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Appendix G

Agricultural Impact Assessment

AECOM

Peel Region

DOCUMENT TRANSMITTAL

Document: **REGION OF PEEL**
KENNEDY ROAD SANITARY TRUNK SEWER PROJECT
AGRICULTURAL IMPACT ASSESSMENT

Prepared for:
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Date August 21, 2025
Our Ref. No. 2025-04
Your Ref. No.

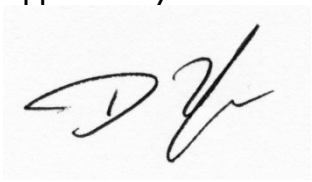
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DBH Soil Services Inc.

REGION OF PEEL
KENNEDY ROAD SANITARY TRUNK SEWER PROJECT
AGRICULTURAL IMPACT ASSESSMENT

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August 21, 2025

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EXECUTIVE SUMMARY

AECOM Canada ULC (AECOM) was retained by the Regional Municipality of Peel (Peel Region) to complete an Agricultural Impact Assessment (AIA) report ahead of the Kennedy Sanitary Trunk Sewer Project in Brampton, Ontario. Peel Region's City of Brampton central wastewater system consists of two separate gravity sanitary trunk sewer systems, West Trunk System (Fletchers Creek Sanitary Trunk Sewer) and the East Trunk System (Etobicoke Creek Sanitary Trunk Sewer), which ultimately send flow to the Clarkson Water Resource Recovery Facility and G. E. Booth Water Resource Recovery Facility, respectively.

Bill 23, the "More Homes Built Faster Act", by Ontario supports the Province's Housing Supply Action Plan. The plan aims to build more homes for Ontario families. With Bill 23, Peel Region's water and wastewater infrastructure needs are drastically accelerated. Housing targets for 2051 need to be met almost 20 years sooner. That means more than 245,000 residential units in Peel Region; of which 113,000 are in Brampton and 13,000 are in Caledon. With Bill 23, Peel Region's water and wastewater infrastructure needs are drastically accelerated. To address near term water and wastewater infrastructure requirements in the Central Brampton area, the Region has initiated an accelerated water and wastewater infrastructure delivery program (officially referred to as "FLOW Central Brampton").

To meet the Provincial housing targets for Brampton and Caledon and address the need for increased wastewater capacity by 2030, the Region has launched the Kennedy Road Sanitary Trunk Sewer Municipal Class Environmental Assessment study. The Kennedy Road Sanitary Trunk Sewer Project is a critical wastewater project as part of the overall "FLOW Central Brampton" infrastructure delivery program. Following the 2024-amended Schedule C process set by the Municipal Engineers Association, this study will develop recommendations to ensure reliable sanitary services for existing and future growth while building flexibility for long-term wastewater management and conveyance capacity expansion. The Environmental Assessment (EA) study will include comprehensive public and stakeholder consultations, an evaluation of alternatives, and impact mitigation measures, ensuring a transparent, reproducible decision-making process.

The focus of this study is to increase wastewater conveyance capacity in the Central Brampton and South-Central Caledon to service key development growth areas. Specifically, the Environmental Assessment planning process will assess and recommend the preferred route for a new large diameter sanitary trunk sewer with the Environmental Assessment study completion targeted by fall 2025. The proposed Kennedy Road Sanitary Trunk Sewer will be primarily constructed via trenchless method, meaning ground surface disturbances will be limited to tunnel shaft compounds and sanitary trunk sewer connection points (some of which may include open-cut construction).

DBH Soil Services Inc was retained by AECOM Canada to complete this AIA report as part of a Schedule C Municipal Class Environmental Assessment (EA) for the project to document the existing agricultural character and to determine any potential impacts to agriculture as a result of the proposed sanitary trunk sewer. This AIA identified and assessed agricultural impacts based

on roadside reconnaissance surveys and online resources and provides avoidance or mitigative measures as necessary to offset or lessen any impacts.

This AIA report identified the Primary Study Area (PSA) as the area that will be impacted or disturbed as part of the construction of the Sanitary Trunk Sewer. There are also potential shaft locations represented by circles along the sanitary trunk sewer alignments which is where surface impacts would be experienced. The PSA extends north along Kennedy Road from south of Steeles Avenue, then diverting west to an existing railway corridor, north to Old School Road, then diverting east to Hurontario Street. In the regional/city context, the majority of the PSA is located within the urban boundary of the City of Brampton. A smaller portion of the PSA extends through the urban area of Mayfield West in the Town of Caledon, along the existing railway corridor. The Highway 413 Preferred Alignment is located north of the PSA.

A Secondary Study Area (SSA) of 1000 m beyond the boundaries of the PSA was used for the characterization of the agricultural community and the assessment of potential impacts both on and in the immediate vicinity of the PSA.

A summary of the results of this AIA and potential impacts are presented in Table ES-1 below:

Table ES-1 Potential Impacts

Potential Impact	Impacts Associated with the Proposed Project Before Mitigation
Interim or permanent loss of agricultural lands	There will be a temporary loss of the use of some agricultural lands within the PSA. There will be no loss of agricultural lands in the SSA. The impact is applicable for the construction of the Project.
Fragmentation, severing or land locking of agricultural lands and operations	This project is a proposed trunk sewer on the PSA lands which are primarily located in existing road rights-of-way and rail corridors. There will be no fragmentation, severing, or landlocking of agricultural lands or operations.
The loss of existing and future farming opportunities	There may be no net loss of existing and future farming opportunities on the portions of the PSA lands which were utilized for agricultural production, as these lands will be rehabilitated back to agricultural use. The impact is applicable for only the construction phase. There will be no net loss of existing and future farming opportunities in the SSA as a result of the Project.

Potential Impact	Impacts Associated with the Proposed Project Before Mitigation
The loss of infrastructure, services or assets	There will be no loss of infrastructure or services as a result of the Project.
The loss of investments in structures and land improvements	There may be no net loss of investment in agricultural buildings in the PSA. At the time of writing this report, it was unknown if agricultural buildings within the proposed shaft locations would be impacted during the construction phase. There is no net loss in the SSA.
The loss of use of ground water wells	There may be an impact to ground water wells. Any potential changes in ground water wells would need to be addressed under separate cover by a professional in this field.
Disruption or loss of functional drainage systems	There will be no net loss of artificial tile drainage on the PSA or the SSA.
Disruption or loss of irrigation systems	There does not appear to be a loss of irrigation systems in the PSA or the SSA
Changes to soil drainage	There will be no net change in soil drainage in the PSA or SSA as a result of the Project.
Changes to surface drainage	There will be no net change in surface drainage within the PSA or SSA as a result of the Project.
Changes to landforms	There will be no changes to landforms (with respect to agriculture) in the PSA or SSA as a result of the Project.
Changes to hydrogeological conditions	Any potential changes in hydrogeological conditions would need to be addressed under separate cover in future stages of the Project.
Disruption to surrounding farm operations	There will be limited disruption for surrounding/adjacent farms. The impact is applicable for the construction phase of the project.

Potential Impact	Impacts Associated with the Proposed Project Before Mitigation
Effects of noise, vibration, dust	There should be limited potential for additional vibration and dust during the construction of the Project. The impact is applicable for the construction phase of the project.
Potential compatibility concerns	There should be limited potential for compatibility concerns with the proposed Project and the adjacent agricultural lands in the SSA as the project is located in existing road rights-of-way and rail corridors.
Traffic concerns	The proposed project will be located in existing road rights-or-way and rail corridors. There exists the potential for traffic concerns during construction. A traffic study will address those concerns.
Changes to adjacent cropping due to light pollution	There is limited potential for changes in cropping due to light pollution. It is assumed that construction will only occur during daylight hours and that there will be no use of generator sets with lights overnight. The potential impact is applicable for the construction phase of the project.

Potential mitigation measures may include:

- The use of fencing, where feasible, between the different types and intensities of land uses to reduce the potential for trespassing and potential vandalism. These types of buffers reduce impacts by preventing trespassing and associated problems such as litter and vandalism.
- The use of fencing between agriculture and transportation/urban uses may create and define a separation of uses.
- The use of fencing as screens and buffers to reduce visual impacts. Consideration of fencing within the PSA as visual screening where appropriate.
- Create a traffic plan that identifies closures and open routes to minimize impacts to local traffic during construction.
- Maintain local roads to allow access for the movement of oversized agricultural equipment.
- Field entrances and farm access that may be impacted by the proposed Project will be relocated and/or accommodated to the extent possible.

Summary

This AIA has identified that a small portion of the PSA is located in a Prime Agricultural Area (Greenbelt Plan Protected Countryside). It is also noted that those lands within the PSA are also located within an existing rail corridor and are disturbed lands. The use of those lands for a sewer trunk will have minimal impacts on the surrounding agricultural areas.

Given the geographical location of the PSA lands and the close proximity to the City of Brampton and Mayfield West urban areas, and that these lands are located primarily within existing road rights-of-way and rail corridors, it is the conclusion of this study that the proposed future development of the PSA (i.e., the Project) would have minimal impact on the PSA and the surrounding agricultural activities within the SSA.

1 INTRODUCTION

The Region of Peel (Peel Region) City of Brampton central wastewater system consists of two separate gravity sanitary trunk sewer systems, West Trunk System (Fletchers Creek Sanitary Trunk Sewer) and the East Trunk System (Etobicoke Creek Sanitary Trunk Sewer), which ultimately send flow to the Clarkson Water Resource Recovery Facility and G. E. Booth Water Resource Recovery Facility, respectively.

Bill 23, the "More Homes Built Faster Act", by Ontario supports the province's Housing Supply Action Plan. The plan aims to build more homes for Ontario families. With Bill 23, Peel Region's water and wastewater infrastructure needs are drastically accelerated. Housing targets for 2051 need to be met almost 20 years sooner. That means more than 245,000 residential units in Peel Region; of which 113,000 are in Brampton and 13,000 are in Caledon. With Bill 23, Peel Region's water and wastewater infrastructure needs are drastically accelerated. To address near term water and wastewater infrastructure requirements in the Central Brampton area, the Region has initiated an accelerated water and wastewater infrastructure delivery program (officially referred to as "FLOW Central Brampton").

To meet the Provincial housing targets for Brampton and Caledon and address the need for increased wastewater capacity by 2030, the Region has launched the Kennedy Road Sanitary Trunk Sewer Municipal Class Environmental Assessment study. The Kennedy Road Sanitary Trunk Sewer Project is a critical wastewater project as part of the overall "FLOW Central Brampton" infrastructure delivery program. Following the 2024-amended Schedule C process set by the Municipal Engineers Association, this study will develop recommendations to ensure reliable sanitary services for existing and future growth while building flexibility for long-term wastewater management and conveyance capacity expansion. The Environmental Assessment (EA) study will include comprehensive public and stakeholder consultations, an evaluation of alternatives, and impact mitigation measures, ensuring a transparent, reproducible decision-making process.

The focus of this study in particular is to increase wastewater conveyance capacity in Central Brampton and South-Central Caledon to service key development growth areas. Specifically, the Environmental Assessment planning process will assess and recommend the preferred route for a new large diameter sanitary trunk sewer with the Environmental Assessment study completion targeted by fall 2025. The proposed Kennedy Road Sanitary Trunk Sewer will be primarily constructed via trenchless method, meaning ground surface disturbances will be limited to tunnel shaft compounds and sanitary trunk sewer connection points (some of which may include open-cut construction).

DBH Soil Services Inc was retained by AECOM Canada to complete an Agricultural Impact Assessment (AIA) report as part of a Schedule C Municipal Class Environmental Assessment (EA) for the Region of Peel Kennedy Road Sanitary Trunk Sewer Project (project).

This AIA identifies and assesses agricultural impacts based on roadside reconnaissance surveys and online resources and provides avoidance or mitigative measures as necessary to offset or lessen any potential impacts.

For the purposes of this AIA, the Primary Study Area (PSA) is defined as the area that will be impacted or disturbed as part of the construction of the Sanitary Trunk Sewer. There are also potential shaft locations represented by circles along the sanitary trunk sewer alignments which are where surface impacts would be experienced. The PSA extends north along Kennedy Road from south of Steeles Avenue, then diverting west to an existing railway corridor, north to Old School Road, then diverting east to Hurontario Street.

In the regional/city context, the majority of the PSA is located within the urban boundary of the City of Brampton. A smaller portion of the PSA extends through the urban area of Mayfield West in the Town of Caledon, along the existing railway corridor. The Highway 413 Preferred Alignment is located north of the PSA.

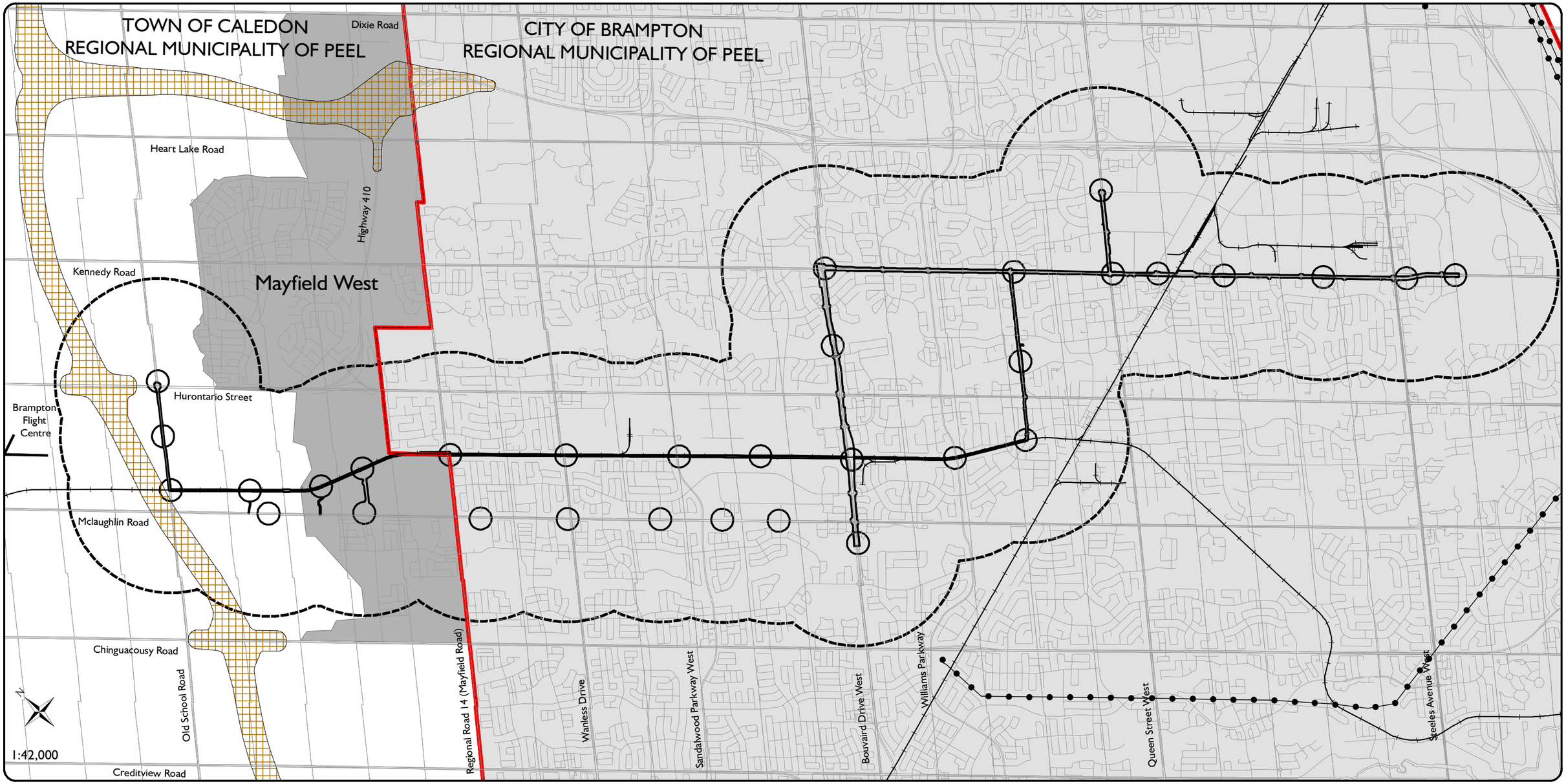
A Secondary Study Area (SSA) of 1000 m beyond the boundaries of the PSA was used for the characterization of the agricultural community and the assessment of potential impacts both on and in the immediate vicinity of the PSA.

Figure 1 illustrates the location of the PSA and the SSA with respect to the above noted cultural and geographical features. It is important to note that upon initiating the AIA a preferred STS route was not identified and as such the PSA and SSA within the City of Brampton included sub-options for routing the STS either along Kennedy Road and Bovaird Drive, or alternatively routing the STS along Vodden Street from Kennedy Road to the Orangeville-Brampton Railway (OBR) up to Bovaird Drive, as shown in Figure 1 and subsequent figures. Since these alignments are completely within the City of Brampton urban area, they will not influence the AIA analysis which is focused within the Town of Caledon portion of the Kennedy Road STS project study area.

The PSA and the SSA comprise a mix of land uses including urban, agricultural, rural residential uses, and transportation corridors.

This AIA report documents the methodology, findings, conclusions, and mapping completed for this study.

It is noted that the Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA) has recently been renamed to the Ontario Ministry of Agriculture, Food, and Agribusiness (OMAFA) which has led to some confusion as to referencing documents and/or data. The references in this report relate to the particular reference identified in the respective document/data set.



Legend

- Abandoned Railway (MNR)
- Active Railway (MNR)
- Hydro Line (MNR)
- Roads (RoP)
- City of Brampton (MNR)
- Highway 413 Preferred Alignment (H413)
- Lot Lines (MNR)
- Mayfield West (ToC)
- Municipal Boundary (MNR)
- Primary Study Area (PSA)
- Runway (MNR)
- Secondary Study Area (SSA) (1000 m)
- Potential Shaft Locations

Figure 1

Location

DBH Soil Services Inc.

June 2025

MNR - Ministry of Natural Resources, ToC - Town of Caledon Official Plan, H413 - Highway 413 Website, RoP - Region of Peel

2 METHODOLOGY

A variety of data sources were evaluated to characterize the extent of agriculture resources and to assess any potential existing (or future) impacts to agriculture within the PSA and the surrounding SSA that may occur as a result of the proposed Project.

In an effort to determine the requirements for completion of an AIA, a review of the *Region of Peel Official Plan (April 2022 office consolidation)*, the *City of Brampton Official Plan 2006 (September 2020 Consolidation)*, *Brampton Plan 2024*, *Future Caledon Official Plan (March 2024)*, and the *Town of Caledon Official Plan (Consolidated in March 2024)* was completed. On review of the Region of Peel website it was stated that:

> *Bill 23/185 Implications on the Region of Peel Official Plan*
> *As per Ontario Bill 23 (More Homes Built Faster Act, 2022) and Bill 185 (Cutting Red Tape to Build More Homes Act, 2024), the Region of Peel Official Plan (RPOP), as of July 1, 2024, will be deemed to constitute an official plan of Peel's lower-tier municipalities of Brampton, Caledon, and Mississauga. For more information on the status of the RPOP, refer to Download the Official Plan.*

Similarly, on review of the Town of Caledon website it was stated that:

> *On July 1, 2024 the Town became responsible for the interpretation and implementation of the Region of Peel Official Plan as it applies to Caledon. Schedule E-1, Regional Structure, of this Plan shows the 2051 New Urban Area in south Caledon where the majority of the Town's residential and employment growth will be located.*

The Region of Peel Official Plan indicates the need to direct the Town of Caledon to include in its official plan, policies that require extension of services to settlement areas within the Protected Countryside of the Greenbelt Plan, require an AIA.

The Brampton Plan 2024 indicates the need for an AIA for lands abutting or adjacent to agricultural areas as part of a Secondary Plan.

The Town of Caledon Official Plans indicate that AIAs should be prepared in accordance with Provincial and Municipal guidelines.

The Town of Caledon has provided *Terms of Reference: Agricultural Impact Assessment (March 2023)* for the completion of AIAs within the Town of Caledon.

A further review was completed to determine the existence and use of AIA Guidelines in Ontario.

The review on the existence and use of AIA Guidelines also revealed that the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) had released draft Agricultural Impact

Assessment guidelines in a document titled "*Draft Agricultural Impact Assessment (AIA) Guidance Document, March 2018*". This OMAFRA document is considered as "Draft for Discussion Purposes" and does not have status but is the basis for how OMAFRA addresses agricultural impacts and mitigation.

As a result of the review on the existence and use of AIA guidelines in Ontario, this AIA report has been completed with regard to the review/reference and requirements of the OMAFRA "*Draft Agricultural Impact Assessment (AIA) Guidance Document, March 2018*" and with regard to the *Terms of Reference: Agricultural Impact Assessment (March 2023)* provided by the Town of Caledon.

2.1 DATA COLLECTION

A variety of data sources were utilized in the assessment of agriculture in the PSA and SSA. Data was collected in a variety of formats including digital (shapefiles and imagery), paper copy, and through correspondence (telephone, meetings, email, etc), as necessary. A synopsis of the type of data and the collection of the relevant data is provided below.

2.1.1 POLICY

Relevant policy, by-laws and guidelines related to agriculture and infrastructure development were reviewed for this study.

The review included an examination of Provincial and Municipal policy as is presented in the *Provincial Planning Statement (PPS, 2024), the Greenbelt Plan (2017), the Oak Ridges Moraine Conservation Plan (2017), Region of Peel Official Plan (April 2022 office consolidation)*, the *City of Brampton Official Plan 2006 (September 2020 Consolidation)*, *Brampton Plan 2024*, *Future Caledon Official Plan (March 2024)*, and the *Town of Caledon Official Plan (Consolidated in March 2024)*.

The review also included a review of the *Town of Caledon Comprehensive Zoning By-law 2006-50*.

Further, the review included an assessment of *the Minimum Distance Separation (MDS) Document – Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks. Publication 853. Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA, 2016)*. The MDS document was reviewed to determine the applicability of the document's use for this study.

An assessment of online data resources including OMAFRA, Geospatial Ontario (Ontario.ca), and the County of Wellington website. Further, this assessment included telephone, email and in person communication/correspondence to derive a list of relevant policy, by-law and guidelines. Each relevant policy, by-law and guideline was collected in digital or paper format for examination for this study.

2.1.2 PHYSIOGRAPHY

A review of the *Physiography of Southern Ontario 3rd Edition, Ontario Geological Survey Special Volume 2, Ministry of Natural Resources (1984)* and the associated digital GIS shapefiles was completed to document the type(s) and depth of bedrock and soil parent materials, and how these materials, in conjunction with glacial landforming processes, have led to the development of the existing soil resources.

2.1.3 TOPOGRAPHY AND CLIMATE

Topographic information was reviewed from the 1:10000 scale Ontario Base Mapping, Ontario GeoHub (Ontario.ca) digital contour mapping and windshield surveys.

Climate data was taken from the OMAFRA document titled *Agronomy Guide for Field Crops – Publication 811 (June 2017)* and online OMAFRA data sources. The use of this climate information is consistent with the description within the *Draft OMAFRA Agricultural Impact Assessment (AIA) Guidance Document (March 2018)* where there is a requirement to provide a general description of climatic features (crop heat units, frost free days, and general climatic patterns of the area).

The *Draft OMAFRA Agricultural Impact Assessment (AIA) Guidance Document (March 2018)* indicates the need to provide greater detail on climate only in specialty crop areas.

2.1.4 AGRICULTURAL LAND USE

Agricultural land use data was collected through observations made during roadside reconnaissance surveys and field surveys conducted on April 14, 2025. Data collected included the identification of land use (both agricultural and non-agricultural), the documentation of the location and type of agricultural facilities/services, the location of non-farm residential units and the location of non-farm buildings (businesses, storage facilities, industrial, commercial, and institutional usage).

Agricultural land use designations were correlated to the *Agricultural Resource Inventory* (ARI) and the information provided in the Agricultural System Portal (OMAFRA) for the purpose of updating the OMAFRA Land Use Systems mapping for both the PSA and SSA.

2.1.5 MINIMUM DISTANCE SEPARATION

Minimum Distance Separation (MDS) formulae were developed by OMAFRA to reduce and minimize nuisance complaints due to odour from livestock facilities and to reduce land use incompatibility.

A review of the OMAFRA document titled *The Minimum Distance Separation (MDS) Document: Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks* (Publication 853, Ontario Ministry of Agriculture, Food and Rural Affairs. 2016) was completed.

It is stated under guideline #1:

> *In accordance with the Provincial Planning Statement, 2014, this MDS Document shall apply in prime agricultural areas and on rural lands.*

Further, it is stated under guideline #3:

> *Certain proposed uses are not reasonably expected to be impacted by existing livestock facilities or anaerobic digesters and as a result, do not require an MDS I setback. Such uses may include, but are not limited to:*
>
> - *extraction of minerals, petroleum resources and mineral aggregate resources;*
> - *infrastructure; and*
> - *landfills.*

This AIA is based on a proposed infrastructure project in a predominantly urban area, with a small portion in an agricultural area. An assessment of MDS1 is not required.

Although MDS1 is not required as per MDS guideline #3, agricultural buildings in the PSA and SSA were assessed during a roadside reconnaissance survey and through a review of online imagery.

2.1.6 LAND FRAGMENTATION/SEVERANCE

Land fragmentation data was collected through a review of online interactive mapping on the Agmaps (OMAFRA) website, the Agricultural System Portal (OMAFRA), the Town of Caledon, the City of Brampton, and the Region of Peel websites. This data was used to determine the extent, location, relative shape of each parcel/property within both the PSA and the SSA.

Land fragmentation can be defined as the increase in the number of smaller parcels, which are generally non-agricultural uses, within a predominantly agricultural area. Over time the increase in smaller non-agricultural land uses creates a patchwork-like distribution of rural land uses, resulting in lands lost to agricultural production. Generally, good productive areas of farmland are comprised of larger parcels with few (if any) smaller parcels interspersed.

The assessment of fragmentation looked at the size, shape and number of parcels within a given area, and provided comments on the potential effect on agriculture.

Land severance is the severing or dividing of a parcel into multiple sections. An assessment of land severance was completed to determine the extent of parcels that may be severed as a result of the proposed Project.

2.1.7 SOIL SURVEY

Soil survey data and Canada Land Inventory (CLI) data was provided by OMAFRA in digital

format through the Ontario Geohub Land Information Ontario (LIO) Warehouse Open Data website. The soils/CLI data is considered the most recent iteration of the soil information from OMAFRA.

The digital soil survey data was also correlated to the printed soil survey reports and maps (Soil Survey of Peel County, Report No. 18 of the Ontario Soil Survey (Hoffman, D.W., and N.R. Richards, 1953)) to determine if the digital soils data have been modified from the original soil survey data.

Further, discussions with OMAFRA indicated that the Provincial soils data base has been updated to include some slope information in an effort to provide the digital data at a scale of 1:50000. The original reports and associated mapping were generally completed to a scale of 1:63360 or 1 inch to 1 mile.

2.1.8 AGRICULTURAL SYSTEM

The Ontario Ministry of Agriculture, Food and Rural Affairs online Agricultural Systems mapping was reviewed to determine the extent of agriculture in the PSA, in the SSA, and the Region of Peel.

OMAFRA identifies that the Agricultural System comprises two parts: Agricultural Land Base; and the Agri-Food Network.

The Agricultural Land Base illustrates the Prime Agricultural Areas (including specialty crop areas), while the Agri-Food Network illustrates regional infrastructure/transportation networks, buildings, services, markets, distributors, primary processing, and agriculture communities.

The review of the Agricultural Network included a visual assessment of any agricultural services and transportation networks identified during the roadside reconnaissance survey within the PSA and the SSA, and a review of the OMAFRA Agricultural Systems Portal mapping.

2.1.9 AGRCULTURAL STATISTICS

Agricultural statistics were provided by Statistics Canada and downloaded from the OMAFRA website for the Region of Peel. The data sets provide information up to (and including) the 2021 Census.

The OMAFRA draft AIA Guidelines indicates that the background data collection and review should include:

- *Agricultural crop statistics, over several recent census periods (Statistics Canada, Census of Agriculture).*

It is understood that the Census of Agriculture data is very extensive and detailed. This AIA utilized the Census of Agriculture data to provide a review of basic crop statistics over a minimum of three census periods extending from 2006 to 2021.

It is noted that the Census of Agriculture data does not always provide the most recent or updated municipality name. For the purposes of this AIA the review and assessment of the Census of Agriculture made use of the municipality name as was stated in the Census of Agriculture data sets.

3 POLICY REVIEW

Clearly defined and organized environmental practices are necessary for the conservation of land and resources. The long-term protection of quality agricultural lands is a priority of the Province of Ontario and has been addressed in the *Provincial Planning Statement (PPS, 2024)*. Further, in an effort to protect agricultural lands, the Province of Ontario has adopted policy and guidelines to provide a framework for managing growth. These three provincial land use plans: *the Greenbelt Plan (2017); the Niagara Escarpment Plan (2017), and the Oak Ridges Moraine Conservation Plan (2017)* support the long-term protection of farmland. The provincial land use plans have policies that require the completion of AIA studies for changes in agricultural land use.

With this in mind, the *Provincial Planning Statement (PPS, 2024); the Greenbelt Plan (2017 and updated mapping 2022); the Niagara Escarpment Plan (2017); and the Oak Ridges Moraine Conservation Plan (2017)* were reviewed.

With respect to this AIA and the three provincial land use plans, a review of the boundaries of the Greenbelt Plan Area, the Niagara Escarpment Plan Area and the Oak Ridges Moraine Conservation Area was completed.

It was determined that the PSA and the SSA were located outside the boundaries of the Niagara Escarpment Plan mapping and the *Oak Ridges Moraine Conservation Plan* mapping, therefore those policy plans do not apply to this AIA.

Portions of the PSA and SSA were located within the boundary of the Greenbelt Plan (Protected Countryside) mapping. The policies of the Greenbelt Plan (Protected Countryside) will apply to those lands located within the PSA and SSA.

Municipal Governments have similar regard for the protection and preservation of agricultural lands and address their specific concerns within their respective official plans on County/Regional level and Township level.

A review of municipal policy was based on an examination of the *Region of Peel Official Plan (April 2022 office consolidation), the City of Brampton Official Plan 2006 (September 2020 Consolidation), Brampton Plan 2024, Future Caledon Official Plan (March 2024), and the Town of Caledon Official Plan (Consolidated in March 2024)*. The review also included a review of the *Town of Caledon Comprehensive Zoning By-law 2006-50*.

It was determined through these reviews, that no portions of the PSA or the SSA were located in a Provincially or municipally designated specialty crop area.

The relevant policies from the above-mentioned documents are presented as follows.

3.1 PROVINCIAL AGRICULTURAL POLICY

The *Provincial Planning Statement (PPS, 2024)* was enacted to document the Ontario Provincial Governments development and land use planning strategies. The *Provincial Planning Statement (PPS, 2024)* provides the policy foundation for regulating the development and use of land. With respect to the potential infrastructure project, the following policies may apply.

Agricultural policies are addressed within *Sections 4.3 (Agriculture) of the Provincial Planning Statement (PPS, 2024)*. Select agricultural policies are provided as follows:

4.3.1 General Policies for Agriculture

1. *Planning authorities are required to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.*

2. *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.*

3. *Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.*

4.3.2 Permitted Uses

1. *In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance.*

   Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

2. *In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.*

3. *New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.*

4.3.4 Removal of Land from Prime Agricultural Areas

1. Planning authorities may only exclude land from prime agricultural areas for expansions of or identification of settlement areas in accordance with policy 2.3.2.

4.3.5 Non-Agricultural Uses in Prime Agricultural Areas

1. Planning authorities may only permit non-agricultural uses in prime agricultural areas for:

a) extraction of minerals, petroleum resources and mineral aggregate resources; or

b) limited non-residential uses, provided that all of the following are demonstrated:

1 the land does not comprise a specialty crop area;

2 the proposed use complies with the minimum distance separation formulae;

3 there is an identified need within the planning horizon identified in the official plan as provided for in policy 2.1.3 for additional land to accommodate the proposed use; and

4 alternative locations have been evaluated, and

i. there are no reasonable alternative locations which avoid prime agricultural areas; and

ii. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

2. Impacts from any new or expanding non-agricultural uses on the agricultural system are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.

4.3.6 Supporting Local Food and the Agri-food Network

1. Planning authorities are encouraged to support local food, facilitate near-urban and urban agriculture, and foster a robust agri-food network.

This AIA does not provide an assessment of need, or an assessment of capacity of infrastructure and public services facilities. It is assumed that the assessment of the need and capacity of infrastructure has been addressed in other planning documents and was the basis for the project. Further, it is assumed that there was an assessment of alternative locations and that this has been addressed under other planning documents.

3.2 PROVINCIAL AGRICULTURAL LAND BASE LEGACY MAPPING

Provincial policy requires that prime agricultural areas be protected for long-term use for agriculture. The province identified the agricultural land base through a Land Evaluation and Area Review (LEAR) assessment for the Greater Golden Horseshoe area to assist municipalities in making informed land-use planning decisions. Municipalities were required to review the agricultural land base mapping and provide refinements to the agricultural land base as part of Official Plan updates.

Figure 2 illustrates the relative location of the PSA and the SSA with respect to the Provincial Agricultural Land Base Legacy Mapping. It is noted that the Provincial Land Base mapping is now considered a legacy map and is not being updated by the province. Further, the province has

indicated on the Agricultural Systems Portal website that "*For the most up-to-date prime agricultural area mapping, check the applicable, approved municipal official plan.*"

A recent letter from OMAFA Policy Branch April 15, 2025, provided the following comment regarding the legacy Agricultural Land Base Mapping and the Greenbelt Plan Protected Countryside.

> *The existing OMAFA Implementation Procedures for the Agricultural System (2020) continue to provide helpful guidance with respect to what/how municipalities can address Agricultural System policies in their respective official plans. It is important to note that given section 5.3 of the Greenbelt Plan, 2017 has not been modified, the 2018 provincial agricultural land base mapping and implementation procedures remains in effect for the Protected Countryside of the Greenbelt. OMAFA staff are developing updated Implementation Procedures for the Agricultural System to align with the PPS (2024) and will provide notice once these updates have been finalized.*

Therefore, the implementation procedures remain in effect for those areas of the Greenbelt Plan Protected Countryside identified in the Agricultural Land Base Legacy Mapping.

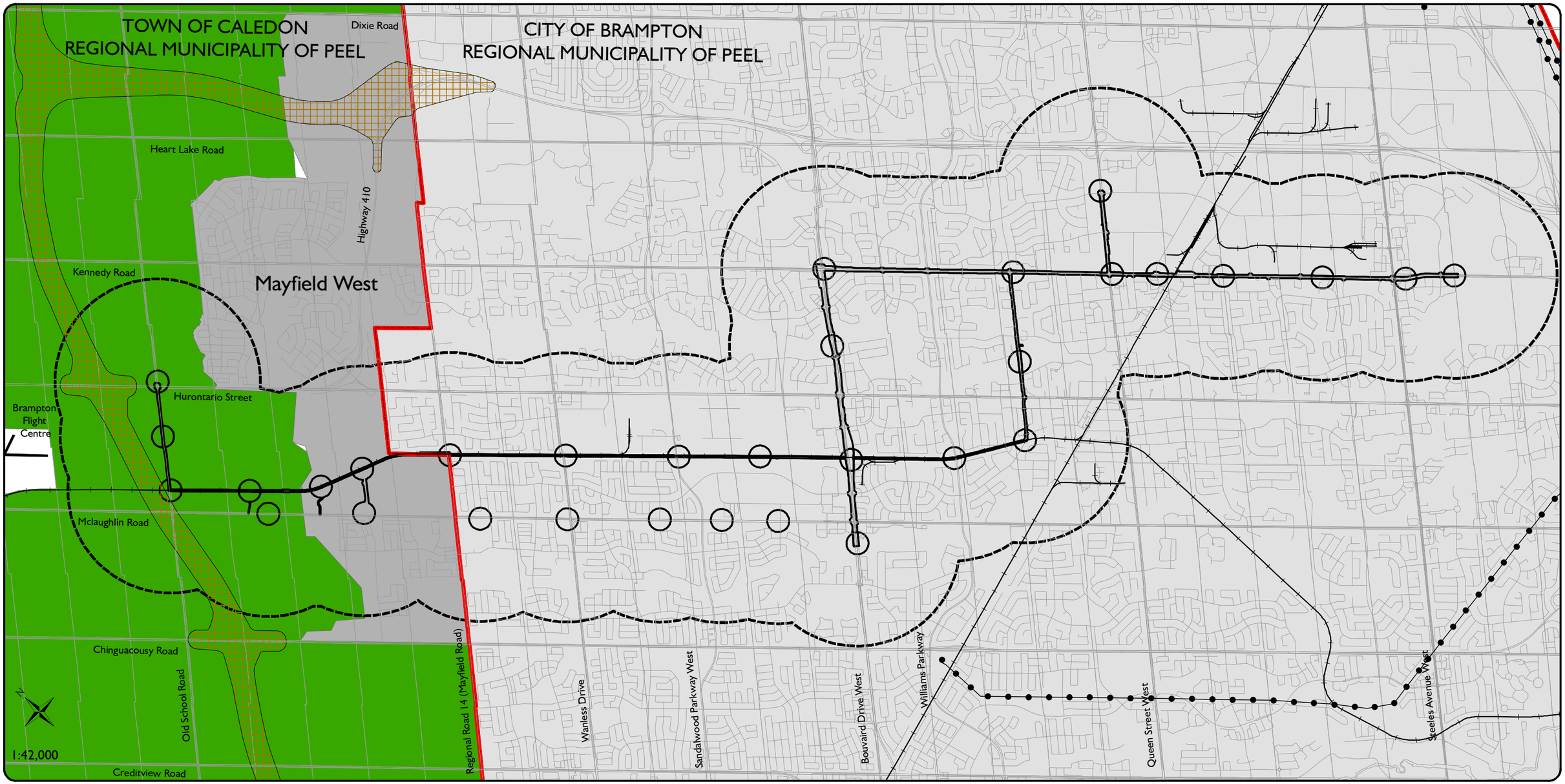
Figure 2 illustrates the Agricultural Land Base Legacy Mapping for the PSA and SSA. It is noted there are no Candidate or Specialty Crop Areas identified in the PSA or SSA. It is further noted that the Agricultural Land Base Legacy Mapping only applies in the Town of Caledon portion of the PSA and SSA.

3.3 THE GREENBELT PLAN (2017)

A review of the Greenbelt Plan (2017) mapping indicated that small portions of the PSA and the SSA are located within the boundaries of the Greenbelt Plan area. Therefore, the Greenbelt Plan policies do apply to this AIA in those areas of the PSA and SSA that are located within designated areas. Figure 3 illustrates the areas of the Greenbelt Plan within the PSA and SSA. Figure 3 also provides an identification of the four designations in the Greenbelt Plan. This AIA provides comment on the Protected Countryside designation.

Prime Agricultural Area policies are provided in Section 3.1.3 of the Greenbelt Plan. Infrastructure policies are provided in Section 4.2 of the Greenbelt Plan. Sewage and Water Infrastructure policies are provided in Section 4.2.2. Select policies are provided as follows:

> *3.1.3*
> *For lands falling within prime agricultural areas of the Protected Countryside, the following policies shall apply:*
>
> *1. All types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected and a full range of agricultural uses, agriculture-related uses and on-farm diversified uses are permitted based on provincial Guidelines on Permitted Uses in*



Legend

- Abandoned Railway (MNR)
- Active Railway (MNR)
- Hydro Line (MNR)
- Roads (RoP)
- City of Brampton (MNR)
- Highway 413 Preferred Alignment (H413)
- Lot Lines (MNR)
- Mayfield West (ToC)
- Municipal Boundary (MNR)
- Secondary Study Area (SSA) (1000 m)
- Primary Study Area (PSA)
- Runway (MNR)
- Potential Shaft Locations

Agricultural Land Base Mapping

- Candidate Area
- Prime Agricultural Area
- Specialty Crop Area

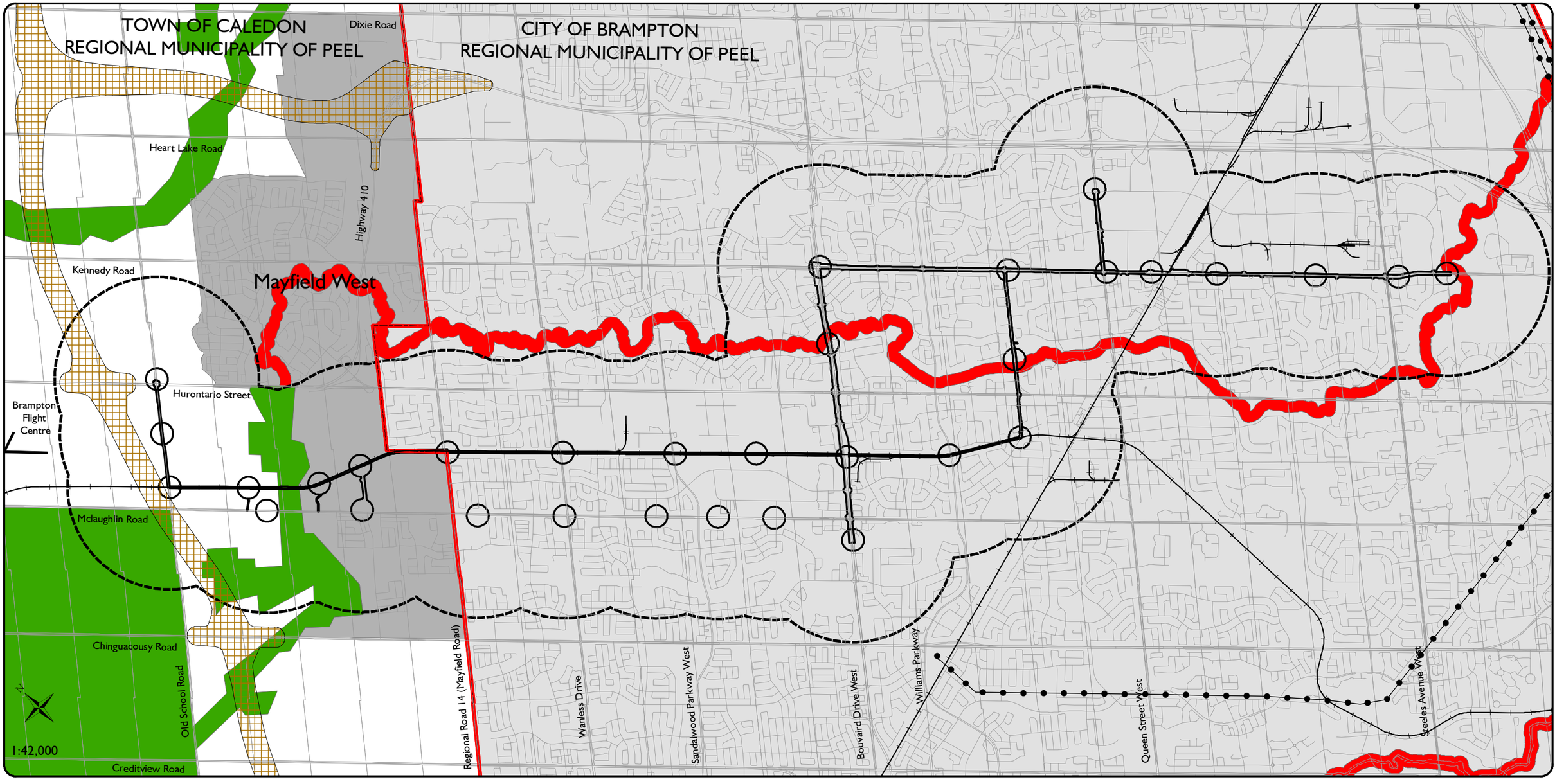
Figure 2

Agricultural Land Base Legacy Mapping

DBH Soil Services Inc.

June 2025

MNR - Ministry of Natural Resources, ToC - Town of Caledon Official Plan, H413 - Highway 413 Website, RoP - Region of Peel



Legend

- Abandoned Railway (MNR)
- Active Railway (MNR)
- Hydro Line (MNR)
- Roads (RoP)
- City of Brampton (MNR)
- Lot Lines (MNR)
- Highway 413 Preferred Alignment (H413)
- Mayfield West (ToC)
- Municipal Boundary (MNR)
- Primary Study Area (PSA)
- Runway (MNR)
- Secondary Study Area (SSA) (1000 m)
- Potential Shaft Locations

Greenbelt Plan Designations

- Niagara Escarpment Plan
- Oak Ridges Moraine Conservation Plan
- Protected Countryside
- Urban River Valley

MNR - Ministry of Natural Resources, ToC - Town of Caledon Official Plan, H413 - Highway 413 Website, RoP - Region of Peel

Figure 3

Greenbelt Plan Mapping

DBH Soil Services Inc.

June 2025

Ontario's Prime Agricultural Areas. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with and shall not hinder surrounding agricultural operations.

2. Lands shall not be redesignated in official plans for non-agricultural uses except for:

a) Refinements to the prime agricultural area and rural lands designations, subject to the policies of section 5.3; or

b) Settlement area boundary expansions, subject to the policies of section 3.4.

3. Non-agricultural uses may be permitted subject to the policies of sections 4.2 to 4.6. These uses are generally discouraged in prime agricultural areas and may only be permitted after the completion of an agricultural impact assessment.

4. New land uses, including the creation of lots (as permitted by the policies of this Plan), and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

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

6. The geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network shall be maintained and enhanced.

As indicated in section 3.1.3.3 non-agricultural uses may be permitted subject to the policies of sections 4.2 to 4.6.

4.2.1

For lands falling within the Protected Countryside, the following policies shall apply:

1. All existing, expanded or new infrastructure subject to and approved under the Canadian Environmental Assessment Act, the Environmental Assessment Act, the Planning Act, the Aggregate Resources Act or the Telecommunications Act or by the National or Ontario Energy Boards, or which receives a similar environmental approval, is permitted within the Protected Countryside, subject to the policies of this section and provided it meets one of the following two objectives:

a) It supports agriculture, recreation and tourism, Towns/Villages and Hamlets, resource use or the rural economic activity that exists and is permitted within the Greenbelt; or

b) It serves the significant growth and economic development expected in southern Ontario beyond the Greenbelt by providing for the appropriate infrastructure connections among urban centres and between these centres and Ontario's borders.

2. The location and construction of infrastructure and expansions, extensions, operations and maintenance of infrastructure in the Protected Countryside are subject to the following:

a) Planning, design and construction practices shall minimize, wherever possible, the amount of the Greenbelt, and particularly the Natural Heritage System and Water Resource System, traversed and/or occupied by such infrastructure;
b) Planning, design and construction practices shall minimize, wherever possible, the negative impacts on and disturbance of the existing landscape, including, but not limited to, impacts caused by light intrusion, noise and road salt;
c) Where practicable, existing capacity and co-ordination with different infrastructure services shall be optimized so that the rural and existing character of the Protected Countryside and the overall hierarchy of areas where growth will be accommodated in the GGH established by the Greenbelt Plan and the Growth Plan are supported and reinforced;
f) New or expanding infrastructure shall avoid specialty crop areas and other prime agricultural areas in that order of priority, unless need has been demonstrated and it has been established that there is no reasonable alternative;
g) Where infrastructure crosses prime agricultural areas, including specialty crop areas, an agricultural impact assessment or equivalent analysis as part of an environmental assessment shall be undertaken; and

With respect to section 4.2.1.1, the project serves growth and development by providing appropriate infrastructure connections. With respect to section 4.2.1.2 a and b, the PSA is located primarily within existing transportation corridors (road rights-of-way and rail corridors) thereby minimizing impact on the Greenbelt. As per section 4.2.12f, the PSA is not located in a Specialty Crop Area. Section 4.2.1.2g requires that an AIA is undertaken. This report is the required AIA document.

4.2.2
In addition to the policies of section 4.2.1, for sewage and water infrastructure in the Protected Countryside the following policies shall apply:
1. Planning, design and construction of sewage and water infrastructure shall be carried out in accordance with the policies in subsection 3.2.6 of the Growth Plan.

2. The extension of municipal or private communal sewage or water services outside of a settlement area boundary shall only be permitted in the case of health issues or to service existing uses and the expansion thereof adjacent to the settlement area. Notwithstanding the above, where municipal water services exist outside of settlement areas, existing uses within the service area boundary as defined by the environmental assessment may be connected to such a service.

3.4 THE NIAGARA ESCARPMENT PLAN (2017)

A review of the boundaries of the Niagara Escarpment Plan (2017) (and associated digital mapping) was completed. The review indicated that no portions of the PSA or the SSA are located within the Niagara Escarpment Plan area (see Figure 3). Therefore, the policies of the Niagara Escarpment Plan do not apply to this AIA.

3.5 THE OAK RIDGES MORAINE CONSERVATION PLAN (2017)

A review of the boundaries of the Oak Ridges Conservation Plan (and associated digital mapping) was completed. The review indicated that no portions of the PSA or the SSA are located within the Oak Ridges Conservation Plan (2017) area (see Figure 3). Therefore, the policies of the Oak Ridges Moraine Conservation Plan do not apply to this project.

3.6 OFFICIAL PLAN POLICY

Official Plan policies are prepared under the Planning Act, as amended, of the Province of Ontario. Official Plans generally provide policy comments for land use planning while taking into consideration the economic, social, and environmental impacts of land use and development concerns. A review for Official Plan documents revealed that the Town of Caledon and the City of Brampton are lower-tier municipalities located within the Region of Peel.

For the purpose of this AIA, the review of Official Plans included an examination of the *Region of Peel Official Plan (April 2022 office consolidation)*, the *City of Brampton Official Plan 2006 (September 2020 Consolidation)*, *Brampton Plan 2024*, *Future Caledon Official Plan (March 2024)*, and the *Town of Caledon Official Plan (Consolidated in March 2024)*.

The review also included a review of the *Town of Caledon Comprehensive Zoning By-law 2006-50*.

Due to the complexities as to the responsibilities of the official plan documents as identified previously in this AIA (Section 2.0 Methodology), the staff from the Town of Caledon Planning Department were contacted to determine exactly which official plan is applicable. The staff indicated that it was appropriate to reference the Town of Caledon Official Plan when completing projects in the Town of Caledon.

This AIA provides a review of policies within the respective provincially approved official plans, and the council approved official plans.

3.6.1 REGION OF PEEL OFFICIAL PLAN (2022)

As indicated previously in this AIA, the Peel Region website stated:

> *Bill 23/185 Implications on the Region of Peel Official Plan*
>
> *As per Ontario Bill 23 (More Homes Built Faster Act, 2022) and Bill 185 (Cutting Red Tape to Build More Homes Act, 2024), the Region of Peel Official Plan (RPOP), as of July 1, 2024, will be deemed to constitute an official plan of Peel's lower-tier municipalities of Brampton, Caledon, and Mississauga. For more information on the status of the RPOP, refer to Download the Official Plan.*

The review of the *Region of Peel Official Plan (April 2022) Schedule D1 – Rural System* revealed that there were no Prime Agricultural Areas (PAA) in the City of Brampton, and that small areas of PAA were located in the PSA in the Town of Caledon. The small areas of PAA in the PSA in the Town of Caledon relate to the land located within the Greenbelt Plan Protected Countryside as illustrated previously in Figure 3.

Figure 4 provides a selection portion of the *Region of Peel Official Plan (April 2022) Schedule D1 – Rural System* to illustrate the approximate location of the PSA and SSA. The PSA is illustrated as a solid black line (and circles), while the SSA is illustrated as a dashed black line.

Figure 4 Region of Peel Official Plan Schedule D-1 Rural System



Source: Region of Peel Official Plan Schedule D-1 Rural System

The *Region of Peel Official Plan (April 2022)* provides specific policies for the Greenbelt Plan Protected Countryside in section 2.12.12 and agricultural policies in section 3.3 Agricultural System. Select policies are provided as follows:

> *2.12.12 Agricultural System The Agricultural System comprises the Prime Agricultural Area, Rural Lands, and the supporting agri-food network. The Prime Agricultural Area and Rural Lands are designated on Schedule D1. In addition to the policies of Sections 3.3 and 5.7 of this Plan, the following specific policies of the Greenbelt Plan apply to the Protected Countryside.*
>
> *2.12.12.1 Prime Agricultural Area Policies The Prime Agricultural Area represent areas that have the greatest potential and opportunity for agriculture and are identified and protected for long-term use for agriculture. 2.12.12.1.1 Direct the Town of Caledon to include policies in its official plan to promote and protect all types, sizes and intensities of agricultural uses and normal farm practices, and permit a full range of agricultural uses, agricultural-related uses and on-farm diversified uses within the Prime Agricultural Area of the Protected Countryside in accordance with provincial Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas. Proposed agriculture related uses and on-farm diversified uses shall be compatible with and will not hinder surrounding agricultural operations.*
>
> *2.12.12.1.3 Direct the Town of Caledon to include policies in its official plan that permit nonagricultural uses subject to the general policies of 2.12.16.9 to 2.12.16.24 in this Plan and in accordance with the Greenbelt Plan. Non-agricultural uses are generally discouraged in the Prime Agricultural Area and may only be permitted subject to the satisfactory completion of an agricultural impact assessment.*
>
> *2.12.12.1.4 Direct the Town of Caledon to include policies in its official plan to require new land uses, including the creation of lots, and new or expanding livestock operations in the Prime Agricultural Area of the Protected Countryside to comply with the minimum distance separation formulae requirements, in accordance with provincial policy.*
>
> *2.12.12.1.5 Direct the Town of Caledon to include policies in its official plan to achieve land use compatibility where agricultural uses and non-agricultural uses interface, by avoiding, or where avoidance is not possible, minimizing and mitigating adverse impacts. Where mitigation is required, measures should be incorporated into the non-agricultural use, as appropriate, in accordance with provincial guidelines.*
>
> *2.12.12.1.6 Direct the Town of Caledon to include policies in its official plan to maintain and enhance the agricultural land base and economic connections to the agri-food network.*
>
> *3.3.5 Maintain and enhance the continuity of the agricultural land base and the functional and economic connections to the agri-food network.*
>
> *3.3.6 Designate and protect the Prime Agricultural Area as shown on Schedule D-1 for long-term use for agriculture.*

3.3.7 Permit agricultural uses, agriculture-related uses and on-farm diversified uses in the Prime Agricultural Area.

3.3.8 Promote and protect all types, sizes and intensities of agricultural uses and normal farm practices in the Prime Agricultural Area in accordance with provincial standards.

3.3.9 Require that, within the Prime Agricultural Area, new land uses, including the creation of lots, and new or expanding livestock operations, comply with the minimum distance separation formulae. The local municipalities are directed to provide policy direction in their official plans addressing the application of minimum distance separation requirements including for buildings and structures on existing lots of record, agriculture-related uses and on-farm diversified uses.

3.3.10 Permit the removal of land from the Prime Agricultural Area only for a settlement area boundary expansion or adjustment in accordance with Policies 5.4.14, 5.5.7, 5.5.8 and 5.5.9.

3.3.11 Require that an agricultural impact assessment, where required by the policies of this Plan, or a local municipal official plan, be prepared in accordance with provincial and municipal guidelines.

3.6.2 THE CITY OF BRAMPTON OFFICIAL PLAN (2006)

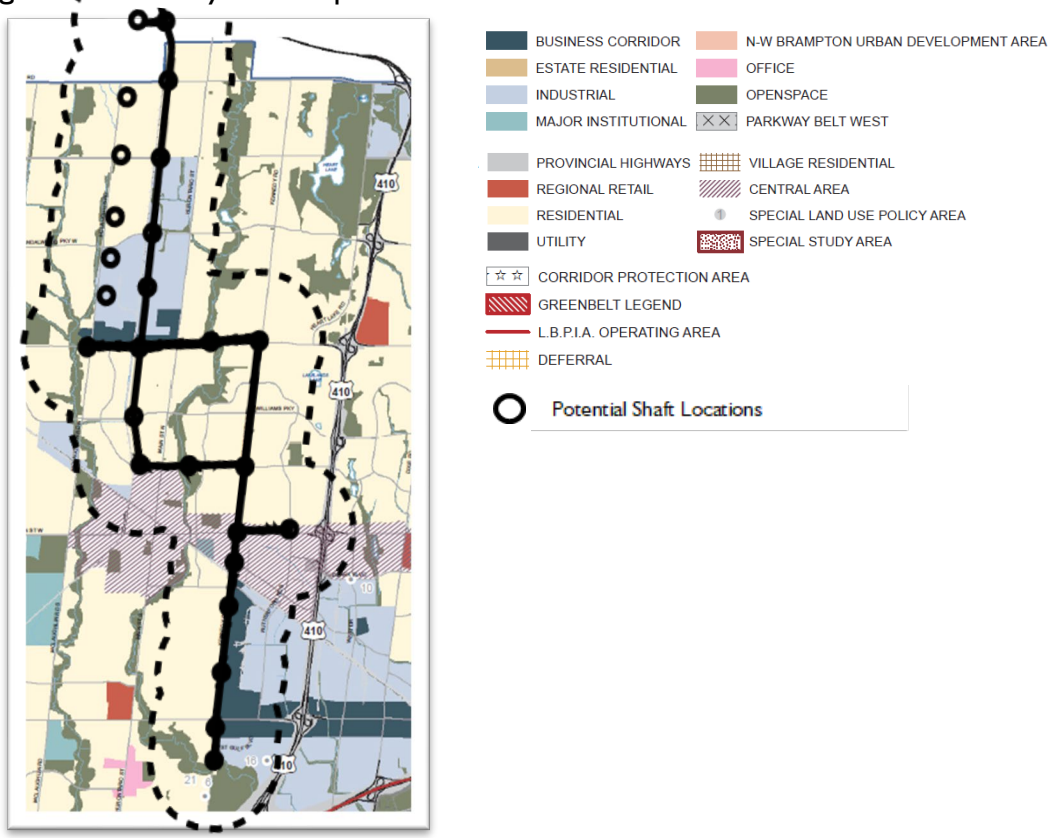
The review of the *City of Brampton Official Plan 2006 (September 2020 Consolidation)* identified that this Official Plan was adopted by Brampton City Council on October 11, 2006, was partially approved by the Regional Municipality of Peel on January 24, 2008, and partially approved by the Ontario Municipal Board on October 7, 2008.

The review of *Schedule A General Land Use Designations (City of Brampton 2006 Official Plan September 2020 Office Consolidation)* revealed that there were no Prime Agricultural Areas (PAA) in the City of Brampton. Figure 5 provides a select portion of the *Schedule A General Land Use Designations* to illustrate the approximate location of the PSA and SSA. The PSA is illustrated as a solid black line (and circles), while the SSA is illustrated as a dashed black line.

Agricultural Policies are provided in section 4.16 of the Official Plan. Policy 4.16.1.1 states:

No lands within the City of Brampton are designated "Agriculture" on Schedule "A" to this Plan. However, agricultural activities and related uses outside the Greenbelt Plan will be permitted to continue operating over as long a term as is practicable. The City shall, in evaluating the establishment or expansion of agricultural uses, comply with the minimum distance separation (MDS) guidelines for livestock operations.

Figure 5 City of Brampton Official Plan 2006 Schedule A General Land Use Designations



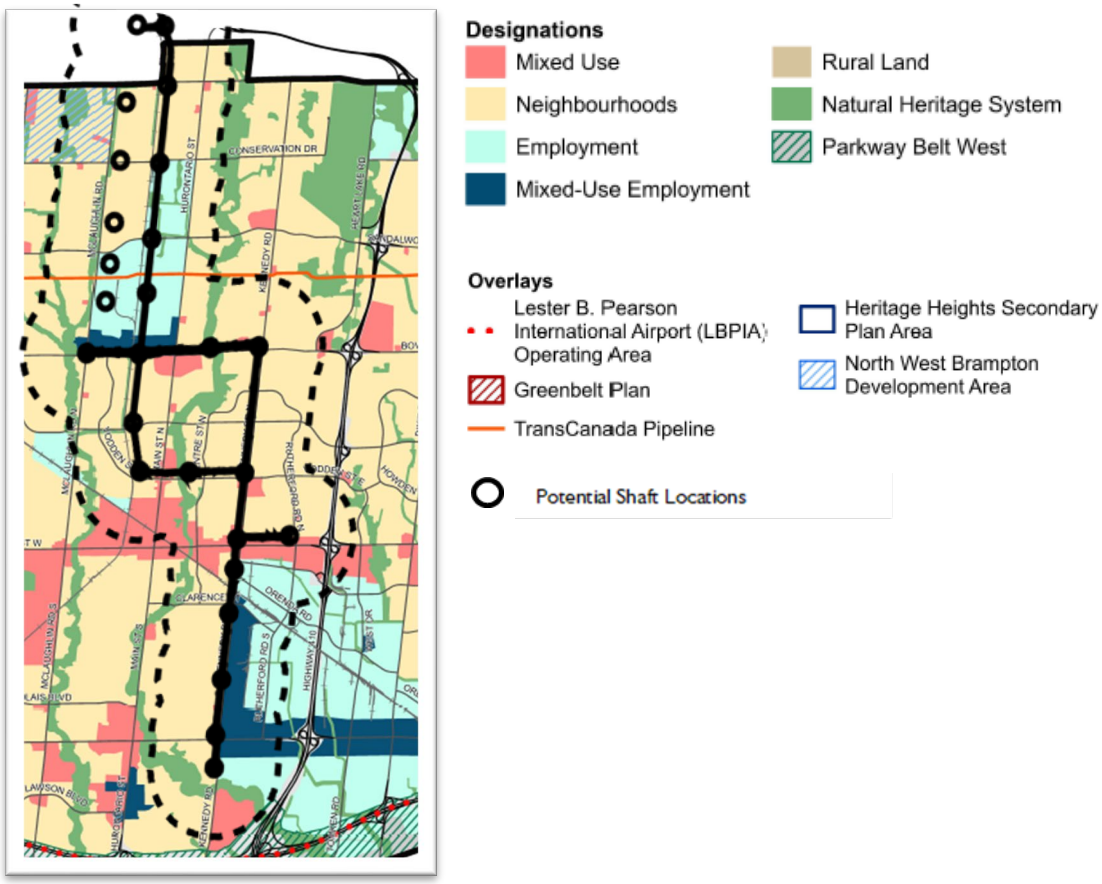
Source: City of Brampton Official Plan September 2020 Office Consolidation Schedule A General Land Use

3.6.3 BRAMPTON PLAN (2024)

The review of the *Brampton Plan 2024 (City of Brampton Official Plan, August 1, 2024)* identified that this Official Plan was approved by the Region of Peel on May 9, 2024. Agricultural policies are provided in the Greenbelt Plan Protected Countryside and Natural Heritage System section.

The review of *Brampton Plan 2024 Schedule 2 Designations* revealed that there were no Prime Agricultural Areas (PAA) in the City of Brampton. Figure 6 provides a select portion of the *Schedule 2 Designations* to illustrate the approximate location of the PSA and SSA. The PSA is illustrated as a solid black line (and circles), while the SSA is illustrated as a dashed black line.

Figure 6 Brampton Plan 2024 Schedule 2 Designations



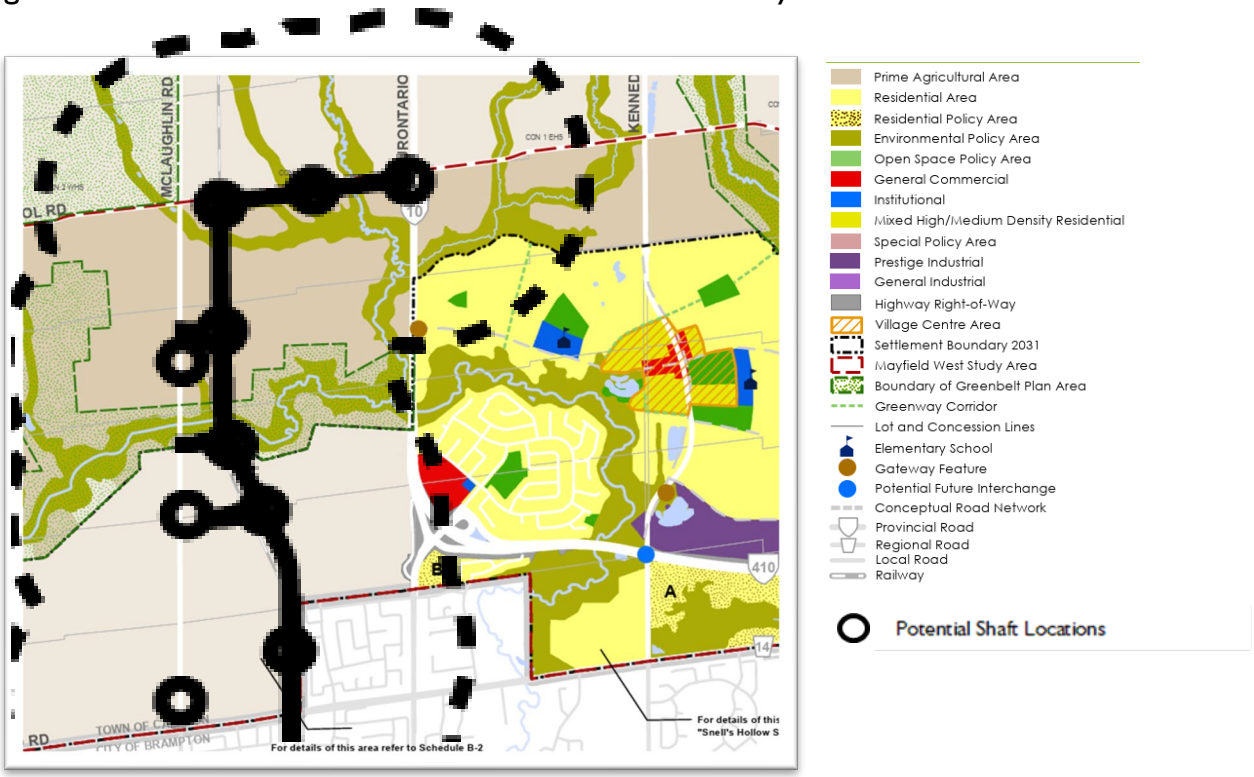
Source: Brampton Plan 2024 Schedule 2 Designations

3.6.4 TOWN OF CALEDON OFFICIAL PLAN (2024)

The review of the *Town of Caledon Official Plan (Office Consolidation March 2024)* identified that a portion of the PSA crosses a PAA. Agricultural Area policies are provided in section 5.1 of the Official Plan.

Figure 7 provides a select portion of the *Schedule B Mayfield West Land Use Plan* to illustrate the approximate location of the PSA and SSA. The PSA is illustrated as a solid black line (and circles), while the SSA is illustrated as a dashed black line.

Figure 7 Town of Caledon Official Plan - Schedule B Mayfield West Land Use Plan



Source: Town of Caledon Official Plan March 2024 Schedule B Mayfield West Land Use Plan

Select agricultural policies are provided as follows:

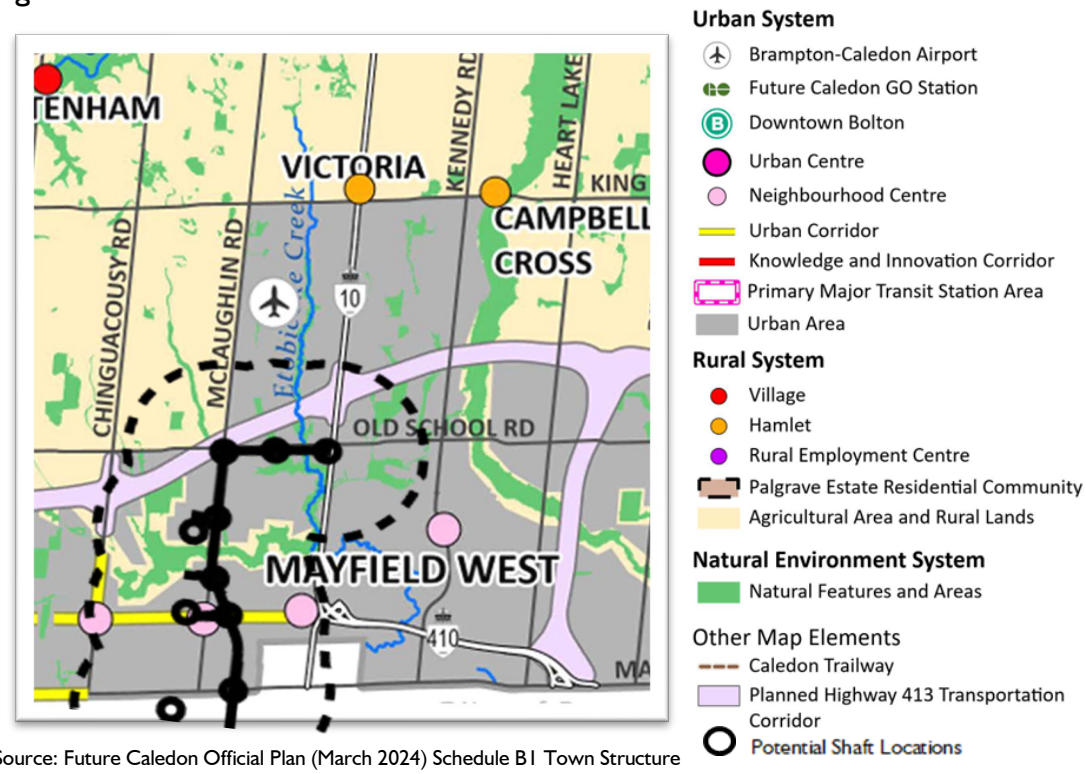
5.1.1.17 Agricultural Impact Assessment
5.1.1.17.1 Proposals in the Prime Agricultural Area that have the potential to negatively impact agricultural uses will require an Agricultural Impact Assessment.
5.1.1.17.2 The Agricultural Impact Assessment must be conducted by a qualified agricultural expert such as a Professional Agrologist or Agronomist, must describe the proposed development including the need for the proposed development in the Town, the on-site and surrounding land uses and agricultural capabilities, the physical and socio-economic components of the agricultural resource base, the land use compatibility of the proposed use with surrounding agricultural uses and agricultural community, must identify the direct and indirect impacts of the proposed development on existing agricultural uses, and on the flexibility of the area to support different types of agriculture, must provide an alternative location analysis, and must identify possible mitigative measures or methods of reducing any adverse impacts to the agricultural resource base and agricultural community.
5.1.1.17.3 In assessing an application made in the context of Section 5.1.1.17.1, the Town will take into account all the goals, objectives and policies of this Plan and, in particular, will ensure that there are no unacceptable impacts.

3.6.5 FUTURE CALEDON OFFICIAL PLAN (2024)

The review of the *Future Caledon Official Plan (2024)* identified that the Official Plan was adopted by Council on March 26, 2024, and is in the process of being reviewed by the Province. The new Official Plan was prepared to conform with the Region of Peel Official Plan.

Figure 8 provides a select portion of the *Schedule B1 Town Structure* to illustrate the approximate location of the PSA and SSA. The PSA is illustrated as a solid black line (and circles), while the SSA is illustrated as a dashed black line. As illustrated in Figure 8, the majority of the PSA is located within an Urban Area. A small section of Natural Features and Areas appears to be surrounded by Agricultural Area and Rural Lands designated lands. This is consistent with the Greenbelt Plan Protected Countryside as was identified previously within this AIA.

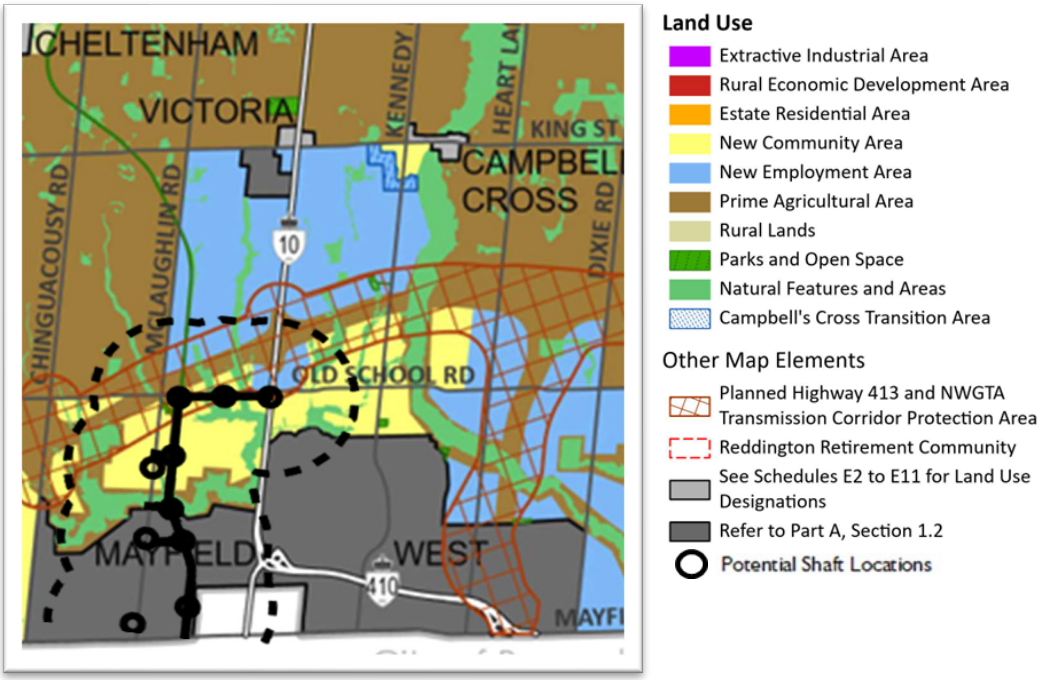
Figure 8 Future Caledon Official Plan Schedule B1 Town Structure



Source: Future Caledon Official Plan (March 2024) Schedule B1 Town Structure

Figure 9 illustrates a select portion of *Schedule B4 Land Use Designations*. The PSA is illustrated as a solid black line (and circles), while the SSA is illustrated as a dashed black line. It is noted that the majority of the PSA is located within the New Community and Mayfield West Urban Area. A small portion of the PSA crosses Natural Features and Areas, which appears to be surrounded by the Prime Agricultural Area designation. This is consistent with the Greenbelt Protected Countryside as was identified previously within this AIA.

Figure 9 Future Caledon Official Plan Schedule B4 Land Use Designations



Source: Future Caledon Official Plan (March 2024) Schedule B4 Land Use Designations

Agricultural Area and Rural Lands policies are provided in section 17 of the Official Plan. Prime Agricultural Area policies are provided in section 17.9.2 of the Official Plan. Select policies are provided as follows:

> *17.9.3 Non-agricultural uses are discouraged in the Prime Agricultural Area and may only be permitted in accordance with the policies of this Plan, applicable Provincial Plans and Provincial legislation and subject to the satisfactory completion of an agricultural impact assessment, for: i) infrastructure;*

It is also noted that the Town of Caledon has created a Terms of Reference for completing AIAs within the Town of Caledon.

3.6.6 ZONING BY-LAW

Official Plans set out a municipality's general policies for existing and future land use. Zoning bylaws specify permitted uses and standards for each municipally designated zone. The specific requirements identified within a zoning bylaw are legally enforceable. Local municipalities are the approval authority for zoning bylaws. As such, this AIA study reviewed the *City of Brampton By-law 270-2004* and the *Town of Caledon Comprehensive Zoning By-law 2006-50*.

3.6.6.1 City of Brampton Zoning By-law 270-2004

A review of the *City of Brampton Zoning By-law 270-2004* identified that zoning for Agriculture was provided in section 46.

As noted in Section 46.1.2 the minimum lot size for agricultural purposes is 30 ha, while the minimum lot size for non-agricultural purposes is 0.4 ha.

It was also noted that the City of Brampton is in the process of updating and creating a new Comprehensive Zoning By-law. An online interactive mapping system illustrating the old zoning and the new proposed zoning was reviewed for this AIA. It is noted that small areas of land zoned agriculture were noted within the urban areas of the City of Brampton in the old mapping and it appears that those lands will be rezoned to a non-agricultural zone in the New Comprehensive Zoning By-law.

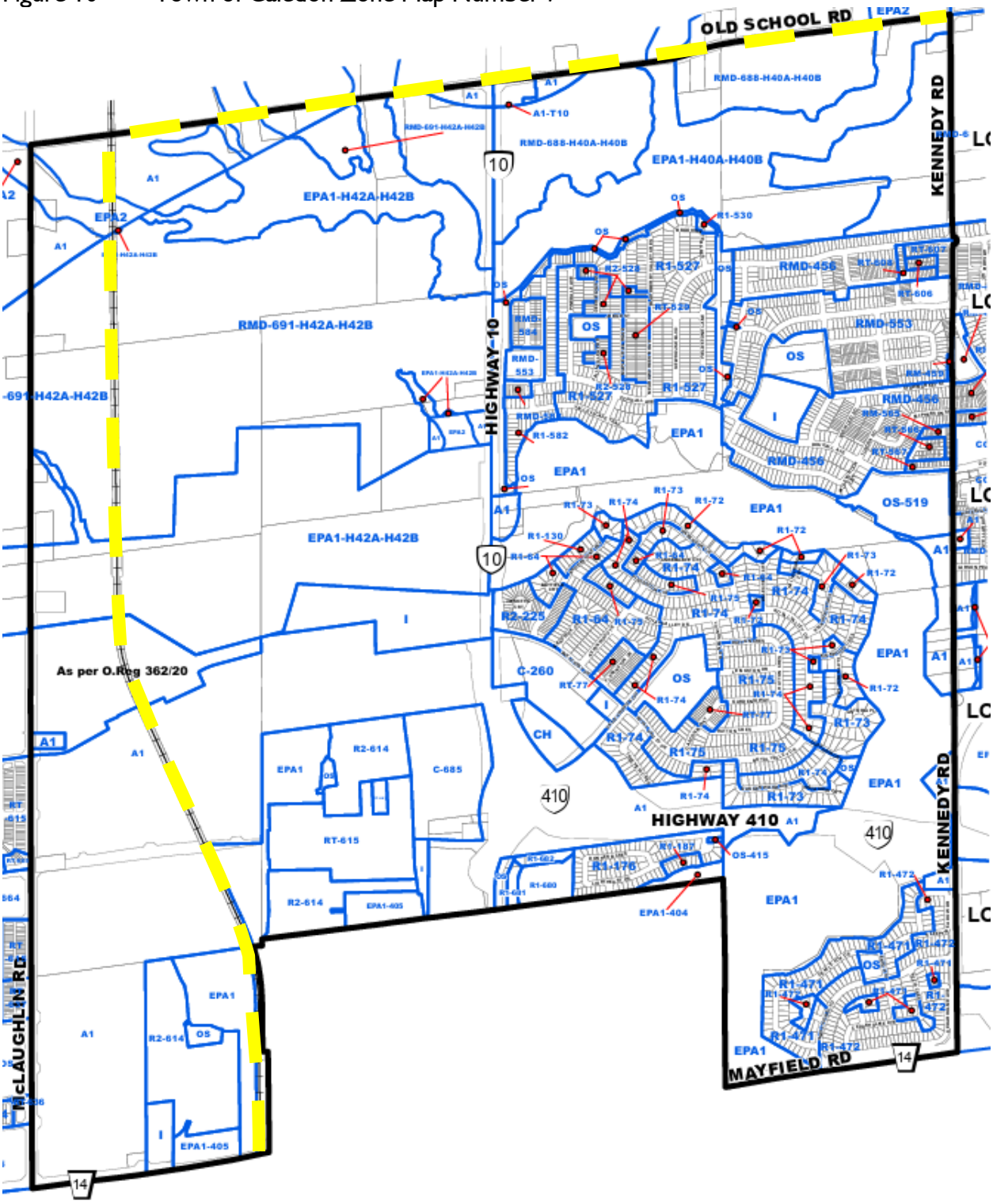
The online interactive mapping did not allow for the saving of zoning maps.

3.6.6.2 Town of Caledon Comprehensive Zoning By-law 2006-50

The review of the *Town of Caledon Comprehensive Zoning By-law 2006-50 (and updated By-law 2021-37)* index mapping identified that the PSA zoning was located on map 7. Figure 10 illustrates the *Town of Caledon Comprehensive Zoning By-law 2006-50 map 7*. As noted in Figure 10, the main part of the PSA crosses a few A1 (Agriculture) zones. The approximate location of the PSA in the Town of Caledon is denoted with a yellow dashed line.

Agricultural and Rural Zones zoning is defined in section 10 of the *Town of Caledon Comprehensive Zoning By-law 2006-50*. There is a minimum lot area of 8 ha for the A1 zone.

Figure 10 Town of Caledon Zone Map Number 7



4 AGRICULTURAL RESOURCE POTENTIAL

4.1 PHYSICAL CHARACTERISTICS

The physiographic resources within the PSA and the SSA are described in this section. The physiographic resources identify the overall large area physical characteristics documented as background to the soils and landform features. These characteristics are used to support the description of the soils and agricultural potential of an area.

4.1.1 PHYSIOGRAPHY

On review of the Geohub digital physiographic region data, and *The Physiography of Southern Ontario 3rd Edition*, (Ontario Geological Survey Special Volume 2, Ministry of Natural Resources, 1984), it was determined that the PSA and the SSA are located in the Peel Plain and the South Slopes physiographic regions.

The Peel Plain Physiographic unit is described as a level to undulating tract of clay soil material covering the central portions of Halton, Peel and York Regions. This area has a gradual slope toward Lake Ontario. Drainage from this area is through the Credit, Humber, Rouge and Don Rivers, each of which have cut deep valley systems.

The South Slope Physiographic Region is considered the southern slopes of the Oak Ridges Moraine ranging from the Niagara Escarpment to the Trent River. The South Slope Physiographic Region topography generally slopes down toward Lake Ontario. East of Maple the slope is smooth and drumlinized. West of Maple the surface is associated with ground moraine with limited topography. Stream courses have carved steep sided channels in the South Slope Physiographic Region.

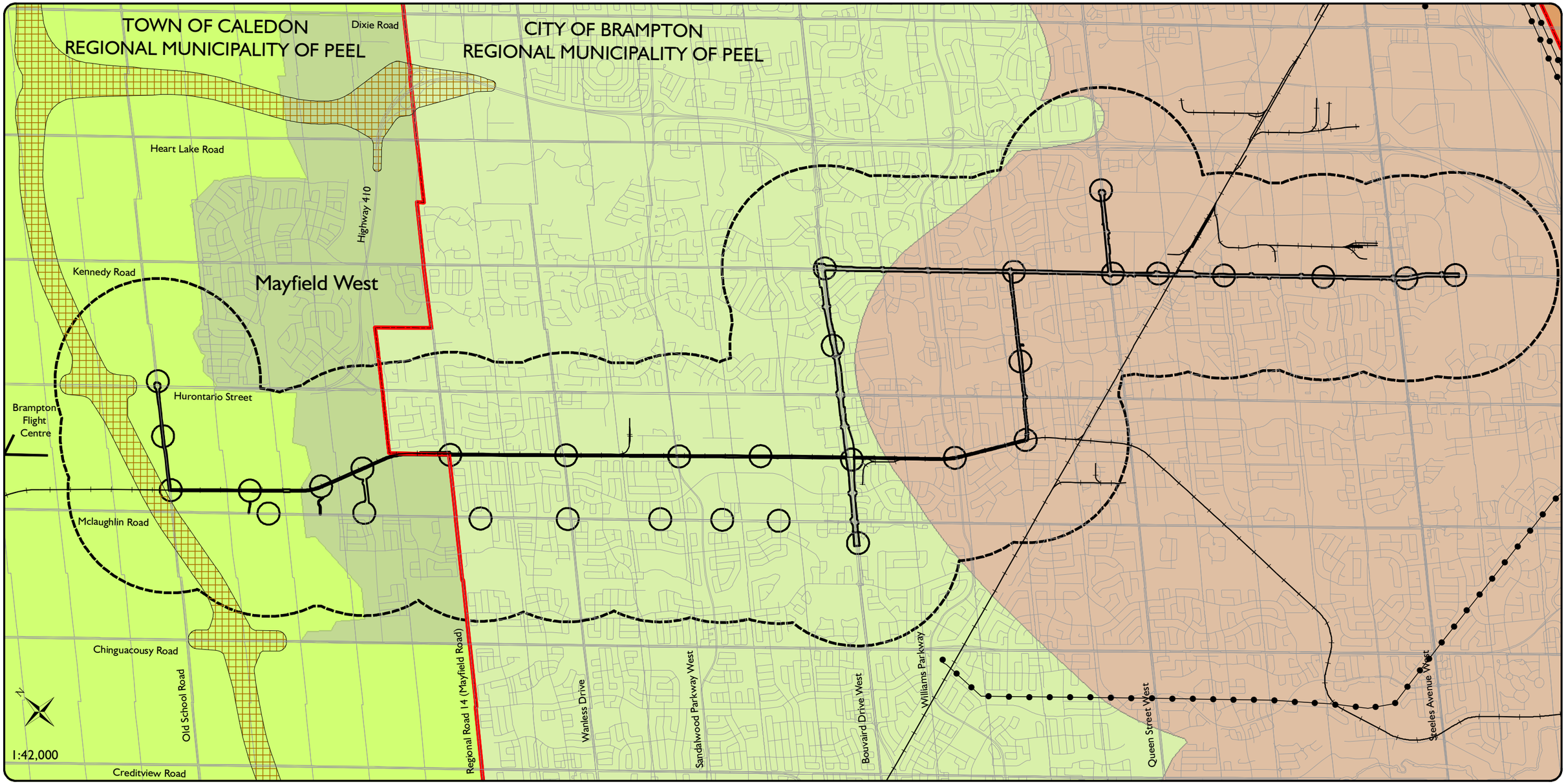
Figure 11 illustrates the geographic location and shape of the respective physiographic region as compared to the location and shape of the PSA and SSA.

4.1.2 TOPOGRAPHY AND CLIMATE

Topographic information was reviewed and correlated to the 1:10000 scale Ontario Base Mapping, Land Information Ontario digital contour mapping, and aerial photo interpretation.

The PSA and the SSA are a complex mix of topography with gently undulating areas generally used for agricultural production in the Town of Caledon, and steeper slopes along incised stream channels. The topography in the City of Brampton is more influenced by the urban environment, with the exception of stream channels.

Climate data was taken from the OMAFRA document titled *Agronomy Guide for Field Crops –*



Legend

- Abandoned Railway (MNR)
- Active Railway (MNR)
- Hydro Line (MNR)
- Roads (RoP)
- City of Brampton (MNR)
- Highway 413 Preferred Alignment (H413)
- Lot Lines (MNR)
- Mayfield West (ToC)
- Municipal Boundary (MNR)
- Primary Study Area (PSA)
- Runway (MNR)
- Secondary Study Area (SSA) (1000 m)
- Potential Shaft Locations

Physiographic Region

- South Slope
- Peel Plain

Figure 11

Physiography

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MNR - Ministry of Natural Resources, ToC - Town of Caledon Official Plan, H413 - Highway 413 Website, RoP - Region of Peel

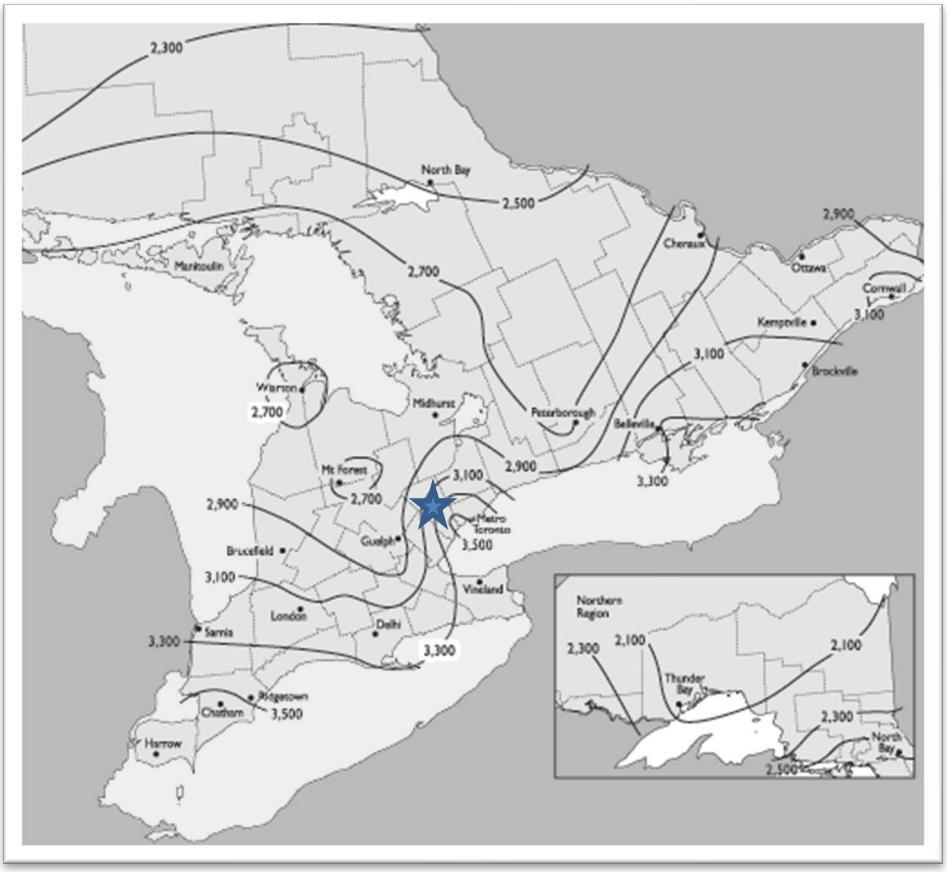
Publication 811 (June 2017) and the *Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) Factsheet – Crop Heat Units for Corn and Other Warm Season Crops in Ontario, 1993*.

The PSA and SSA are located between the 3100 and 3300 Crop Heat Units isolines (CHU-M1) available for corn production in Ontario. The Crop Heat Units (CHU) index was originally developed for field corn and has been in use in Ontario for 30 years. The CHU ratings are based on the total accumulated crop heat units for the frost-free growing season in each area of the province. CHU averages range between 2500 near North Bay to over 3500 near Windsor. The higher the CHU value, the longer the growing season and greater are the opportunities for growing value crops.

Crop Heat Units for corn (based on 1971-2000 observed daily minimum and maximum temperature (OMAFRA, 2017)) map is illustrated on Figure 12. The approximate location of the PSA and SSA was marked with a blue star.

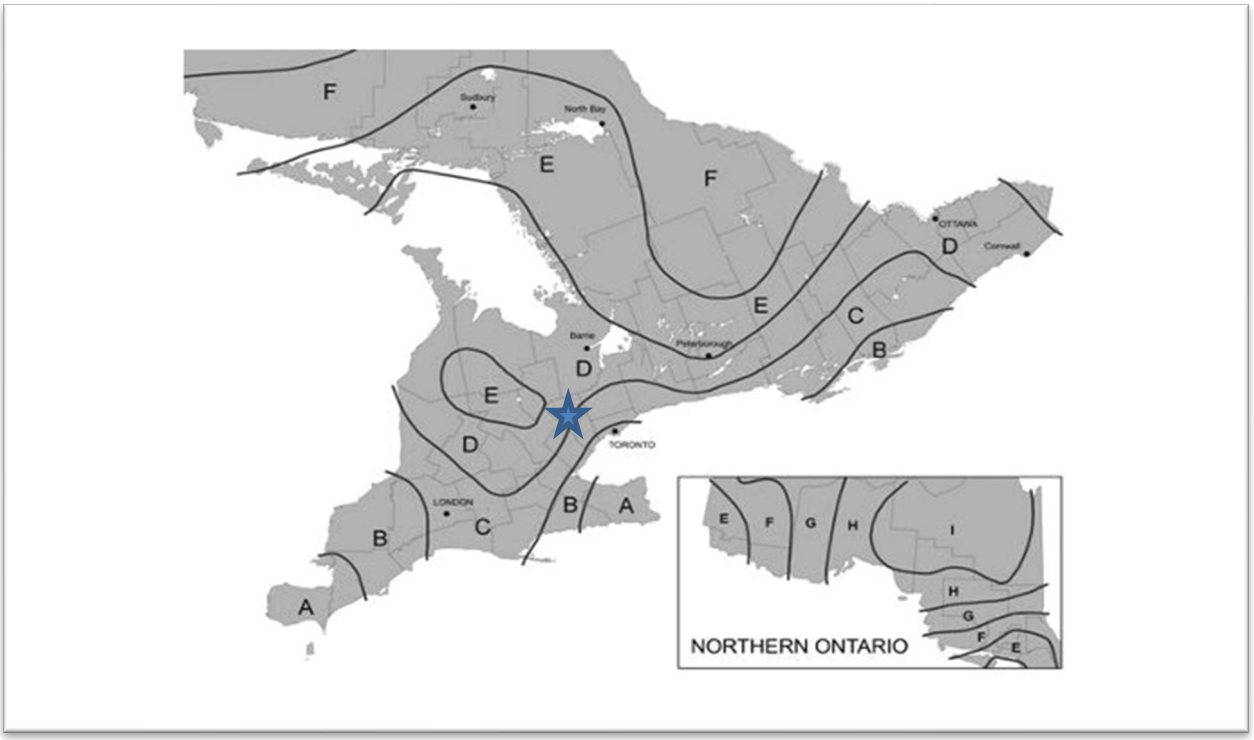
A review of OMAFRA Climate Zone Mapping revealed that the PSA and the SSA are located near the border between Zones C and D. Figure 13 from the OMAFRA website illustrates the Climate Zone Map of Ontario. The approximate location of the PSA and SSA was marked with a blue star.

Figure 12 Crop Heat Units Map



Source: Figure 1-1 Crop Heat Units – Agronomy Guide for Field Crops (Publication 811)

Figure 13 OMAFRA Climate Zone Map



Source: OMAFRA Climate Zone Mapping

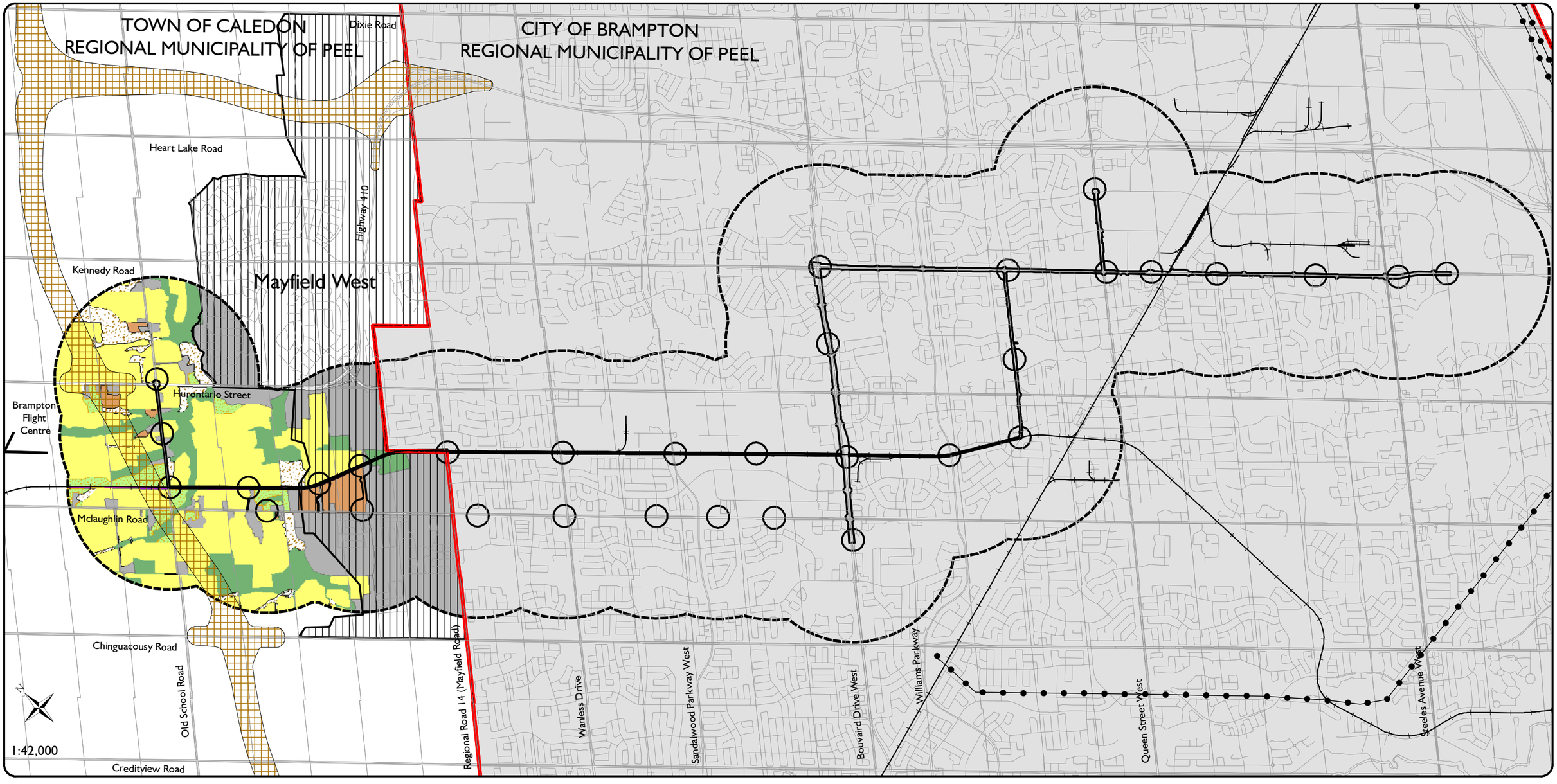
Zone C has an average Frost-Free period of 150-170, and Average Date of Last Spring Frost of May 3, and an Average Date of First Fall Frost of October 8.

Zone D has an average Frost-Free period of 130-165 days, an Average Date of Last Spring Frost of May 11, and an Average Date of First Fall Frost of October 1.

4.2 LAND USE

The land use for both the PSA and the SSA was completed through a roadside reconnaissance survey (April 14, 2025), and a review of recent aerial photography, Google Earth Imagery, Bing Imagery, Birdseye Imagery, Brampton Mapping online imagery, Town of Caledon interactive mapping and correlation to the OMAFRA Land Use Systems mapping. Agricultural and non-agricultural land uses are illustrated in Figure 14.

The terms used in the agricultural land use assessment were derived from the OMAFRA Agricultural Resource Inventory (ARI) 1983 Coverage. It should be noted that not all terms were relevant or used. Only the terms that were appropriate for this area were utilized. For the purposes of this AIA additional terms or more relevant terms such as 'common field crop' were used. As an example, 'common field crop' indicates crop production that includes corn and soybean.



Legend

- Abandoned Railway (MNR)
- Active Railway (MNR)
- Hydro Line (MNR)
- Roads (RoP)
- City of Brampton (MNR)
- Highway 413 Preferred Alignment (H413)
- Lot Lines (MNR)
- Mayfield West (ToC)
- Municipal Boundary (MNR)
- Primary Study Area (PSA)
- Runway (MNR)
- Secondary Study Area (SSA) (1000 m)
- Potential Shaft Locations

Existing Land Use

- built up
- common field crop
- forage/pasture
- open field
- railway
- scrubland
- woodland

MNR - Ministry of Natural Resources, ToC - Town of Caledon Official Plan, H413 - Highway 413 Website, RoP - Region of Peel

Figure 14

Existing Land Use

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The ARI 1983 Coverage land use terms include:

- Built up
- Cherries
- Corn System
- Extraction Pits and Quarries
- Grazing System
- Hay System
- Idle Agricultural Land (5 - 10 years)
- Idle Agricultural Land (> 10 years)
- Market Gardens/Truck Farms
- Mixed System
- Nursery
- Orchard
- Pasture System
- Recreation
- Reforestation
- Sod Farm
- Swamp/Marsh/Bog
- Unknown
- Vineyard
- Vineyard-Orchard
- Water
- Woodlands

Agricultural cropping patterns were identified and mapped. Corn and soybean crops were mapped as common field crops. Forage/pasture crops may include mixed grasses, clovers and alfalfa as well as other areas used for pasture, haylage or hay.

Non-farm (built up or disturbed areas) uses may include non-farm residential units, commercial, recreational, estate lots, services (utilities), industrial development and any areas that have been man-modified and are unsuitable for agricultural land uses (cropping).

The roadside reconnaissance survey identified the types of land uses including farm and non-farm uses (built up areas, commercial, industrial, institutional, railway and roads).

It should be noted that the roadside reconnaissance survey is based on a line-of-sight assessment process. Therefore, dense brush, woodlands, and topography can prevent an accurate assessment of some fields. In those instances, measures are taken to try to identify the crop through conversations with landowners (if applicable) or review of aerial photography and online imagery. In some instances, no information is available. In those instances, the field polygon will be identified as 'unknown crop'.

Land use information was digitized in Geographic Information System (GIS – Arcmap/ARCGIS Pro) to illustrate the character and extent of the existing land use in both the PSA and the SSA. Area calculations for each land use polygon (area) were calculated within the GIS software and

exported as tabular data. The data is presented as follows. Land use designations and land use definitions are provided in Table 1.

Table 1: Typical Land Use Designations

Land Use Designation	Land Use Definitions
Built Up/Disturbed Areas	non-farm residential units, commercial, recreational, estate lots, services (utilities), industrial development, areas that have been man-modified and are unsuitable for cropping
Common Field Crop	corn, soybean
Forage/Pasture	mixed grasses, clovers, alfalfa, pasture, haylage, hay, paddocks, outdoor riding area
Open Field	unused field (<5 years)
Scrubland	unused field (>5 years) – woody vegetation regrowth
Woodland	forested areas

4.2.1 EXISTING LAND USE – PSA

The PSA consisted of a variety of land uses including, but not limited to built-up/disturbed areas, common field crops, forage/pasture, open field, railway, scrubland and woodland areas.

The PSA comprised land use of approximately 83.2 percent as built up/disturbed areas, 8.1 percent as common field crops, 1.5 percent as forage/pasture, 2.9 percents as open field, 3.6 percent as railway corridor, 0.2 percent as scrubland, and 0.5 percent as woodland areas.

On review of the existing land use data, it was observed that the predominant land use in the PSA included built up/disturbed areas and railway corridor. It is noted that the majority of the linear portion of the PSA is located in existing linear corridors including road rights-of-way and rail corridors. The non-linear portions of the PSA (circles) relate to construction shafts that are necessary as part of the construction process.

The proposed future construction and operation of the linear portions of the PSA will occur in the existing road rights-of-way and rail corridor. There will be no impact on agricultural lands in those portions of the PSA.

The proposed future construction in the PSA in the circular areas on Figure 14 relates to the potential shaft locations and area of construction. Portions of the circular areas, in the Town of Caledon, may include small areas of land used for agricultural purposes.

There will be no net loss of agricultural lands in the PSA.

4.2.2 EXISTING LAND USE – SSA

The SSA consisted of a variety of land uses including, but not limited to built-up/disturbed areas, common field crops, forage/pasture lands, open field, railway, scrubland and woodland areas. For the purposes of this AIA, the City of Brampton is considered an urban area with no agricultural land. Therefore, although there are portions of railway corridor in the City of Brampton, those areas have been considered as built up/disturbed areas.

The SSA comprised land use of approximately 85.3 percent as built up/disturbed areas, 9.4 percent as common field crop, 0.8 percent as forage/pasture lands, 0.5 percent open field, 1.1 percent as scrubland, and 2.8 percent as woodland areas.

On review of the existing land use data, it was observed that the predominant land uses in the SSA include built up/disturbed areas and common field crops.

Table 2 illustrates the percentage occurrence of the land uses for both the PSA and SSA.

Table 2 Land Use – PSA and SSA

Land Use Designation	PSA Percent Occurrence	SSA Percent Occurrence
Built Up/Disturbed Areas	83.2	85.3
Common Field Crop	8.1	9.4
Forage/Pasture	1.5	0.8
Open Field	2.9	0.5
Railway Corridor	3.6	0.0
Scrubland	0.2	1.1
Woodland	0.5	2.8
Totals	100.0	100.0

The relatively high amount of land in non-agricultural land use in the SSA is typical of areas in close proximity to urban spaces (City of Brampton and Mayfield West).

The proposed Project will result in no net loss of lands for agricultural production.

There will be no loss of agricultural land in the SSA as a result of the proposed development of the PSA.

4.3 AGRICULTURAL INVESTMENT

Agricultural investment is directly associated with the increase in capital investment to agricultural lands and facilities/buildings. In short, the investment in agriculture is directly related to the money used for the improvement of land through tile drainage or irrigation equipment, and through the improvements to the agricultural facilities/buildings (barns, silos, manure storage, sheds, processing, and storage).

As a result, the lands and facilities that have increased capital investment are often considered as having greater affinity for preservation than similar capability lands and facilities that are undergoing degradation and decline. Investment in agriculture is often readily identifiable through observations of the condition and type of the facilities, field observations and a review of OMAFRA artificial tile drainage mapping.

This AIA assessed the OMAFRA artificial tile drainage data and completed a review of the Ontario Ministry of the Environment, Conservation and Parks (OMECP) water well records database.

A few water wells were noted in the PSA, in the Town of Caledon. The proposed development of the PSA (i.e., the Project) will need to take those water wells into account. It is recommended that an appropriate expert review the water well data and provide comments as necessary.

Figure 15 illustrates the location of agricultural buildings, tile drainage, and water wells in the PSA and SSA. Figure 16 provides a more detailed view of the portions of the PSA and SSA that are located in the Town of Caledon. It is noted, as mentioned previously in this AIA , that the City of Brampton does not contain any designated agricultural lands.

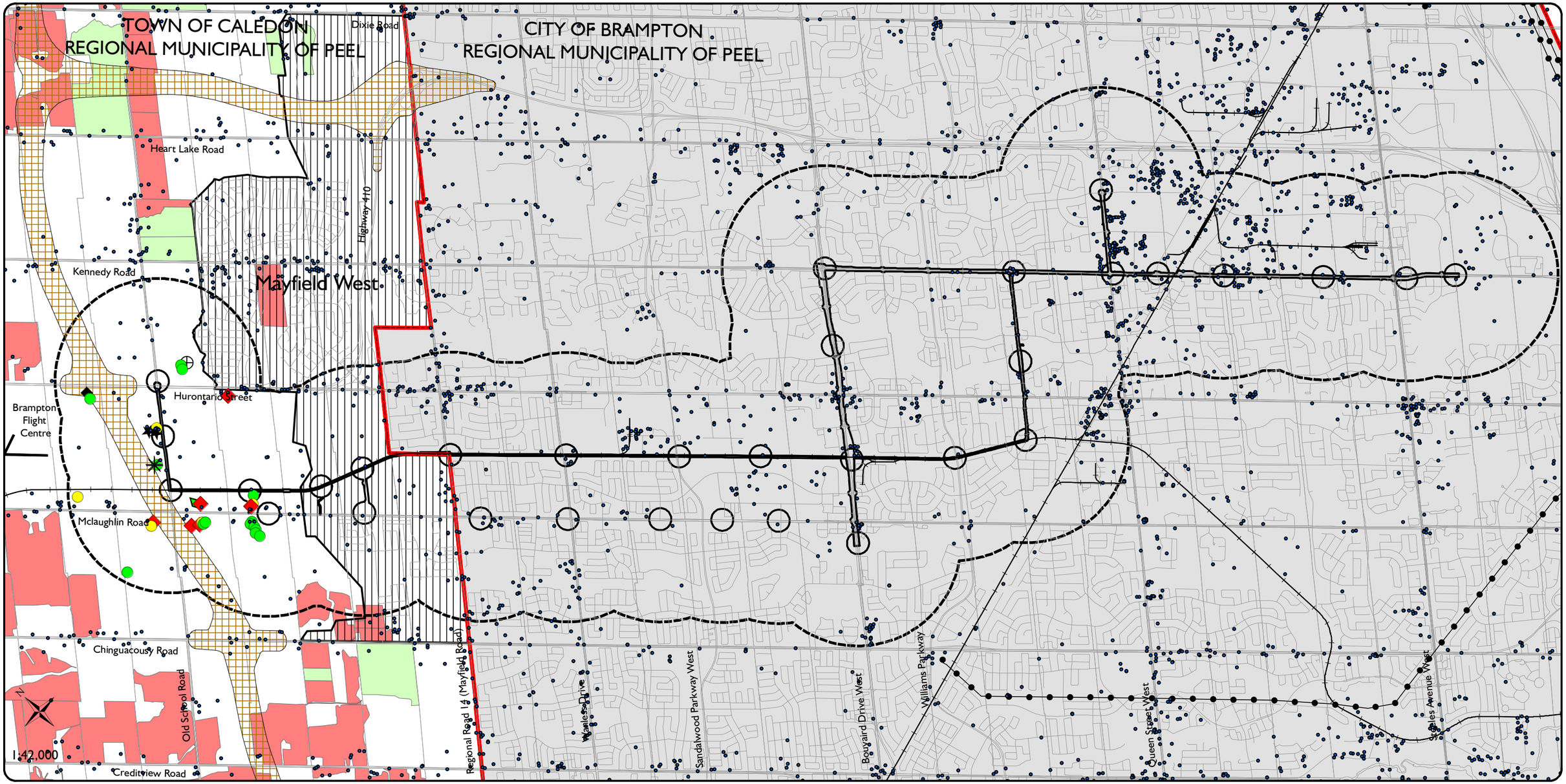
4.3.1 AGRICULTURAL BUILDINGS

Agricultural buildings (including buildings that may be capable of housing livestock), barns, storage and processing facilities were identified through a combination of aerial photographic interpretation, a review of online digital imagery (Google Earth Pro, Bing Mapping, Provincial and municipal online imagery, and Birds Eye Imagery), a review of Ontario Base Mapping and a roadside reconnaissance survey. The agricultural facilities or potential livestock facilities that were identified on mapping and imagery prior to conducting the roadside reconnaissance survey included buildings used for the active housing of livestock, barns that were empty and not used to house livestock, barns in poor structural condition, barns used for storage and any other large building that had the potential to house livestock.

The roadside reconnaissance revealed the extent of the existing agricultural buildings and assisted in the determination of the use of buildings for livestock, cash crops, commercial or other activities. The survey also revealed that some of the buildings were not agricultural and used for other purposes (commercial/industrial) operations or activities. It must be noted, in the absence of concrete evidence from the survey, the presence of livestock or active operations may be assumed.

Farms were identified by type of operation as follows:

Active Agricultural Operation: An agricultural operation that is active and involved in crop



Legend

- Water Wells (MOECP)
- Abandoned Railway (MNR)
- Active Railway (MNR)
- Hydro Line (MNR)
- Roads (RoP)
- City of Brampton (MNR)
- Highway 413 Preferred Alignment (H413)
- Lot Lines (MNR)
- Mayfield West (ToC)
- Municipal Boundary (MNR)
- Primary Study Area (PSA)
- Runway (MNR)
- Secondary Study Area (SSA) (1000 m)
- Potential Shaft Locations

Barn Type

- Bank Barn
- Garage
- Machine Shed
- Pole Barn
- Quonset
- Shed
- Tension Fabric Structure
- Workshop

OMAFA Tile Drainage System Type

- Random
- Systematic

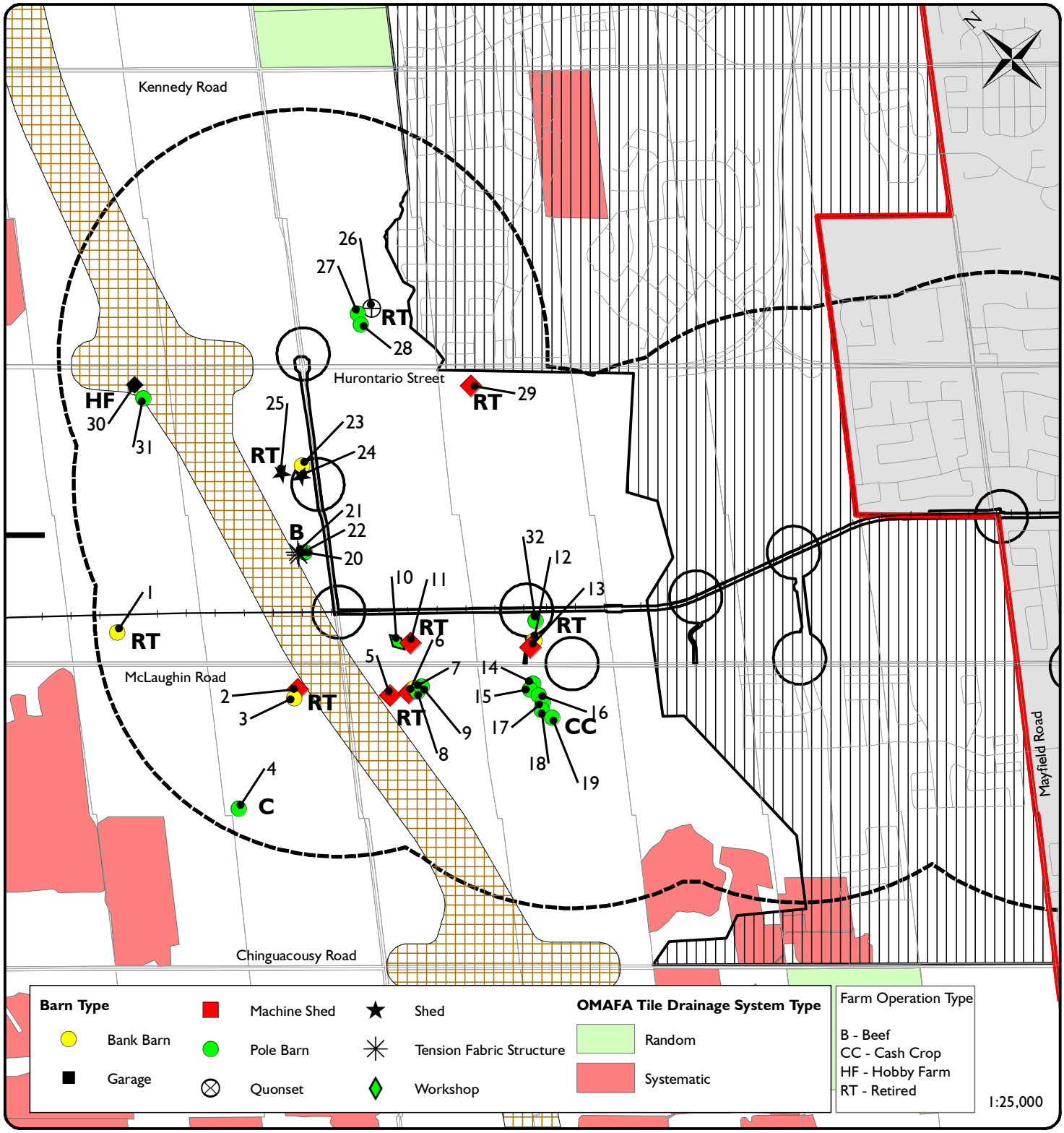
Figure 15

Investment

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MNR - Ministry of Natural Resources, MOECP - Ministry of the Environment, Conservation and Parks, ToC - Town of Caledon Official Plan, H413 - Highway 413 Website, RoP - Region of Peel



Legend

- Abandoned Railway (MNR)
- Active Railway (MNR)
- Hydro Line (MNR)
- Roads (RoP)
- Potential Shaft Locations
- City of Brampton (MNR)
- Highway 413 Preferred Alignment (H413)
- Lot Lines (MNR)
- Mayfield West (ToC)
- Municipal Boundary (MNR)
- Primary Study Area (PSA)
- Runway (MNR)
- Secondary Study Area (SSA) (1000 m)

Figure 16

Detailed Investment

DBH Soil Services Inc.

June 2025

MNR - Ministry of Natural Resources, MOECP - Ministry of the Environment, Conservation and Parks, H423 - Highway 413 website, RoP - Region of Peel, ToC - Town of Caledon

production and/or livestock housing. Livestock operations are further differentiated to the type of livestock based on the livestock seen at the time of the roadside reconnaissance survey, through a review of on-farm infrastructure (type of buildings, manure system, feed (bins, bales), and types of equipment) or through any signage associated with the respective agricultural operation. This study has identified various types of farm operations, including **B**eef and **C**ash crop. Bolded letters are utilized on the figures to identify the type of farm operation.

Commercial/Industrial (C/I): Comprises both small and large scale commercial and industrial developments, as well as land designated for such purposes.

Hobby Farm (HF): A hobby farm is a residential property, possibly with accessory buildings, where small-scale crop production and/or a limited number of livestock are kept primarily for personal use, recreation, or minimal sales. These farms typically produce little to no income.

Retired (R): A property featuring a residence, a barn, and other related structures that are no longer utilized for agricultural activities. The farm buildings might be abandoned or repurposed for storage or other non-agricultural functions, or in disrepair. Livestock operations were further differentiated to the type of livestock based on the livestock seen at the time of the roadside reconnaissance survey, through a review of on-farm infrastructure (type of buildings, manure system, feed (bins, bales), and types of equipment) or through any signage associated with the respective agricultural operation.

It should be noted that the roadside survey is based on a line-of-sight assessment process. Therefore, dense brush, woodlands, and topography can prevent an accurate assessment of some buildings. In those instances, measures are taken to try to identify buildings through conversations with landowners (if applicable) or review of aerial photography and online imagery. In some instances, no information is available. In those instances, the building will be identified as 'unknown building use or type'.

Agricultural activities such as livestock rearing usually involve investment in agricultural facilities. Dairy operations require extensive facilities for the production of milk. Poultry and hog operations require facilities specific to those operations. Beef production, hobby horse and sheep operations usually require less investment capital (when compared to dairy operations or other high value operations).

Some cash crop operations are considered as having a large investment in agriculture if they have facilities that include grain handling equipment such as storage, grain driers and mixing equipment that is used to support ongoing agricultural activities.

For the purposes of this AIA, all agricultural buildings that were identified in the PSA and the SSA were illustrated in Figure 15, with more detail illustrated in Figure 16.

A total of 32 agricultural buildings were identified within the PSA and SSA. There were 3 agricultural buildings (buildings numbered 23, 24, and 32) within the PSA (in the vertical shaft circles) with the remaining 29 agricultural buildings observed in the SSA.

Based on the location of the vertical shaft circles, there may be direct impact to those agricultural buildings in the PSA as a result of the construction and operation of the proposed sewer trunk. It is assumed that all efforts will be made to avoid any direct impact to those buildings.

A listing of the agricultural buildings is provided in Appendix A.

Photographs and/or aerial photography/satellite imagery of the respective agricultural buildings is provided in Appendix B.

4.3.2 ARTIFICIAL DRAINAGE

An evaluation of artificial drainage in the PSA and within the SSA was completed through a review of online aerial photographic/aerial imagery interpretation and a review of the Ontario Ministry of Agriculture and Food (OMAF) Artificial Drainage System Mapping.

Visual evidence supporting the use of subsurface tile drains included observations of drain outlets to roadside ditches or surface waterways, and surface inlet structures (hickenbottom or French drain inlets).

Evidence in support of subsurface tile drainage on aerial photographs would be based on the visual pattern of tile drainage lines as identified by linear features in the agricultural lands and by the respective light and dark tones on the aerial photographs, often referred to as a 'herring bone' pattern. The light and dark tones relate to the moisture content in the surface soils at the time the aerial photograph was taken.

OMAFRA Artificial Drainage System Maps were downloaded from the Geohub website in March 2025 and were reviewed to determine if an agricultural tile drainage system had been registered anywhere in the PSA, or in the SSA. The OMAFRA Artificial Drainage System data illustrates the location and type of tile drainage systems. The type of tile drainage system is defined as either 'random' or 'systematic'. A random tile drainage system is installed to drain only the low areas or areas of poor drainage within a field. A systematic tile drainage system refers to a method of installing drain tile at specific intervals across a field, in an effort to drain the entire field area. From a cost perspective, a systematic tile drainage system would be a greater cost, or investment in agriculture when compared to a random tile drainage system.

Figures 15 and 16 illustrate the OMAFRA Artificial Drainage Systems Mapping for the PSA, SSA, and the adjacent surrounding areas.

The assessment of the OMAFRA Artificial Tile Drainage revealed that no areas of systematic or random tile drainage were located in the PSA. A small area of systematic tile drainage was located in the SSA close to Chinguacousy Road.

The proposed development of the PSA (i.e., the Project) will result in no net loss of or impact on either systematic or random tile drainage systems in the PSA and SSA.

4.3.3 WATER WELLS

A review was completed of the MECP Water Well records to determine the extent of water wells in the PSA and the SSA. The review of water well records involved a download of the latest version of the Water Well Records (Ontario.ca). The Water Well locations are identified in Figures 15 and 16. As illustrated in Figures 15 and 16, numerous water wells are located within both the PSA and the SSA.

The review of water well records was completed to determine the location and extent of water wells in the area, and to identify any potential concerns or impacts that may occur as a result of the proposed Project. Generally, many livestock operations and some crop farms (nursery stock farms) use ground water for their livestock or crops, and any disruption to the water in terms of quality and/or quantity could have a significant impact on the operation.

There appears to be capital investment in water wells in the PSA and the SSA, as based on the review of the online water well record data. It is unknown if these wells are used in livestock production, or possibly for irrigation purposes. Further comment regarding water wells should be provided by an appropriate specialist or environmental discipline.

4.3.4 IRRIGATION

A review of online data and roadside reconnaissance survey did not identify any irrigation systems within the PSA or the SSA.

Visual evidence supporting the use of irrigation equipment would include the presence of the irrigation equipment (piping, water guns, sprayers, tubing/piping, etc), the presence of a body of water (pond, lake, water course) capable of sustaining the irrigation operation and lands that are appropriate for the use of such equipment (large open and level fields).

4.3.5 LANDFORMING

Landforming is the physical movement of soil materials to create more uniformly sloped lands for the ease of mechanized operations. The costs associated with landforming can be exorbitant, depending on the volume of soils moved.

No landforming for the purposes of enhancing an agricultural operation was noted in the review of online imagery or during the roadside reconnaissance survey for the PSA or the SSA.

4.4 MINIMUM DISTANCE SEPARATION (MDS 1)

The Minimum Distance Separation formulae and implementation guidelines are a planning tool developed by OMAFRA to prevent land use conflicts and minimize nuisance complaints related to odour and to reduce land use incompatibility. MDS1 setbacks are calculated to separate uses so as to reduce incompatibility concerns about odour from livestock facilities. The OMAFRA document titled *The Minimum Distance Separation (MDS) Document: Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks* (Publication 853, Ontario Ministry of Agriculture, Food and Rural Affairs. 2016) was reviewed for this AIA.

It is stated under guideline #3:

> *Certain proposed uses are not reasonably expected to be impacted by existing livestock facilities or anaerobic digesters and as a result, do not require an MDS I setback. Such uses may include, but are not limited to:*
> • *extraction of minerals, petroleum resources and mineral aggregate resources;*
> • *infrastructure; and*
> • *landfills.*

This AIA is based on the proposed Project for the construction and operation of a sewer trunk. A sewer trunk is considered as infrastructure. As a result, MDS was not required nor was completed for this AIA.

4.5 FRAGMENTATION

Assessment data was evaluated to determine the characteristics and the degree of land fragmentation in the PSA and the SSA.

In order to evaluate land fragmentation, the most recent Assessment Roll mapping and Assessment Roll information from the Town of Caledon and the City of Brampton was referenced on a property-by-property basis (for the PSA and the SSA) to determine the approximate location, shape and size of each parcel. The assessment of fragmentation looked at the numbers of and proximity of properties within the PSA and the SSA.

While a minimum size for an agricultural property is not specified in the *Provincial Planning Statement (PPS, 2024),* the PPS does state in Section 4.3.2.2 that:

> "In *prime agricultural areas*, all types, sizes and intensities of *agricultural uses* and *normal farm practices* shall be promoted and protected in accordance with provincial standards."

A review of the *Region of Peel Official Plan (April 2022)* did not provide a specific minimum lot size for an agricultural property.

A review of the *City of Brampton Zoning By-law 270-2004* identified in Section 46.1.2 the minimum lot size for agricultural purposes is 30 ha, while the minimum lot size for non-agricultural purposes is 0.4 ha.

The review of the *Town of Caledon Comprehensive Zoning By-law 2006-50* identified a minimum lot area of 8 ha for the A1 zone.

Historically, Statistics Canada Census of Agriculture (2011) indicated that the average farm size in Ontario was 98.7 ha (244 acres). This average size is based on the number of Census farms divided by the acreage of those Census farms (Total Farm Area). The Total Farm Area is land owned or operated by an agricultural operation and includes cropland, summer fallow, improved and unimproved pasture, woodlands and wetlands, and all other lands (including idle land, and land on which farm buildings are located) (Statistics Canada, 2017). It should be noted that the average farm size is based on farmland holdings, which may include more than one parcel (property). Further, the Census of Agriculture (2011) information indicated that the average farm size in the Region of Peel is 80.5 ha (213.3 acres).

Further, the historical Census of Agriculture (2016) data indicated that the average farm size in Ontario (for Census farms) was 100.8 ha (249) acres. Again, the Census of Agriculture (2016) average farm size is based on farmland holdings, which may include more than one parcel (property). The Census of Agriculture (2016) information indicated that the average farm size in the Region of Peel is 80.4 ha (204.3 acres).

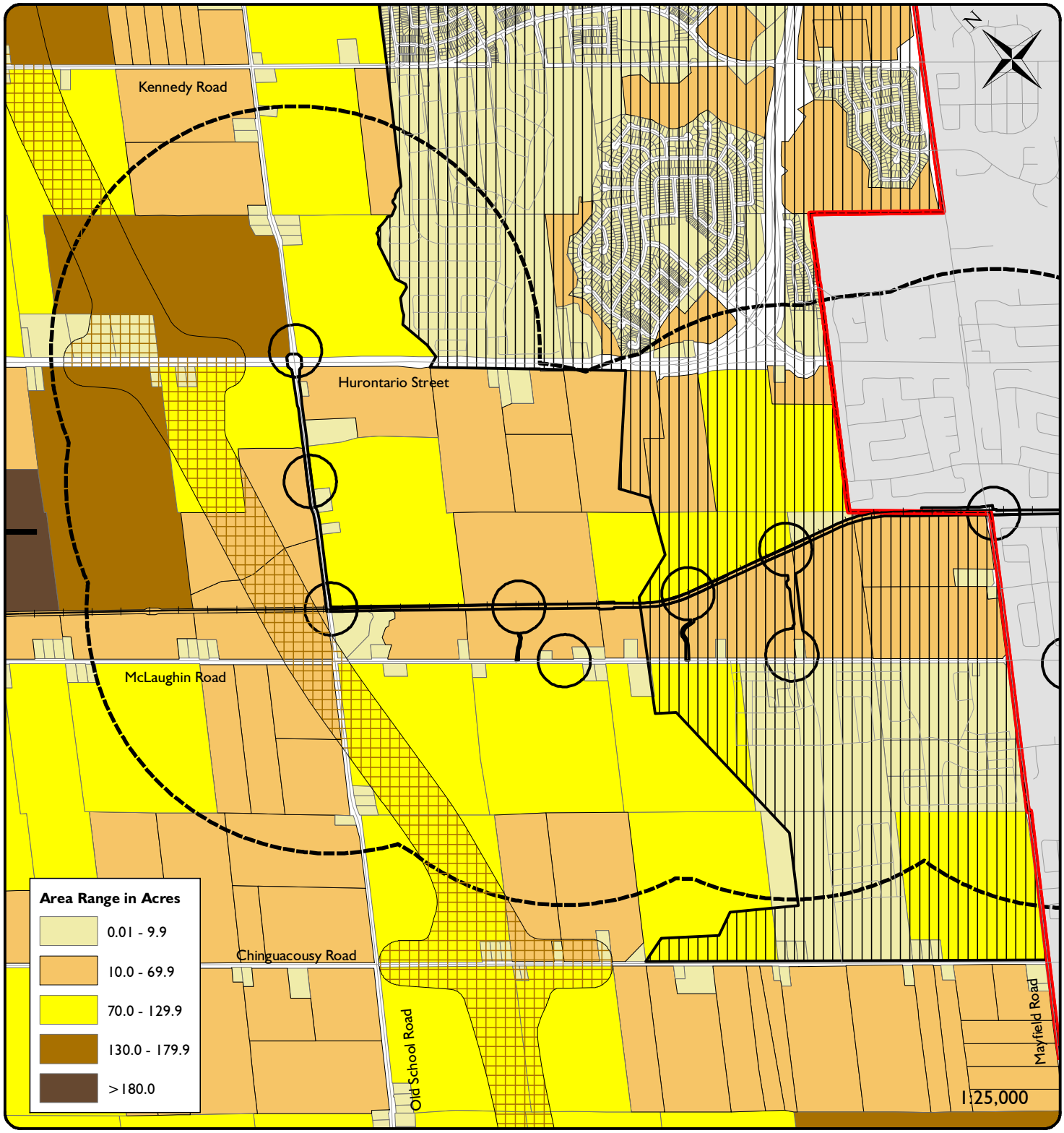
The more recent Census of Agriculture (2021) data indicated that the average farm size in Ontario (for Census farms) was 98.3 ha (243 acres). Again, the Census of Agriculture (2021) average farm size is based on farmland holdings, which may include more than one parcel (property). Further, the Census of Agriculture (2021) indicates that the average farm size in the Region of Peel is 81.0 ha (253.5 acres).

Figure 17 illustrates the complexity of the land fragmentation within the PSA and SSA.

The Census data provides detailed information on Census farms (farms which provided census data). Census data is provided in the unit format of acres, with the splits in the data at 0.0 – 9.9, 10.0 – 69.9, 70.0 – 129.9, 130.0 – 179.9 and greater than 180.0 acres. For the purposes of this AIA, similar splits in acre data were used for the comparison.

Statistics Canada defines a Census Farm as:

> *a unit that produces agricultural products and reports revenues or expenses for tax purposes to the Canada Revenue Agency.*
> - *Agricultural products include the following:*
>   - *crops: grains, oilseeds, leguminous crops, potatoes, vegetables, fruits, berries, greenhouse products, mushrooms, sod, nursery products, Christmas trees, maple tree taps, hay and fodder crops, hemp, and other crops*



Legend

- Abandoned Railway (MNR)
- Active Railway (MNR)
- Hydro Line (MNR)
- Roads (RoP)
- Potential Shaft Locations
- City of Brampton (MNR)
- Highway 413 Preferred Alignment (H413)
- Mayfield West (ToC)
- Municipal Boundary (MNR)
- Primary Study Area (PSA)
- Runway (MNR)
- Secondary Study Area (SSA) (1000 m)

Figure 17

Fragmentation

DBH Soil Services Inc.

June 2025

MNR - Ministry of Natural Resources, H423 - Highway 413 website, RoP - Region of Peel, ToC - Town of Caledon

- *livestock: dairy and beef cattle (including feedlots), pigs, poultry and eggs (including hatcheries), turkeys, ducks, geese, sheep, goats, horses and other equines, bison (buffalo), elk (wapiti), deer, llamas and alpacas, rabbits, mink, bees, and other animals.*
- *Not included are forestry and logging, hunting and trapping, fishing and aquaculture, support activities for agriculture and post-harvest activities, horse boarding and riding lessons, and*
- *operations making products that are not for human consumption (e.g., genetic operations, insect farms for pet food).*

As illustrated in Figure 17, the PSA comprised multiple parcels ranging in size from < 9.9 acres to 129.9 acres. A similar range was noted in the SSA, where the largest parcels include > 180.0 acres

As illustrated in Figure 17, there was significant fragmentation in Mayfield West. The City of Brampton comprised numerous small parcels. This type of fragmentation pattern is common in areas near urban boundaries.

The proposed development of the PSA (i.e., the Project) will not result in an increase in fragmentation in the PSA or the SSA, as the majority of the PSA is located within existing road rights-of-way and rail corridor lands.

4.6 PARCEL OR LAND SEVERANCE

A parcel or land severance is defined as an authorized separation of a piece of land to form a new lot or parcel of land. The planning for the proposed Highway 413 had taken into consideration the potential of the creation of severed parcels which may result in the reduction in size of a farm parcel, a splitting of a parcel into multiple pieces (with pieces on opposite sides of the proposed route), and/or the creation of a land locked parcel that has no direct roadside access.

There will be no severances or new parcels created as a result of the construction and operation of the sewer trunk in the PSA.

4.7 SOILS AND CANADA LAND INVENTORY (CLI)

A review was completed of the soils and Canada Land Inventory (CLI) data base for the PSA and the SSA. The review was completed to determine the extent and location of the high capability soils. Digital soils data was retrieved from Ontario Geohub in March 2025 and compared to the soils mapping within the *Soil Survey of Peel County, Report No. 18 of the Ontario Soil Survey, (Hoffman, D., and N.R. Richards, November 1953)*.

The review included a download of the latest version of the soils data from the Ontario Geohub website and discussions with OMAFRA staff to determine if the downloaded data set is the latest iteration of the soils data.

Due to the continual updates to the soil survey complex datasets, it is prudent to verify or at least confirm that the soil series data and CLI information within the datasets is accurate across the Region of Peel. In an effort to confirm the correctness of the soil and the CLI data on a soil series basis, the dbase data file that is associated with the Region of Peel soil survey complex file was exported to excel to run a unique symbols list based on Soil Series, topography (slope), CLI class and CLI subclass.

The Region of Peel soil data was used to create a unique symbols list (based on the SYMBOL1, SLOPE1, CLASS1, RANGE1, CLI1, CLI_1 and CLI_2 columns). The unique symbols list is provided in Appendix C. It was noted in the unique symbols list that there were many soil polygons with incorrectly classified Canada Land Inventory (CLI) classifications.

For the purposes of this AIA, the soil and CLI data presented on Figure 18 is based on the Region of Peel soil data. OMAFRA is aware of the limitations of the soil data.

4.7.1 SOIL CAPABILITY FOR AGRICULTURE

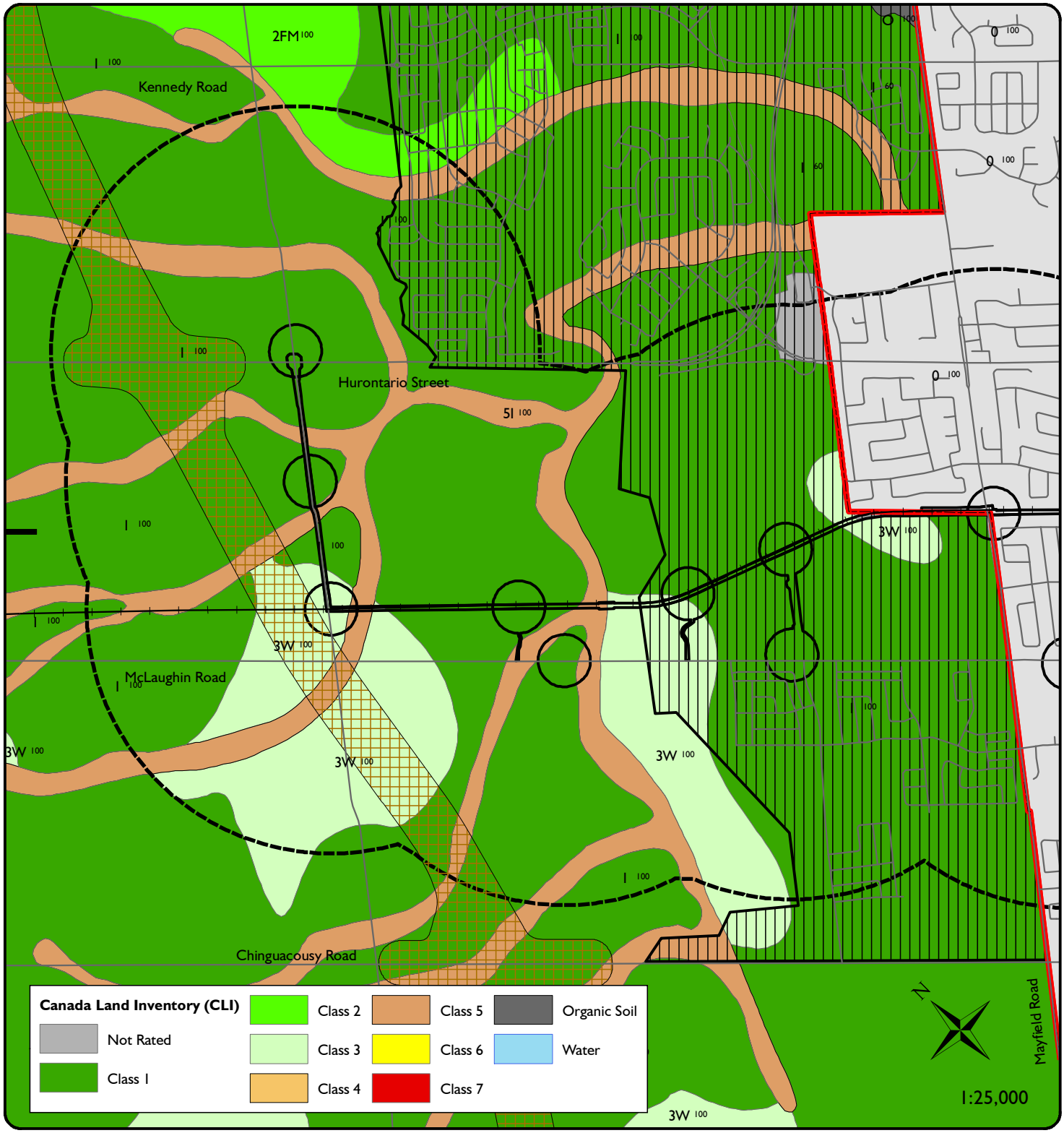
Basic information about the soils of Ontario is made more useful by providing an interpretation of the agricultural capability of the soil for various crops. The Canada Land Inventory (CLI) system combines attributes of the soil to place the soils into a seven-class system of land use capabilities. The CLI soil capability classification system groups mineral soils according to their potentialities and limitations for agricultural use. The first three classes are considered capable of sustained production of common field crops, the fourth is marginal for sustained agriculture, the fifth is capable for use of permanent pasture and hay, the sixth for wild pasture and the seventh class is for soils or landforms incapable for use for arable culture or permanent pasture.

Organic (O) or Muck (M) soils are not classified under this system. Disturbed Soil Areas are not rated under this system.

4.7.1.1 Canada Land Inventory (CLI) Class

The Ontario Ministry of Agriculture, Food and Rural Affairs document Classifying Prime and Marginal Agricultural Soils and Landscapes: Guidelines for Application of the Canada Land Inventory in Ontario defines the Canada Land Inventory (CLI) classification as follows: "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.



Legend

- Abandoned Railway (MNR)
- Active Railway (MNR)
- Hydro Line (MNR)
- Roads (RoP)
- Potential Shaft Locations
- City of Brampton (MNR)
- Highway 413 Preferred Alignment (H413)
- Mayfield West (ToC)
- Municipal Boundary (MNR)
- Primary Study Area (PSA)
- Runway (MNR)
- Secondary Study Area (SSA) (1000 m)

Figure 18

Canada Land Inventory (CLI)

DBH Soil Services Inc.

June 2025

MNR - Ministry of Natural Resources, H423 - Highway 413 website, RoP - Region of Peel, ToC - Town of Caledon

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."

4.7.1.2 Canada Land Inventory (CLI) Subclass

With respect to the soils and Canada Land Inventory (CLI) identified in the PSA and SSA, The Ontario Ministry of Agriculture, Food and Rural Affairs document *Classifying Prime and Marginal Agricultural Soils and Landscapes: Guidelines for Application of the Canada Land Inventory in Ontario* defines the Canada Land Inventory (CLI) subclassification as follows:

Subclass F – Low Natural Fertility

Subclass F denotes soils having low fertility that is either correctable through fertility management or is difficult to correct in a feasible way. Low fertility may be due to low cation exchange capacity, low pH, presence of elements in toxic concentrations (primarily iron and aluminum), or a combination of these factors.

Subclass I – Inundation by Streams or Lakes

This subclass limitation is applicable to soils subject to periodic flooding by streams and lakes which causes crop damage or restricts agricultural use.

Class 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.
Class 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.
CLass 7I: Land is inundated for most of the growing season; often permanently flooded (Marsh)

Subclass M – Moisture Limitation
Subclass M denotes soils which have low moisture holding capacities and are more prone to droughtiness.

Subclass W – Excess Water
The presence of excess soil moisture (other than that from inundation) may result from inadequate soil drainage, a high water table, seepage, or runoff from surrounding areas. This limitation only applies to soils classified as poorly drained or very poorly drained.

Disturbed soil areas (built up or developed areas) are considered as Not Rated within the Canada Land Inventory (CLI) classification system. Muck (organic soils) are not rated in the Canada Land Inventory (CLI) classification system.

Figure 18 – Canada Land Inventory (CLI) illustrated the OMAFRA digital soils data for the PSA and the SSA. The OMAFRA soils database has not removed or discounted soils from roads, railways, urban or developed areas. As noted in Figure 18, the majority of the PSA is CLI Class 1-3 lands with smaller areas of CLI Class 5 soils associated with the stream channels.

The proposed Project will not result in the permanent loss of high capability soils (CLI Class 1-3) in the Town of Caledon. The construction and operation of the future sanitary trunk sewer will have a temporary impact on the soils used for agricultural production in the proposed shaft areas, where the lands will be used for construction purposes, then returned back to agricultural use. It is worth noting again that the majority of the PSA is located in existing road rights-of-way and rail corridors, where the soils are impacted by that existing use. The proposed Project will not alter the soils or soil capability in the SSA.

4.8 AGRICULTURAL SYSTEMS PORTAL

A review of the OMAFRA Agricultural System Portal online resource for agricultural services/agricultural network (markets, abattoirs, renderers, livestock auctions, investment, warehousing and storage, wineries and breweries) was completed for this AIA.

A review of the online Agricultural System Portal (OMAFRA) indicated that there were no registered farmers markets, pick your own operations, nurseries, frozen food manufacturing,

refrigerated warehousing/storage, livestock assets, abattoirs, or other agricultural services in the PSA.

Figure 19 provides an illustration of the agricultural resources (OMAFRA Livestock, Fish and Poultry) for the PSA and the SSA. Figure 20 provides an illustration of agricultural resources (OMAFRA Field Crop). Figure 21 provides an illustration of the Food and Beverage Manufacturing for the PSA and SSA.

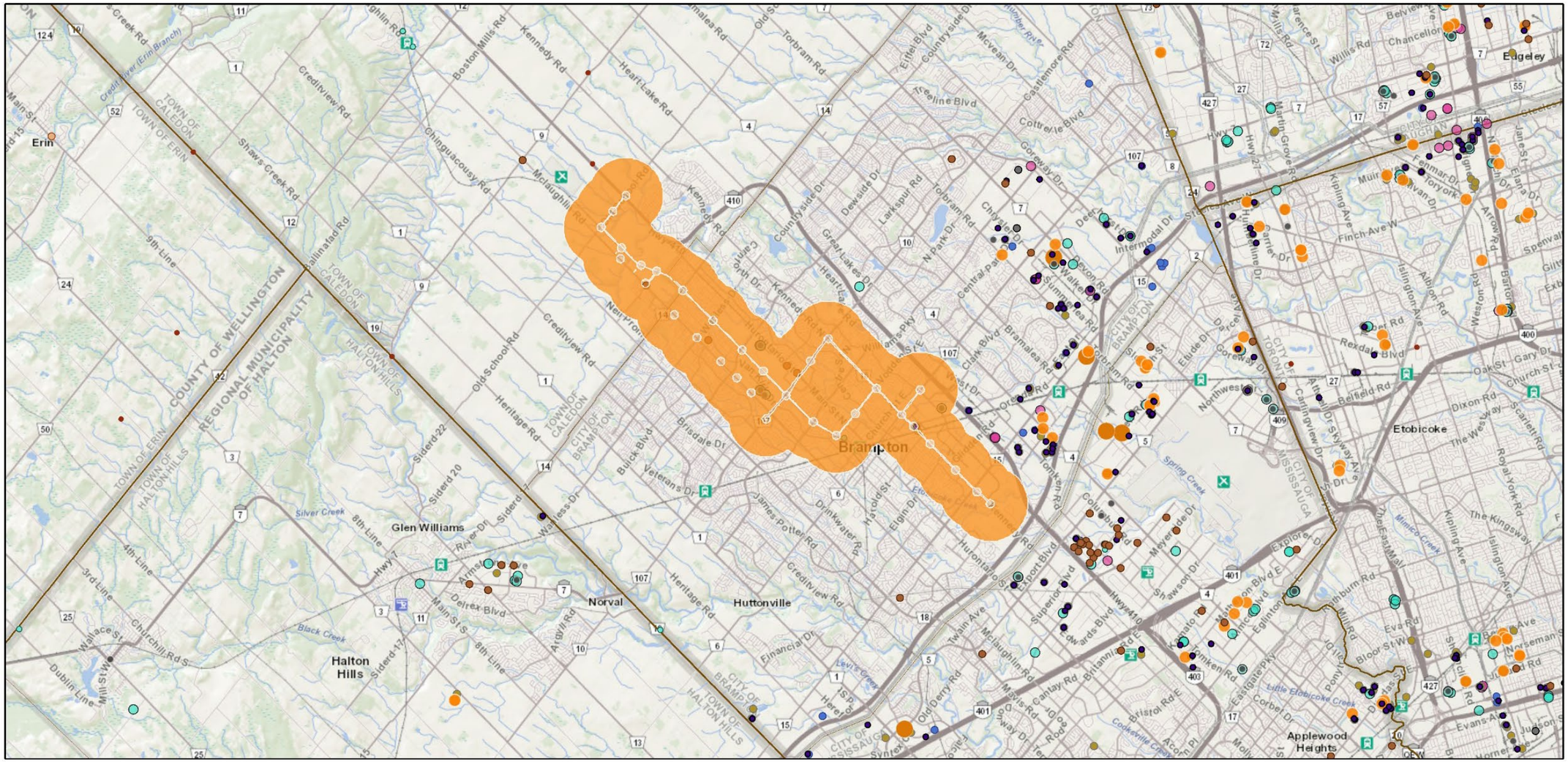
The review of agricultural services and agricultural resources from the Agricultural Systems Portal for the PSA and the SSA revealed in Figure 19 that there was a farm product merchant wholesaler (Yard Works Landscapes Ltd), a federally regulated meat plant (Maple Leaf Foods Inc.), and a meat product manufacturer (Maple Leaf Poultry) in the PSA. Each of these facilities is located in a vertical shaft area, where there should be opportunities to avoid, or work around the facility. Other facilities were noted in the SSA. The facilities in the SSA will not be impacted by the Project.

It was noted in Figure 20 that one agricultural resource was observed in the PSA in a vertical shaft area in the City of Brampton. The agricultural resource was identified as an industrial machinery and supply merchant wholesaler (Sterne Medical Equipment). Other facilities were noted in the SSA. The facilities in the SSA will not be impacted by the Project.

On review of Figure 21 it was determined that (same as Figure 19) there was a farm product merchant wholesaler (Yard Works Landscapes Ltd), a federally regulated meat plant (Maple Leaf Foods Inc.), and a meat product manufacturer (Maple Leaf Poultry) in the PSA. Each of these facilities is located in a vertical shaft area, where there should be opportunities to avoid, or work around the facility. Other facilities were noted in the SSA. The facilities in the SSA will not be impacted by the Project.

The closest transportation network (major roadway) is Highway 10 and Highway 410, both located to the east of the PSA. Other major roads include Kennedy Road, Old School Road, Mayfield Road, Sandalwood Parkway, Williams Parkway, and Steeles Avenue.

Figure 19 OMAFRA Agricultural Systems Mapping Livestock, Fish and Poultry



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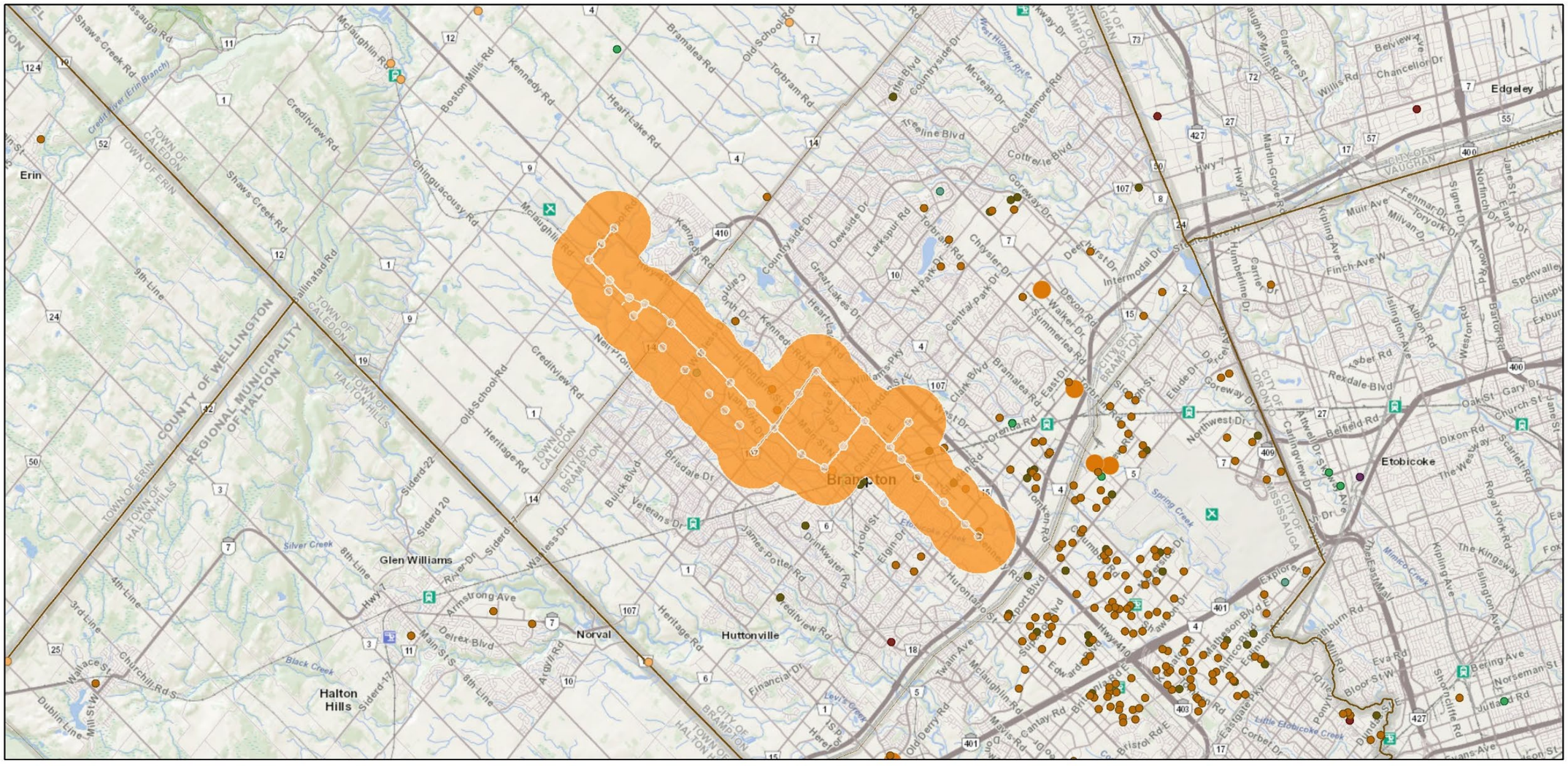
1:157,506

0 1.25 2.5 5 mi

0 2 4 8 km

- Primary Study Area
- Secondary Study Area
- Farm Product Merchant Wholesalers NAICS 4111 (ConnectON)
- Federally Regulated Meat Plants (Canadian Food Inspection Agency)
- Provincially Licensed Meat Plants (OMAFRA)
- Provincially Licensed Dairy Plants (OMAFRA)
- Feed Mills 2023
- Dairy Product Manufacturing NAICS 3115 (ConnectON)
- Meat Product Manufacturing NAICS 3116 (ConnectON)
- Seafood Product Preparation and Packaging NAICS 3117 (ConnectON)
- Support Activities for Agriculture and Forestry NAICS 115110 (ConnectON)
- Support Activities for Animal Production NAICS 115210 (ConnectON)
- Agricultural Feed Merchant Wholesalers NAICS 41831 (ConnectON)
- Farm Product Warehousing and Storage NAICS 493130 (ConnectON)
- Refrigerated Warehousing and Storage NAICS 493120 (ConnectON)
- Lower And Single Tier Municipal Boundaries (LIO)
- Upper And District Tier Municipal Boundaries (LIO)
- province_extent

Figure 20 Agricultural Systems Field Crops



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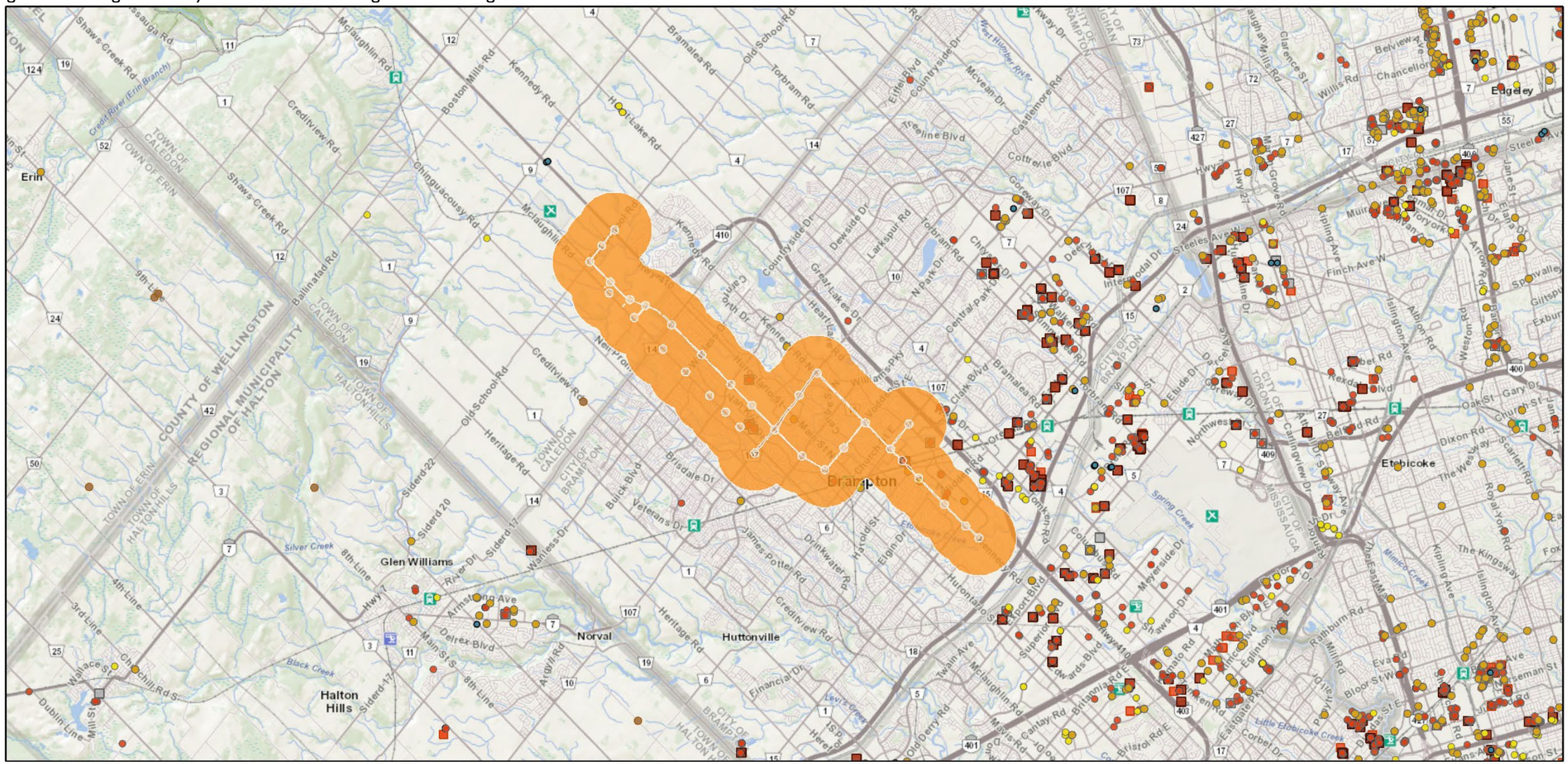
1:157,506

0 1.25 2.5 5 mi

0 2 4 8 km

- Secondary Study Area
- Primary Study Area
- Agricultural Implement Manufacturing NAICS 333110 (ConnectON)
- Industrial Machinery Equipment & Supply Merchant Wholesalers NAICS 417230 (ConnectON)
- Oilseed and Grain Merchant Wholesalers NAICS 411120 (ConnectON)
- Pesticide, Fertilizer and Other Agricultural Chemical Manufacturers NAICS 3253 (ConnectON)
- Seed Merchant Wholesalers NAICS 41832 (ConnectON)
- Service Establishment Machinery, Equipment & Supply Merchant Wholesalers NAICS 41792 (ConnectON)
- Support Activities for Crop Production NAICS 11511 (ConnectON)
- Feed Mills 2023 (OMAFRA)
- Lower And Single Tier Municipal Boundaries (LIO)
- Upper And District Tier Municipal Boundaries (LIO)
- province_extent

Figure 21 Agricultural Systems Food and Beverage Manufacturing



2025-05-06, 3:53:47 p.m.

1:157,506

0 1.25 2.5 5 mi

0 2 4 8 km

- Secondary Study Area
- Primary Study Area
- Animal Food Manufacturing NAICS 3111 (ConnectON)
- Bakeries and Tortilla Manufacturing NAICS 3118 (ConnectON)
- Beverage and Tobacco Manufacturing NAICS 312 (ConnectON)
- Food Manufacturing NAICS 311 (ConnectON)
- Frozen Food Manufacturing NAICS 3114 (ConnectON)
- Fruit and Veg Pickling, Canning and Drying NAICS 311420 (ConnectON)
- Maple Syrup and Products Production NAICS 111994 (ConnectON)
- Meat Product Manufacturing NAICS 3116 (ConnectON)
- Seafood Product Preparation and Packaging NAICS 3117 (ConnectON)
- Federally Regulated Meat Plants (Canadian Food Inspection Agency)
- Provincially Licensed Dairy Plants (OMAFRA)
- Provincially Licensed Meat Plants (OMAFRA)
- province_extent

4.9 AGRICULTURAL SYSTEM AND AGRICULTURAL NETWORK

The PPS (2024) required the implementation of an agricultural system. The Agricultural System comprises two parts: Agricultural Land Base; and the Agri-Food Network. The Agricultural Land Base was evaluated through a review of Canada Land Inventory (CLI) in Section 4.7 of this AIA.

This AIA has determined that the portions of both the PSA and the SSA that were located in the Town of Caledon comprised portions of Prime Agricultural Area and were comprised of a portions of high capability soil resources as based on the OMAFRA digital soils data.

The Agricultural Network includes the services and infrastructure that are important components of the agricultural industry. Section 4.8 of this AIA provided comments on the agricultural services and infrastructure in the surrounding area.

4.10 AGRICULTURAL CENSUS DATA

A review of the Census of Agriculture data (Census 2021 including 2016, 2011 and 2006 data) was completed to determine the agricultural characteristics of Peel Regional Municipality, Caledon Township, Brampton Township, and to allow comparison to the agricultural characteristics in the PSA and SSA. The census data made use of the municipal naming nomenclature as identified above (Peel Regional Municipality, Caledon Township, Brampton Township).

4.10.1 PEEL REGIONAL MUNICIPALITY

Table 3 provided Census 2021 data for agricultural land use in Peel Regional Municipality and provided a comparison to the Provincial Census 2021, 2016, 2011 and 2006 agricultural data. As indicated in the Census data, Peel Regional Municipality comprises approximately 0.81 percent of the total area of farms in Ontario (Census 2021).

A review of Census 2021 data for Peel Regional Municipality reveals that the total area in farms is 95,583 acres (Census Farms). Much of the farmed land is in crops with a total of 80,409 acres. The remaining lands are listed as summerfallow land, tame or seeded pasture, natural land for pasture, Christmas trees, woodlands and wetlands and all other land.

Table 3: Peel Regional Municipality Census 2021 Data – Land Use

Item	Peel Regional Municipality	Province	Percent of Province 2021	Percent of Province 2016	Percent of Province 2011	Percent of Province 2006
Land Use, 2021 Census (acres)						
Land in crops	80,409	9,051,011	0.89	0.75	0.83	0.81
Summerfallow land	384	13,964	2.75	0.47	0.74	1.14

Item	Peel Regional Municipality	Province	Percent of Province 2021	Percent of Province 2016	Percent of Province 2011	Percent of Province 2006
Tame or seeded pasture	2,722	400,480	0.68	0.60	0.68	0.50
Natural land for pasture	2,859	626,366	0.46	0.49	0.39	0.51
Christmas trees, woodland & wetland	4,703	1,269,535	0.37	0.37	0.44	0.45
All other land	4,506	404,714	1.11	0.68	0.86	0.73
Total area of farms	95,583	11,766,071	0.81	0.67	0.74	0.72

Table 3 illustrated that there has been a decrease in Christmas trees, woodland & wetland acreage since 2006. Fluctuations in acreage have been noted in land in crops, summerfallow land, tamed or seed pasture, natural land for pasture, all other land and total area of farms since 2006 with the general trend being an increase in acreage over the last 5 years (as based on Census 2021 farm data).

Table 4 provided a more detailed inventory of agricultural lands, and it is evident from this data that Peel Regional Municipality contributed a small amount to the Provincial totals for production in major field crops (as based on Census 2021 farm data).

Table 4: Peel Regional Municipality Census 2021 Data – Crops

Item	Peel Regional Municipality	Province	Percent of Province 2021	Percent of Province 2016	Percent of Province 2011	Percent of Province 2006
Major Field Crops, 2021 Census (acres)						
Winter wheat	10,343	1,144,406	0.90	0.79	1.05	0.76
Oats for grain	344	84,320	0.41	0.25	0.39	0.71
Barley for grain	1,016	68,756	1.48	1.70	2.64	2.37
Mixed grains	453	59,961	0.76	0.46	0.60	0.80
Corn for grain	19,631	2,202,465	0.89	0.62	0.65	0.69
Corn for silage	1,571	289,678	0.54	0.58	0.75	0.88
Hay	14,006	1,704,017	0.82	0.75	0.84	0.88
Soybeans	29,915	2,806,255	1.07	0.88	0.92	0.75
Potatoes	7	39,193	0.02	0.09	0.14	-
Major Fruit Crops, 2021 Census (acres)						
Total fruit crops	284	48,661	1.19	0.79	0.81	0.88
Apples	132	16,008	2.72	0.77	1.86	1.72
Sour Cherries	0	1,383	0.36	-	0.04	-
Peaches	0	4,608	0.04	-	0.06	-
Grapes	60	18,432	0.08	-	-	0.06
Strawberries	59	2,633	3.34	1.92	2.41	2.92
Raspberries	17	438	0.68	-	1.66	2.69
Major Vegetable Crops, 2021 Census (acres)						
Total vegetables	519	127,893	0.41	0.28	0.37	0.56
Sweet corn	126	20,518	0.61	0.30	0.50	0.20
Tomatoes	32	14,614	0.22	0.20	0.32	0.22
Green peas	28	14,044	0.20	0.06	0.05	-
Green or wax beans	18	8,709	0.21	0.07	0.10	0.16

Table 4 also illustrated a percent of Province in Peel Regional Municipality and provided a comparison from the Provincial Census 2021, 2016, 2011 and 2006. Decreases in

acreage have occurred for corn for silage and potato production. Fluctuations were noted (as a percent of the Provincial totals) in all other major field crops since 2006.

With respect to fruit crops, Peel Regional Municipality is not a significant contributor to the Provincial totals for major fruit crops. Table 4 illustrated an increase in acreage for grapes. Fluctuations were noted in acreage (as a percent of the Provincial totals) for all other fruit crops since 2006.

Peel Regional Municipality contributed a limited amount to the Provincial totals for production of vegetables. The Census data indicated an increase in Peel Regional Municipality's contribution (as a percent of the Provincial totals) in total vegetable crop production since 2016. Increases in acreage occurred for green peas crop contribution and fluctuations were noted for sweet corn, tomatoes, and green or wax beans.

Table 5 illustrated the Census 2021 data for livestock. Peel Regional Municipality has a limited contribution to the Province for livestock inventories. When compared to the Census 2021, 2016, 2011 and 2006 data, fluctuations were noted in contribution for steers, beef cows, and total sheep and lamb inventories. Contributions for total cattle and calves and dairy cows have decreased over the last 15 years.

Peel Regional Municipality's contribution to total hens and chickens and turkey inventories is limited. Fluctuations have been noted in total hens and chickens' inventories and in total turkey inventories since 2006.

Table 5: Peel Regional Municipality Census 2021 Data – Livestock

Item	Peel Regional Municipality	Province	Percent of Province 2021	Percent of Province 2016	Percent of Province 2011	Percent of Province 2006
Livestock Inventories, 2021 Census (number)						
Total cattle and calves	8,987	1,604,810	0.56	0.56	0.69	0.74
Steers	1,949	299,540	0.65	0.63	0.67	0.75
Beef Cows	1,294	224,194	0.58	0.59	0.63	0.58
Dairy Cows	1,700	327,272	0.52	0.57	0.80	0.99
Total Pigs	165	4,071,902	0.00	-	-	0.00
Total sheep and lambs	542	322,508	0.17	0.33	0.30	0.46
Poultry Inventories, 2021 Census (number)						
Total hens and chickens	422,313	53,802,772	0.78	0.38	0.46	0.41
Total turkeys	2,107	2,453,126	0.09	-	-	0.01

4.10.2 BRAMPTON TOWNSHIP

A review of Census 2021 data for Brampton Township revealed that the total area in farms is 9,931 acres (Census Farms). Much of the farmed land is in crops with a total of 6,949 acres. The remaining lands are listed as summerfallow land, tame or seeded

pasture, natural land for pasture, Christmas trees, woodlands, and wetland and all other land.

Table 6 provided Census 2021 data for agricultural land use in Brampton Township and provides a percent comparison of Brampton Township's contribution from the Provincial Census 2021, 2016, 2011 and 2006 agricultural data. As indicated in the Census data, Brampton Township comprises approximately 0.08 percent of the land in crops for Census farms in Ontario (Census 2021).

In comparison to the Census 2021, 2016, 2011 and 2006 data, there have been fluctuations in acreage of all land uses since 2006 with the general trend being an increase in acreage over the last 5 years.

Table 6: Brampton Township Census 2021 Data – Land Use

Item	Brampton Township	Province	Percent of Province 2021	Percent of Province 2016	Percent of Province 2011	Percent of Province 2006
Land Use, 2021 Census (acres)						
Land in crops	6,949	9,051,011	0.08	0.05	0.11	0.09
Summerfallow land	27	13,964	0.19	-	0.39	0.42
Tame or seeded pasture	587	400,480	0.15	0.01	0.07	-
Natural land for pasture	700	626,366	0.11	0.01	0.03	-
Christmas trees, woodland & wetland	843	1,269,535	0.07	0.03	0.03	0.05
All other land	826	404,714	0.20	0.11	0.10	0.11
Total area of farms	9,931	11,766,071	0.08	0.04	0.09	0.08

Table 7 provided a breakdown of the major field crops in Brampton Township and illustrates a percent of Province in Brampton Township and provided a comparison from 2021, 2016, 2011 and 2006. Brampton Township contributed a limited amount to the Provincial totals for major field crops, major fruit crops, and major vegetable crops.

Major field crop contributions to the Provincial totals are extremely limited. Fluctuations were noted in all major field crops with the exception of barley for grain and mixed grains where there has been an increase in acreage. Decreases in crop production for oats for grain have occurred over the last 15 years.

Table 7 also provided Census data for major fruit crops. Brampton Township's contribution to the Provincial totals for major fruit crops is limited with 77 acres of apples, 6 acres of grapes, 3 acres of strawberries and 1 acre of raspberries (Census 2021).

Brampton Township's contribution to the Provincial totals for major vegetable crops is small. A slight increase has been noted in contribution to the Provincial totals in the last five years for sweet corn. Decreases in acreage have been noted for tomato, green peas, and green or wax beans over the last five years (Census 2021).

Table 7: Brampton Township Census 2021 Data – Crops

Item	Brampton Township	Province	Percent of Province 2021	Percent of Province 2016	Percent of Province 2011	Percent of Province 2006
Major Field Crops, 2021 Census (acres)						
Winter wheat	521	1,144,406	0.05	-	0.17	-
Oats for grain	0	84,320	0.00	-	-	0.07
Barley for grain	100	68,756	0.15	-	-	-
Mixed grains	10	59,961	0.02	-	-	-
Corn for grain	855	2,202,465	0.04	-	0.05	-
Corn for silage	100	289,678	0.03	-	0.02	0.06
Hay	1,350	1,704,017	0.08	0.02	0.08	0.04
Soybeans	3,704	2,806,255	0.13	0.07	0.12	-
Potatoes	3	39,193	0.01	0.02	0.01	-
Major Fruit Crops, 2021 Census (acres)						
Total fruit crops	88	48,661	0.18	0.50	0.45	0.44
Apples	77	16,008	0.48	-	1.22	0.90
Sour Cherries	0	1,383	0.00	-	-	-
Peaches	0	4,608	0.00	-	-	-
Grapes	6	18,432	0.03	-	-	-
Strawberries	3	2,633	0.11	-	0.76	1.58
Raspberries	1	438	0.23	-	-	-
Major Vegetable Crops, 2021 Census (acres)						
Total vegetables	40	127,893	0.03	0.10	0.11	0.15
Sweet corn	14	20,518	0.07	-	0.26	-
Tomatoes	4	14,614	0.03	0.04	0.11	-
Green peas	0	14,044	0.00	0.01	-	-
Green or wax beans	0	8,709	0.00	0.02	0.01	-

Table 8 provided the Census 2021 data for livestock for Brampton Township. As indicated below, Brampton Township's contribution to the Provincial totals has increased for total cattle and calves, beef cows and dairy cow inventories since 2016.

Brampton Township contributed 0.13 percent to the Provincial totals for total hens and chickens' inventories in 2021 (Census 2021).

Table 8: Brampton Township Census 2021 Data – Livestock

Item	Brampton Township	Province	Percent of Province 2021	Percent of Province 2016	Percent of Province 2011	Percent of Province 2006
Livestock Inventories, 2021 Census (number)						
Total cattle and calves	631	1,604,810	0.04	0.02	0.03	-
Steers	9	299,540	0.00	0.01	0.01	-
Beef cows	110	224,194	0.05	-	0.02	-
Dairy cows	195	327,272	0.06	-	0.06	0.08
Total pigs	0	4,071,902	0.00	-	-	-
Total sheep and lambs	0	322,508	0.00	0.04	0.02	-
Poultry Inventories, 2021 Census (number)						
Total hens and chickens	70,913	53,802,772	0.13	0.00	0.00	-
Total turkeys	9	2,453,126	0.00	-	-	-

Table 9 provided a side-by-side comparison of Brampton Township and Peel Regional Municipality Census 2021 data for crops. Table 9 also provided this comparison as a percent calculation of the contribution from Brampton Township to Peel Regional Municipality (2021, 2016, 2011 and 2006).

As illustrated in Table 9, Brampton Township has a significant contribution to the major field crops in Peel Regional Municipality. Increases in contribution have been noted (as a percent of Peel Regional Municipality totals) for barley for grain, mixed grain, and potatoes over the last 15 years. Brampton Township contributes 42.86 percent to Peel Regional Municipality's potato crop inventories. Decreases have occurred in oats for grain contributions and there have been fluctuations in the percent contribution from Brampton Township to Peel Regional Municipality totals for all other major field crops since 2006. The general trend for major field crops has been an increase in acreage over the last five years.

With respect to major fruit crops, Brampton Township's contribution to Peel Regional Municipality's major fruit totals is significant with 58.33 percent contribution in apples, 14.29 percent contribution in raspberries, 10.00 percent contribution in grapes and 5.08 percent contribution in strawberries in 2021. The general trend for major field crops has been an increase in acreage of the last 5 years. As illustrated in Table 9, Brampton Township's contribution to major vegetable crops in Peel Regional Municipality includes 12.50 percent contribution of tomatoes crops, and 11.11 percent contribution of sweet corn crop in 2021.

Table 9: Comparison of Township and Regional Municipality Census 2021 Data - Crops

Item	Brampton Township	Peel Regional Municipality	Percent of Peel Regional Municipality 2021	Percent of Peel Regional Municipality 2016	Percent of Peel Regional Municipality 2011	Percent of Peel Regional Municipality 2006
Major Field Crops, 2021 Census (acres)						
Winter wheat	521	10,343	5.03	-	1.62	-
Oats for grain	0	344	0.00	-	-	9.44
Barley for grain	100	1,016	9.84	-	-	-
Mixed grains	10	453	2.21	-	-	-
Corn for grain	855	19,631	4.36	-	7.19	-
Corn for silage	100	1,571	0.64	-	3.19	7.00
Hay	1,350	14,006	9.64	2.77	9.08	3.99
Soybeans	3,704	29,915	12.38	7.70	12.94	-
Potatoes	3	7	42.86	20.00	9.26	-
Major Fruit Crops, 2021 Census (acres)						
Total fruit crops	88	284	30.99	63.03	55.24	49.91
Apples	77	132	58.33	-	65.65	52.16
Sour Cherries	0	0	0.00	-	-	-
Peaches	0	0	0.00	-	-	-
Grapes	6	60	10.00	-	-	-
Strawberries	3	59	5.08	-	31.65	54.03
Raspberries	1	17	14.29	-	-	-

Item	Brampton Township	Peel Regional Municipality	Percent of Peel Regional Municipality 2021	Percent of Peel Regional Municipality 2016	Percent of Peel Regional Municipality 2011	Percent of Peel Regional Municipality 2006
Major Vegetable Crops, 2021Census (acres)						
Total vegetables	40	519	7.71	36.34	28.93	27.71
Sweet corn	14	126	11.11	-	51.97	-
Tomatoes	4	32	12.50	21.88	33.96	-
Green peas	0	28	0.00	20.00	-	-
Green or wax beans	0	18	0.00	28.57	11.11	-

Table 10 provided a side-by-side comparison of Brampton Township and Peel Regional Municipality (2021) data for livestock inventories. As illustrated in Table 26, Brampton Township contributed 11.47 percent in dairy cows, 8.50 percent in beef cows and 7.02 percent in total cattle and calves to Peel Regional Municipality's livestock inventories. A review of the Census data indicated that there have been fluctuations in Brampton Township's contribution to the Peel Regional Municipality's livestock totals since 2006 for all livestock inventories.

Brampton Township contributed 16.79 percent of Peel Regional Municipality's total hens and chickens' inventories in 2021.

Table 10: Comparison of Township and Regional Municipality Census 2021 Data– Livestock

Item	Brampton Township	Peel Regional Municipality	Percent of Peel Regional Municipality 2021	Percent of Peel Regional Municipality 2016	Percent of Peel Regional Municipality 2011	Percent of Peel Regional Municipality 2006
Livestock Inventories, 2021 Census (number)						
Total cattle and calves	631	8,987	7.02	3.00	5.03	-
Steers	9	1,949	0.46	0.83	1.28	-
Beef cows	110	1,294	8.50	-	3.76	-
Dairy cows	195	1,700	11.47	-	8.10	8.08
Total pigs	0	165	0.00	-	-	-
Total sheep and lambs	0	542	0.00	12.47	7.55	-
Poultry Inventories, 2021 Census (number)						
Total hens and chickens	70,913	422,313	16.79	0.17	0.09	-
Total turkeys	9	2,107	0.43	-	-	-

4.10.3 CALEDON TOWNSHIP

A review of Census 2021 data for Caledon Township revealed that the total area in farms is 85,652 acres (Census Farms). Much of the farmed land is in crops with a total of 73,460 acres. The remaining lands are listed as summerfallow land, tame or seeded pasture, natural land for pasture, Christmas trees, woodlands, and wetland and all other land.

Table 11 provided Census 2021 data for agricultural land use in Caledon Township and provided a percent comparison of Caledon Township's contribution from the Provincial Census 2021, 2016, 2011 and 2006 agricultural data. As indicated in the Census data, Caledon Township comprises approximately 0.81 percent of the land in crops for Census farms in Ontario (Census 2021).

In comparison to the Census 2021, 2016, 2011 and 2006 data, there have been fluctuations in acreage of all land uses since 2006 with the general trend being an increase in acreage over the last 5 years.

Table 11: Caledon Township Census 2021 Data – Land Use

Item	Caledon Township	Province	Percent of Province 2021	Percent of Province 2016	Percent of Province 2011	Percent of Province 2006
Land Use, 2021 Census (acres)						
Land in crops	73,460	9,051,011	0.81	0.70	0.72	0.69
Summerfallow land	357	13,964	2.56	0.47	0.35	0.79
Tame or seeded pasture	2,135	400,480	0.53	0.59	0.62	0.47
Natural land for pasture	2,159	626,366	0.34	0.48	0.37	0.44
Christmas trees, woodland & wetland	3,860	1,269,535	0.30	0.33	0.42	-
All other land	3,680	404,714	0.91	0.58	0.75	0.60
Total area of farms	85,652	11,766,071	0.73	0.63	0.65	0.61

Table 12 provided a breakdown of the major field crops in Caledon Township and illustrated a percent of Province in Caledon Township and provides a comparison from 2021, 2016, 2011 and 2006. Caledon Township contributed a limited amount to the Provincial totals for major field crops, major fruit crops, and major vegetable crops.

Major field crop contributions to the Provincial totals are extremely limited. Fluctuations were noted in all major field crops with the exception of mixed grains and soybeans where there has been increases in acreage.

Table 12 also provides Census data for major fruit crops. Caledon Township's contribution to the Provincial totals for major fruit crops is small with 55 acres of apples, 56 acres of strawberries, 54 acres of grapes, and 16 acres of raspberries (Census 2021).

Caledon Township's contribution to the Provincial totals for major vegetable crops is small. A slight increase has been noted in contribution to the Provincial totals in the last five years for green peas. Fluctuations in acreage have been noted for sweet corn, tomato, and green or wax beans over the last five years (Census 2021).

Table 12: Caledon Township Census 2021 Data – Crops

Item	Caledon Township	Province	Percent of Province 2021	Percent of Province 2016	Percent of Province 2011	Percent of Province 2006
Major Field Crops, 2021 Census (acres)						
Winter wheat	9,822	1,144,406	0.86	-	0.88	0.61
Oats for grain	344	84,320	0.41	-	-	0.65
Barley for grain	916	68,756	1.33	-	-	1.60
Mixed grains	443	59,961	0.74	0.46	-	-
Corn for grain	18,776	2,202,465	0.85	-	0.60	0.64
Corn for silage	1,471	289,678	0.51	-	0.73	0.82
Hay	12,656	1,704,017	0.74	0.51	0.77	0.79
Soybeans	26,211	2,806,255	0.93	0.82	0.80	0.65
Potatoes	4	39,193	0.01	0.07	0.13	-
Major Fruit Crops, 2021 Census (acres)						
Total fruit crops	196	48,661	0.40	0.29	0.37	0.37
Apples	55	16,008	0.34	-	0.64	-
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	-	1.64	-
Raspberries	16	438	3.65	-	-	2.08
Major Vegetable Crops, 2021 Census (acres)						
Total vegetables	479	127,893	0.37	0.18	0.27	0.37
Sweet corn	112	20,518	0.55	-	0.24	0.10
Tomatoes	28	14,614	0.19	0.17	0.22	0.15
Green peas	28	14,044	0.20	0.06	-	-
Green or wax beans	18	8,709	0.21	0.05	0.10	-

Table 13 provided the Census 2021 data for livestock for Caledon Township. As indicated below, Caledon Township's contribution to the Provincial totals has decreased for total cattle and calves inventories since 2016. Fluctuations have been noted in all livestock inventories in the last 15 years.

Caledon Township contributed 351,400 total hens and chickens to the Provincial totals in 2021 (Census 2021).

Table 13: Caledon Township Census 2021 Data – Livestock

Item	Caledon Township	Province	Percent of Province 2021	Percent of Province 2016	Percent of Province 2011	Percent of Province 2006
Livestock Inventories, 2021 Census (number)						
Total cattle and calves	8,356	1,604,810	0.52	0.54	0.65	0.69
Steers	1,940	299,540	0.65	0.63	0.66	0.72
Beef cows	1,184	224,194	0.53	-	0.61	0.55
Dairy cows	1,505	327,272	0.46	-	0.73	0.91
Total pigs	165	4,071,902	0.00	-	-	-
Total sheep and lambs	542	322,508	0.17	0.29	0.27	0.28
Poultry Inventories, 2021 Census (number)						
Total hens and chickens	351,400	53,802,772	0.65	0.38	0.46	0.40

Item	Caledon Township	Province	Percent of Province 2021	Percent of Province 2016	Percent of Province 2011	Percent of Province 2006
Total turkeys	2,098	2,453,126	0.09	-	-	-

Table 14 provided a side-by-side comparison of Caledon Township and Peel Regional Municipality Census 2021 data for crops. Table 14 also provided this comparison as a percent calculation of the contribution from Caledon Township to Peel Regional Municipality (2021, 2016, 2011 and 2006).

As illustrated in Table 14, Caledon Township has a substantial contribution to the major field crops in Peel Regional Municipality. Contributions above 90.00 percent have been noted (as a percent of Peel Regional Municipality totals) for winter wheat, oats and barley for grain, mixed grain, corn for grain and silage and hay in 2021. Caledon Township contributed 87.62 percent to Peel Regional Municipality's soybean crops and 57.14 percent to the potato crop inventory. A slight decrease has been noted in mixed grain contributions and there have been fluctuations in the percent contribution from Caledon Township to Peel Regional Municipality totals for all other major field crops since 2006. The general trend for major field crops has been an increase in acreage over the last five years.

With respect to major fruit crops, Caledon Township's contribution to Peel Regional Municipality's major fruit totals is significant with 94.92 percent contribution in strawberries, 94.12 percent contribution in raspberries, 90.00 percent contribution in grapes and 41.67 percent contribution in apples in 2021.

As illustrated in Table 14, Caledon Township's contribution to major vegetable crops in Peel Regional Municipality includes 100 percent contribution of green peas and green or wax beans, 88.89 percent contribution of sweet corn crop and 87.50 percent contribution of tomatoes in 2021.

Table 14: Comparison of Township and Regional Municipality Census 2021 Data - Crops

Item	Caledon Township	Peel Regional Municipality	Percent of Peel Regional Municipality 2021	Percent of Peel Regional Municipality 2016	Percent of Peel Regional Municipality 2011	Percent of Peel Regional Municipality 2006
Major Field Crops, 2021 Census (acres)						
Winter wheat	9,822	10,343	94.96	-	83.85	79.76
Oats for grain	344	344	100.00	-	-	90.56
Barley for grain	916	1,016	90.16	-	-	67.39
Mixed grains	443	453	97.79	100.00	-	-
Corn for grain	18,776	19,631	95.64	-	92.81	94.14
Corn for silage	1,471	1,571	93.63	-	96.81	93.00
Hay	12,656	14,006	90.36	67.33	90.92	89.53
Soybeans	26,211	29,915	87.62	92.30	87.06	86.49
Potatoes	4	7	57.14	80.00	90.74	-

Item	Caledon Township	Peel Regional Municipality	Percent of Peel Regional Municipality 2021	Percent of Peel Regional Municipality 2016	Percent of Peel Regional Municipality 2011	Percent of Peel Regional Municipality 2006
Major Fruit Crops, 2021 Census (acres)						
Total fruit crops	196	284	69.01	36.97	44.99	41.86
Apples	55	132	41.67	-	34.69	-
Sour Cherries	0	0	0.00	-	-	-
Peaches	0	0	0.00	-	-	-
Grapes	54	60	90.00	-	-	-
Strawberries	56	59	94.92	-	68.35	-
Raspberries	16	17	94.12	-	-	77.42
Major Vegetable Crops, 2021 Census (acres)						
Total vegetables	479	519	92.29	63.66	71.28	66.28
Sweet corn	112	126	88.89	-	48.03	52.63
Tomatoes	28	32	87.50	81.25	67.92	70.45
Green peas	28	28	100.00	90.00	-	-
Green or wax beans	18	18	100.00	71.43	100.00	-

Table 15 provided a comparison of Caledon Township and Peel Regional Municipality (2021) data for livestock inventories. As illustrated in Table 15, Caledon Township contributed 100 percent in total pigs and total sheep and lambs, 99.54 percent in steers, 92.98 percent in total cattle and calves and 91.50 percent in beef cows to Peel Regional Municipality's livestock inventories. A review of the Census data indicates that there have been fluctuations in Caledon Township's contribution to the Peel Regional Municipality's livestock totals since 2006 for all livestock inventories with the exception of steers.

Caledon Township contributed 83.21 percent in total hens and chickens' and 99.57 percent in total turkeys to Peel Regional Municipality's poultry inventories in 2021.

Table 15: Comparison of Township and Regional Municipality Census 2021Data – Livestock

Item	Caledon Township	Peel Regional Municipality	Percent of Peel Regional Municipality 2021	Percent of Peel Regional Municipality 2016	Percent of Peel Regional Municipality 2011	Percent of Peel Regional Municipality 2006
Livestock Inventories, 2021 Census (number)						
Total cattle and calves	8,356	8,987	92.98	97.00	94.97	93.28
Steers	1,940	1,949	99.54	99.17	98.72	96.01
Beef cows	1,184	1,294	91.50	-	96.24	94.17
Dairy cows	1,505	1,700	88.53	-	91.90	8.08
Total pigs	165	165	100.00	100.00	-	91.92
Total sheep and lambs	542	542	100.00	87.53	92.45	61.14
Poultry Inventories, 2021 Census (number)						
Total hens and chickens	351,400	422,313	83.21	99.83	99.91	99.63
Total turkeys	2,098	2,107	99.57	100.00	-	-

In general terms, Caledon Township is a substantial contributor to Peel Regional Municipality's major field crops, fruit and vegetable crops and livestock inventories.

The proposed Project will have minimal impact on the overall agricultural production in Caledon Township or the Regional Municipality of Peel as the majority of the PSA is located within existing road rights-of-way and rail corridors.

5 RESOURCE ALLOCATION AND CONFLICT POTENTIAL

Land use planning decisions involve trade-offs among the competing demands for land. The fundamental base used for the evaluation of agricultural lands is land quality, i.e. CLI soil capability ratings. Within the rural/urban interface, there are a number of other factors which contribute to the long-term uncertainty of the economic viability of the industry and these, in turn, are reflected in the lack of investments in agricultural facilities, land and infrastructure and changes to agricultural land use patterns in these areas. Several of these factors include, but are not limited to, the presence of rural non-farm residents, land fragmentation, intrusions of non-agriculture land uses, non-resident ownership of lands and inflated land values. This section summarizes the impact of these factors on agriculture in the area.

5.1 IMPACTS, ASSESSMENT AND COMPATABILITY WITH SURROUNDING LAND USES

The identification and assessment of potential impacts is paramount to determining potential mitigation measures to either eliminate or offset the impact to the extent feasible. The following list includes potential impacts to agriculture that were identified in the OMAFRA 2018 draft AIA Guidance Document, and includes other impacts identified by farmers and landowners. This list is a basis for documenting potential impacts within AIAs and can be modified as necessary to suit the local agricultural community, operations, and services. The determination of impacts due to the proposed future development of the PSA (i.e., the Project) related to this list of potential impacts to infrastructure development projects on agricultural lands may include the following:

- Interim or permanent loss of agricultural lands
- Fragmentation of agricultural lands and operations
- The loss of existing and future farming opportunities
- The loss of infrastructure, services, or assets
- The loss of investments in structures and land improvements
- Disruption or loss of functional drainage systems
- Disruption or loss of irrigation systems
- Changes to soil drainage
- Changes to surface drainage
- Changes to landforms
- Changes to hydrogeological conditions
- Disruption to surrounding farm operations
- Effects of noise, vibration, dust
- Potential interim compatibility concerns
- Traffic concerns
- Changes to adjacent cropping due to light pollution

It should be noted that this AIA report should be read in conjunction with any and all other discipline reports in an effort to provide an adequate evaluation of the above-mentioned potential impacts.

The agricultural character of both the PSA and the SSA have been documented in this AIA. It has been determined that the PSA comprised small portions of active agricultural land uses (including livestock, and cash crop operations), rural residential use, urban uses, and woodlands. It was also determined that the SSA comprised portions of active agricultural land uses (including livestock, and cash crop operations), built areas (urban land uses), commercial enterprises, rural residential use, recreational uses, woodlands, and scrublands.

It has been documented in this AIA that the PSA and SSA included large portions of the built areas of the City of Brampton and Mayfield West.

With respect to the potential impacts as listed on the previous page of this report, and the proposed Project, Table 16 provides some context as to the extent of the potential impacts.

Table 16: Potential ImpactsPotential Impact	Impacts Associated with the Proposed Project Before Mitigation
Interim or permanent loss of agricultural lands	There will be a temporary loss of the use of some agricultural lands within the PSA. There will be no loss of agricultural lands in the SSA. The impact is applicable for the construction of the Project.
Fragmentation, severing or land locking of agricultural lands and operations	This project is a proposed future development of the PSA lands which are primarily located in existing road rights-of-way and rail corridors. There will be no fragmentation, severing, or landlocking of agricultural lands or operations.
The loss of existing and future farming opportunities	There may be a net loss of existing and future farming opportunities on the portions of the PSA lands which were utilized for agricultural production. The impact is applicable for only the construction phase. There will be no net loss of existing and future farming opportunities in the SSA as a result of the Project.
The loss of infrastructure, services or assets	There will be no loss of infrastructure or services as a result of the Project.

Table 16: Potential ImpactsPotential Impact	Impacts Associated with the Proposed Project Before Mitigation
The loss of investments in structures and land improvements	There may be no net loss of investment in agricultural buildings in the PSA. At the time of writing this report, it was unknown if agricultural buildings within the proposed shaft locations would be impacted during the construction phase. There is no net loss in the SSA.
The loss of use of ground water wells	There may be an impact to ground water wells. Any potential changes in ground water wells would need to be addressed under separate cover by a professional in this field.
Disruption or loss of functional drainage systems	There will be no net loss of artificial tile drainage on the PSA or the SSA.
Disruption or loss of irrigation systems	There does not appear to be a loss of irrigation systems in the PSA or the SSA
Changes to soil drainage	There will be no net change in soil drainage in the PSA or SSA as a result of the Project.
Changes to surface drainage	There will be no net change in surface drainage within the PSA or SSA as a result of the Project.
Changes to landforms	There will be no changes to landforms (with respect to agriculture) in the PSA or SSA as a result of the Project.
Changes to hydrogeological conditions	Any potential changes in hydrogeological conditions would need to be addressed under separate cover in future stages of the Project.
Disruption to surrounding farm operations	There will be limited disruption for surrounding/adjacent farms. The impact is applicable for the construction phase of the project.
Effects of noise, vibration, dust	There should be limited potential for additional vibration and dust during the construction of the future development of the PSA lands.

Table 16: Potential ImpactsPotential Impact	Impacts Associated with the Proposed Project Before Mitigation
	The impact is applicable for the construction phase of the project.
Potential compatibility concerns	There should be limited potential for compatibility concerns with the proposed Project and the adjacent agricultural lands in the SSA as the project is located in existing road rights-of-way and rail corridors.
Traffic concerns	The proposed project will be located in existing road rights-or-way and rail corridors. There exists the potential for traffic concerns during construction. A traffic study will address those concerns.
Changes to adjacent cropping due to light pollution	There is limited potential for changes in cropping due to light pollution. It is assumed that construction will only occur during daylight hours and that there will be no use of generator sets with lights overnight. The potential impact is applicable for the construction phase of the project.

5.2 TRAFFIC, TRESPASS AND VANDALISM

Specific to agriculture, increased vehicle traffic along roadways can lead to safety issues with respect to the movement of slow moving, long, wide farm machinery and, as well, interrupt or alter farm traffic flow patterns.

It may be necessary to reduce conflicts by designing traffic controls to accommodate the heavy, wide, slow-moving farm equipment (e.g. wide shoulders, no curbs, reduced speed limits). Comments from the farm groups suggest that traffic lights or stop signs (hard stops) would better serve the farm community and farm traffic by forcing traffic to stop and allowing controlled access to the local road system.

Trespassing and vandalism are more often a concern with specialty crop operations and livestock operations. The location of the proposed future development of the PSA is not located in a Provincially or municipally designated specialty crop area.

Therefore, the proposed development of the PSA lands will have limited impact with respect to trespassing and vandalism on adjacent agricultural operations.

5.3 AGRICULTURAL INFRASTRUCTURE

The review of the OMAFA Agricultural System Portal was completed to identify the presence of any registered livestock assets and services (renderers, meat plants, abattoirs), refrigerated warehousing and storage, frozen food manufacturing, farm markets, wineries, or cideries within the PSA. A few of these features were identified within the PSA in the City of Brampton. None of these features were identified in the Town of Caledon.

The proposed Project should not impact any registered agricultural assets and services (renderers, meat plants, abattoirs), refrigerated warehousing and storage, frozen food manufacturing, farm markets, wineries, or cideries.

5.4 MITIGATION MEASURES

The PPS 2024 defines an Agricultural Impact Assessment as:

> *Agricultural impact assessment: means the evaluation of potential impacts of non-agricultural uses on the agricultural system. An assessment recommends ways to avoid or if avoidance is not possible, minimize and mitigate adverse impacts.*

With respect to this AIA, the following sections provide comments with regard to the avoidance, minimization, and mitigation of any potential adverse impacts.

5.4.1 AVOIDANCE

Any change in land use within or adjacent to an identified or designated prime agricultural area will result in the potential for impacts to the adjacent agricultural area. The severity of the potential impacts is related to the type and size of the change in land use, and the degree of agricultural activities and operations in the surrounding area.

The first method of addressing potential impacts is to avoid the potential impact. The proposed Project will be a permanent use within existing road rights-of-way and rail corridors. It is noted that small areas of land used for agriculture may be impacted by the construction of the proposed shafts and that those lands will be returned to agricultural use on completion of construction.

As a result, there will be no agricultural land lost.

5.4.2 MINIMIZING IMPACTS

When avoidance is not possible, the next priority would be to minimize impacts to the extent feasible. Mitigation measures should be developed to lessen the potential impacts. The minimization of impacts can often be achieved during the design process and through proactive planning measures that provide for the separation of incompatible land uses.

In this instance, knowing that the proposed sewer trunk will be located primarily in existing road rights-of-way and rail corridors, any potential impacts would be temporary in nature and only during the construction phase of the project.

5.4.3 MITIGATING IMPACTS

Potential mitigation measures may include:

- The use of fencing, where feasible, between the different types and intensities of land uses to reduce the potential for trespassing and potential vandalism. These types of buffers reduce impacts by preventing trespassing and associated problems such as litter and vandalism.
- The use of fencing between agriculture and transportation/urban uses may create and define a separation of uses.
- The use of fencing as screens and buffers to reduce visual impacts. Consideration of fencing within the PSA as visual screening where appropriate.
- Create a traffic plan that identifies closures and open routes to minimize impacts to local traffic during construction.
- Maintain local roads to allow access for the movement of oversized agricultural equipment.
- Field entrances and farm access that may be impacted by the proposed Project will be relocated and/or accommodated to the extent possible.

6 SUMMARY AND CONCLUSIONS

DBH Soil Services Inc was retained by AECOM Canada to complete an Agricultural Impact Assessment (AIA) report as part of a Schedule C Municipal Class Environmental Assessment (EA) for the Region of Peel Kennedy Road Sanitary Trunk Sewer Project (project).

This AIA identified and assessed agricultural impacts based on roadside reconnaissance surveys and online resources and provides avoidance or mitigative measures as necessary to offset or lessen any impacts.

This AIA report identified the Primary Study Area (PSA) as the area that will be impacted or disturbed as part of the construction of the Sanitary Trunk Sewer. The PSA extends north along Kennedy Road from south of Steeles Avenue, then diverting west to an existing railway corridor, north to Old School Road, then diverting east to Hurontario Street.

In the regional/city context, the majority of the PSA is located within the urban boundary of the City of Brampton. A smaller portion of the PSA extends through the urban area of Mayfield West in the Town of Caledon, along the existing railway corridor. The Highway 413 Preferred Alignment is located north of the PSA.

A Secondary Study Area (SSA) of 1000 m beyond the boundaries of the PSA was used for the characterization of the agricultural community and the assessment of potential impacts both on and in the immediate vicinity of the PSA.

A summary of the results of this AIA are presented below:

- **Geographical Limits**

  The PSA and SSA are located in the Peel Plain and the South Slopes physiographic regions.

  The Peel Plain Physiographic unit is described as a level to undulating tract of clay soil material covering the central portions of Halton, Peel and York Regions. This area has a gradual slope toward Lake Ontario. Drainage from this area is through the Credit, Humber, Rouge and Don Rivers, each of which have cut deep valley systems.

  The South Slope Physiographic Region is considered the southern slopes of the Oak Ridges Moraine ranging from the Niagara Escarpment to the Trent River. The South Slope Physiographic Region topography generally slopes down toward Lake Ontario. East of Maple the slope is smooth and drumlinized. West of Maple the

surface is associated with ground moraine with limited topography. Stream courses have carved steep sided channels in the South Slope Physiographic Region.

The PSA and the SSA are a complex mix of topography with gently undulating areas generally used for agricultural production, and steeper slopes along incised stream channels. The majority of the PSA and SSA are located within the urban areas of the City of Brampton and Mayfield West.

The PSA and SSA are located between the 3100 and 3300 Crop Heat Units isolines (CHU-M1) available for corn production in Ontario.

A review of OMAFRA Climate Zone Mapping revealed that the PSA and the SSA are located near the border between Zones C and D.

Zone C has an average Frost-Free period of 150-170, and Average Date of Last Spring Frost of May 3, and an Average Date of First Fall Frost of October 8.

Zone D has an average Frost-Free period of 130-165 days, an Average Date of Last Spring Frost of May 11, and an Average Date of First Fall Frost of October 1.

Based on a review the OMAFA soils data the portions of the PSA and the SSA that were located in the Town of Caledon were comprised of high capability soils (CLI Class 1 – 3).

It is important to note that the PSA is primarily located within existing road rights-of-way and rail corridors. Those areas comprise disturbed soil materials and would not be rated in the CLI system.

- **Agricultural Policy**

A review of the boundaries of the Provincial Land Base Mapping determined that only the portions of the PSA and SSA within the Town of Caledon (outside Mayfield West) comprised Prime Agricultural Areas. Non-agricultural lands (settlements) were identified in the PSA and SSA as the urban areas of the City of Brampton and Mayfield West.

No areas of provincially designated specialty crop lands were identified in either the PSA or the SSA.

A review of the Greenbelt Plan (2017) mapping indicated that a small portion of the PSA and the SSA were located in the Greenbelt Plan Area within the Town of Caledon. No portions of the PSA or the SSA were located in the Oak Ridges Moraine Conservation Plan area or the Niagara Escarpment Plan area.

The review of the *Region of Peel Official Plan (April 2022) Schedule D1 – Rural System* revealed that there were no Prime Agricultural Areas (PAA) in the City of Brampton, and that small areas of PAA were located in the PSA in the Town of Caledon. The small areas of PAA in the PSA in the Town of Caledon relate to the land located within the Greenbelt Plan Protected Countryside.

The review of the *City of Brampton Official Plan 2006 (September 2020 Consolidation)* identified that this Official Plan was adopted by Brampton City Council on October 11, 2006, was partially approved by the Regional Municipality of Peel on January 24, 2008, and partially approved by the Ontario Municipal Board on October 7, 2008. The review of *Schedule A General Land Use Designations (City of Brampton 2006 Official Plan September 2020 Office Consolidation)* revealed that there were no Prime Agricultural Areas (PAA) in the City of Brampton.

The review of *Brampton Plan 2024 Schedule 2 Designations* revealed that there were no Prime Agricultural Areas (PAA) in the City of Brampton.

The review of the *Town of Caledon Official Plan (Office Consolidation March 2024)* identified that a portion of the PSA crosses a Prime Agricultural Area.

The review of the *Future Caledon Official Plan (March 2024)* identified that the Official Plan was adopted by Council on March 26, 2024 and is in the process of being reviewed by the Province. The new Official Plan was prepared to conform with the Region of Peel Official Plan. The majority of the PSA is located within an Urban Area. A small section of Natural Features and Areas appears to be surrounded by Agricultural Area and Rural Lands designated lands. This is consistent with the Greenbelt Plan Protected Countryside as was identified previously within this AIA.

A review of the City of Brampton Zoning By-law 270-2004 identified that the minimum lot size for agricultural purposes is 30 ha, while the minimum lot size for non-agricultural purposes is 0.4 ha.

The review of the *Town of Caledon Comprehensive Zoning By-law 2006-50 noted that* the main part of the PSA is located within A1 (Agriculture) zones.

No portions of the PSA or the SSA were within any provincially or municipally designated specialty crop area.

- **Agricultural Land Use**

The PSA comprised land use of approximately 83.2 percent as built up/disturbed areas, 8.1 percent as common field crops, 1.5 percent as forage/pasture, 2.9 percents as open field, 3.6 percent as railway corridor, 0.2 percent as scrubland, and 0.5 percent as woodland areas.

The SSA comprised land use of approximately 85.3 percent as built up/disturbed areas, 9.4 percent as common field crop, 0.8 percent as forage/pasture lands, 0.5 percent open field, 1.1 percent as scrubland, and 2.8 percent as woodland areas.

The predominant land use in the PSA was built up/disturbed lands.

- **Agricultural Investment**

A total of 32 agricultural buildings were identified within the PSA and SSA. There were 3 agricultural buildings (buildings numbered 23, 24, and 32) within the PSA (in the proposed shaft locations) with the remaining 29 agricultural buildings observed in the SSA.

There is no investment in systematic artificial tile drainage in the PSA.

A small area of systematic tile drainage was noted to the west in the SSA within the Town of Caledon.

There is no investment in landforming for agricultural purposes in either the PSA or the SSA.

Minimum Distance Separation 1 (MDS1) calculations were not required nor completed for this AIA.

A review of the online Agricultural System Portal (OMAFRA) indicated that there were a few agricultural resources, services, or assets within small portions of the PSA (located within the City of Brampton).

The closest transportation network (major roadway) is Highway 10 and Highway 410 located to the east of the PSA.

- **Land Fragmentation**

There will be no additional fragmentation or severances created during this project. The majority of the PSA is located within the urban boundary of the City of Brampton and along existing road rights-of-way and rail corridors.

The foregoing represents a comprehensive AIA with the purpose of evaluating the PSA and SSA to document the existing agricultural character and to determine any potential impacts to agriculture as a result of the proposed Project.

This AIA has identified that a small portion of the PSA is located in a Prime Agricultural Area (Greenbelt Plan Protected Countryside). It is also noted that those lands within the PSA are also located within an existing rail corridor and are disturbed lands. The use of

those lands for a sanitary trunk sewer will have minimal impacts on the surrounding agricultural areas.

Given the geographical location of the PSA lands and the close proximity to the City of Brampton and Mayfield West urban areas, and that these lands are located primarily within existing road rights-of-way and rail corridors, it is the conclusion of this study that the proposed Project would have minimal impact on the PSA and the surrounding agricultural activities within the SSA.

Sincerely
DBH Soil Services Inc.



Dave Hodgson, P. Ag
President

7 REFERENCES

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Town of Caledon Comprehensive Zoning By-law 2006-50.

Windshield surveys DBH Soil Services Inc. April 14, 2025.

APPENDIX A

Agricultural Building List

Property Information: 2025-04			Online Imagery Survey								Roadside Reconnaissance Survey						
Agricultural Building Number	Address	Roll Number	Residential Unit	Type of Building	"Line of Sight" Restriction	Additional Details	Evidence of Livestock	Type of Livestock	Evidence of Feed Storage	Evidence of Manure Storage	Findings	Visual Evidence of Livestock	Type of Livestock	Visual Evidence of Feed Storage	Visual Evidence of Manure Storage	Type of Operation	MDS1 Considerations
1	13343 McLaughlin Rd.	21241200011310	Y	Bank Barn	N	Uncapped silo	N		N	N	Assumed retired, overgrown vegetation around building, broken foundation	N		N	N	Assumed Retired	No MDS1 calculation required
2	13064 McLaughlin Rd.	21241200011672 0	Y	Machine Shed	N	Uncapped silo	N		N	N		N		N	N	Assumed Retired	No MDS1 calculation required
3	13064 McLaughlin Rd.	21241200011672 0	Y	Bank Barn	N	With extension	N		N	N		N		N	N	Assumed Retired	No MDS1 calculation required
4	13196 McLaughlin Rd.	21241200011670	N	Pole Barn	Y	Solo Electric Ltd.	N		N	N	Line of sight restriction	N		N	N	Commercial	No MDS1 calculation required
5	12900 McLaughlin Rd.	21241200011680 0	N	Machine Shed	N	Capped silo, 2 uncapped silos	N		N	N	Assumed retired	N		N	N	Assumed Retired	No MDS1 calculation required
6	12900 McLaughlin Rd.	21241200011680 0	N	Machine Shed	N		N		N	N		N		N	N	Assumed Retired	No MDS1 calculation required
7	12900 McLaughlin Rd.	21241200011680 0	N	Bank Barn	N		N		N	N		N		N	N	Assumed Retired	No MDS1 calculation required
8	12900 McLaughlin Rd.	21241200011680 0	N	Pole Barn	N		N		N	N		N		N	N	Assumed Retired	No MDS1 calculation required
9	12900 McLaughlin Rd.	21241200011680 0	N	Pole Barn	N		N		N	N		N		N	N	Assumed Retired	No MDS1 calculation required
10	12891 McLaughlin Rd.	21241020001129 0	Y	Storage/Work shop	N		N		N	N		N		N	N	Assumed Retired	No MDS1 calculation required
11	12891 McLaughlin Rd.	21241020001129 0	Y	Machine Shed	N		N		N	N		N		N	N	Assumed Retired	No MDS1 calculation required
12 (and 32)	12711 McLaughlin Rd.	21241200011260	Y	Bank Barn	N	With extension uncapped silo, several grain bins	N		N	N	No roof on the extension	N		N	N	Active Cash Crop – barns retired	No MDS1 calculation required

Property Information: 2025-04			Online Imagery Survey								Roadside Reconnaissance Survey						
Agricultural Building Number	Address	Roll Number	Residential Unit	Type of Building	"Line of Sight" Restriction	Additional Details	Evidence of Livestock	Type of Livestock	Evidence of Feed Storage	Evidence of Manure Storage	Findings	Visual Evidence of Livestock	Type of Livestock	Visual Evidence of Feed Storage	Visual Evidence of Manure Storage	Type of Operation	MDS1 Considerations
13	12711 McLaughlin Rd.	21241200011260	Y	Machine Shed	N	Uncapped silo,	N		N	N		N		N	N	Active Cash Crop – barns retired	No MDS1 calculation required
14	12700 McLaughlin Rd.	21241200011710 0	Y	Pole Barn	N	Treeola Farms Ltd. (Farm Management Services) Grain elevator complex Run-in shed	N		N	N		N		N	N	Active Cash Crop	No MDS1 calculation required
15	12700 McLaughlin Rd.	21241200011710 0	Y	Pole Barn	N		N		N	N		N		N	N	Active Cash Crop	No MDS1 calculation required
16	12700 McLaughlin Rd.	21241200011710 0	Y	Machine Shed	N		N		N	N		N		N	N	Active Cash Crop	No MDS1 calculation required
17	12700 McLaughlin Rd.	21241200011710 0	Y	Pole Barn	N		N		N	N		N		N	N	Active Cash Crop	No MDS1 calculation required
18	12700 McLaughlin Rd.	21241200011710 0	Y	Pole Barn	N		N		N	N		N		N	N	Active Cash Crop	No MDS1 calculation required
19	12700 McLaughlin Rd.	21241200011710 0	Y	Pole Barn	N		N		N	N		N		N	N	Active Cash Crop	No MDS1 calculation required
20	2676 Old School Rd.	21241200031810 1	Y	Pole Barn	N		Y	Beef	Y	Y	No evidence of beef during roadside reconnaissance April 14, 2024	N		N	Y	Assumed Active Beef Operation	No MDS1 calculation required
21	2676 Old School Rd.	21241200031810 1	Y	Tension Fabric Structure	N		Y	Beef	Y	Y		N		N	N	Assumed Active Beef Operation	No MDS1 calculation required
22	2676 Old School Rd.	21241200031810 1	Y	Tension Fabric Structure	N	Quonset Structure used for feed storage	Y	Beef	Y	Y		N		N	N	Assumed Active Beef Operation	No MDS1 calculation required
23	2788 Old School Rd.	21241200031820	Y	Bank Barn	Y	with extension	N		N	N	Overgrown vegetation around building	N		N	N	Assumed retired	No MDS1 calculation required

Property Information: 2025-04			Online Imagery Survey								Roadside Reconnaissance Survey						
Agricultural Building Number	Address	Roll Number	Residential Unit	Type of Building	"Line of Sight" Restriction	Additional Details	Evidence of Livestock	Type of Livestock	Evidence of Feed Storage	Evidence of Manure Storage	Findings	Visual Evidence of Livestock	Type of Livestock	Visual Evidence of Feed Storage	Visual Evidence of Manure Storage	Type of Operation	MDS1 Considerations
24	2788 Old School Rd.	21241200031820	Y	Shed	Y		N		N	N	Line of sight restriction	-		-	-	Assumed retired	No MDS1 calculation required
25	2788 Old School Rd.	21241200031820	Y	Shed	Y		N		N	N	Line of sight restriction	-		-	-	Assumed retired	No MDS1 calculation required
26	12891 Hurontario Street	212413000606230	Y	Quonset	N	Century Farm 2 capped silos, 2 grain bins	N		N	N		N		N	N	Assumed retired	No MDS1 calculation required
27	12891 Hurontario Street	212413000606230	Y	Pole Barn	N	With extension	N		N	N	Overgrown vegetation around building Outdoor storage	N		N	N	Assumed retired	No MDS1 calculation required
28	12891 Hurontario Street	212413000606230	Y	Pole Barn	N	With extension	N		N	N		N		N	N	Assumed retired	No MDS1 calculation required
29	12760 Hurontario St.	212412000105100	N	Machine Shed	N		N		N	N	Missing roof boards, fencing across laneway	N		N	N	Assumed retired	No MDS1 calculation required
30	13242 Hurontario St.	21241200010470	Y	Garage	N	Wilkinsvale Farm, capped silo	N		N	N		N		N	N	Assumed Hobby Farm	No MDS1 calculation required
31	13242 Hurontario St.	21241200010470	Y	Pole Barn	N	Open sided	N		N	N		N		N	N	Assumed Hobby Farm	No MDS1 calculation required
32	12711 McLaughlin Rd.	21241200011260	Y	Feed Storage	N	Uncapped silo, several grain bins	N		N	N	South side of building is open	N		N	N	Active Cash Crop- barns retired	No MDS1 calculation required

APPENDIX B

Agricultural Building Photographs



Agricultural Building 1



Agricultural Buildings 2 and 3



Agricultural Building 4



Agricultural Buildings 5, 6, 7, 8 and 9



Agricultural Buildings 10 and 11



Agricultural Buildings 12, 13 and 32



Agricultural Buildings 14, 15, 16, 17, 18 and 19



Agricultural Buildings 20, 21 and 22



Agricultural Buildings 23, 24 and 25



Agricultural Buildings 26, 27 and 28



Agricultural Buildings 29



Agricultural Buildings 30 and 31

APPENDIX C

Unique Soil Symbols and Canada Land Inventory (CLI) List

Unique Soil Symbols List for Region of Peel Soil

SYMBOL1	RANGE1	CLASS1	STONINESS1	CLI1	CLI1_1	CLI1_2
B.L.	N	N	0	5	I	
Bes	2 - 5	C	0	2	F	
Bos	5 - 9	D	0	2	F	M
Brsl	2 - 5	C	0	2	F	
Bsl	2 - 5	C	0	3	W	
BU	N	N	N	0		
Cac	2 - 5	C	0	I		
Cg	5 - 9	D	I	2	F	M
Chc	2 - 5	C	I	I		
Chc	0 - 0.5	a	I	I		
Ckc	2 - 5	C	I	3	D	
Dl	9 - 15	E	3	4	P	T
Ds	9 - 15	E	3	4	P	T
Fl	2 - 5	C	2	6	R	
Fsl	5 - 9	D	0	2	F	M
Gil	0.5 - 2	B	I	4	W	
Hl	5 - 9	D	I	2	T	
Jc	0.5 - 2	B	0	3	W	
Jc	0.5 - 2	B	I	3	D	W
Kic	9 - 15	E	0	4	T	
Lil	2 - 5	C	I	I		
Ll	0.5 - 2	B	I	2	W	
Loc	30 - 45	G	0	7	T	
Loc	0 - 0.5	a	I	2	D	
Lyl	0.5 - 2	B	3	5	W	
M	0.5 - 2	B	0	O		
Mac	0.5 - 2	B	I	3	W	
Ml	2 - 5	C	I	I		
Moc	2 - 5	C	I	I		
Oc	2 - 5	C	I	I		
Oc	0.5 - 2	B	I	I		
Oc	5 - 9	D	I	3	T	
Pal	0.5 - 2	B	I	2	W	
Pec	2 - 5	C	0	I		
Psl	30 - 45	G	I	6	M	T
Trc	0 - 0.5	a	I	3	D	
Wol	2 - 5	C	I	I		
ZZ	N	N	N	W		

APPENDIX D

DAVE HODGSON CURRICULUM VITAE

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DAVID B. HODGSON, B.Sc., P. Ag.
PRESIDENT – Senior Pedologist/Agrologist

EDUCATION

- B.Sc. (Agriculture), 1983-1987; University of Guelph, Major in Soil Science
- Agricultural Engineering, 1982-1983; University of Guelph.
- Materials Science Technology, 1981-1982; Northern Alberta Institute of Technology (NAIT), Edmonton, Alberta.

AREAS OF PROFESSIONAL EXPERIENCE

2000 to Present — **Senior Pedologist/President. DBH Soil Services Inc., Kitchener, Ontario.**
Mr. Hodgson provides expertise in the investigation, assessment and resource evaluation of agricultural operations/facilities and soil materials. Dave is directly responsible for the field and office operations of DBH Soil Services and for providing advanced problem-solving skills as required on an individual client/project basis. Dave is skilled at assessing soil and agricultural resources, determining potential impacts and is responsible for providing the analysis of and recommendations for the remediation of impacts to soil/agricultural/environmental systems in both rural and urban environments.

1992 to 2000 — **Pedologist/Project Scientist. Ecologistics Limited, Waterloo, Ontario.**
As pedologist (soil scientist), Mr. Hodgson provided expertise in the morphological, chemical and physical characterization of insitu soils. As such, Mr. Hodgson was involved in a variety of environmental assessment, waste management, agricultural research and site/route selection studies.
Dave was directly responsible for compiling, analysis and management of the environmental resource information. Dave is skilled at evaluating the resource information utilizing Geographic Information System (GIS) applications.

Dave was also involved in the firm's Environmental Audit and Remediation Division in the capacity of: asbestos identification; an inspector for the remediation of a pesticide contaminated site; and an investigator for Phase I and Phase II Audits.

SELECT PROJECT EXPERIENCE

Municipal Comprehensive Review and Mapping Studies (MCR)

- Town of New Tecumseth Municipal AIA and MDS1 review, 2024 - 2025
- Bruce County Official Plan Review, Agriculture, 2022 – 2023.
- Simcoe County Official Plan Review, Agriculture, 2020 - ongoing.
- City of Vaughan Official Plan Review, Agriculture, 2020 - 2021
- Northumberland County, Agriculture, 2020 - ongoing.
- Halton Region, PSA Mapping, Agriculture, 2022
- Halton Region Official Plan Review, Agriculture, 2019 - 2022.

Environmental Assessment Studies

- Agricultural Component of the Highway 401 Widening Milton to Wellington County Boundary, 2023 – ongoing.
- Agricultural Component of the Highway 6 Widening Hamilton 2022 – 2024.
- Agricultural Component of the Bradford Bypass (Highway 400 to 404 link) 2021 – 2024.
- Agricultural Component of the Green for Life (GFL) Environmental, Moose Creek, Eastern Ontario Waste

Handling Facility (EOWHF) Expansion, 2020 – 2023.
- Agricultural Component of the Greater Toronto Area West (GTAW) Highway 413 Corridor Assessment, 2019 – ongoing.
- Peer Review of the Walker Environmental Group (WEG) Inc. Southwestern Landfill Proposal, Ingersoll, 2013 – 2021.
- Agricultural Component for the High-Speed Rail Kitchener to London –Terms of Reference, 2018,
- Agricultural Component of the Mount Nemo Heritage District Conservation Study – City of Burlington, 2014 – 2015.
- Agricultural Component of the Greater Toronto Area West (GTAW) Highway Corridor Assessment – Phase 2, 2014 – 2016.
- Peer Review of the Agricultural Component of the Walker Group Landfill – Ingersoll, 2013 – 2015.
- Agricultural Component of the Highway 407 East Extension Design and Build Phase, 2012 – 2013.
- Agricultural Component of the Beechwood Road Environmental Centre (Landfill/Recycling) – Napanee, 2012 – 2013.
- Agricultural Component of the Clean Harbors Hazardous Waste Landfill Lambton County 2009 – 2015.
- Agricultural Component of the Highway 401 widening Cambridge to Halton Region 2009 – 2012.
- Agricultural Component of the Upper York Sanitary Sewer Study, York Region, 2009 – 2013.
- Agricultural Component of the Greater Toronto Area West Corridor Environmental Assessment Study 2007 – 2013 (Phase 1).
- Agricultural Component of the Niagara to GTA Planning and Environmental Assessment Study, 2007 – 2013.
- Agricultural Component of the Highway 401 widening, Chatham, 2006 - 2007.
- Agricultural Component of the Trafalgar Road study, Halton Region, 2005.
- Agricultural Component of the Highway 404 Extension North, 2004.
- Agricultural Component of the Highway 404 – 400 Bradford Bypass, 2004.
- Agricultural Component of the Highway 407 East Extension, 2002 – 2010.

Agricultural Impact Assessment (AIA)/Minimum Distance Separation Studies
- Scotts Canada, Talbot Road AIA, 2025.
- Eden Mills Settlement Area Boundary Expansion AIA, 2025.
- Tremble Pit Grey County AIA, 2025.
- Cedar Flats Wind Project AIA, 2025.
- Bower Hill Wind Project AIA, 2025.
- Temiskaming Shores Wind Project AIA, 2025.
- Atura Power Gas Generating Stations (four) AIA's, 2025.
- Agerton AIA Update, 2025.
- Dorchester Settlement Area Boundary Expansion AIA, 2025.
- Beatty Line Settlement Area Boundary Expansion AIA, 2025.
- Cambridge South AIA, (including MDS1), 2024.
- AECOM Peel Sewer AIA, 2024.
- Port Hope North Settlement Area Boundary Expansion AIA, (including MDS1) 2024
- Fergus Oaks, Fergus Settlement Area Boundary Expansion AIA (including MDS1), 2024.
- Jordan Settlement Area Boundary Expansion AIA (including MDS1), 2024.
- Town of New Tecumseth AIA Assistance, 2024
- Whistle Bare Road, North Dumfries Minimum Distance Separation (MDS1 Assessment), 2024.
- Balsam Road, Pickering Minimum Distances Separation (MDS1) Assessment, 2024.
- Port Hope West Urban Boundary Expansion Scoped AIA (including MDS1), 2023.
- Port Hope East Urban Boundary Expansion Scoped AIA (including MDS1), 2023.
- Town of King Battery Energy Storage System (BESS) AIA, 2023.
- City of London Emergency Services AIA (including MDS1), 2023.
- Caledonia Secondary Plan Scoped AIA (including MDS), 2023.
- Inglewood Municipal Well AIA, 2023.

- Orangeville Battery Energy Storage System (BESS) AIA, 2023.
- County Road 109 Realignment AIA, 2023.
- Thornbury Acres AIA (including MDS1), 2022 – 2023.
- Highway 6 Widening Hamilton AIA, 2022 – 2024.
- Whistle Bare Aggregate Pit AIA, 2022.
- Middletown Road Vacuum Truck Services AIA (including MDS1), 2022.
- Claremont, Durham Region Minimum Distance Separation (MDS1), 2022.
- Grand Valley Settlement Area Boundary Expansion 2022 - 2024.
- Hagersville Minimum Distance Separation (MDS1), 2022.
- East River Road Minimum Distance Separation (MDS1), County of Brant, 2022.
- Brampton Brick Norval Quarry AIA, 2022 – 2024.
- Northfield Drive Minimum Distance Separation (MDS1), Waterloo Region, 2021
- Bradford Bypass Highway 400- 404 Link AIA, 2021 – 2024.
- Wilfrid Laurier Milton Campus AIA (including MDS1), 2021 – 2023.
- Town of Lincoln Road Realignment AIA, 2021 – 2023.
- Britannia Secondary Plan, AIA (including MDS1), Milton, 2021 – 2023.
- Reesor Road Minimum Distance Separation (MDS1), Markham, 2021.
- Maclean School Road Minimum Distance Separation (MDS1), County of Brant, 2021.
- Petersburgh Sand Pit AIA, 2021 – 2022.
- Milton CRH Quarry Expansion AIA, 2020 – 2022.
- Grimsby, Specialty Crop Area Redesignation AIA, 2020 - 2022.
- Halton Hills, Premier Gateway Phase 2 Employment Lands Secondary Plan, AIA (including MDS1), 2020 - 2021.
- Milton Education Village Secondary Plan AIA (including MDS1), 2020 - 2021.
- Woodstock, Pattullo Avenue Realignment AIA, 2020 - 2021.
- Smithville, West Lincoln Master Community Plan AIA (including MDS1), AECOM, 2019 – 2022.
- Kirby Road AIA, HDR, Vaughan, 2019 – 2021.
- Elfrida Lands, City of Hamilton, AIA Update, WSP, 2019 – 2021.
- Dorsay Development – Durham Region High Level Agricultural Assessment, 2019.
- Stoney Creek Landfill AIA Update – GHD, 2019.
- Town of Wilmot, Aggregate Pit Study (Hallman Pit) AIA, 2018 - 2019.
- Courtice Area Southeast Secondary Plan (Clarington) AIA (including MDS1), 2019,
- Town of Halton Hills, Minimum Distance Separation (MDS 1), August 2018,
- Cedar Creek Pit/Alps Pit (North Dumfries) AIA, 2018 – 2021,
- Belle Aire Road (Simcoe County) AIA (including MDS1), 2019,
- Vinemount Quarry Extension (Niagara) AIA, December 2017.
- Grimsby – AIA Opinion, November 2017.
- City of Hamilton, Urban Core Developments – Agricultural Capability Assessment, February 2017.
- Township of North Dumfries – Minimum Distance Separation (MDS 1), February 2017.
- Township of Erin, County of Wellington – Minimum Distance Separation 1(MDS1 Study), 2016.
- Halton Hills Employment Area Secondary Plan, Halton, 2015 - 2016.
- Peer Review of AIA, Oro-Medonte Township, 2015.
- Greenwood Construction Aggregate Pit AIA, Mono Township, 2014 - 2015.
- Innisfil Mapleview Developments, Town of Innisfil – Minimum Distance Separation (MDS 1), 2014.
- Loyalist Township – Minimum Distance Separation (MDS 1 & 2), 2014.
- Rivera Fine Homes, Caledon – Minimum Distance Separation (MDS 1), 2014.
- Town of Milton PanAm Velodrome – Minimum Distance Separation (MDS) 2012 – 2013.

Soil Surveys/Soil Evaluations

- Soil Assessment and Sampling, Trussler Road Kitchener, 2024.
- Soil Survey and Canada Land Inventory Evaluation, Mount Hope, 2024.

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- Soil Survey and Canada Land Inventory Evaluation, Peterborough, 2024.
- Soil Survey and Canada Land Inventory Evaluation, Essex, 2024.
- Mississippi Mills Soil Survey Peer Reviews (4 parcels), 2024.
- Ontario Stone, Sand & Gravel Association Case Study Rehabilitated Pits, 2023 – ongoing.
- Soil Survey and Canada Land Inventory Evaluation, Neubauer Pit, 2023.
- Soil Survey and Canada Land Inventory Evaluation, David Pit, 2023.
- Soil Survey and Canada Land Inventory Evaluation, Pinehurst Road, 2023.
- Soil Survey and Canada Land Inventory Evaluation, Paris Plains Church Road Site, 2022.
- Soil Survey and Canada Land Inventory Evaluation, Mulmur Site, 2022.
- Soil Survey and Canada Land Inventory Evaluation, Port Colborne Site, 2022.
- Soil Survey and Canada Land Inventory Evaluation, Pike Site, 2022.
- Soil Survey and Canada Land Inventory Evaluation, New Dundee Road Site, 2022.
- Soil Survey and Canada Land Inventory Evaluation, Gehl Farm, 2022
- Soil Sampling, City of Kitchener, 2021 – 2022.
- Soybean Cyst Nematode Soil Sampling, Enbridge, 2021.
- Soil Survey and Canada Land Inventory Evaluation, Max Becker Enterprises, City of Kitchener, 2021
- Soil Survey and Canada Land Inventory Evaluation, Max Beck Enterprises, City of Kitchener, 2021 – 2022.
- Soil Survey and Canada Land Inventory Evaluation, Burlington, Nelson Quarry, 2020-2021.
- City of Kitchener, City Wide Soil Studies, 2020-ongoing.
- Soil Survey, Fallowfield Drive, City of Kitchener Development Manual Study, 2020 - ongoing.
- Soil Survey, Williamsburg Estates, City of Kitchener Development Manual Study, 2020 - 2021.
- Soil Survey, South Estates, City of Kitchener Development Manual Study, 2020 - 2021.
- Soil Survey and Canada Land Inventory Evaluation, Burlington, Nelson Quarry, 2019.
- Soil Survey and Canada Land Inventory Evaluation, Maryhill Pit, 2019.
- Soil Survey and Canada Land Inventory Evaluation, Glen Morris Pit, Lafarge Canada, 2018,
- Soil Survey and Canada Land Inventory Evaluation, Brantford Pit Extension, Lafarge Canada, 2018,
- Soil Survey and Canada Land Inventory Evaluation, Pinkney Pit Extension, Lafarge Canada, May 2018,
- Soil evaluation and opinion, King-Vaughan Road, March 2018,

Land Evaluation and Area Review Studies (LEAR)

- Land Evaluation and Area Review (LEAR) presentation for Lanark County Council, 2024.
- Land Evaluation and Area Review (LEAR) Town of Amaranth, 2023 – ongoing.
- Mapping Audit Bruce County. Assessment of Prime and Non-Prime Agricultural Lands, 2022.
- Mapping Audit Northumberland County. Comparison of Regional and Provincial Prime Agricultural Area Mapping – 2021 - ongoing.
- Mapping Audit Simcoe County. Comparison of Regional and Provincial Prime Agricultural Area Mapping – 2021 - ongoing.
- Mapping Audit Halton Region. Comparison of Regional and Provincial Prime Agricultural Area Mapping – 2019 - 2022.
- Land Evaluation and Area Review (LEAR) – Soils Component, in Association with AgPlan Ltd, Kanata/Munster. December 2017 – July 2018.
- Land Evaluation and Area Review (LEAR) – Soils Component, Prince Edward County, 2016 – 2017.
- Land Evaluation and Area Review (LEAR) – Soils Component, Peel Region, 2013 - 2014.
- Land Evaluation and Area Review (LEAR), Minto Communities, Ottawa, 2012 – 2013.
- GIS and LE component of Land Evaluation and Area Review (LEAR), York Region 2008 – 2009.
- Land Evaluation and Area Review (LEAR), Mattamy Homes, City of Ottawa – Orleans, 2008 – 2009.
- GIS for Manitoba Environmental Goods and Services (EG&S) Study. 2007 – 2008.
- GIS and LE component of Land Evaluation and Area Review (LEAR), Halton Region 2007 - 2008.
- GIS and LE component of Land Evaluation and Area Review (LEAR), City of Hamilton, 2003 – 2005.

Expert Witness

- Ontario Land Tribunal (OLT) Hearing/mediation, Thornbury Estates, 2025.
- Ontario Land Tribunal (OLT) Hearing, Haldimand County, 2024.
- Ontario Land Tribunal (OLT) Hearing preparation, Burlington Quarry, 2024.
- Ontario Land Tribunal (OLT) Hearing preparation, Cemetery Lands Bradford, 2024.
- Local Planning Appeal Tribunal (LPAT) Hearing, Greenwood Aggregates Limited, Violet Hill Pit Application, 2020.
- Ontario Municipal Board (OMB) Hearing, Burl's Creek Event Grounds 2018-2019.
- Town of Mono Council Meeting, Greenwood Aggregates Violet Hill Pit, January 2018.
- Ontario Municipal Board (OMB) Hearing, Burl's Creek Event Grounds, Simcoe County, 2015 – 2016.
- Ontario Municipal Board (OMB) Hearing, Town of Woolwich, Gravel Pit, 2012 – 2013.
- Ontario Municipal Board (OMB) Hearing, Mattamy Homes – City of Ottawa, 2011 – 2012.
- Ontario Municipal Board (OMB) Hearing, Town of Colgan, Simcoe County, 2010.
- Presentation to Planning Staff on behalf of Mr. MacLaren, City of Ottawa, 2005.
- Ontario Municipal Board (OMB) Hearing, Flamborough Severance, 2002.
- Preparation for an Ontario Municipal Board Hearing, Flamborough Golf Course, 2001.
- Ontario Municipal Board (OMB) Hearing, Stratford RV Resort and Campground – Wetland Delineation Assessment, 2000.
- Ontario Municipal Board (OMB) Hearing, Watcha Farms, Grey County, Agricultural Impact Assessment – Land Use Zoning Change, 1999-2000.
- Ontario Municipal Board (OMB) Hearing, Town of St. Vincent Agricultural Impact Assessment – Land Use Zoning Change, 1999 – 2000.
- Halton Agricultural Advisory Committee (HAAC), Halton Joint Venture Golf Course Proposal - Agricultural Impact Assessment for Zoning Change, 1999-2000
- Halton Agricultural Advisory Committee (HAAC), Sixteen Mile Creek Golf Course Proposal – Agricultural Impact Assessment for Zoning Change, 1999.
- Ontario Municipal Board (OMB) Hearing, Town of Flamborough, Environs Agricultural Impact Assessment for Zoning Change – Golf Course Proposal, 1999.
- Ontario Municipal Board (OMB) Hearing, Stratford RV Resort and Campground – Agricultural Impact Assessment, 1998.

Monitoring Studies

- Ontario Stone, Sand, and Gravel Association (OSSGA) Rehabilitation Study, 2023 – ongoing.
- Enbridge Soil Sampling for Soybean Cyst Nematode, various sites Lambton County, 2022
- Union Gas/Enbridge Gas 20" Gas Pipeline Construction Monitoring – Kingsville – 2019 - 2020.
- Union Gas/Enbridge Gas – Gas Pipeline Construction Monitoring for Tree Clearing. Kingsville Project. February/March 2019.
- CAEPLA – Union Gas 36" Gas Pipeline Construction Monitoring and Post Construction Clean Up – Agricultural Monitoring Panhandle Project. 2017 – 2018.
- CAEPLA – Union Gas 36" Gas Pipeline Construction Clearing Panhandle Project (Dawn Station to Dover Station) – Agricultural Monitoring, 2017 (Feb-March).
- City of Kitchener, Soil Sampling and data set analysis, 2017 – On-going.
- GAPLO – Union Gas 48" Gas Pipeline (Hamilton Station to Milton) Construction Soil and Agricultural Monitoring, 2016 – 2017.
- GAPLO – Union Gas 48" Gas Pipeline (Hamilton –Milton) Clearing – Agricultural Monitoring, 2016.

Publications

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