

April 25, 2024

Bryanne Robinson, M.Pl, MCIP, RPP
Mason Homes (Uxbridge) Limited
70 Innovator Avenue, Unit #1
Stouffville, ON L4A 0Y2

Dear Ms. Robinson,

RE: Agricultural Assessment Report for Part of Lot 33, Concession 6, Township of Uxbridge

Colville Consulting Inc. was retained to address the Agricultural Assessment Report identified as a requirement through the Pre-Consultation Meeting for the proposed subdivision development of Part of Lot 33, Concession 6, Township of Uxbridge. These lands, herein referred to as the Subject Lands, are approximately 13.58 ha (33.56 acres) in size and are designated Future Residential Area, Natural Hazard Area, and Environmental Potential Area in the Township of Uxbridge Official Plan. Schedule A – Map A2 of the Durham Regional Official Plan shows that the Subject Lands are within the Municipal Urban Boundary of Uxbridge and are designated Special Study Area No. 6. The Subject Lands are located within the Greater Golden Horseshoe, but do not form part of the Agricultural Land Base's prime agricultural area.

The finalized Draft Plan of Subdivision for the proposed development was received, indicating the development of 236 residential units with associated roads and walkways, two open space blocks, an environmental protection block, a stormwater management pond, and a future road connection on the Subject Lands. The Draft Plan of Subdivision can be found in Appendix A.

POLICY

The Provincial Policy Statement (PPS, 2020) provides policy direction on matters of provincial interest related to land use planning and development. Policy 2.3 lays out the Agricultural Policies. Policy 2.3.1 states that prime agricultural areas "shall be protected for long-term use for agriculture" and that these "are areas where prime agricultural lands predominate". Prime agricultural lands include specialty crop areas and Canada Land Inventory (CLI) Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area.

Permitted uses and activities in prime agricultural areas only include agricultural uses, agriculture-related uses, and on-farm diversified uses (PPS Policy 2.3.2). 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 (MDS) formulae (PPS Policy 2.3.3).

Lands can only be removed from a prime agricultural area in accordance with PPS Policies 2.3.5.1 and 1.1.3.8. Policy 2.3.5.1 states "Planning authorities may only exclude land from prime agricultural areas for

expansions of or identification of settlement areas in accordance with policy 1.1.3.8.” As the Subject Lands have already undergone a Municipal Comprehensive Review and have been removed from the prime agricultural area, the PPS policies under 2.3 no longer apply. That includes Policy 2.3.3 and the need to address the MDS Formulae.

The Growth Plan for the Greater Golden Horseshoe (Growth Plan, 2020) establishes policy for when an Agricultural Impact Assessment (AIA) is required. Section 4.2.6.2 of the Growth Plan states that: “Prime agricultural areas, including specialty crop areas, will be designated in accordance with mapping identified by the Province and these areas will be protected for long-term use for agriculture.”

Section 4.2.6.3 of the Growth Plan states that: “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 intent of this policy is to achieve land use compatibility when non-agricultural land uses are proposed outside of settlement areas; not to achieve compatibility where non-agricultural uses are proposed within existing settlement area boundaries. However, the Draft Plan of Subdivision indicates the retention of an existing hedgerow and treeline along the northern edge of the Subject Lands, which will help achieve compatibility between the proposed development and the adjacent agricultural lands.

As mentioned above, as the Subject Lands have already been removed from the prime agricultural area and are located within the settlement area boundary, the agricultural policies in the Growth Plan do not apply. The completion of an AIA is not required.

Despite the fact that these lands are not in the prime agricultural area, nor are they considered rural lands, the Regional Municipality of Durham has requested that the Agricultural Assessment Report address the “agricultural capability of the land, including the Province’s Agricultural System” and provide a “statement of Conformity with the Minimum Distance Separation Formulae.”

STUDY FINDINGS

Regional Soils

The *Soil Survey of Durham County – Report No. 9 of the Ontario Soil Survey* (Webber, L.R., Morwick, F.F., and Richards, N.R., 1946) includes a soil map that shows the distribution of the various soil series in the Regional Municipality of Durham. The digital Provincial Soil Resource database is compiled and administered by OMAFRA and includes most of the soil surveys completed in Ontario. Much of this information is accessible from the Province’s Agricultural Information Atlas.

The *Soil Survey of Durham County* mapping shows that the soils within the Subject Lands are comprised primarily of Dundonald Sandy Loam soils (70.69%), with smaller amounts of Brighton Sandy Loam soils (29.31%). Regional scale soil mapping is shown in Figure 1.

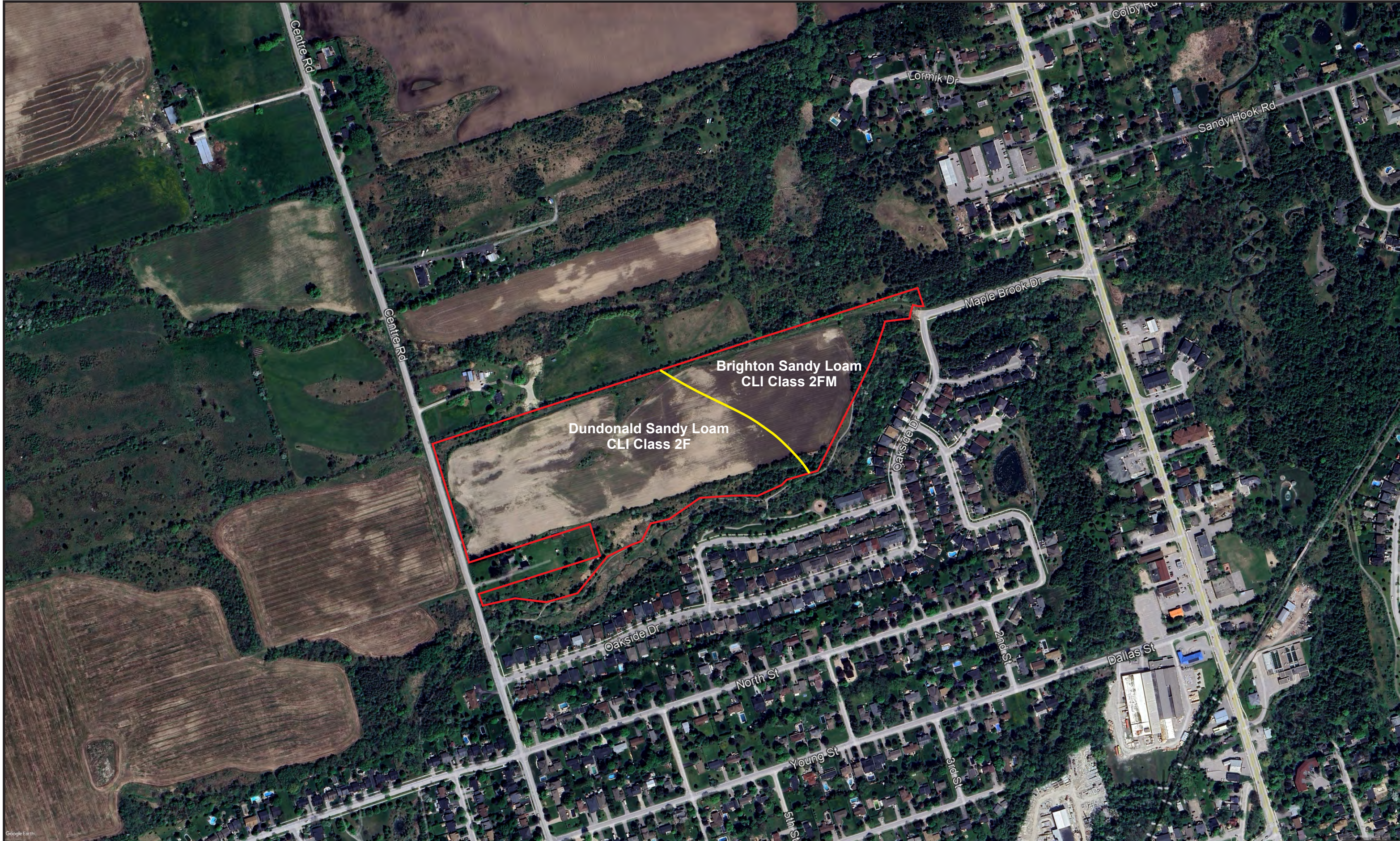


Figure 1: Regional Soils & CLI	Subject Lands	CLI AGRICULTURAL CAPABILITY CLASSES Class 2 - Moderate limitations that reduce the choice of crops, or require moderate conservation practices.	CLI AGRICULTURAL CAPABILITY SUBCLASSES F Fertility – low inherent fertility M Moisture – low moisture holding capacity		Prepared by: COLVILLE CONSULTING INC. Prepared for: Mason Homes (Uxbridge) Limited	Date: April 2024 File: C24027
	Soils					

CLI Agricultural Land Classification

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

According to the provincial database, the Subject Lands are mapped entirely as CLI Class 2 lands, as shown in Figure 1. Dundonald Sandy Loam soils are rated as CLI Class 2F lands, whereas Brighton Sandy Loam soils are rated as CLI Class 2FM lands. Soils rated as CLI Class 2F and 2M have moderate limitations for common field crop production due to low natural fertility and moisture deficiency, respectively.

The Provincial Policy Statement (PPS) defines prime agricultural lands as “specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.” The PPS defines prime agricultural areas as “areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture.”

The Subject Lands are comprised entirely of prime agricultural lands, however, they are not part of a prime agricultural area.

Agricultural Capability of Subject Lands

As stated above, the Subject Lands are comprised entirely of CLI Class 2 lands, which are considered to be prime agricultural lands. The Subject Lands are not shown as part of the Agricultural Land Base and, therefore, are not part of the Agricultural System.

The Region’s and Town’s land use schedules also show that the lands are not located within an Agricultural designation; rather they intended for residential development. Therefore, the Subject Lands are not part of a prime agricultural area, nor are they rural lands.

Although the soils on the Subject Lands are good agricultural soils and would allow for agricultural production, the inclusion of these lands within the settlement area of Uxbridge indicates that the intended long-term use of these lands is for non-agricultural uses. Therefore, the current agricultural capability of the Subject Lands is irrelevant. There will be no impact to the Agricultural System.

Application of MDS I Formula

Minimum Distance Separation (MDS) is a land use planning tool developed by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) to minimize land use conflicts and nuisance complaints arising from odours generated by livestock operations. The MDS calculates a recommended separation distance between a livestock facility and/or manure storage and other land use(s). The most recent version of the MDS Guidelines, The Minimum Distance Separation (MDS) Document, Publication 853 (2016), came into effect on March 1st, 2017.

The MDS uses two separate formulae depending on the type of land use proposed: MDS I and MDS II. The MDS I formula is used when a new non-agricultural development is proposed in proximity to livestock operations. The MDS II formula is used when a new, enlarged, or remodeled livestock facility or manure storage system is proposed in proximity to existing or approved development. The MDS formulae only apply to lands designated prime agricultural area or rural. The MDS does not apply to lands in areas that are not intended for agricultural use. Guideline #36 of the MDS Guidance Document states that “MDS I setbacks are NOT required for proposed land use changes (e.g., consents, rezonings, redesignations, etc.) within approved settlement areas, as it is generally understood that the long-term use of the land is intended to be for non-agricultural purposes.”

The Regional Municipality of Durham Official Plan has been approved by the Province and the Township of Uxbridge Official Plan has been approved by the Region. Both the regional and local Official Plans show the Subject Lands within the settlement area of Uxbridge. Therefore, the Subject Lands are located within an approved settlement area and MDS I setbacks do not apply. As such, the proposed development conforms with the Minimum Distance Separation Formulae.

SUMMARY

Prior to approving the proposed development of the Subject Lands, the Regional Municipality of Durham requires the completion of an Agricultural Assessment Report to address the agricultural capability of the lands and to ensure compliance with the MDS Formulae. This study identified the soils located on the Subject Lands and their CLI Class. It was determined that the soils on the Subject Lands are capable of agricultural production, however, the lands are not intended for agricultural uses as indicated by their inclusion within the settlement area of Uxbridge. At the time of settlement area boundary expansion is Uxbridge, provincial policy would have required the completion of an AIA. The AIA would have accounted for the impacts to the Agricultural System associated with the removal of these lands from the agricultural land base. Given that the Subject Lands were removed from the agricultural land base, the agricultural capability of the lands is irrelevant, as they are intended for residential development.

The MDS Formulae only apply to lands located outside of approved settlement areas. It was determined that the Subject Lands are located within an approved settlement area. Therefore, the proposed development conforms to the MDS Formulae.

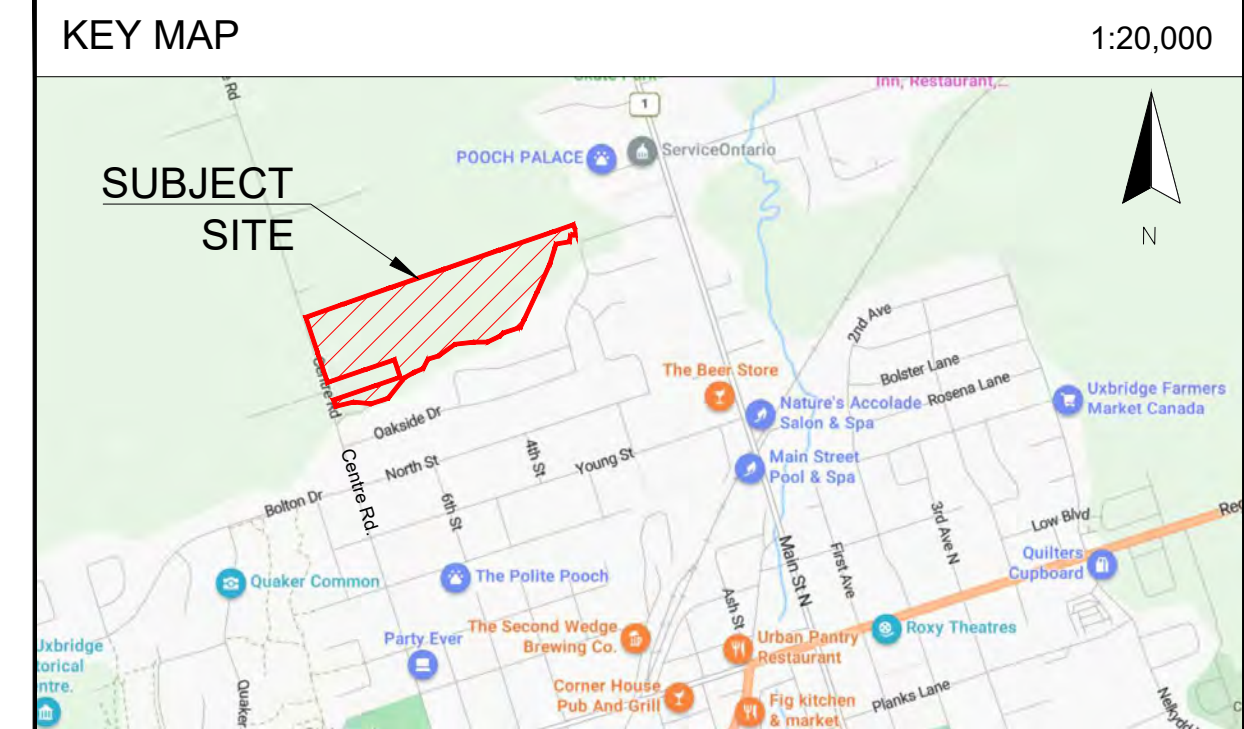
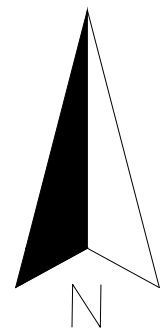
Please call me at 905-935-2161 or email sean@colvilleconsultinginc.com if you have any questions regarding our analysis.

Regards,



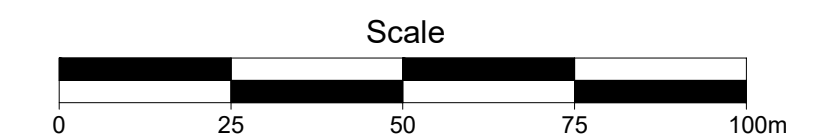
Sean Colville, B.Sc., P.Ag.
Colville Consulting Inc.

Appendix A
Draft Plan of Subdivision



DRAFT PLAN OF SUBDIVISION

Part of Lot 33, Concession 6,
Township of Uxbridge,
(formerly in the County of Ontario)
Regional Municipality of Durham



LEGEND
 SUBJECT LANDS (135,746.80m² / 13.575ha)

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE: 2001976 ONTARIO LIMITED

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: IVAN B. WALLACE, O.L.S.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- | | |
|------------------|--|
| a) SHOWN ON PLAN | g) SHOWN ON PLAN |
| b) SHOWN ON PLAN | h) MUNICIPAL WATER |
| c) SEE KEY PLAN | i) SILTY SAND, GLACIAL TILL AND/OR CLAYEY SILT |
| d) RESIDENTIAL | j) SHOWN ON PLAN |
| e) SHOWN ON PLAN | k) MUNICIPAL WATER & SEWAGE |
| f) SHOWN ON PLAN | l) NONE |

LAND USE STATISTICS			
Land Use	Lot / Blk. No.	Units	Area (ha)
Residential Single Lot (10.97m / 36')	1 - 55, 59 - 82, 88 - 100, 105 - 127, 130 - 148	134	4.691
Residential Single Lot (14.02m / 46')	56 - 58, 83 - 87, 101 - 104, 128 - 129, 149	15	0.792
Residential Single Lot - Rear Lane (10.97m / 36')	150 - 154	5	0.226
Residential Townhouses (6.30m / 20.76')	155 - 167	82	1.782
Open Space	168 - 169		0.826
3.00m Walkways	170 - 171		0.034
S.W.M. Pond	172		0.794
Environmental Protection	173		0.862
0.3m Reserves	174 - 175		0.005
Future Road Connection	176		0.050
Roads			3.513
TOTAL	176	236	13.575

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
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 tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: March 11, 2024 Drawn By: A.S.
 File: 21 - 1241 Checked: K.B.

