – Barn in poor condition, missing boards.

Photo 16: Operation #50 – Three unoccupied barns in good condition, Harvestore, two capped silos.

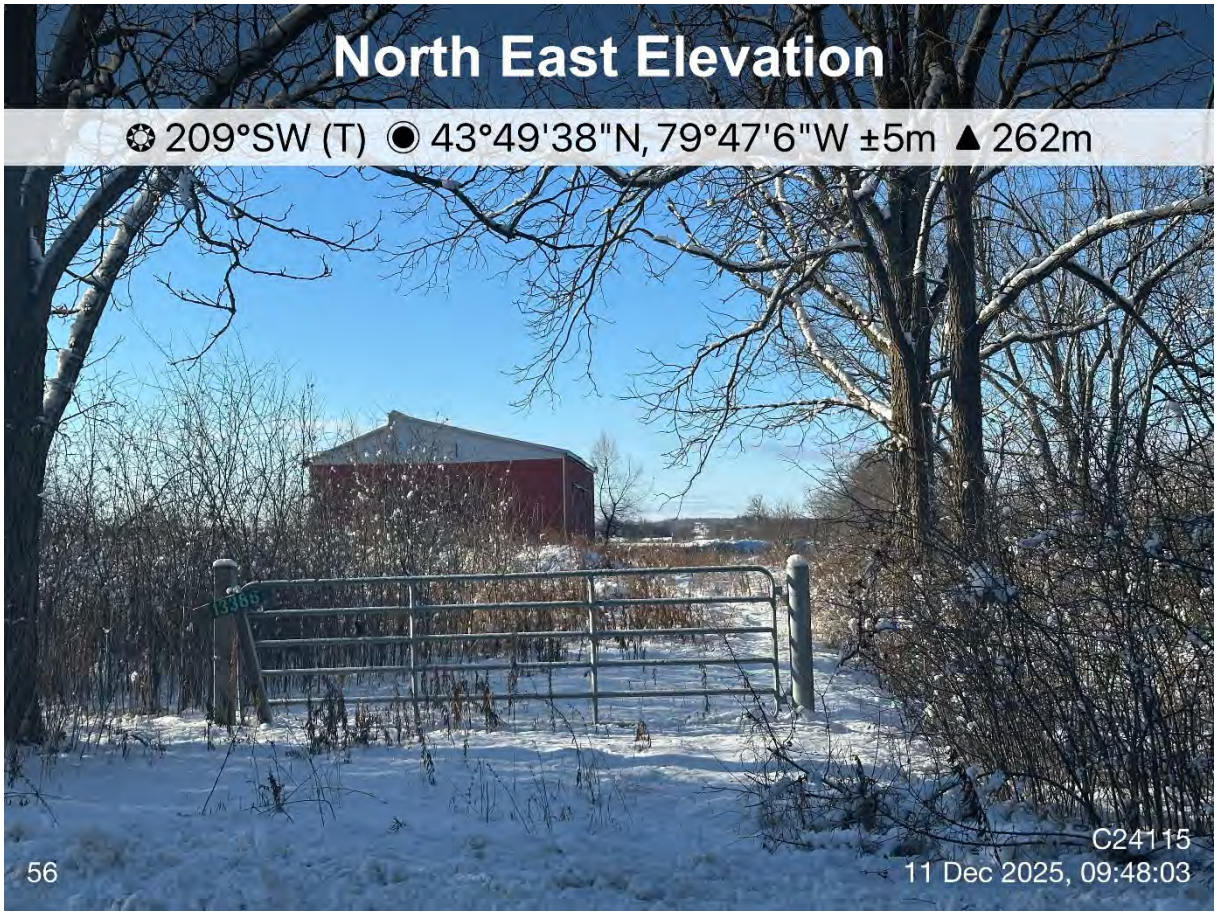


Photo 17: Operation #54 – Implement shed in fair to poor condition, gated entry, no associated residance.

Photo 18: Operation #55 –Gated entry, two barns in good condition, tractor observed outside.

APPENDIX I

Land Use Notes

Land Use Survey Notes – AIA for Mattamy Homes Secondary Plan Area, Caledon			
Weather	Sunny	**Date (s)**	December 11, 2025
Temperature	-7°C	**File**	C24115

Site No.	Type of Use	Type of Operation	MDS Calculation Required?	Description of Operation
1	Agricultural	Remnant Farm	No	Wooden bank barn in poor condition, missing boards, no structures 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, no structures capable of housing livestock.
4	Agricultural	Equestrian Operation	Yes	2 horses observed, multiple paddocks, new investment observed. Gated entry. Based on aerial photographs, 1 barn, 2 implement sheds.
5	Agricultural	Cash Crop Operation	No	Spoke with landowner in November 2024, implement shed in good condition.
6	Agricultural	Equestrian Operation	Yes	Private property/ no trespassing signs. Based on aerial photographs, 1 barn.
7	Non-Agricultural	Industrial	No	Heavy equipment observed outside of shop, no sign associated with the business.
8	Non-Agricultural	Industrial	No	Marrax Destruction and Excavation Ltd., Rexwell Disposal Services Ltd. Demolition, recycled aggregates, excavating, e-waste collection, small equipment hauling.
9	Agricultural	Unoccupied Livestock Facility	Yes	Uncapped silo, outdoor storage. Spoke with tenant November 2024, former dairy operation, unknown capacity, no livestock in 3+ years. Signs of recent investment, plastic sheeting on sides of barn.
10	Non-Agricultural	Industrial	No	North Star Freight Forwarders. Shop and outdoor storage.

11	Agricultural	Cash Crop Operation	Yes	2 implement sheds in good condition, roadside stand selling fresh eggs (closed). Coop too small for MDS. Horse observed in pasture, field shelter. Spoke with landowner, 1 stalled recently added to smaller structure. It is assumed that additional stalls could be added.
12	Agricultural	Remnant Farm	No	Uncapped silo, barn in poor condition with missing boards. Implement shed in fair/poor condition. Gravel stockpile outside, no structures capable of housing livestock.
13	Non-Agricultural	Industrial	No	Metro truck.
14	Agricultural	Beef Operation	Yes	Three barns in fair condition, 1 implement shed, outdoor manure storage. Spoke to landowner in June 2024, 50 pigs, 75 laying hens, 25 goats, 25 cattle, 25 ducks, 10 rabbits, 100 pigeons, and liquid manure storage. (no evidence in visual observation, aerial photos, street view, MDS calculated based on barn size).
15	Agricultural	Remnant Farm	No	Implement shed in poor condition, property appears abandoned. No structures capable of housing livestock.
16	Non-Agricultural	Industrial	No	Apra Truck Lines and Apra Warehouse.
17	Agricultural	Remnant Farm	No	Steel sided barn in fair condition, large dump truck in back. Public notice sign File #RZ 2021-0011, no trespassing signs, no structures appear capable of housing livestock.
18	Agricultural	Remnant Farm	No	Former cash crop operation, no structures capable of housing livestock.
19	Non-Agricultural	Industrial	No	Industrial shop in rear of property.
20	Non-Agricultural	Industrial	No	Patrella Trasport Ltd.
21	Non-Agricultural	Industrial	No	Mountain View Parking. Truck Parking and Storage.

22	Non-Agricultural	Industrial	No	Commercia/industrial park. (Maersk Logistics & Services Inc., Pepsico North Yard, Loblaws, Ryder Logistics & Transportation, etc.)
23	Non-Agricultural	Commercial	No	Commercial plaza with convenience store, restaurants, car sales/servicing.
24	No-Agricultural	Industrial	No	Industrial park. (Aecon Materials Engineering, Team System Inc., ATS Containers, HGC The Harman Group, etc.)
25	Non-Agricultural	Utility	No	Tullamore Pumping Station and Caledon Water Operation Office.
26	Non-Agricultural	Commercial	No	Pal Auto Service and Body Shop.
27	Non-Agricultural	Institutional	No	Khalsa Gurmat Academy Toronto.
28	Non-Agricultural	Industrial	No	Ravi Cheema Trasport.
29	Non-Agricultural	Industrial	No	Hanjra Haulers Inc. Trucking company. http://www.hanjrahaulers.com/
30	Agricultural	Unoccupied Livestock Facility	Yes	Retired cattle operation, no livestock in 10+ years based on streetview. Barn in poor condition, capped silos. Spoke to landowner, barn is unoccupied, but is likely still capable of housing livestock.
31	Agricultural	Remnant Farm	No	All agricultural structures have been demolished, associated residence and garage remaining.
32	Agricultural	Dairy Operation	Yes	Large active dairy operation, sign for "4-H Member Lives Here". Three large barns, two hoop houses, three grain bins, two pastures. Cattle observed on site. Biosecurity in effect. Spoke with landowner in July 2023, unwilling to provide information.
33	Non-Agricultural	Industrial	No	Freight facility.
34	Non-Agricultural	Industrial	No	Rhythm Transport Inc. http://rhythmtransportinc.ca/
35	Agriculture-Related	Farm Stand	No	Roadside farm stand appears to primarily sell products grown locally. Signs for spinach, kale, sweet corn, produce from Dhillon Farm.

36	Agricultural	Remnant Farm	No	Barn in poor condition, not capable of housing livestock.
37	Agricultural	Remnant Farm	No	Bajwa Farms. Barn in poor condition, no structures capable of housing livestock.
38	Non-Agricultural	Industrial	No	Tolias Landscaping and Ploughing, sign for outdoor storage. One steel Quonset hut, several smaller structures, commercial trucks, soil storage.
39	Agricultural	Nursery Operation	No	Upright Nurseries – nursery and seasonal plant suppliers.
40	Agricultural	Remnant Farm	No	Steel structure in very poor condition, no structures capable of housing livestock. Property appears abandoned, gated entry, no trespassing signs.
41	Agricultural	Hobby Farm	Yes	One barn, three paddocks, two pastures. Horses observed in pasture. Spoke to landowner, 9 stalls in barn.
42	Non-Agricultural	Industrial	No	ACE Contractors Canada. Metal storage Structure with equipment outside.
43	Agricultural	Remnant Farm	No	Barn collapsed.
44	Agricultural	Hobby Farm	Yes	One barn, two hoop structures, three paddocks, two pastures, sheep observed in aerial. Gate closed, view obstructed from road.
45	Non-Agricultural	Commercial	No	Sunrise Freight Systems. Logistics services. https://www.sunrisefreightsystems.com/
46	Agricultural	Cash Crop Operation	No	Plastic coverall, implement shed, agricultural equipment observed on site. No structures capable of housing livestock.
47	Agricultural	Industrial	No	Sea cans and trucks parked outside. No sign associated with business.
48	Agricultural	Hobby Farm	Yes	One barn, two pastures. Spoke with landowner in July 2023, has 15 sheep, 3 cattle, 2 chickens.
49	Agricultural	Greenhouse Operation	No	Greenhouse operation consisting of 18 hoop houses, no trespassing signs.
50	Agricultural	Unoccupied Livestock Facility	Yes	Skyline Holstiens. Three barns, pastures, three grain bins, 2 silos, Harvestore. Barn appears unoccupied, observed to be empty.

51	Non-Agricultural	Institutional	No	Salem United Church Cemetery.
52	Agricultural	Unoccupied Livestock Facility	Yes	Bank barn in fair condition.
53	Agricultural	Cash Crop Operation	No	Implement shed in good condition.
54	Agricultural	Cash Crop Operation	No	Implement shed in fair to poor condition, no associated residence.
55	Agricultural	Unoccupied Livestock Facility	Yes	Gated entry, two barns in good condition. Tractor observed outside.
56	Agricultural	Remnant Farm	No	Implement shed in fair condition, property for sale. Gated entry.

	Total Number	**Active**	**Retired or Remnant**
Agricultural	31	2 – Equestrian Operation 1 – Beef Operation 5 – Cash Crop Operation 1 – Dairy Operation 1 – Nursery Operation 3 – Hobby Farm 1 – Greenhouse Operation	5 – Unoccupied Livestock Facility 12 – Remnant Farm
Agriculture-related	1	1 – Farm Stand	0
On-farm Diversified	0	0	0
	Total Number	**Type**	
Non-Agricultural	24	18 – Industrial 3 – Commercial 2 – Institutional 1 – Utility	

Appendix J

AgriSuite MDS Report

Ontario

AgriSuite

C24115

General information

Application date
Dec 15, 2025

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

Calculations

Operation 11

Farm contact information

ON

Location of existing livestock facility or anaerobic digestor
Regional Municipality of Peel
Town of Caledon
ALBION
Concession 2 , Lot 6

Total lot size
19.56 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	5	5 NU	116 m²

Setback summary

Existing manure storage	**V3. Solid, outside, no cover, >= 30% DM**
Design capacity	**5 NU**
Potential design capacity	**5 NU**

Factor A (odour potential) **0.7**
Factor B (design capacity) **150**
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)	**162 m (531 ft)**
Actual distance from livestock barn	**NA**
Storage base distance 'S' (minimum distance from manure storage)	**162 m (531 ft)**
Actual distance from manure storage	**NA**

Operation 14

Farm contact information

ON

Location of existing livestock facility or anaerobic digestor
Regional Municipality of Peel
Town of Caledon
CALEDON
Concession 6 EAST SIDE OF CENTRE ROAD OR COMMUNICAT , Lot 22

Total lot size
19.63 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	390 m²	19.5 NU	390 m²

Confirm Livestock/Manure Information (Operation 14)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Unoccupied Barn or Unused Storage (Operation 14)
The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	- Not Specified -
Design capacity	19.5 NU
Potential design capacity	19.5 NU

Factor A (odour potential)	1	Factor B (design capacity)	198.33
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)	306 m (1004 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

Operation 30

Farm contact information

ON

Location of existing livestock facility or anaerobic digestor
Regional Municipality of Peel
Town of Caledon
ALBION
Concession 2 , Lot 2
Roll number: 2124

Total lot size
38.89 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	1464 m²	73.2 NU	1464 m²

Confirm Livestock/Manure Information (Operation 30)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Unoccupied Barn or Unused Storage (Operation 30)
The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	- Not Specified -
Design capacity	73.2 NU
Potential design capacity	73.2 NU

Factor A (odour potential)	1	Factor B (design capacity)	291.8
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)	450 m (1476 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

Operation 32

Farm contact information

ON

Location of existing livestock facility or anaerobic digestor
Regional Municipality of Peel
Town of Caledon
ALBION
Concession 3 , Lot 3

Total lot size
39.05 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Dairy, Heifers Large Frame (182 - 545 kg) (eg. Holsteins), Free Stall	187	93.5 NU	1303 m²

Confirm Livestock/Manure Information (Operation 32)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	**V1. Solid, inside, bedded pack**
Design capacity	**93.5 NU**
Potential design capacity	**93.5 NU**

Factor A (odour potential) **0.7**
Factor B (design capacity) **309.94**
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)	**335 m (1099 ft)**
Actual distance from livestock barn	**NA**
Storage base distance 'S' (minimum distance from manure storage)	**335 m (1099 ft)**
Actual distance from manure storage	**NA**

Operation 4

Farm contact information

ON

Location of existing livestock facility or anaerobic digestor
Regional Municipality of Peel
Town of Caledon
ALBION
Concession 3 , Lot 6

Total lot size
13.35 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)	13	18.6 NU	393 m²

Confirm Livestock/Manure Information (Operation 4)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

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**

Operation 41

Farm contact information

ON

Location of existing livestock facility or anaerobic digestor
Regional Municipality of Peel
Town of Caledon
ALBION
Concession 2 , Lot 5

Total lot size
3.74 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)	13	18.6 NU	393 m²

Confirm Livestock/Manure Information (Operation 41)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

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**

Operation 44

Farm contact information

ON

Location of existing livestock facility or anaerobic digestor
Regional Municipality of Peel
Town of Caledon
ALBION
Concession 2 , Lot 6

Total lot size
8.64 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Sheep, Ewes & rams (for meat lambs; includes unweaned offspring & replacements), Outside Access	926	115.8 NU	1290 m²

Confirm Livestock/Manure Information (Operation 44)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	**V3. Solid, outside, no cover, >= 30% DM**
Design capacity	**115.8 NU**
Potential design capacity	**115.8 NU**

Factor A (odour potential) **0.7**
Factor B (design capacity) **332.33**
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)	**359 m (1178 ft)**
Actual distance from livestock barn	**NA**
Storage base distance 'S' (minimum distance from manure storage)	**359 m (1178 ft)**
Actual distance from manure storage	**NA**

Operation 48

Farm contact information

ON

Location of existing livestock facility or anaerobic digestor
Regional Municipality of Peel
Town of Caledon
ALBION
Concession 3 , Lot 2

Total lot size
11.46 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Sheep, Ewes & rams (for meat lambs; includes unweaned offspring & replacements), Outside Access	15	1.9 NU	21 m²
Solid	Chickens, Layer hens (for eating eggs; after transfer from pullet barn), Floor Run	2	0 NU	0 m²
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	3	3 NU	14 m²

Confirm Livestock/Manure Information (Operation 48)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	**V3. Solid, outside, no cover, >= 30% DM**
Design capacity	**4.9 NU**
Potential design capacity	**4.9 NU**

Factor A (odour potential) **0.7**
Factor B (design capacity) **150**
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)	**162 m (531 ft)**
Actual distance from livestock barn	**NA**
Storage base distance 'S' (minimum distance from manure storage)	**162 m (531 ft)**
Actual distance from manure storage	**NA**

Operation 50

Farm contact information

ON

Location of existing livestock facility or anaerobic digestor
Regional Municipality of Peel
Town of Caledon
ALBION
Concession 2 , Lot 2

Total lot size
59.1 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Dairy, Heifers Large Frame (182 - 545 kg) (eg. Holsteins), Free Stall	254	127 NU	1770 m²

Confirm Livestock/Manure Information (Operation 50)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	**V3. Solid, outside, no cover, >= 30% DM**
Design capacity	**127 NU**
Potential design capacity	**127 NU**

Factor A (odour potential) **0.7**
Factor B (design capacity) **343.3**
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)	371 m (1217 ft)
Actual distance from livestock barn	NA
Storage base distance 'S' (minimum distance from manure storage)	371 m (1217 ft)
Actual distance from manure storage	NA

Operation 52

Farm contact information

ON

Location of existing livestock facility or anaerobic digestor
Regional Municipality of Peel
Town of Caledon
ALBION
Concession 2 , Lot 7

Total lot size
4.06 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	176 m²	8.8 NU	176 m²

Confirm Livestock/Manure Information (Operation 52)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Unoccupied Barn or Unused Storage (Operation 52)
The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	- Not Specified -
Design capacity	8.8 NU
Potential design capacity	8.8 NU

Factor A (odour potential)	1	Factor B (design capacity)	162.66
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)	251 m (823 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

Operation 55

Farm contact information

ON

Location of existing livestock facility or anaerobic digestor
Regional Municipality of Peel
Town of Caledon
ALBION
Concession 2 , Lot 8

Total lot size
11.52 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	451 m²	22.6 NU	451 m²

Confirm Livestock/Manure Information (Operation 55)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Unoccupied Barn or Unused Storage (Operation 55)
The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	- Not Specified -
Design capacity	22.6 NU
Potential design capacity	22.6 NU

Factor A (odour potential)	1	Factor B (design capacity)	205.1
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)	316 m (1037 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

Operation 6

Farm contact information

ON

Location of existing livestock facility or anaerobic digestor
Regional Municipality of Peel
Town of Caledon
ALBION
Concession 3 , Lot 5

Total lot size
39.59 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 m²

Confirm Livestock/Manure Information (Operation 6)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage - Not Specified -

Design capacity 12.9 NU

Potential design capacity 12.9 NU

Factor A (odour potential) 0.7
Factor B (design capacity) 176.2
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) — 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

Operation 9

Farm contact information

ON

Location of existing livestock facility or anaerobic digestor
Regional Municipality of Peel
Town of Caledon
ALBION
Concession 1 , Lot 5
Roll number: 2124

Total lot size
4.18 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	594 m²	29.7 NU	594 m²

Confirm Livestock/Manure Information (Operation 9)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Unoccupied Barn or Unused Storage (Operation 9)
The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	- Not Specified -
Design capacity	29.7 NU
Potential design capacity	29.7 NU

Factor A (odour potential)	1	Factor B (design capacity)	219.4
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)	338 m (1109 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 & disclaimer

Preparer contact information
ON

Signature of preparer

02-27-2026

Date (mmm-dd-yyyy)

Note to the user

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