Region of Peel
working with you

Request for Delegation

FOR OFFICE USE ONLY

MEETING DATE YYYY/MM/DD	MEETING NAME
2022/04/07	PGMC

Attention: Regional Clerk
Regional Municipality of Peel
10 Peel Centre Drive, Suite A
Brampton, ON L6T 4B9
Phone: 905-791-7800 ext. 4582
E-mail: council@peelregion.ca

DATE SUBMITTED YYYY/MM/DD
2022/02/02

NAME OF INDIVIDUAL(S)
Glen Broll and Sarah Clark

POSITION(S)/TITLE(S)
Partner, MCIP, RPP and Planner, MCIP, RPP

NAME OF ORGANIZATION(S)
Glen Schnarr & Associates Inc. (GSAI)

E-MAIL	TELEPHONE NUMBER	EXTENSION
sarahc@gsai.ca	**9057175433**	

REASON(S) FOR DELEGATION REQUEST (SUBJECT MATTER TO BE DISCUSSED)
GSAI made a formal submission of an Agricultural Impact Assessment (AIA) and Cover Letter to the Region of Peel (on behalf of the property owners - also owners of Osprey Valley Golf Course) regarding the Region's Draft Prime Agricultural Area Mapping (Sched X12) as staff are recommending 19370 Main St be designated as new Prime Agricultural lands. The response from region staff to our submission, in our opinion, did not satisfactorily address or recognize the merit of the AIA provided in support of our request for the site to be removed from the Prime Ag designation on proposed Sched X12. As such, we would respectfully request direction from the Committee, to staff, to have further discussion/a more detailed review on this matter.

A formal presentation will accompany my delegation ☐ Yes ☑ No

Presentation format: ☐ PowerPoint File (.ppt) ☐ Adobe File or Equivalent (.pdf)
☐ Picture File (.jpg) ☐ Video File (.avi,.mpg) ☑ Other

Additional printed information/materials will be distributed with my delegation : ☐ Yes ☐ No ☑ Attached

Note:
Delegates are requested to provide an electronic copy of all background material / presentations to the Clerk's Division at **least ten (10) business days prior** to the meeting date so that it can be included with the agenda package. **In accordance with Procedure By-law 56-2019, as amended, delegates appearing before Regional Council or Committee are requested to limit their remarks to 5 minutes and 10 minutes respectively (approximately 5/10 slides).**

Delegates should make every effort to ensure their presentation material is prepared in an accessible format.

Once the above information is received in the Clerk's Division, you will be contacted by Legislative Services staff to confirm your placement on the appropriate agenda.

Notice with Respect to the Collection of Personal Information
(Municipal Freedom of Information and Protection of Privacy Act)
Personal information contained on this form is authorized under Section 5.4 of the Region of Peel Procedure By-law 56-2019, as amended, for the purpose of contacting individuals and/or organizations requesting an opportunity to appear as a delegation before Regional Council or a Committee of Council. The Delegation Request Form will be published in its entirety with the public agenda. The Procedure By-law is a requirement of Section 238(2) of the *Municipal Act, 2001*, as amended. Please note that all meetings are open to the public except where permitted to be closed to the public under legislated authority. All Regional Council meetings are audio broadcast via the internet and will be posted and available for viewing subsequent to those meetings. Questions about collection may be directed to the Manager of Legislative Services, 10 Peel Centre Drive, Suite A, 5th floor, Brampton, ON L6T 4B9, (905) 791-7800 ext. 4462.

Please save the form to your personal device, then complete and submit via email attachment to council@peelregion.ca

V-01-100 2020/09

GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

PARTNERS:
GLEN SCHNARR, MCIP, RPP
GLEN BROLL, MCIP, RPP
COLIN CHUNG, MCIP, RPP
JIM LEVAC, MCIP, RPP

November 18, 2021

Regional Planning and Growth Management
Public Works Department
Region of Peel
10 Peel Centre Drive, Suite A, 6th Floor
Brampton, ON, L6T 4B9

Attention: Adrian Smith, RPP, MCIP
Chief Planner and Director of Regional Planning and Growth Management

Re: Comments on Peel 2041 Official Plan Review
Environmental, Agricultural and Rural Policies and Draft Mapping
19370 Main Street, Caledon ON
Expansion of TPC Toronto at Osprey Valley

On behalf of our client, the owners of TPC Toronto at Osprey Valley and owners of the site municipally addressed as 19370 Main Street (herein referred to as "the subject site"), Glen Schnarr & Associates Inc. (GSAI) is pleased to provide initial comments, herein, on the Region of Peel Official Plan Review. To date, we have had the opportunity to review draft documents related to Environmental, Agricultural and Rural policies and associated mapping.

As staff are aware, a series of development applications to facilitate the improvement and expansion of TPC Toronto at Osprey Valley have been filed with the Town of Caledon. As shown on the Aerial Image (attached herein), the lands proposed for development are situated north of Charleston Sideroad, south of Alton Village, on both the east and west side of Main Street (Regional Road 136).

For staff's information, we note that a series of Site Plan applications will be filed for Area(s) "A" through "E" to develop a series of accessory uses within the current limits of the golf course lands (3 applications have been made, to date). A Zoning By-law Amendment application will be filed for Area "F" (the subject site) to permit the development of a short course and accessory facilities on the subject site. Policy directives that will need to be addressed through the application include the Provincial Policy Statement, the Growth Plan, the Greenbelt Plan, the Region of Peel Official Plan, and the Town of Caledon Official Plan.

Through our review of the draft documents released by the Region, we note that the draft Prime Agricultural Area mapping (Schedule X12) contemplates a significant amount of (new) lands be designated as Prime Agricultural lands. Based on the latest draft mapping, we confirm that the entirety of the subject site (19370 Main St.) is included as part of the draft Prime Agricultural Area mapping (as shown on the figure provided herein – Region of Peel Draft Prime Agricultural Mapping, Schedule X12).

We understand that the new prime agricultural mapping is a result of the Region's LEAR Study which was completed in 2016. While we acknowledge the value of the prime

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agricultural land base, its expansion and continued protection, specifically in the Town of Caledon, we have significant concerns with the subject site being designated as Prime Agricultural lands. As such, our request is that the Region reconsider the potential prime agricultural land use designation for the subject site.

In support of this request, we submit an Agricultural Impact Assessment (AIA) dated September 29, 2021 as prepared by Orion Environmental Solutions Inc. The AIA concludes that historically, agricultural use of the site has been largely idle and has not significantly contributed to the agricultural system. Further, the AIA states that there is successional tree growth (estimated at approximately 30 years of growth), rocky soil conditions and slopes or topography that limit cultivation on a significant portion of the subject site. The report concludes that the proposal for a short course and accessory facilities is appropriate.

We appreciate the opportunity to provide comment on the draft mapping as released by the Region. Due to our interest in this matter, we request to be notified of any future proceedings related to this Regional Official Plan Amendment, including public meetings, committee meetings and Council meetings. We would be happy to attend a meeting with Region of Peel staff to discuss this matter further.

Please feel free to contact the undersigned if you have any questions or require anything further in support of this request.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Sarah Clark, MCIP, RPP
Planner

Encl.

c. Allan Thompson, Mayor, Region of Peel
Ian Sinclair, Regional Councillor, Ward 1
Lynn Kiernan, Area Councillor, Ward 1
Ed Sajecki, Acting Director, Planning, Town of Caledon
Christina Marzo, Manager, Development Services, Region of Peel
Adam Wendland, Community Development Planner, Town of Caledon
Stephanie McVittie, Acting Manager, Development Review Services, Town of Caledon

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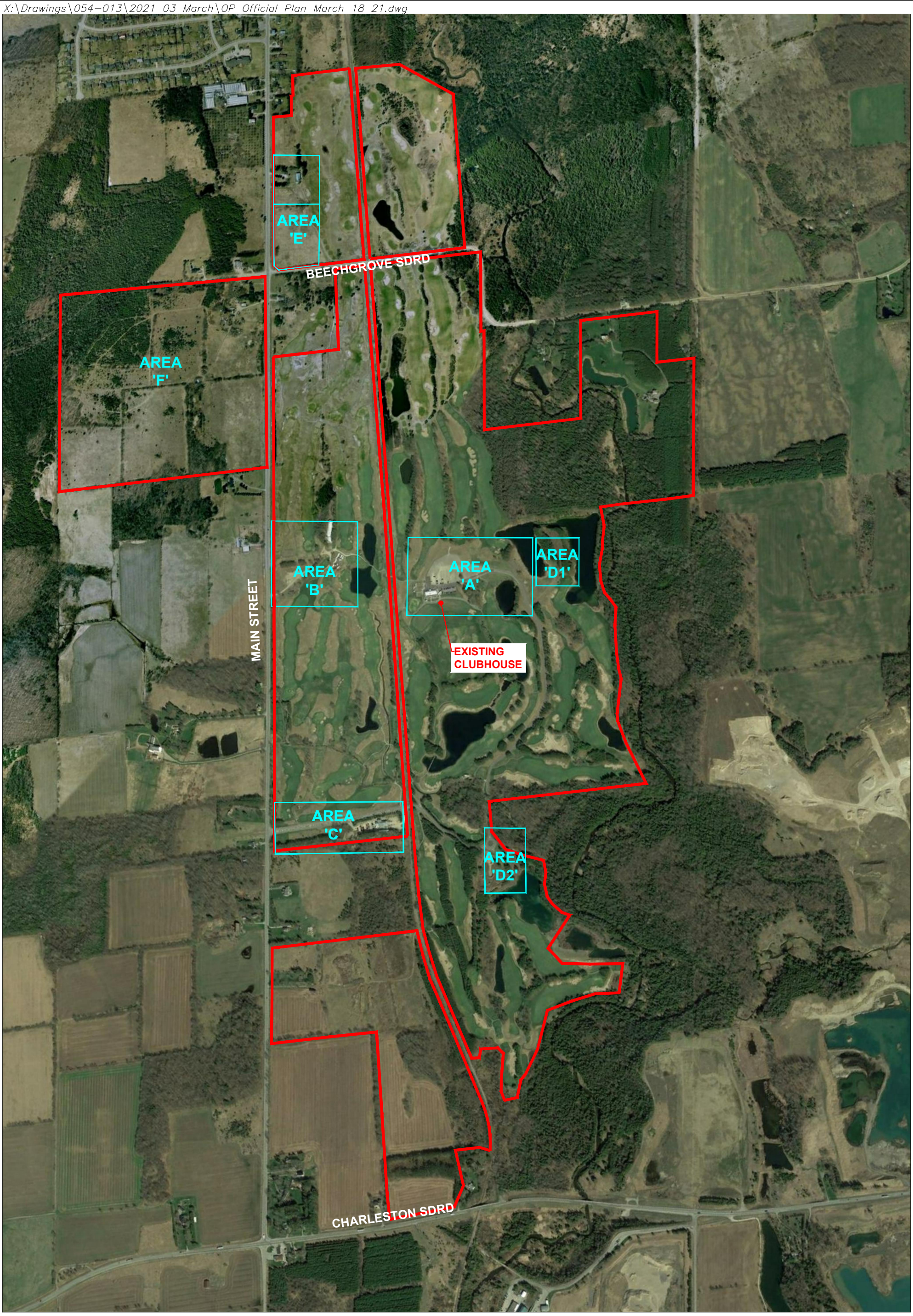


Aerial Context Plan

Osprey Valley Golf Course

SUBJECT PROPERTY

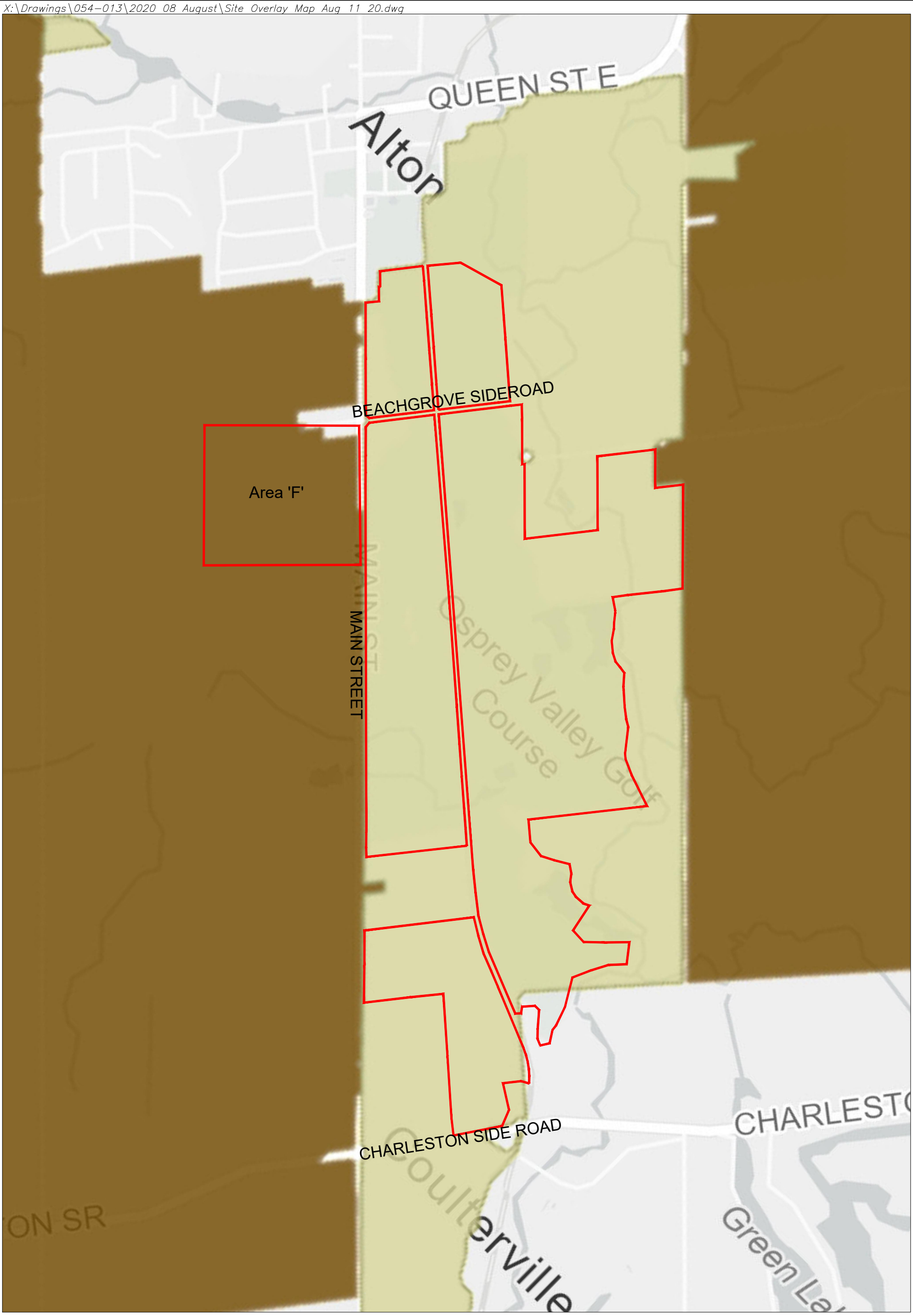
GENERAL AREA OF PROPOSED DEVELOPMENT

**ALL AREAS ARE APPROXIMATE*

Scale NTS
March 18, 2021

GSAI
Glen Schnarr & Associates Inc.

X:\Drawings\054-013\2020 08 August\Site Overlay Map Aug 11 20.dwg



Region of Peel Draft Prime Agricultural Mapping, Schedule X12

TPC Toronto at Osprey Valley| Golf Course
18821 Main Street, Caledon Ontario l7k1r1

SUBJECT LANDS
PRIME AGRICULTURAL AREA
CANDIDATE AREA

Scale NTS
August 11, 2020

GSAI
Glen Schnarr & Associates Inc.

ORION Environmental Solutions

October 14, 2021 OEC 21-018

Glen Schnarr & Associates Inc.
700 – 10 Kingsbridge Garden Circle
Mississauga, ON L5R 3K6

Attention: Sarah Clark

Re: Agricultural Impact Assessment on Lands at 19370 Main Street, Alton, in the Town of Caledon

Dear Ms. Clark:

Orion Environmental is pleased to submit our report for the Agricultural Impact Assessment (AIA) of the agricultural lands at 19370 Main Street in the Town of Caledon. It is my understanding the purpose of the analysis is to assess the impact to the agricultural land base with the proposed development of the lands as a short course and practice facility for the Osprey Valley Golf Course.

1.0 INTRODUCTION

The AIA was undertaken in accordance with the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) Draft Agricultural Impact Assessment (AIA) Guidance Document March 2018. The guidance document provides direction on use of the AIA process to evaluate settlement area boundary expansion. The recommended evaluation process to determine the suitability of the lands for non-agricultural land uses includes the following:

- Review of the Growth Plan Prime Agricultural Areas
- Review of the Greenbelt Plan
- Review of the Provincial Planning Policy 2020
- Review of municipal and regional Official Plans
- Assessment of the impact to agricultural land and development of recommendations and mitigation measures to reduce potential impacts

- Assessment of Minimum Distance Separation II requirements
- Review of Canada Land Inventory soil capability mapping
- Crop type and yield information
- Farm parcel size and historic land use
- Farm management inputs for increased productivity
- Adjacent land use including farm and non-farm development
- Potential changes to soil drainage and surface water runoff
- Loss of agricultural investments in structures and land improvements
- Disruption of adjacent farming operations and compatibility with normal farming practices
- Potential impact to farm equipment movement on area roads
- Economic and community impacts to the agricultural infrastructure

The aforementioned components will be reviewed to assess if it is reasonable for the lands to be used for non-agricultural recreational purposes.

The AIA will assess the existing agricultural operations on the property, the soil capability for crop production and the ability of the lands to remain in long term agricultural production based on the adjacent land uses and the designated land uses for the area. The AIA will review the applicable policies of the Town of Caledon, Region of Peel, the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe. To assess the agricultural implications to the property the AIA will undertake a comprehensive review of information sources such as soil surveys, historic land use, field review of the site and adjacent lands and review of published information to determine the findings made in this report.

2.0 PROPERTY DESCRIPTION

The property is located at 19370 Main Street south of the Village of Alton in the Town of Caledon (see Figure 1). The subject property is approximately 39 hectares and is predominately forest or land in natural succession with one 4.4ha field in an agricultural land use. There are no barn or equipment storage buildings on the site and the house appears abandoned.

The subject property is approximately 650m from the Village of Alton and 35m from the Osprey Valley Golf Course on the east side of Regional Road 136. The lands are designated General Agricultural Area in Schedule A of the Town of Caledon Land Use Plan. The Growth Plan for the Greater Golden Horseshoe (2019) defines the lands as part of the Prime Agricultural Area. The Region of Peel current Official Plan does not define the lands as Prime Agricultural Area. The Region of Peel Land Evaluation and Area Review (LEAR) assessment completed November 2019 as part of the Peel 2041

Regional Official Plan Review Agricultural Mapping Refinement defined the subject lands as Prime Agricultural Area.

3.0 ON-SITE AND SURROUNDING AREA PHYSICAL RESOURCE INVENTORY

To evaluate the impact of removal of the lands from potential future prime agricultural land as defined in the 2019 LEAR study an assessment of the agricultural capability of the land on the subject property and the surrounding area was undertaken to determine the value of the property from an agricultural perspective and the potential impacts to the agricultural system from the development.

3.1 Soils

The property is comprised of well drained Caledon Loam and Muck soils according to the OMAFRA Soil Survey Complex data. Figure 2 shows the location of the soil units on the property and the Canada Land Inventory (CLI) soil capability for field crop production classification on 2FM.

The Muck soils are associated with a forested wetland area in the extreme northwest corner of the property. The Soil Survey of Peel County (November 1955) describes Caledon Loam as loam soils overlain on well sorted gravelly materials. The report states crop yields may be limited by the low inherent fertility of the loam soils. Crop adaptability rating for common field crops define the soils as good to fair for oats, timothy and pasture and fair for crops such as wheat, corn and alfalfa.

Review of the property identified large boulders and smaller stones present in the fields and in the fence rows. The presence of this material confirms the rocky nature of the soils and its limitation on cultivation. The large boulders observed in the succession fields would be a significant deterrent to the use of the large size cultivation equipment currently used by farming operations. It is reasonable to expect this is the reason the majority of the farm has been abandoned and is in natural succession back to tree cover for over 30 years based on the size of the trees present and aerial photography.

Topographic mapping for the property shows the majority of the property is part of a drumlin feature (see Figure 3). The slopes on the east and south side of the feature within the successional fields ranges from 9%-13%. The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) publication Classifying Prime and Marginal Agricultural Soils and Landscapes: Guidelines for Application of the Canada Land Inventory in Ontario, Table 10 states for loam soils with simple slopes from 9-15% the soil capability for crop production is Class 4 with a topographic limitation to cultivation.

This capability for crop production combined with the boulders and stoney soils supports why the majority of lands have been inactive for over 30 years and are in succession with trees present.

3.2 Climate

The spring planting date for tender crops such as corn and soybeans, is estimated as the last day of three consecutive days, with daily mean air temperatures equal to or greater than 12.8 °C. Based on the OMAFRA climate data (OMAFRA 1997) for the area where the property is situated, spring planting dates range between the 7th and 19th of May. The end of season date is the first occurrence of -2 °C or the date when the 30-year average daily mean air temperature dropped to 12°C (or lower). The end of season date for this property is September 30th. The average accumulated crop heat units for the area over the growing season is approximately 2500 to 2700.

3.3 Topography

The agricultural lands on the property have slopes ranging from 9 to 13% along the slopes of the drumline feature. This topographic condition on loam well drained soils would adversely impact the selection of crops that can be grown and would be susceptible to erosion with the combination of loam soils and steep slopes. Review of historic aerial photography shows surface drainage from east and south. Review of aerial photography does not show evidence any defined surface drainage features which is probably due to the well-drained loam soils over gravel which would readily facilitate infiltration until the surface soils reach saturation.

3.4 Drainage

There is no evidence of artificial drainage improvements made to the land. Review of the OMAFRA AgMaps data base did not identify any agricultural tile drainage on the subject lands or the adjacent properties.

4.0 LAND USE CHARACTERISTICS

4.1 Farm History and Infrastructure

Review of the historic aerial photography, including the 1954 photography, does not show any barns or structures that would indicate intensive livestock production on the farm. Currently only one 4.4ha field is in cultivation and the remainder of the land is predominately forest or land in natural succession. The fields range in size from 3.5 ha (8.6 acres) to 4.4ha (10.8ha) and still have the same hedgerow configuration as was

present in 1954 (see Figure 4). Typically, in prime agricultural areas farmers have removed the original hedgerows to enlarge fields to make operations more efficient through the use of large equipment. Retention of the original field pattern and the abandonment of the majority of the farm is an indicator that the lands are not suitable for modern cultivation techniques. This in addition to the steep slopes, rocks and low fertility is expected to be the reason these lands are no longer in cultivation. The increasing costs of crop production over the years and the shift away from livestock production to cash cropping have eliminated use of these marginal lands throughout Ontario.

Currently the one field is rented to an area farmer for cash crop production.

4.2 Off-site Land Use

The adjacent agricultural lands to the north are predominately the Village of Alton and treed land surrounding a couple of small irregularly shaped farm fields. The Osprey Valley Golf Course is located immediately adjacent to the east. The lands to the south are agricultural and the land to the west is forested with some of the farm lands severed into 8 – 12 ha lots and rural residential lots.

The agricultural land around the Village of Alton is fragmented by drainage features, treed creek valleys and woodlots. Review of the level of agricultural activity shows a reduction in the number of livestock operations in the area. There are two active livestock facilities within 750m of the property, therefore compliance with Minimum Distance Separation Guidelines is applicable. The farm locations are shown on Figure 4 and the farms are defined on the figure as Farm 1 and Farm 2. Based on a conservative estimate of livestock housing capability the MDS results were the following:

Type of Livestock	Total Barn Size (m^2)	MDS setback (m)	Actual Setback (m)
Farm 1 - beef	293	305	217
Farm 2 - beef	972	501	825

Although the setback for Farm 1 does not comply with MDS it is not a significant issue. Farm 1 has limited livestock housing and utilizes the existing barn as open housing with access to the yard. Open housing generally uses straw for bedding which reduces the manure odours. This mix of straw and manure lacking the more intensive manure odours generated from manure with no bedding associated with more intensive livestock housing. In addition, it appears the farm utilizes pasture during the growing season which virtually eliminates manure odours associated with livestock housing.

Farm 1 was in operation when the golf course was originally opened in 1992 and based on consultation with the golf course ownership there have been no manure odour issues.

4.3 Agricultural Economic Investment

Agricultural areas that have farming operations that are experiencing agricultural economic growth have evidence of this growth through the construction of new buildings for livestock housing, equipment storage or grain storage facilities. Evidence of this type of growth indicates the farmers are full-time owner operated farms with a long-term investment in infrastructure to enhance the profitability of the business. In order to assess the economic growth in the area the farms in the area were reviewed for the presence of active livestock operations, operations showing evidence of modern livestock buildings and expansion from the original bank barn, large equipment storage and grain storage facilities and evidence of diversification with both livestock and grain handling facilities.

Review of the adjacent lands using historic aerial photography determined a number of the farmsteads showed no visible signs of livestock husbandry and limited cash cropping activity. This is not surprising given the reduction in livestock production over recent decades. The smaller fields and predominance of sandy loam – loam soils on the undulating topography make the soils less productive which makes them less profitable and able to sustain the current higher costs of production. OMAFRA farming statistics for Caledon from 2006 – 2016 show a 50% reduction in cattle farming, 75% reduction in dairy, a 40-60% reduction in oilseed, grain, soybean and corn cash cropping and a 50% reduction in sheep farming.

The indicators observed that confirm no active use of buildings for farming are no livestock in barn yards or adjacent pasture fields, no manure storage activity, concrete in barnyards lacking coverage from manure with vegetative growth evident within the concrete slabs edges and cracks, no cultivation equipment outside, use of barns/sheds and barn yards for non-agricultural uses such as vehicle storage, vegetated driveways around farmstead buildings indicating no regular equipment activity and buildings in disrepair.

An example of this change to farming level in Caledon is Farm 2 that appears to have been a large dairy operation. It currently not utilized for dairy and the barns appear idle. A mixed breed herd of beef cattle was observed grazing on the property which would indicate no active breeding program to optimize cattle growth, no investment in a single breed to optimize beef production characteristics and overall, less investment in livestock production.

5.0 PLANNING CONTEXT

5.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS defines prime agricultural areas in Section 2 as the following:

2.0 Agriculture

2.0.1 *Prime agricultural areas* shall be protected for long-term use for agriculture.

Prime agricultural areas are areas where *prime agricultural lands* predominate. *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.

The majority of the property, as discussed in Section 2.1 of this report, is Class 4 land in natural succession to tree cover and has not been associated with any long-term use for agricultural on the adjacent lands. The only portion of the property that would be defined as prime agricultural land would be the one 4.4ha field adjacent to Regional Road 136. Under the current field cropping system this one field is insufficient to be economically viable unless associated with another farming property.

5.2 A Place to Grow, Growth Plan for the Greater Golden Horseshoe

A Place to Grow, Growth Plan for the Greater Golden Horseshoe (2019) is a provincial plan issued under the legislative authority of *The Places to Grow Act* (2005). The Growth Plan provides provincial direction areas to be retained in agriculture as part of the provincial agricultural system. The subject lands are designated as part of the agricultural system, mapping appended.

The province has recognized that given the scale of the mapping exercise to define the provincial system there would be errors in the mapping such as defining historic natural heritage features as agricultural land. To address this issue municipalities were permitted to refine the mapping at the regional or municipal scale to more accurately define the agricultural land base. The appended provincial mapping clearly shows the inaccuracy of the mapping, having included the Osprey Valley Golf Course and large

tracts of forested land as Candidate Area for agriculture and defined large tracts of forest as prime agriculture.

The ability for refinement at the municipal level is reinforces in the Growth Plan Policy 4.2.6.9 which states: Upper- and single-tier municipalities may refine provincial mapping of the agricultural land base at the time of initial implementation in their official plans, based on implementation procedures issued by the province. For upper-tier municipalities, the initial implementation of provincial mapping may be done separately for each lower-tier municipality. After provincial mapping of the agricultural land base has been implemented in official plans, further refinements may only occur through a municipal comprehensive review. Based on the findings of the report, and consistent with the policies 4.2.6.9 of the Growth Plan, it is appropriate for the Region to consider removal of these lands from the Prime Agriculture designation.

Given the low fertility of the soils, steep slopes, low soil capability for crop production, the active natural succession, its adjacent land uses (i.e., natural heritage area, golf course, Alton), the small actively cultivated area and its isolation of the large agricultural areas east and west of Alton, the subject property is not defined as Prime Agricultural Area within the Town of Caledon, it is designated General Agricultural Area in Schedule A Town of Caledon Land Use Plan, copy appended.

5.3 Region of Peel and Town of Caledon Official Plans

Regional (Peel) and local (Caledon) Official Plans are the most important vehicle to implement provincial policy established in the PPS and Growth Plan for the Greater Golden Horseshoe. Both Official Plans have the ability to refine the provincial mapping to more accurately reflect existing land use.

The current Official Plan for the Region of Peel does not show the lands as a Prime Agricultural Area (Schedule B Prime Agricultural Area, copy appended). The Town of Caledon Official Plan show the property as a General Agricultural Area. Based on our field studies we would concur that the area is not prime agricultural land.

The Region's Lear study states in Section 2.1 Provincial Agricultural Land Base Refinement Criteria states:

> Refinements to recognize more precise local information, specifically:

- Existing upper- or single-tier municipal LEARs and accompanying mapping if they are consistent with and do not conflict with the *Agricultural System* mapping method, purpose and outcomes. The provincial LEAR will take precedence

where appropriate to achieve continuity across municipal and provincial plan boundaries and to achieve other *Agricultural System* purpose and outcomes.

This direction enables municipalities to recognize site specific areas within the Provincial Agricultural System that are not prime agricultural land as long as the integrity of the agricultural system is maintained within the municipality. This is appropriate because the delineation of the Provincial Agricultural System relied on the CLI mapping established from the soil survey mapping which was done at a landscape scale and could not recognize variability within the soils texture units only discernible through field surveys.

6.0 ALTERNATIVE LOCATION ANALYIS

Southern Ontario is dominated by agricultural land such that the ability to develop lands for a non-agricultural land use off agricultural lands is extremely limited. Natural heritage lands are strongly protected from development by the province, municipalities and conservation authorities. The subject lands are owned by the golf course and are adjacent to the existing course which enables more efficient maintenance and effective use of the short course and practice range. The use of successional lands and only a small acreage of isolated, active farmland minimizes the impact to the surrounding agricultural land base.

7.0 IMPACT ASSESSMENT

The Growth Plan for the Greater Golden Horseshoe defines the agricultural system identified by the province for the long- term viability of agriculture. The agricultural system is comprised of the agricultural land base and the agri-food network. The agri-food network is the agri-food businesses that provide the crop production inputs (e.g., chemical, seed, fertilizer) agricultural equipment sales and service, the market for the purchase of agricultural goods, grain dyers and food processors.

The Growth Plan states in Section 4.2.6 Agricultural System under sub-section 3

> *Where agricultural uses and non-agricultural uses interface outside of settlement areas, land use compatibility will be achieved by avoiding or where avoidance is not possible, minimizing and mitigating adverse impacts on the Agricultural System. Where mitigation is required, measures should be incorporated as part of the non-agricultural uses, as appropriate, within the area being developed. Where appropriate, this should be based on an agricultural impact assessment.*

The Province through OMAFRA provides direction on the appropriate methodology for the impact assessment in the Draft Agricultural Impact Assessment Guidance Document (March 2018). The guideline provides direction on the potential impacts to

be assessed with regard to the physical changes to the agricultural land base and the associated operations and the economic and community impacts. For the purposes of the impact assessment, we have applied the potential impacts defined in the guideline that relate to the subject property and the surrounding lands uses. The impact assessment is provided in Table 1.

Development of the subject lands will not result in the removal of a significant area of prime agricultural land from production. The development will not remove an existing livestock operation and will not adversely impact the adjacent livestock operations which are currently adjacent to the existing golf course operations. Based on the current agricultural land use in the area there is no expectation the proposed development will impact any future agricultural operations. Review of the agricultural in the surrounding area did not identify any existing or inactive intensive livestock or cash cropping operations.

8.0 MITIGATIVE MEASURES

While there are no mitigation measures to offset the loss of agricultural land, in this situation the area of agricultural land affected is minimal and isolated, representing 4.4ha. Based on the current agricultural land use in the area the 4.4ha would be rented to another farmer as it is too small to be economically viable on its own for cultivation of common field crops. The remainder of the subject property has not been actively used for agriculture in approximately 30 years due to the limitations to crop production.

9.0 CONCLUSION

Based on the findings of this report, as set out above, the removal of the 4.44ha of land that is currently being cultivated and the 16ha of the successional abandoned land that has little to no opportunity for cultivation, from the Proposed Prime Ag Mapping (see appended Map 8), is appropriate and will have no impact on the surrounding agricultural system. Use of lands in succession with limited agricultural activity in proximity to existing development in the Town of Caledon minimizes the impact to the surrounding agricultural system. Utilizing low capability agricultural land in proximity to existing development helps to mitigate the impact on the surrounding agricultural land base. Historically the subject farm has not been a significant component of the agricultural system given it lacked any barns and has been idle and going through natural succession with significant tree growth for approximately 30 years. The development of the subject land would not be in compliance with the Minimum Distance Separation for one small beef farm, however the farm is currently approximately 35m from the existing golf course and has had no odour conflicts. The development will not alter any existing soil drainage functions and the lands lack any agricultural tile drainage.

In my opinion it is appropriate to develop these lands for recreation as part of the Osprey Valley Golf Course given there will be no discernable adverse impact to the prime agricultural areas within the Town of Caledon.

If you have any questions or require further information, please do not hesitate to call.

Yours truly,
ORION ENVIRONMENTAL SOLUTIONS, INC.

Paul Neals, B.Sc. Agr., P.Ag.
Principal

PCN:

Attach:

BACKGROUND INFORMATION

Published Information Sources

Canada Department of Agriculture, Soil Survey of Peel County Report No.18 of the Ontario Soil Survey, 1953.

Ontario Ministry of Agriculture, Food and Rural Affairs, The Minimum Distance Separation (MDS) Document, Publication 853.

Ontario Ministry of Agriculture, Food and Rural Affairs, AgMaps web site.

Ontario Ministry of Agriculture, Food and Rural Affairs, Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, Publication 851, 2016.

Ontario Ministry of Agriculture, Food and Rural Affairs, Implementation Procedures for the Agricultural System in Ontario's Greater Golden Horseshoe, February 2018.

Ontario Ministry of Agriculture, Food and Rural Affairs, Crop Heat Units for Corn and Other Warm Season Crops in Ontario, Agdex#: 111/31, 1997.

Ontario Ministry of Agriculture, Food and Rural Affairs, Draft Agricultural Impact Assessment (AIA) Guidance Document, March 2018.

Provincial Policy Statement (2020)

Province of Ontario, A Place to Grow, Growth Plan for the Greater Golden Horseshoe, May 2019.

Region of Peel Official Plan, December 2018.

Region of Peel, Peel2041 Regional Official Plan Review, Agricultural Mapping Refinement Peel 2014, November 2019.

Town of Caledon Official Plan, April 2018.

Field Survey

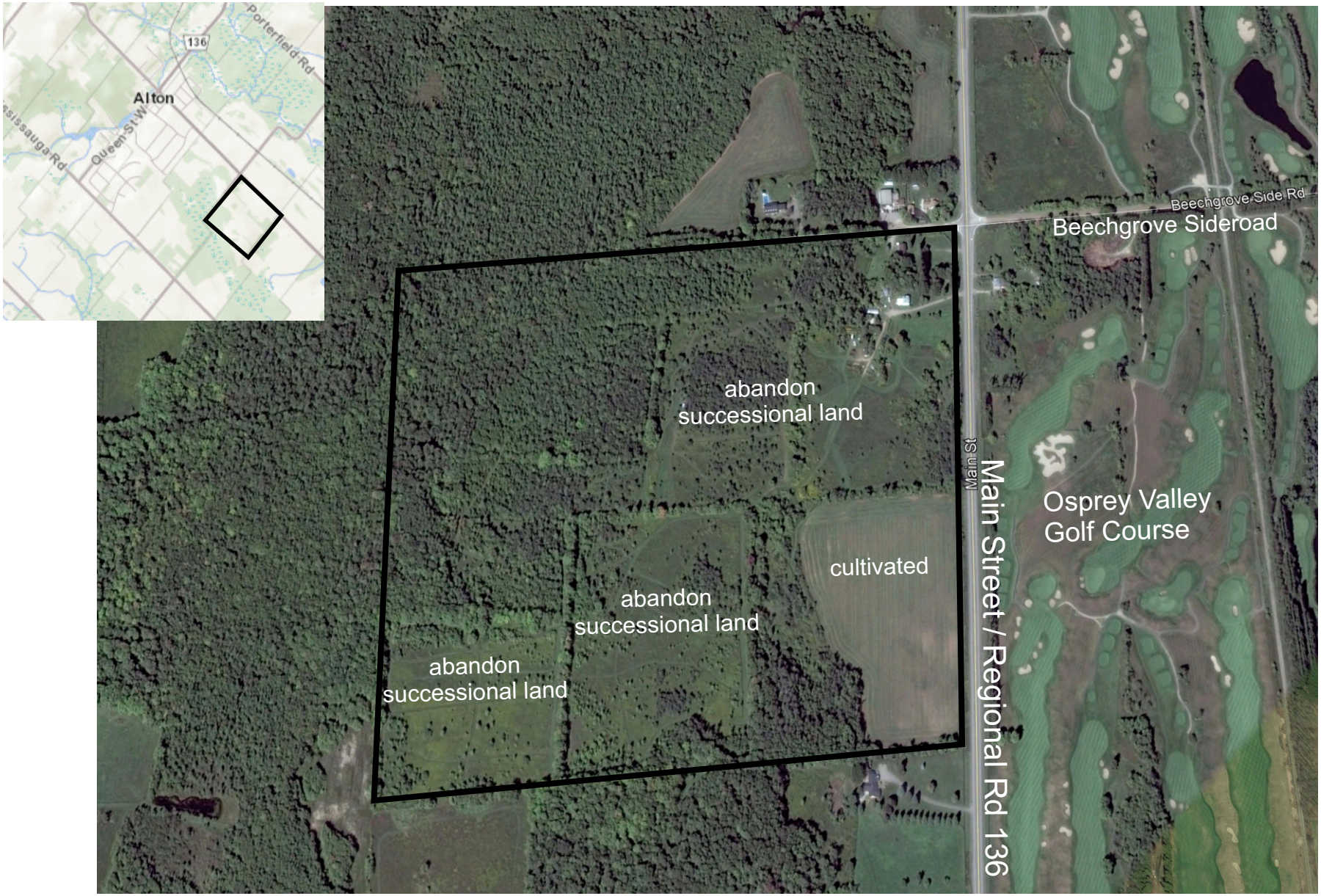
Field survey of agricultural land use/cropping on and off site, review of land use adjacent to site and in surrounding area, review of barn structures on and off-site, on-site confirmation of reported soil texture and drainage characteristics.

Consultation

Discussions with consulting team on planned use for the property.

Curriculum Vitae Of Study Team
Appended

Soil Sampling
Detailed soil survey not required to address impact of the development.

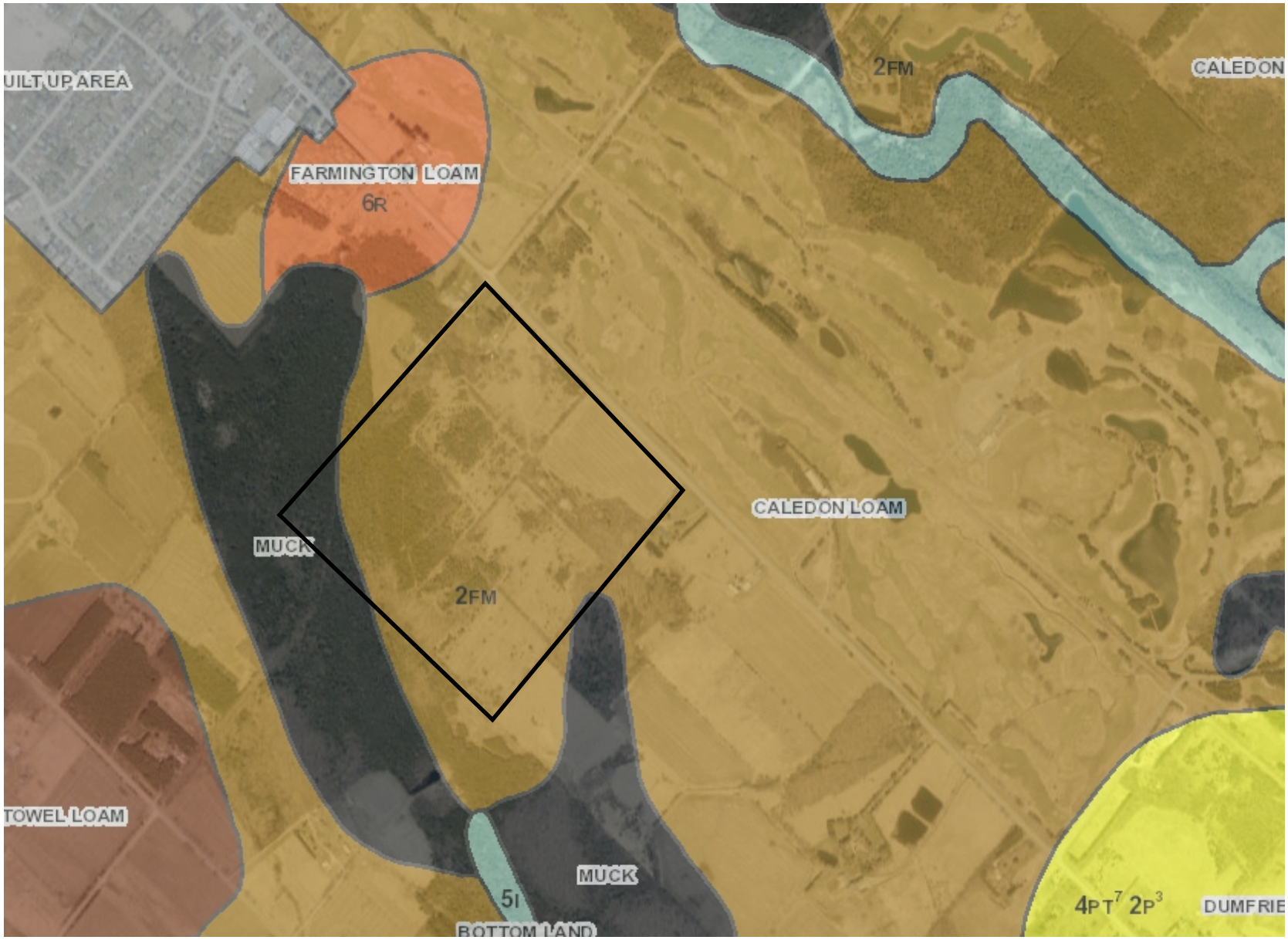


LEGEND Subject Property

19370 Main Street, Alton

Note: Aerial 2018 Google Earth

ORION ENVIRONMENTAL SOLUTIONS	
DATE ISSUED: JUNE 2021	Figure 1 Study Area
CREATED BY: PCN	
PROJECT NO. - 21-018	
Not To Scale	



N

LEGEND

Subject Property

19370 Main Street, Alton

Note: Aerial 2018 Google Earth

ORION ENVIRONMENTAL SOLUTIONS	
DATE ISSUED: JUNE 2021	Figure 2 CLI & Soils
CREATED BY: PCN	
PROJECT NO. - 21-018	
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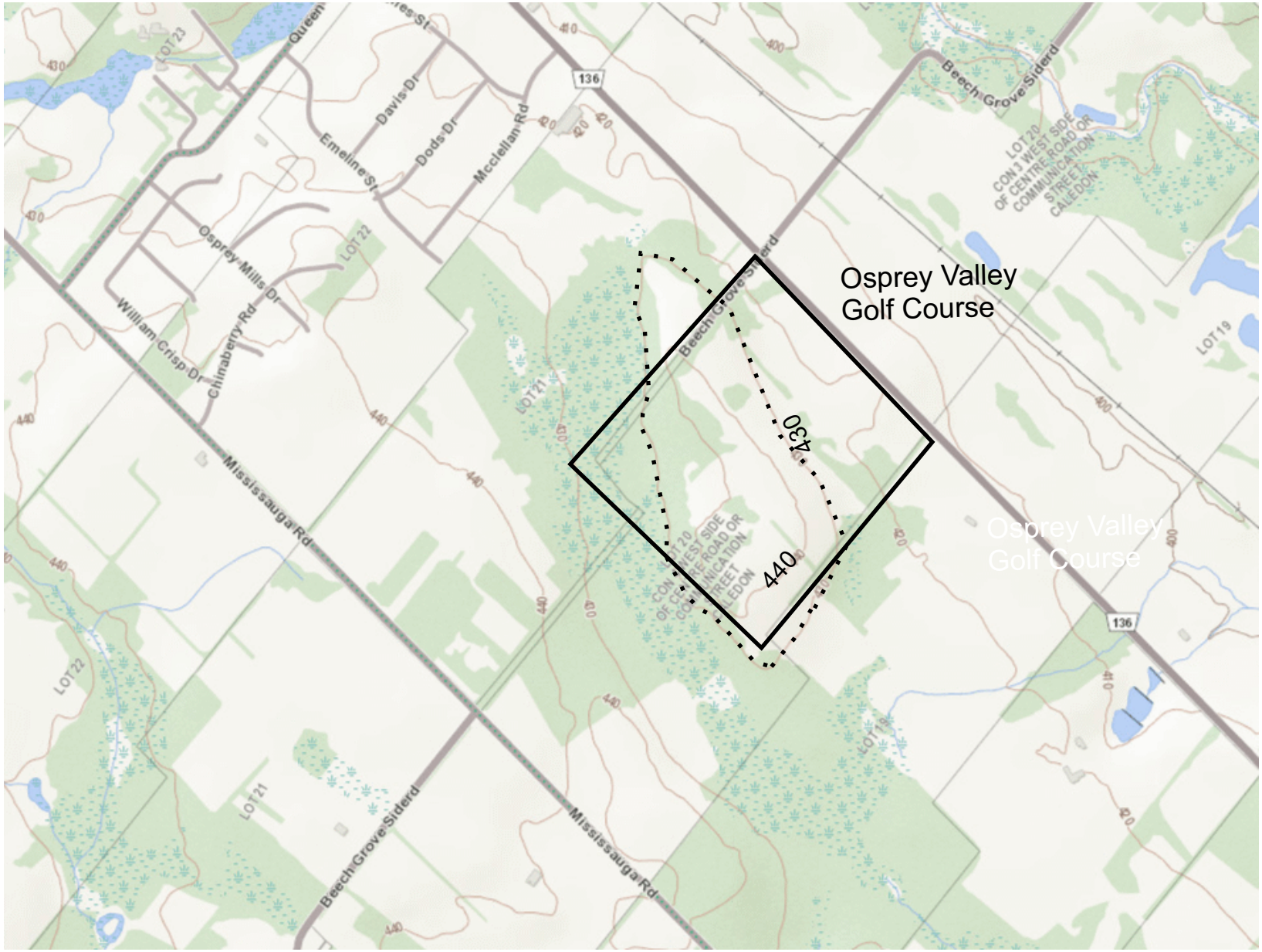


N

LEGEND

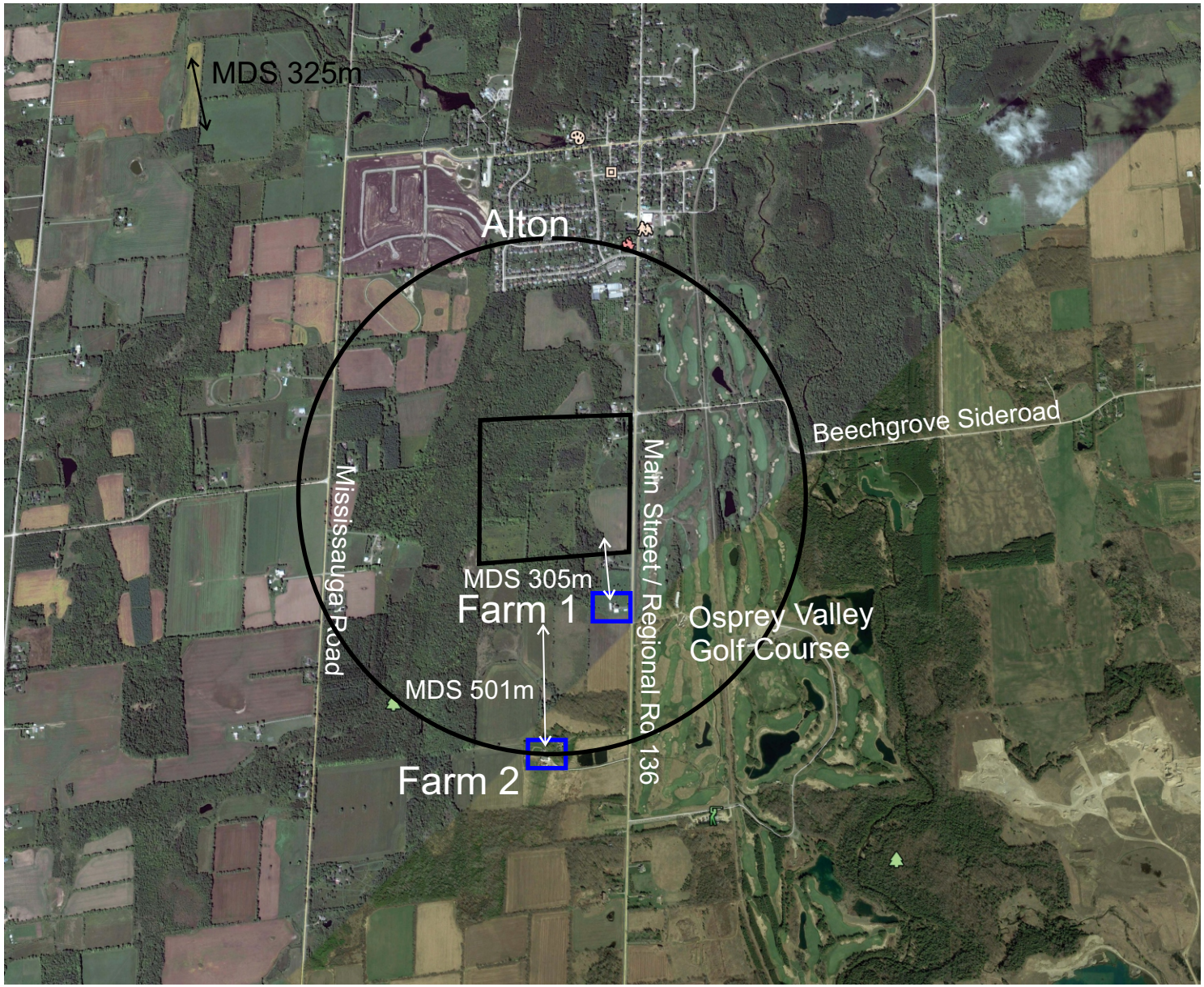
Subject Property

Drumlin Feature

19370 Main Street, Alton

Note: Aerial 2018 Google Earth

ORION ENVIRONMENTAL SOLUTIONS	
DATE ISSUED: JUNE 2021	Figure 3 Topography
CREATED BY: PCN	
PROJECT NO. - 21-018	
Not To Scale	



N

LEGEND

Subject Property

MDS 750m

Active Livestock Operations with Structurally Sound Barns

19370 Main Street, Alton

Note: Aerial 2018 Google Earth

ORION ENVIRONMENTAL SOLUTIONS	
DATE ISSUED: JUN 2021	Figure 4 MDS
CREATED BY: PCN	
PROJECT NO. - 21-018	
Not To Scale	

Table 1 - Impact Assessment for 19370 Main Street, Alton

Potential Impact	Impact From Proposed Development	Mitigation Recommended	Net Impact
Interim or permanent loss of agricultural land, including the quality and quantity of farmland lost	Removal of 4.4ha of Class 2-3 agricultural land.	No mitigation available.	Loss of 4.4ha of agricultural land.
Fragmentation of the agricultural lands and operations	Development of the property will not fragment area agricultural land base given the lands are in proximity to the Village of Alton, ajdacent to large forested area, in succession to natural feature and are surrounded by designated non-agricultural land uses.	No mitigation available.	No adverse impact to fragmentation of agricultural land and adjacent farming operations.
The type of agricultural, agriculture-related or on-farm diversified uses being lost and the significance this has for supporting other agricultural production in the surrounding area	Removal of 4.4ha of land in cash crop. Lands rented to area farmer. Loss will not compromise ongoing agricultural production in surrounding area.	No mitigation available.	Loss of 4.4ha of agricultural land.
The loss of existing and future farming opportunities	Loss of crop land on subject property from future production.	No mitigation available.	Loss of 4.4ha of agricultural land.
Minimum Distance Separation changes (where applicable) that will constrain future farm operations	Development MDS compliant. Existing golf course closer with no odour complaints.	No mitigation available.	None
The loss of infrastructure, services or assets important to the surrounding agricultural community and agri-food sector	No loss of infrastructure, services or assets important to surrounding agricultural community.	No mitigation required.	None
The loss of agricultural investments in structures and land improvements (e.g. artificial drainage)	No loss of investment, buildings scheduled for demolition. No tile drainage or surface drainage improvements.	No mitigation required.	None
The disruption or loss of function to artificial drainage and irrigation installations	No impact to tile installation.	No mitigation required.	None
Changes to the soil drainage regime	No changes to soil drainage regime, lands will not have impermeable surfaces and are naturally well drained.	No mitigation required.	None
Changes to surface drainage features which could have an effect on adjacent lands	No surface drainage feature on site.	No mitigation required.	None
Changes to landforms, elevations and slope that could alter microclimatic conditions (e.g. modification to slopes that may reduce or improve cold air drainage opportunities and changes to elevation may have an impact on diurnal temperatures)	No changes to landform or topography, no unique microclimatic conditions within or adjacent to development footprint.	No mitigation required.	None
Changes to hydrogeological conditions that could affect neighboring municipal or private wells, sources of irrigation water and sources of water for livestock	No change expected to ground water regime. Soils are loam over gravel which would promote infiltration.	No mitigation required.	None

Table 1 - Impact Assessment for 19370 Main Street, Alton

Potential Impact	Impact From Proposed Development	Mitigation Recommended	Net Impact
Disruption to surrounding farm operations, activities and management (e.g. temporary loss of productive agricultural lands, cultivation, seeding, spraying, harvesting, field access, use of road network)	No disruption to livestock operations in the area. Disruption limited to loss of rentable agricultural lands.	No mitigation required.	Loss of 4.4ha of rented agricultural land.
The potential effects of noise, vibration, dust, and traffic on agricultural operations and activities	Surrounding farming operations can continue agricultural operations, no impacts to equipment use.	No mitigation required.	None
Potential compatibility concerns such as *normal farm practices* facing challenges with e.g. nuisance complaints, vandalism and trespassing that may occur with the new development being established	No expectation of compatibility impacts.	No mitigation required.	None
The inability or challenges to move farm vehicles and equipment along roads due to increased traffic caused by haul routes, changes in road design.	No potential impact due to increased traffic volume.	No mitigation available.	None
Fragmentation of the agricultural land base and loss of contiguity of farmland.	Fragmentation already imposed on parcel by surrounding non-agricultural land uses.	No mitigation available.	None
Loss of agricultural infrastructure upon which area farms rely.	No impact, farm provides no agricultural infrastructure services.	No mitigation required.	None
Loss of agricultural operations that provide goods and services upon which the surrounding agricultural community is dependent.	No discernable community impact, farm used for crop growth only, only impact loss of land base for renter.	No mitigation required.	None
Loss of community benefits for agri-tourism, products for retail market/local food or educational benefits.	No impact, no agri-tourism, market gardening or educational programs on farm.	No mitigation required.	None

Minimum Distance Separation I

19370 Main St.
Prepared By: Paul Neals, B.Sc.Agr, P.Ag., Orion Environmental Solutions Inc.

Description: Osprey Valley Golf Course Expansion

Application Date: Wednesday, June 23, 2021

Municipal File Number:

Proposed Application: New or expanding zone or designation for a recreational use (e.g. sports field, golf course)
Type B Land Use

Applicant Contact Information
Chris Humeniuk
Osprey Valley Resorts Inc.
18821 Main Street
Caledon, ON, Canada L7R 1R1

Location of Subject Lands
Regional Municipality of Peel, Town of Caledon
CALEDON, Concession: 4 WEST SIDE OF CENTRE OR COMMUNICATION R, Lot: 20
Roll Number: 212403000704700

Calculation Name: ***Farm 1***
Description: 19158 Peel Regional Road 136

Farm Contact Information
unknown unknown
19158 Peel Regional Road 136
Caledon, ON, Canada

Location of existing livestock facility or anaerobic digester
Regional Municipality of Peel, Town of Caledon
CALEDON, Concession: 4 WEST SIDE OF CENTRE OR COMMUNICATION R, Lot: 19
Roll Number: 212403000704900
Total Lot Size: 3.7 ha

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

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	63	63.0	293 m²

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

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM
Design Capacity (NU): 63.0
Potential Design Capacity (NU): 63.0

Factor A (Odour Potential)		Factor B (Size)		Factor D (Manure Type)		Factor E (Encroaching Land Use)		Building Base Distance F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	**X**	**282.68**	**X**	**0.7**	**X**	**2.2**	**=**	**305 m (1000 ft)**	**217 m (712 ft)**

Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
305 m (1000 ft)	**249 m (817 ft)**

Calculation Name: ***Farm 2***
Description: 19876 Peel Regiona Road 136

Farm Contact Information
unknown unknown
19876 Peel Regiona Road 136
Caledon, ON, Canada

Location of existing livestock facility or anaerobic digester
Regional Municipality of Peel, Town of Caledon
CALEDON, Concession: 4 WEST SIDE OF CENTRE OR COMMUNICATION R, Lot: 18
Roll Number: 212403000705201
Total Lot Size: 78 ha

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

Minimum Distance Separation I

19370 Main St.
Prepared By: Paul Neals, B.Sc.Agr, P.Ag., Orion Environmental Solutions Inc.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Dairy, Milking-age Cows (dry or milking) Large Frame (545 - 658 kg) (eg. Holsteins), Tie Stall [Livestock barn is currently unoccupied]	56	80.0	572 m²
Solid	Dairy, Calves Large Frame (45 - 182 kg) (eg. Holsteins) [Livestock barn is currently unoccupied]	123	20.5	400 m²

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

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

Design Capacity (NU): 100.5

Potential Design Capacity (NU): 301.5

Factor A (Odour Potential)		Factor B (Size)		Factor D (Manure Type)		Factor E (Encroaching Land Use)		Building Base Distance F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	**X**	**464.61**	**X**	**0.7**	**X**	**2.2**	**=**	**501 m (1643 ft)**	**825 m (2707 ft)**

Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
501 m (1643 ft)	**825 m (2707 ft)**

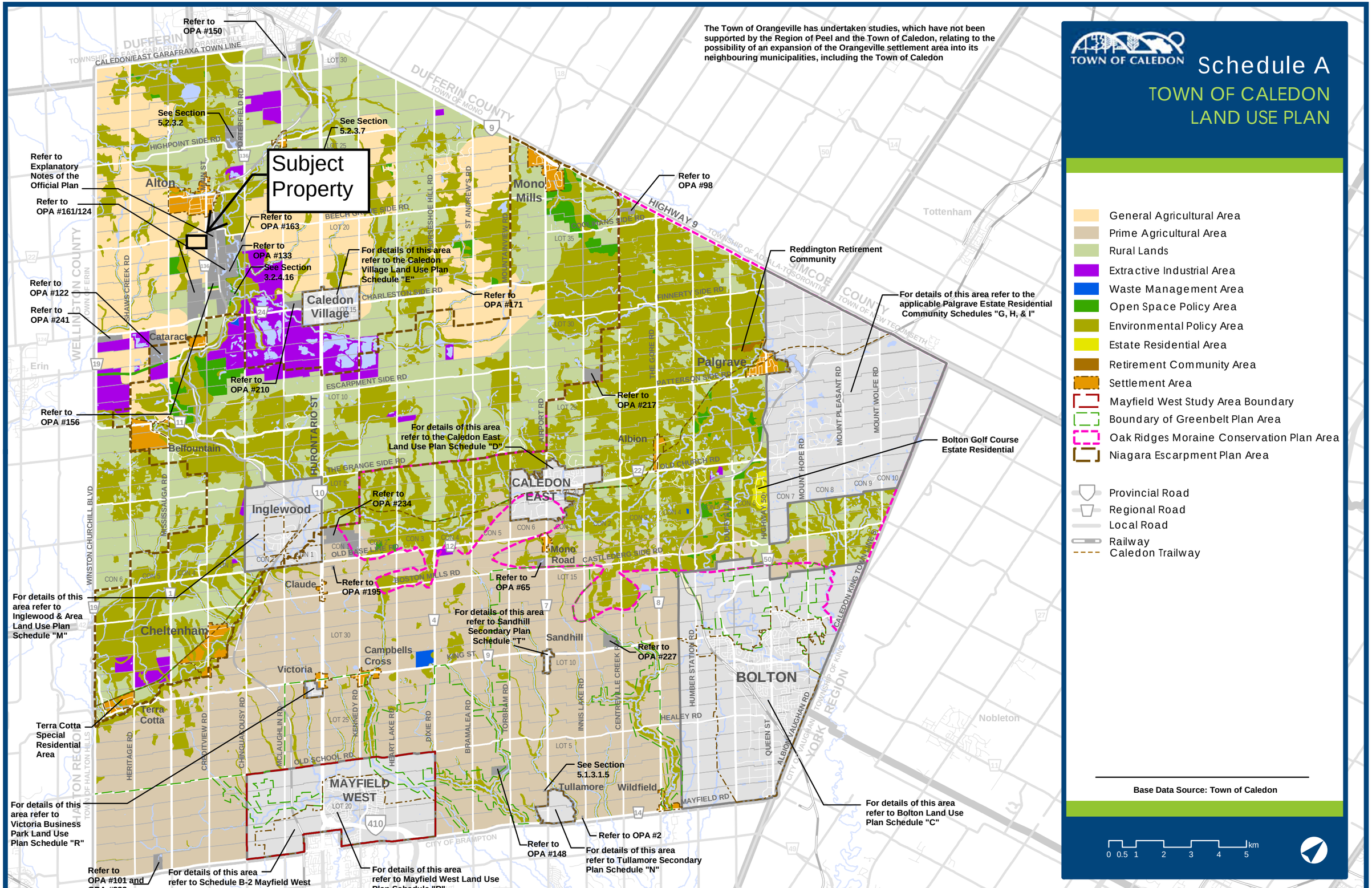
Preparer Information

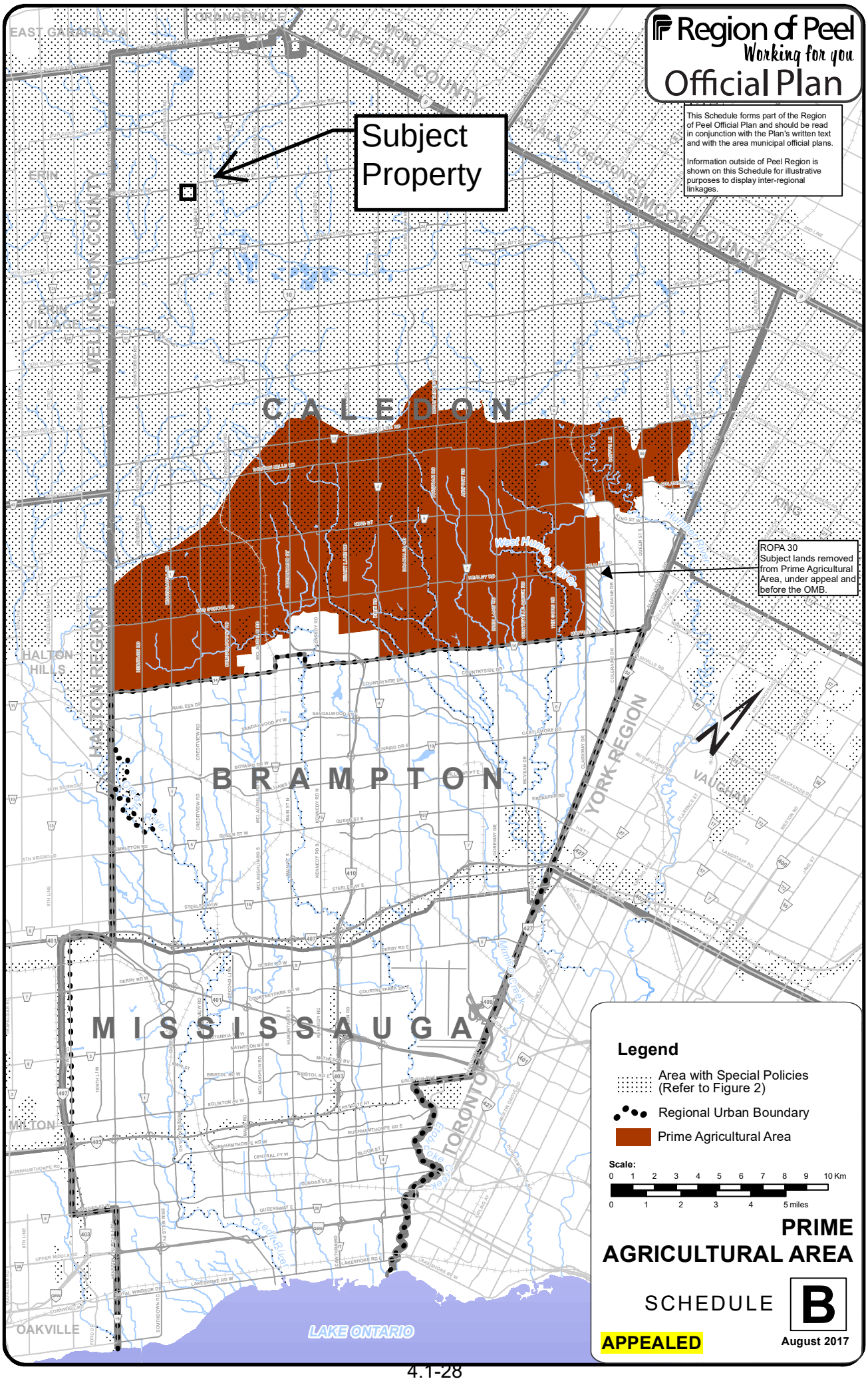
Paul Neals
B.Sc.Agr, P.Ag.
Orion Environmental Solutions Inc.
1930 George Johnston Road
Minesing, ON, Canada L9X 1C1
Phone #1: 705-794-7107
Email: paul@orionenvironmentalsolutions.com

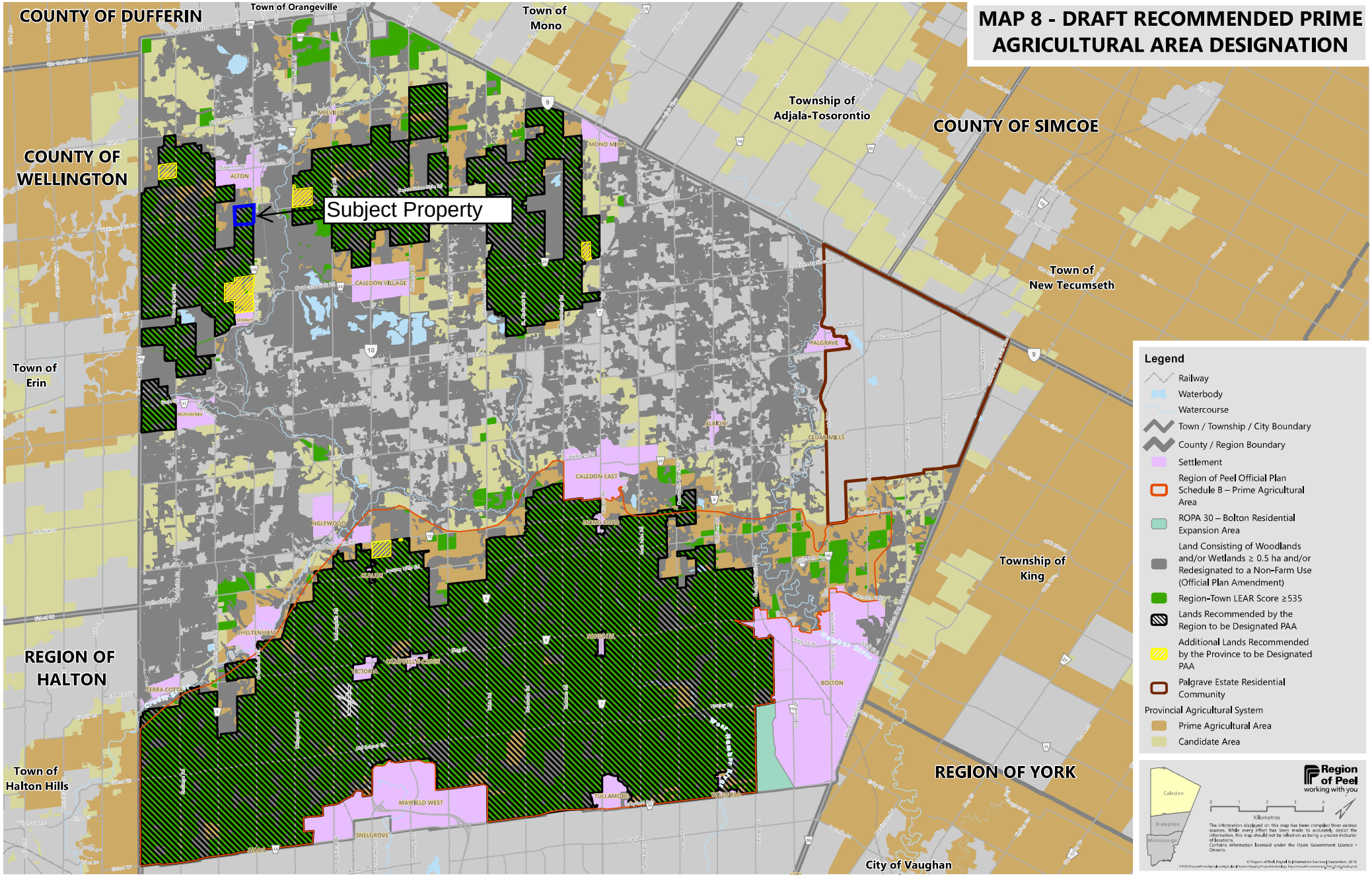
Signature of Preparer: Paul Neals
Paul Neals, B.Sc.Agr, P.Ag.

Date: Sept 29, 2021

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


TOWN OF CALEDON
Schedule A
TOWN OF CALEDON
LAND USE PLAN
General Agricultural Area
Prime Agricultural Area
Rural Lands
Extractive Industrial Area
Waste Management Area
Open Space Policy Area
Environmental Policy Area
Estate Residential Area
Retirement Community Area
Settlement Area
Mayfield West Study Area Boundary
Boundary of Greenbelt Plan Area
Oak Ridges Moraine Conservation Plan Area
Niagara Escarpment Plan Area
Provincial Road
Regional Road
Local Road
Railway
Caledon Trailway
Base Data Source: Town of Caledon
0 0.5 1 2 3 4 5 km
The Town of Orangeville has undertaken studies, which have not been supported by the Region of Peel and the Town of Caledon, relating to the possibility of an expansion of the Orangeville settlement area into its neighbouring municipalities, including the Town of Caledon
Subject Property
Refer to OPA #150
See Section 5.2.3.2
See Section 5.2.3.7
Refer to Explanatory Notes of the Official Plan
Refer to OPA #161/124
Refer to OPA #163
Refer to OPA #133
See Section 3.2.4.16
For details of this area refer to the Caledon Village Land Use Plan Schedule "E"
Refer to OPA #171
Refer to OPA #98
Reddington Retirement Community
For details of this area refer to the applicable Palgrave Estate Residential Community Schedules "G, H, & I"
Refer to OPA #122
Refer to OPA #241
Refer to OPA #210
Refer to OPA #217
Refer to OPA #156
For details of this area refer to the Caledon East Land Use Plan Schedule "D"
Bolton Golf Course Estate Residential
Refer to OPA #234
Refer to OPA #195
Refer to OPA #65
For details of this area refer to Inglewood & Area Land Use Plan Schedule "M"
For details of this area refer to Sandhill Secondary Plan Schedule "T"
Refer to OPA #227
Terra Cotta Special Residential Area
For details of this area refer to Victoria Business Park Land Use Plan Schedule "R"
See Section 5.1.3.1.5
Refer to OPA #2
Refer to OPA #148
For details of this area refer to Tullamore Secondary Plan Schedule "N"
For details of this area refer to Bolton Land Use Plan Schedule "C"
Refer to OPA #101 and OPA #232
For details of this area refer to Schedule B-2 Mayfield West Phase 2 Secondary Plan Land Use Plan
For details of this area refer to Mayfield West Land Use Plan Schedule "B"
Alton
Mono Mills
Caledon Village
Cataract
Belfountain
Inglewood
CALEDON EAST
Palgrave
Albion
Mono Road
Claude
Cheltenham
Campbells Cross
Sandhill
Victoria
Terra Cotta
BOLTON
MAYFIELD WEST
Tullamore
Wildfield
Tottenham
Nobleton
Erin
DUFFERIN COUNTY
WELLINGTON COUNTY
SIMCOE COUNTY
HALTON REGION
YORK REGION
CITY OF BRAMPTON
HIGHWAY 9
HIGHWAY 410
CALEDON/EAST GARAFRAXA TOWN LINE
HIGHPOINT SIDE RD
BEECH GROVE SIDE RD
CHARLESTON SIDE RD
ESCARPMENT SIDE RD
THE GRANGE SIDE RD
OLD BASELINE RD
BOSTON MILLS RD
CASTLEDERG SIDE RD
OLD CHURCH RD
PATTERSON SIDE RD
FINNERTY SIDE RD
COOKSTANS SIDE RD
OLD SCHOOL RD
HEALEY RD
MAYFIELD RD
KING ST
HURONTARIO ST
WINSTON CHURCHILL BLVD
MISSISSAUGA RD
HERITAGE RD
CREDITVIEW RD
CHINGUACOUSY RD
MCLAUGHLIN RD
KENNEDY RD
HEART LAKE RD
DIXIE RD
BRAMALEA RD
TORBRAM RD
INNIS LAKE RD
CENTREVILLE CREEK RD
HUMBER STATION RD
QUEEN ST
ALBION-VAUGHAN RD
CALEDON-KING TOWNLINE
MOUNT PLEASANT RD
MOUNT WOLFE RD
MOUNT HOPE RD
THE CORE RD
SHAWS CREEK RD
PORTERFIELD RD
ST ANDREW'S RD
MOUNTAINVIEW RD
HORSESHOE HILL RD
SAVED: 2 April 2018
FILE: S:\POLICY SECTION\GIS\official_plan\mxd\9-april_2018
SAVED BY: bloverock


Region of Peel
Working for you
Official Plan
This Schedule forms part of the Region of Peel Official Plan and should be read in conjunction with the Plan's written text and with the area municipal official plans.
Information outside of Peel Region is shown on this Schedule for illustrative purposes to display inter-regional linkages.
Subject Property
ROPA 30
Subject lands removed from Prime Agricultural Area, under appeal and before the OMB.
CALEDON
BRAMPTON
MISSISSAUGA
HALTON REGION
YORK REGION
WELLINGTON COUNTY
DUFFERIN COUNTY
SIMCOE COUNTY
HALTON HILLS
ERIN
EAST GARAFRAXA
ORANGEVILLE
MILTON
OAKVILLE
TORONTO
VAUGHAN
LAKE ONTARIO
Legend
Area with Special Policies (Refer to Figure 2)
Regional Urban Boundary
Prime Agricultural Area
Scale:
0 1 2 3 4 5 6 7 8 9 10 Km
0 1 2 3 4 5 miles
PRIME AGRICULTURAL AREA
SCHEDULE B
APPEALED
August 2017


MAP 8 - DRAFT RECOMMENDED PRIME AGRICULTURAL AREA DESIGNATION
COUNTY OF DUFFERIN
Town of Orangeville
Town of Mono
Township of Adjala-Tosorontio
COUNTY OF SIMCOE
COUNTY OF WELLINGTON
Town of New Tecumseth
Town of Erin
Subject Property
Township of King
REGION OF HALTON
REGION OF YORK
Town of Halton Hills
City of Vaughan
MELVILLE
MONO MILLS
ALTON
CALEDON VILLAGE
PALGRAVE
ALBION
CEDAR MILLS
CALEDON EAST
INGLEWOOD
MONO ROAD
CHELTENHAM
TERRA COTTA
VICTORIA
CAMPBELLVILLE
BOLTON
MAYFIELD WEST
SNELGROVE
ALGA
ULLAMORE
WILDFIELD
Legend
Railway
Waterbody
Watercourse
Town / Township / City Boundary
County / Region Boundary
Settlement
Region of Peel Official Plan Schedule B – Prime Agricultural Area
ROPA 30 – Bolton Residential Expansion Area
Land Consisting of Woodlands and/or Wetlands ≥ 0.5 ha and/or Redesignated to a Non-Farm Use (Official Plan Amendment)
Region-Town LEAR Score ≥535
Lands Recommended by the Region to be Designated PAA
Additional Lands Recommended by the Province to be Designated PAA
Palgrave Estate Residential Community
Provincial Agricultural System
Prime Agricultural Area
Candidate Area
Region of Peel
working with you
Caledon
Brampton
Mississauga
Kilometres
0 1 2 3 4
The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations.
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Ontario Agriculture Systems

6/3/2021, 3:21:20 PM

1:72,224

0 0.45 0.9 1.8 mi

0 0.5 1 2 km

Dufferin, Earthstar Geographics, OMAFRA

Agricultural Land Base

Prime Agricultural Area

Candidate Area

Specialty Crop Area

Greater Golden Horseshoe (Ministry of Municipal Affairs and Housing)

OMAFRA | https://www.ontario.ca/page/open-government-licence-ontario | Ontario small distillers https://www.lcbo.com/content/lcbo/en/pages/spirits/brand-shop-ontario-craft-distillers-association.html, https://www.ontariotravel.net/en/social/blog/article/8903 and

ORION Environmental Solutions

PAUL NEALS
B.Sc.Agr., P.Ag.
Senior Environmental Planner/Professional Agrologist

PROFILE

2016 to present	Principal, Orion Environmental Solutions, Inc.
1995-2016	Vice-President, Azimuth Environmental Consulting, Inc.
1990-1995	Senior Environmental Planner/Agrologist, Gartner Lee Limited
1980-1990	Planner/Agrologist, Land Use and Environmental Planning Dept., Design and Development - Transmission Division, Ontario Hydro
1980	Resource Technician, Nottawasaga Valley Conservation Authority
1975-1979	B.Sc. Agriculture - University of Guelph

EXPERIENCE

2016 to present Principal, Orion Environmental Solutions
In 2016 Mr. Neals started Orion Environmental Solutions providing expertise to his clients in the areas of Agricultural Impact Assessment., Minimum Distance Calculations, Project Management/Approval Facilitation, Development Land Management, Environmental Due Diligence/Issue Identification, Environmental Policy Review and Development, Environmental Assessment Planning Process Implementation Full and Class EA Project Management and Public Consultation Program Management.

- Environmental Director responsible for the overall management of the natural heritage components for the Link 427 design build/operation/maintenance project involving extension of Highway 427 to Major MacKenzie Drive. Orion is providing expertise to assist in the management of the Vegetation Restoration/Ground Water/Fisheries/Wildlife/Agriculture/Waste Management and Contamination/Habitat Management/Species at Risk and liaison with the project staff from the Ministry of Transportation and Infrastructure Ontario.

- Project Management and approvals facilitation for numerous Environmental Impact Studies for development approvals in Simcoe County and Greater Toronto Area involving provincially and locally

1930 George Johnston Rd., Minesing, ON L9X 1C1 – 705.794.7107 paul@orionenvironmentalsolutions.com

significant wetlands, cold and warm water fisheries, designated significant natural heritage features, Species at Risk, ground /surface water protection, Areas of Natural and Scientific Interest.

- Undertook agricultural impact assessments for residential and commercial development approvals in Simcoe County, the Greater Toronto Area and throughout southern Ontario. Assessed the impact of the loss of agricultural land and the Minimum Separation Distance requirements for development based on the surrounding existing agricultural operations.

1995 – 2016 Vice-President, Azimuth Environmental Consulting, Inc.

Mr. Neals is a founding member of Azimuth Environmental Consulting, Inc. Throughout his 40-year career he has been involved with hundreds of projects utilizing his expertise in environmental assessment process, public consultation, impact analysis, natural resource inventories, land use/socioeconomic analysis and interpretation, and route/site selection.

- Environmental Manager responsible for the overall management of the natural heritage components for the Highway 407 East Phase 2 design build/operation/maintenance project involving 32km of new freeway. Azimuth is providing expertise in the Vegetation Restoration/Ground Water/Fisheries/Wildlife/Agriculture/Waste Management and Contamination/Habitat Management/Species at Risk, preparation of the Class EA for the truck layby and highway maintenance facilities, provide environmental input into the Community Value Plan and provide environmental monitoring during construction.

- Project Management and field studies for numerous Environmental Impact Studies for development approvals in Simcoe County and Greater Toronto Area involving provincially and locally significant wetlands, cold and warm water fisheries, designated significant natural heritage features, Species at Risk, ground /surface water protection, Areas of Natural and Scientific Interest.

- Project Manager for Block 40/47 environmental studies for the preparation of the Master Environmental Servicing Plan. Responsible for coordination of ecology and hydrogeological disciplines, liaison with Ministry of Natural Resources and Forestry, Toronto Region Conservation Authority and City of Vaughan. Provided expert testimony before the Ontario Municipal Board

to on the environmental matters and agriculture to obtain approval of the zoning amendments to permit the submission of draft plans.

- A working knowledge of the municipal/provincial/federal guidelines, statues and policies governing infrastructure and land development approvals in Ontario.

- Environmental Planner/Class EA process advisor on Municipal Class EA projects involving municipal roads, water supply and sewage treatment systems. Responsible for implementation of Class EA planning process, public consultation, land use/socioeconomic impact assessment, evaluation methodologies for the assessment of alternatives, government agency liaison, public liaison committee consultation and report preparation.

- Acted as municipal peer reviewer for numerous Environmental Impact Studies to provide staff with opinion on the degree of compliance with EIS requirements and the thoroughness and accuracy of the study.

- Project Manager/Environmental Planner for the numerous route selection studies for natural gas transmission pipelines. Responsible for the development and implementation of the route selection planning process, land use/agricultural/socioeconomic impact assessment, public/agency consultation, impact mitigation study on preferred route, and preparation of the Environmental Report, subject to review by the Ontario Energy Board. Presented expert testimony on the environmental issues associated with the aforementioned projects before the Ontario Energy Board. All project approved.

- Environmental Planner on Ministry of Transportation Class EA Group B and C projects encompassing route selection for new provincial 400 series highways, road maintenance construction projects, truck inspection facility and numerous highway upgrade projects. Responsible for environmental planning process, preparation of the Transportation Environmental Study Report or Screening Report, coordination of the environmental/land use/socioeconomic studies, public and agency consultation.

- Project Manager on a number of Secondary Plan studies in Central Ontario. Responsible for the coordination of the natural heritage inventory, integration of ground and surface water studies into protection of the natural heritage features for the delineation of the limits of the Environmental Protection areas and the developable lands. Undertook a lead role in

facilitating approvals through affected municipalities, conservation authorities and provincial ministries.

- Undertook agricultural impact assessments for residential and commercial development approvals in Simcoe County, the Greater Toronto Area and throughout southern Ontario for Environmental Assessment Act and Ontario Energy Act approvals for hydro transmission rights-of-way, provincial highways and natural gas pipelines. Assessed the impact of the loss of agricultural land and the Minimum Separation Distance requirements for development based on the surrounding existing agricultural operations.

- Project Manager and Environmental Planner for landfill site selection studies. Responsible for planning process development, data collection, identification and evaluation of candidate areas and candidate site, government and public consultation program, evaluation methodology and preparation of the environmental assessment report.

1990 – 1995 Senior Environmental Planner, Gartner Lee Limited

Mr. Neals was a Senior Environmental Planner with Gartner Lee Limited. Environmental assessment projects Paul has undertaken include waste management studies for landfill site selection, landfill operations, EA's for provincial highways and natural gas pipeline projects, site plans for aggregate pit expansion and management of environmental studies for private electricity generation facilities.

1980-1990 – Planner Agrologist, Land Use & Environmental Planning Dept. Design & Development Transmission Division, Ontario Hydro

Mr. Neals undertook environmental, land use and agricultural impact studies required to obtain approval under the Environmental Assessment Act for the construction of transmission facilities throughout northern and southern Ontario. Responsible for management in interdisciplinary team, route selection process, field studies and impact assessment, public and agency consultation and report preparation. Provided expert testimony before the Consolidated Hearings Board.

PROFESSIONAL AFFILIATIONS, CERTIFICATION & TRAINING

Ontario Institute of Agrologists (1982 - 1994, 2015 – 2021)
Member of Barrie Huronia Rotary Club