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Document: **AGERTON SECONDARY PLAN AREA**
AGRICULTURAL IMPACT ASSESSMENT UPDATE
TOWN OF MILTON
REGION OF HALTON

Prepared for: Mr. John Tjeerdsma, P. Eng.
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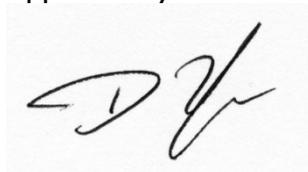
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President

DBH Soil Services Inc.



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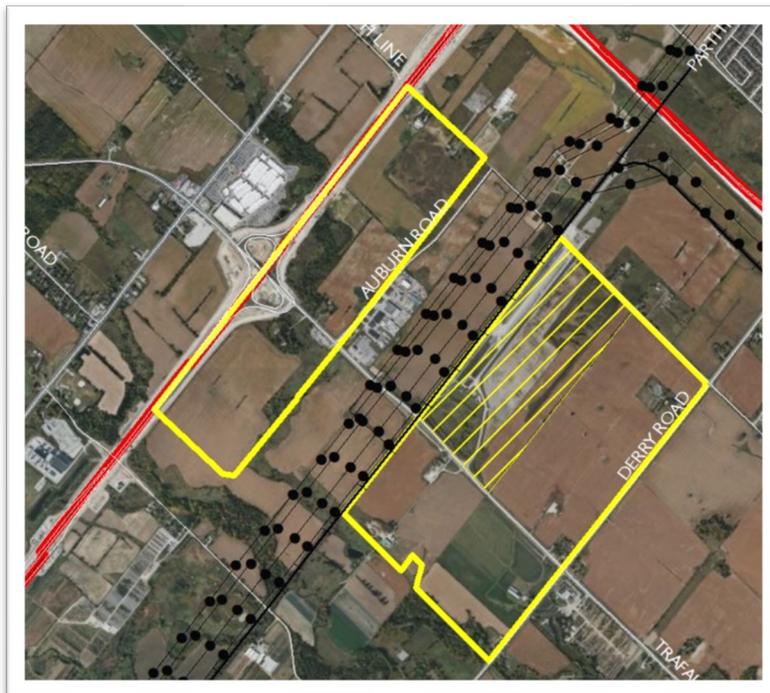
I INTRODUCTION

DBH Soil Services Inc was retained to complete an Agricultural Impact Assessment (AIA) update report for an area defined as the Agerton Secondary Plan Area, located in the Town of Milton, within the Regional Municipality of Halton. This AIA provides an update to the AgPlan Limited “Agricultural Assessment Review for the Trafalgar and Agerton Secondary Plan Area Located in the Town of Milton, Halton Region (June 15, 2020)” report (AgPlan Report). As indicated in the AgPlan Report, there is a need to complete an AIA because the lands planned for the urban development in the Agerton/Trafalgar study area have the potential to affect agricultural/rural uses remaining within the Town of Milton.

This AIA will update the AgPlan Report to the present day provincial and municipal policies and guidelines and will include an additional area beyond the Agerton Secondary Plan Area as defined in the AgPlan Report. The additional area includes the land designated as Prime Agricultural Area and is currently utilized as the CPCK Milton Yard (Formerly CP), located at 725 I Trafalgar Road, Hornby Ontario.

Together, the lands previously identified as the Agerton Employment Area Secondary Plan in the AgPlan Report, plus the additional area mentioned above, will now form the new Primary Study Area (PSA). Figure I illustrates the boundaries of the PSA as a yellow outline. For the purpose of providing clarity, the additional area (CPCK Milton Yard) has been identified as a yellow crosshatch.

Figure I Primary Study Area (PSA)



Source: DBH Soil Services Inc.

A Secondary Study Area (SSA) of 1500 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. The 1500 m SSA was defined in the Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA) *Draft Agricultural Impact Assessment Guidance Document (March 2018)* as required for a settlement area boundary expansion.

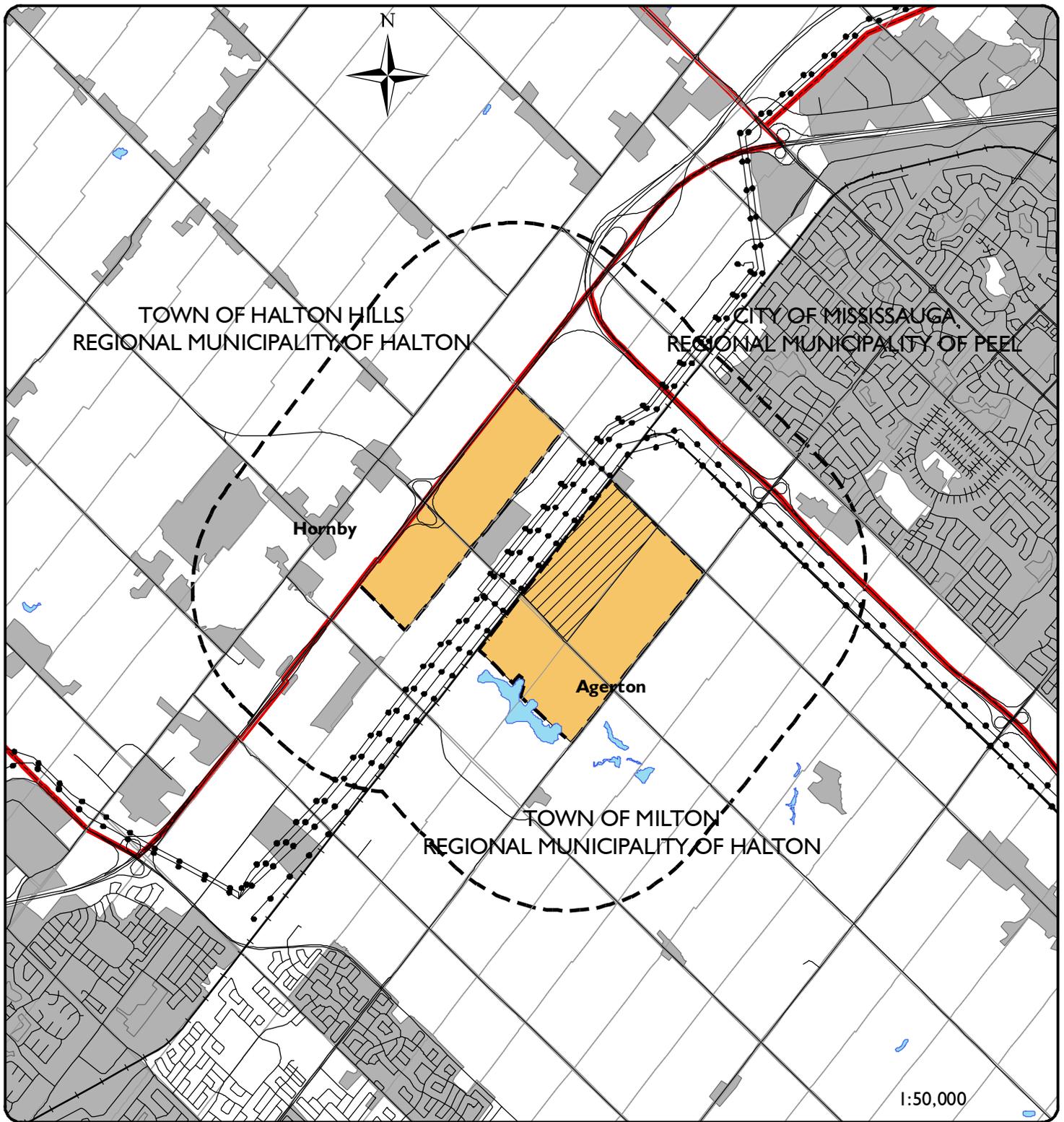
The PSA and the SSA comprise a mix of land uses including rural residential uses, agricultural lands, transportation corridors, urban area, and woodlands.

The PSA is located approximately 900 m west of Highway 407 and the City of Mississauga, south of Highway 401 at Trafalgar Road, and approximately 2.8 km east of the built-up area of Milton.

Figure 2 illustrates the relative location and shape of the PSA and SSA with respect to the above-mentioned geographical and community features.

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 impacts. 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 (OMAFRA) 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) | | Additional PSA |
| —+— | Active Railway (MNR) | | Built-up Areas (MNR) |
| ●—● | Hydro Line (MNR) | | Lot Lines (MNR) |
| — | Roads (MNR) | | Municipal Boundary (MNR) |
| | | | Primary Study Area (PSA) |
| | | | Secondary Study Area (SSA) (1.5 km) |
| | | | Waterbodies (MNR) |

Figure 2

Location

DBH Soil Services Inc.

June 2025



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 future development of the PSA.

In an effort to determine the requirements for completion of an AIA, a review of *The Regional Plan – Official Plan for the Halton Planning Area (Office Consolidation May 16, 2024)*, and the *Official Plan of the Town of Milton (Office Consolidation December 2024)* was completed.

The review determined that the Region of Halton has a defined *Agricultural Impact Assessment (AIA) Guidelines (Regional Official Plan Guidelines) (2014)*. Therefore, the Region of Halton has specific standards and guidelines for completing AIAs within the boundaries of the Region of Halton.

The review of *The Regional Plan – Official Plan for the Halton Planning Area (Office Consolidation May 16, 2024)* identified the need for AIAs in Section 77 (5)q. Section 77 (5) states:

“(5) Require the Local Municipalities and encourage public agencies in Halton to adopt and use the population and employment forecasts established under Section 77(1), as well as the population and employment distribution contained in Table 1, the targets contained in Table 2, 2a, and 2b as the basis for their plans and provision of services. Require the Local Municipalities to demonstrate with sufficient details, through their respective Official Plans and amendments thereof, how the distribution of population and employment in Table 1, the targets in Table 2 and 2b, and the Regional phasing in Table 2a can be achieved and maintained at all times. Require the Local Municipalities to prepare Area-Specific Plans or policies for major growth areas, including the development or redevelopment of communities. The area may contain solely employment lands without residential uses or solely a Strategic Growth Area. Such plans or policies shall be incorporated by amendment into the Local Official Plan and shall demonstrate how the goals and objectives of this Plan are being attained and shall include, among other things:”

Section 77 (5) q states:

“q) an Agricultural Impact Assessment on potential impact of urban development on existing agricultural operations, including the requirement for compliance with the Minimum Distance Separation formulae where an agricultural operation is outside the Urban Area.”

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 requirements of the Region of Halton *Agricultural Impact Assessment (AIA) Guidelines (Regional Official Plan Guidelines) (2014)*.

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, updated mapping 2022)*, the *Oak Ridges Moraine Conservation Plan (2017)*, the *Regional Plan – Official Plan for the Halton Planning Area (Office Consolidation May 16, 2024)*, the *Official Plan of the Town of Milton (Office Consolidation December 2024)*, the *City of Mississauga Official Plan (August 7, 2024, Office Consolidation)*, and the *Town of Halton Hills Official Plan (April 30, 2024 Consolidation)*.

The review also included a review of the *Town of Milton Comprehensive Zoning By-law 144-2023 (November 2022)*.

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 Region of Halton, and the Town of Milton websites was completed. 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.

A further review of online data for portions of the SSA included an examination of online data for the Town of Halton Hills, and the City of Mississauga.

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 May 17, 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.

This AIA is based on a proposed Secondary Plan Area plus settlement area boundary expansion in an agricultural area. Therefore, an assessment of MDSI is required.

Agricultural buildings in the PSA and SSA were assessed during a roadside reconnaissance survey and through a review of online imagery. Agricultural buildings housing livestock or having the capability to house livestock were identified and require MDSI assessment and calculations.

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 Region of Halton, and Town of Milton 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 future development of the PSA.

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 (The

Soils of Halton County, Report No. 43 of the Ontario Soil Survey (Gillespie, J.E., R.E. Wicklund, and M.H. Miller, 1971)) 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 database has been updated in the 1980s and 1990s 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 Town of Milton in general.

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 AGRICULTURAL STATISTICS

Agricultural statistics were provided by Statistics Canada and downloaded from the OMAFRA website for Halton Region. 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 and updated mapping 2022)*; 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 *Greenbelt Plan* mapping, the *Niagara Escarpment Plan* mapping and the *Oak Ridges Moraine Conservation Plan* mapping, therefore those policy plans do not apply to this AIA.

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 Regional Plan – Official Plan for the Halton Planning Area (Office Consolidation May 16, 2024)*, the *Official Plan of the Town of Milton (Office Consolidation December 2024)*, the *City of Mississauga Official Plan (August 7, 2024, Office Consolidation)*, and the *Town of Halton Hills Official Plan (April 30, 2024 Consolidation)*. The review also included a review of the *Town of Milton Comprehensive Zoning By-law 144-2023 (November 2022)*.

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 secondary plan area and settlement area boundary expansion development of the PSA, 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.*

Further, the PPS Policy 2.3.2 provides context for Settlement Areas and Settlement Area Boundary Expansions. Select agricultural policies are provided as follows:

2.3.2 New Settlement Areas and Settlement Area Boundary Expansions

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

g) the new or expanded settlement area provides for the phased progression of urban development.

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

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. Further, it is assumed that there was an assessment of alternative locations and that this has been addressed under other planning documents.

This AIA provides comment and context to the PPS policy 2.3.2.1c, d, e, and f.

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.

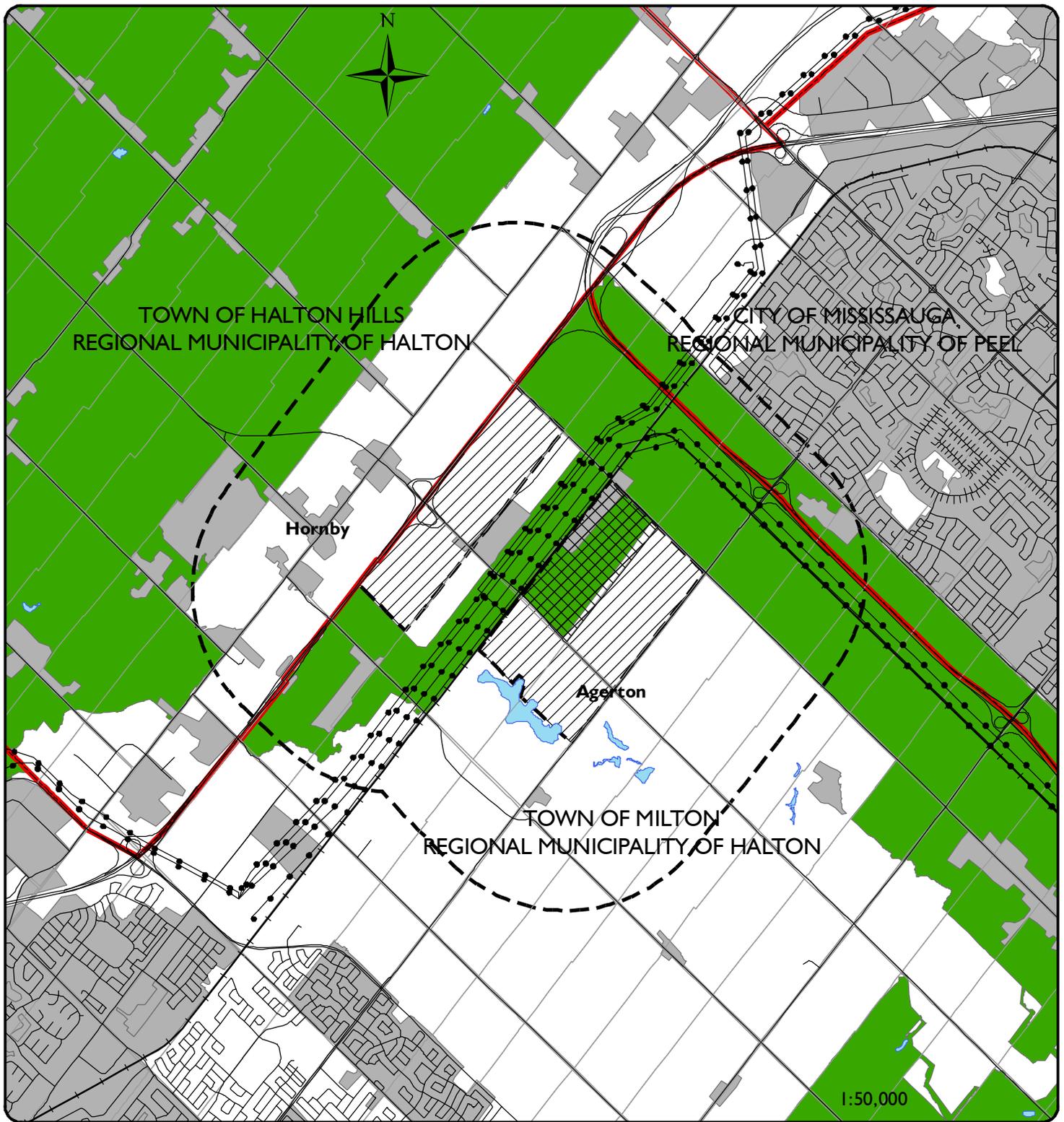
Figure 3 illustrates the relative location of the PSA and the SSA with respect to the Provincial Agricultural Land Base Mapping. It is noted that the Provincial Land Base mapping is now considered a legacy map and is not being updated by the province. Further, the province has indicated on the Agricultural Systems Portal website that *“For the most up-to-date prime agricultural area mapping, check the applicable, approved municipal official plan.”*

It is noted in Figure 3 that a portion of the PSA (additional area) is located within the Prime Agricultural Area of the Provincial Agricultural Land Base Legacy Mapping.

3.3 THE GREENBELT PLAN

A review of the Greenbelt Plan (2017 and updated mapping 2022); mapping indicated that no portions of the PSA nor the SSA are located within the boundaries of the Greenbelt Plan area. Therefore, the Greenbelt Plan policies do not apply to this AIA.

Figure 4 illustrates the relative location of the PSA and SSA with respect to the Greenbelt Plan mapping.



Legend

- | | | | |
|---------|--------------------------|---|-------------------------------------|
| ---+--- | Abandoned Railway (MNR) | | Primary Study Area (PSA) |
| —+— | Active Railway (MNR) | | Secondary Study Area (SSA) (1.5 km) |
| ●—● | Hydro Line (MNR) | | Waterbodies (MNR) |
| — | Roads (MNR) | Agricultural Land Base Designations (OMAFRA) | |
| | Additional PSA | | Candidate Area |
| | Built-up Areas (MNR) | | Prime Agricultural Area |
| | Lot Lines (MNR) | | Specialty Crop Area |
| | Municipal Boundary (MNR) | | |

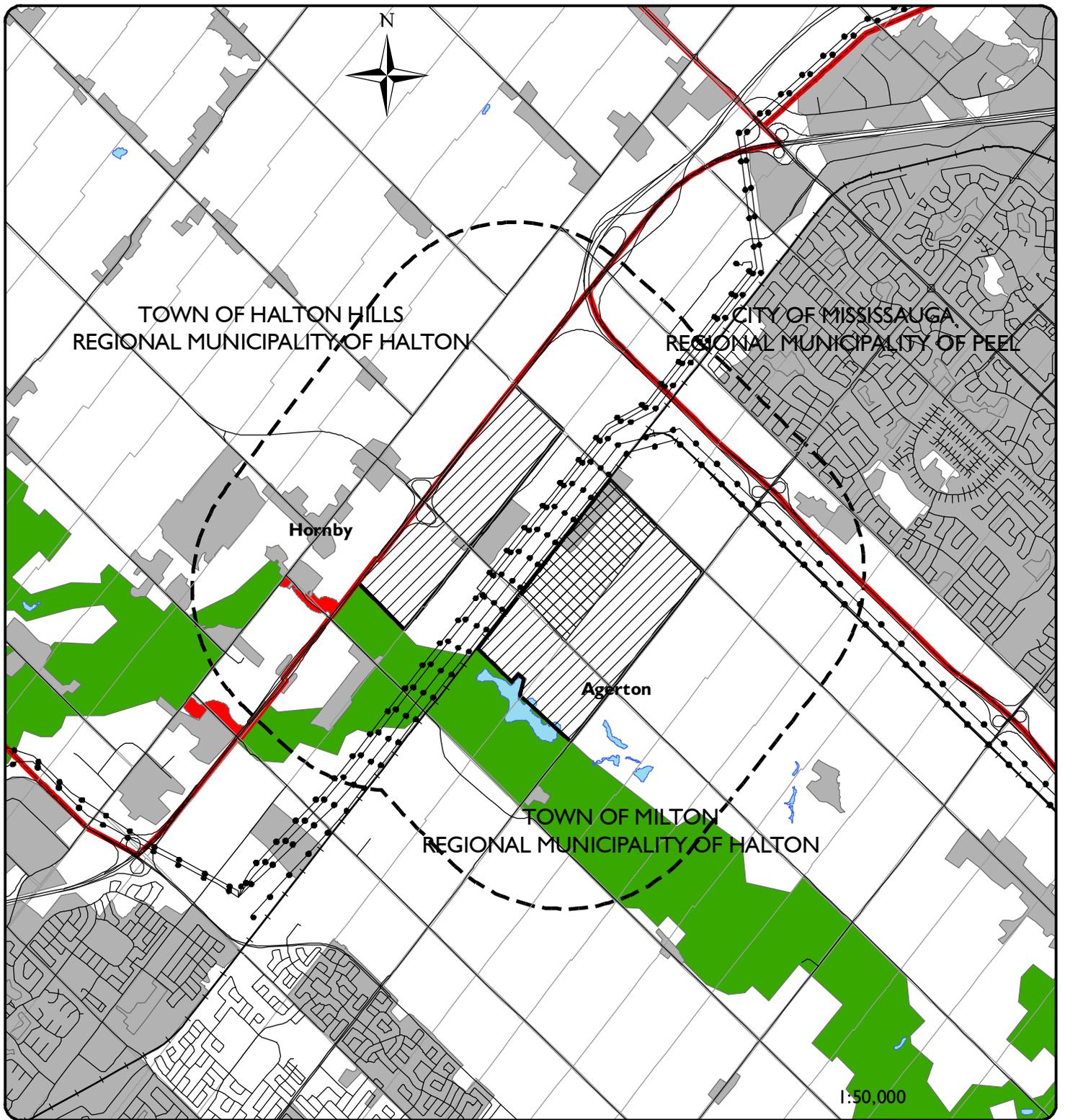
Figure 3

Agricultural Land Base Legacy Mapping

DBH Soil Services Inc.

June 2025





Legend

- | | | | |
|---------|--------------------------|-------------------------------|--------------------------------------|
| ---+--- | Abandoned Railway (MNR) | | Primary Study Area (PSA) |
| —+— | Active Railway (MNR) | | Secondary Study Area (SSA) (1.5 km) |
| ●—● | Hydro Line (MNR) | | Waterbodies (MNR) |
| — | Roads (MNR) | Greenbelt Designations | |
| | Additional PSA | | Niagara Escarpment Plan |
| | Built-up Areas (MNR) | | Oak Ridges Moraine Conservation Plan |
| | Lot Lines (MNR) | | Protected Countryside |
| | Municipal Boundary (MNR) | | Urban River Valley |

Figure 4

Greenbelt Plan Mapping

DBH Soil Services Inc.

June 2025



It is noted that the western boundary of the PSA abuts a portion of the Greenbelt designated Protected Countryside.

3.4 THE NIAGARA ESCARPMENT PLAN

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. Therefore, the policies of the Niagara Escarpment Plan do not apply to this AIA.

3.5 THE OAK RIDGES MORAINÉ CONSERVATION PLAN

A review of the boundaries of the Oak Ridges Moraine 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 Moraine Conservation Plan (2017) area. 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.

For the purpose of this AIA, the review of Official Plans included an examination of *The Regional Plan – Official Plan for the Halton Planning Area (Office Consolidation May 16, 2024)*, the *Official Plan of the Town of Milton (Office Consolidation December 2024)*, the *City of Mississauga Official Plan (August 7, 2024, Office Consolidation)*, and the *Town of Halton Hills Official Plan (April 30, 2024 Consolidation)*.

As noted on the Region of Halton website:

“As of July 1, 2024, the Halton Region Official Plan is no longer a Regional Plan. It is now a Local Plan of the four Local Municipalities in Halton. Download an unofficial consolidation of the policies and schedules of Regional Official Plan as it was July 1, 2024, for information purposes.”

Further, as noted on the Town of Milton website:

“On July 1, 2024, through changes to the Planning Act, the Province identified the Region of Halton as an “upper-tier municipality without planning responsibilities”. As a result, the Regional Official Plan is no longer an official plan for the Regional Municipality of Halton. Instead, it has been deemed an official plan of each of the lower-tier municipalities in

Halton (Town of Milton, City of Burlington, Town of Halton Hills, and Town of Oakville), until it is revoked or amended by the respective municipality.

This means that there are now two Official Plans which apply to the Town of Milton - the Halton Regional Official Plan, 1995, and the Town of Milton Official Plan, 1996.”

Therefore, the review of agricultural policy for the PSA and SSA relied on *The Regional Plan – Official Plan for the Halton Planning Area (Office Consolidation May 16, 2024)*, the *Official Plan of the Town of Milton (Office Consolidation December 2024)*, the *City of Mississauga Official Plan (August 7, 2024, Office Consolidation)*, and the *Town of Halton Hills Official Plan (April 30, 2024 Consolidation)*.

A review was also completed for the *Town of Milton Comprehensive Zoning By-law 144-2023 (November 2022)*.

3.6.1 THE REGIONAL PLAN - OFFICIAL PLAN FOR THE HALTON PLANNING AREA

The review of *The Regional Plan – Official Plan for the Halton Planning Area (Office Consolidation May 16, 2024) Map 1E – Agricultural Systems and Settlement Areas* revealed that the PSA was comprised of lands designated as Urban Area.

The SSA was comprised of lands designated as Prime Agricultural Areas, Urban Area, Greenbelt Plan Boundary, Agricultural System Outside Prime Agricultural Areas, and Provincial Freeway.

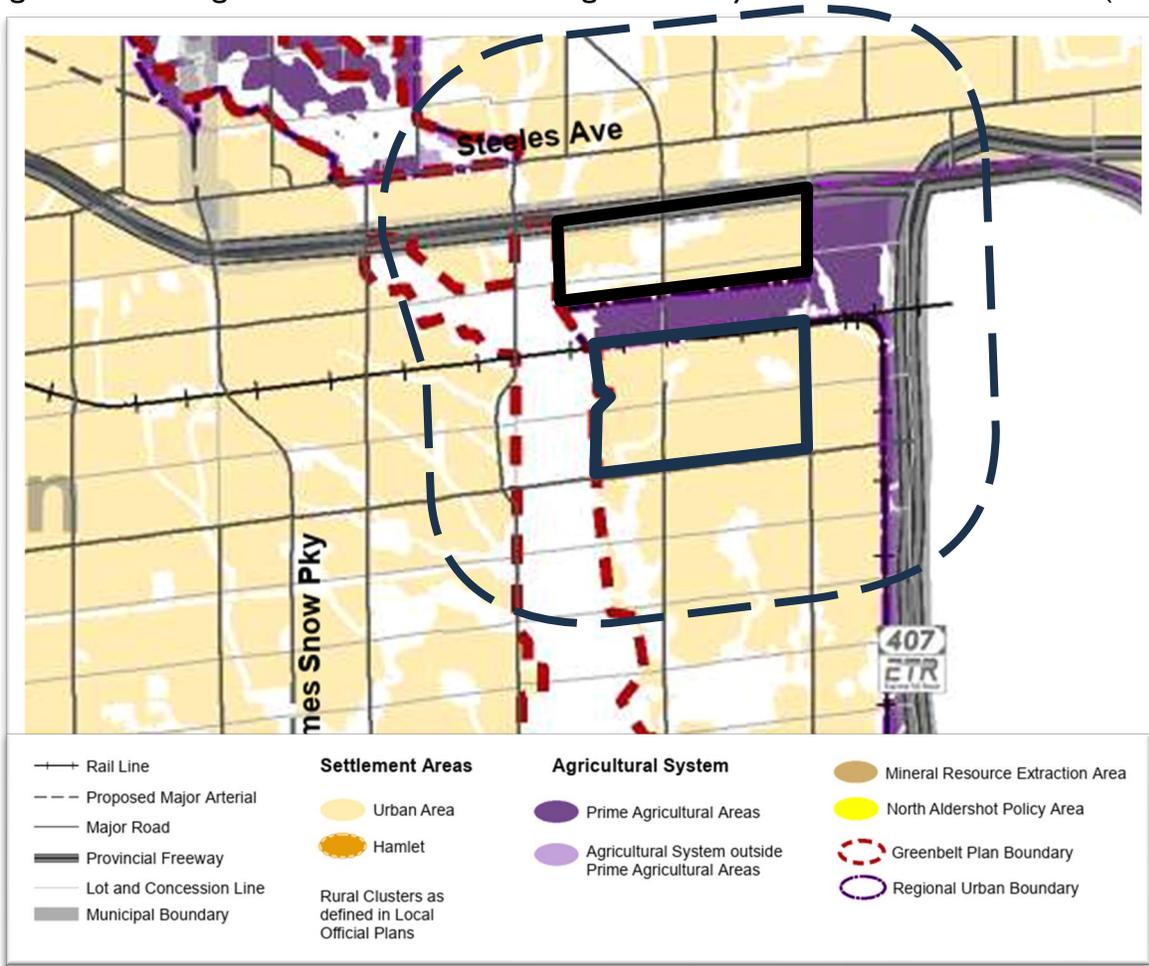
Figure 5 illustrates a select portion of *The Regional Plan – Official Plan for the Halton Planning Area (Office Consolidation May 16, 2024) Map 1E – Agricultural Systems and Settlement Areas* showing the land use designations for the PSA and SSA. The PSA is illustrated as a solid black line, while the SSA is illustrated as a dashed black line.

Prime Agricultural policies are presented in sections 139.9 – 139.9.2 of the *Regional Plan – Official Plan for the Halton Planning Area (Office Consolidation May 16, 2024)*. Select policies are provided as follows:

“139.9 The purpose of the Prime Agricultural Areas, as shown on Map 1E, is to assist in interpreting policies of this Plan and to assist the City of Burlington and the Towns of Milton and Halton Hills in developing detailed implementation policies for their respective Official Plans.

139.9.1 The Prime Agricultural Areas shown on Map 1E include lands in the Agricultural Area and Regional Natural Heritage System designations. Together these lands support and advance the goal to maintain a permanently secure, economically viable agricultural industry and to preserve the open space character and landscape of Halton's nonurbanized area.

Figure 5 Region of Halton Official Plan Agricultural System and Settlement Areas (Map 1E)



Source: Region of Halton Official Plan Agricultural System and Settlement Areas (Map 1E)

139.9.2 It is the policy of the Region to: (1) (2) (3) Require Local Municipalities to designate Prime Agricultural Areas in accordance with Map 1E, within their Official Plans and include detailed supporting policies which implement the related goals, objectives and policies of this Plan. Within the Greenbelt Plan Area, prohibit the redesignation of land within Prime Agricultural Areas to permit non-agricultural uses, except where permitted by the Greenbelt Plan.

13.9.9.3 Outside the Greenbelt Plan Area, permit the removal of land from Prime Agricultural Areas only where the following have been demonstrated through appropriate studies to the satisfaction of the Region:

- a) necessity for such uses within the planning horizon for additional land to be designated to accommodate the proposed uses;
- b) amount of land area needed for such uses;
- c) reasons for the choice of location;
- d) justification that there are no reasonable alternate locations of lower capability agricultural lands;

- e) no negative impact to adjacent agricultural operations and the natural environment;
- f) there are no reasonable alternatives that avoid Prime Agricultural Areas as shown on Map 1E, and
- g) the land does not comprise a specialty crop area.”

It is noted that the PSA is designated as Urban Area and as such the Prime Agricultural Area policies do not apply. The Prime Agricultural Area policies would apply to those lands within the SSA that are designated as Prime Agricultural Area.

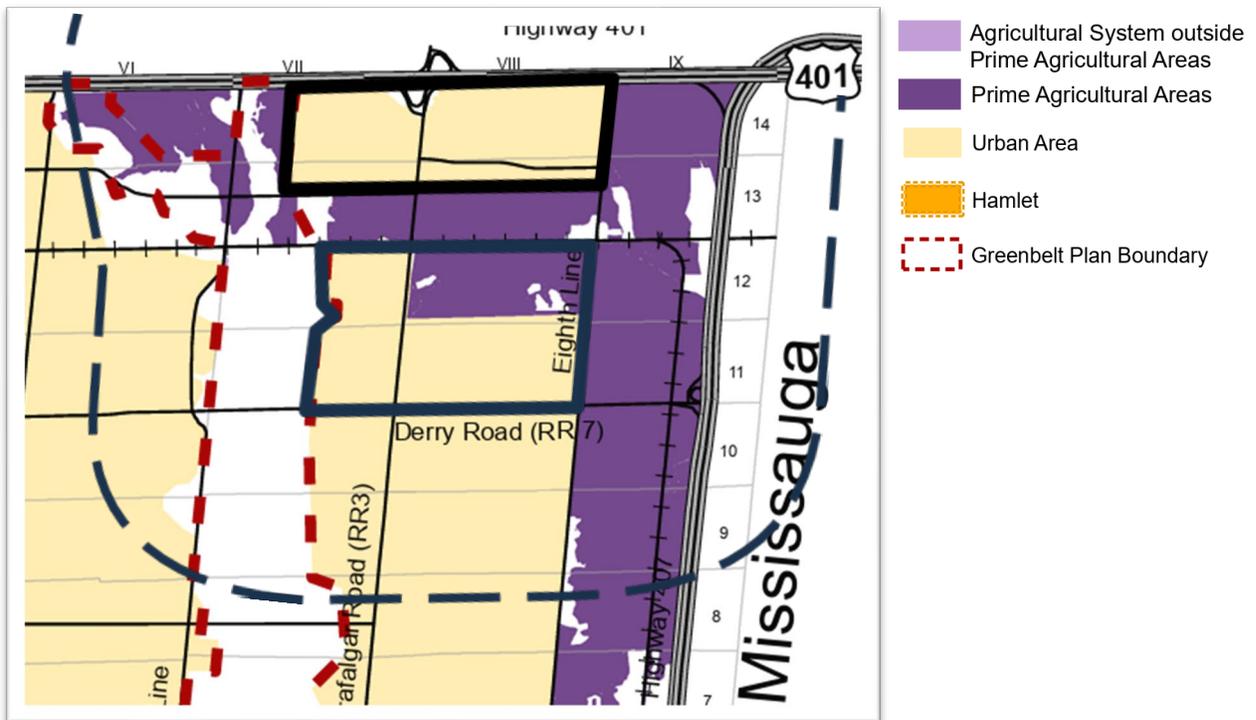
3.6.2 OFFICIAL PLAN OF THE TOWN OF MILTON

The review of the *Official Plan of the Town of Milton (Office Consolidation December 2024) Schedule O – Agricultural System and Prime Agricultural Areas* revealed that the PSA was comprised of lands designated as Urban Area, and Prime Agricultural Areas.

Within the Town of Milton, the SSA was comprised of lands designated as Prime Agricultural Areas, Urban Area, and Greenbelt Plan Area.

Figure 6 illustrates a select portion of Schedule O showing the Land Use designations for the PSA and SSA. The approximate location of the PSA in the Town of Milton is illustrated as a solid black line, while the SSA is illustrated as a dashed black line.

Figure 6 Town of Milton Official Plan Schedule O



Source: Town of Milton Official Plan Schedule O

Agricultural System, Agricultural Area & Prime Agricultural Area policies are presented in section 4.4 of the *Official Plan of the Town of Milton (Office Consolidation December 2024)*. Select policies are provided as follows:

“4.4.4.2 It is the policy of the Town to:

a) Within the Greenbelt Plan Area, prohibit the redesignation of land within Prime Agricultural Areas to permit non-agricultural uses, except where permitted by the Greenbelt Plan.

b) Outside the Greenbelt Plan Area, permit non-agricultural uses within Prime Agricultural Areas only for:

A) limited non-residential uses only where all of the following have been demonstrated through appropriate studies to the satisfaction of the Town and the Region:

- [i] necessity for such uses within the planning horizon for additional land to be designated to accommodate the proposed uses;
- [ii] amount of land area needed for such uses;
- [iii] reasons for the choice of location;
- [iv] alternative locations have been evaluated and there are no reasonable alternate locations which avoid prime agricultural areas and no reasonable alternate locations in prime agricultural areas with lower priority agricultural lands;
- [v] no negative impact to adjacent agricultural operations and the natural environment;
- [vi] the proposed use complies with the minimum distance separation formulae; and,
- [vii] the land does not comprise a specialty crop area.”

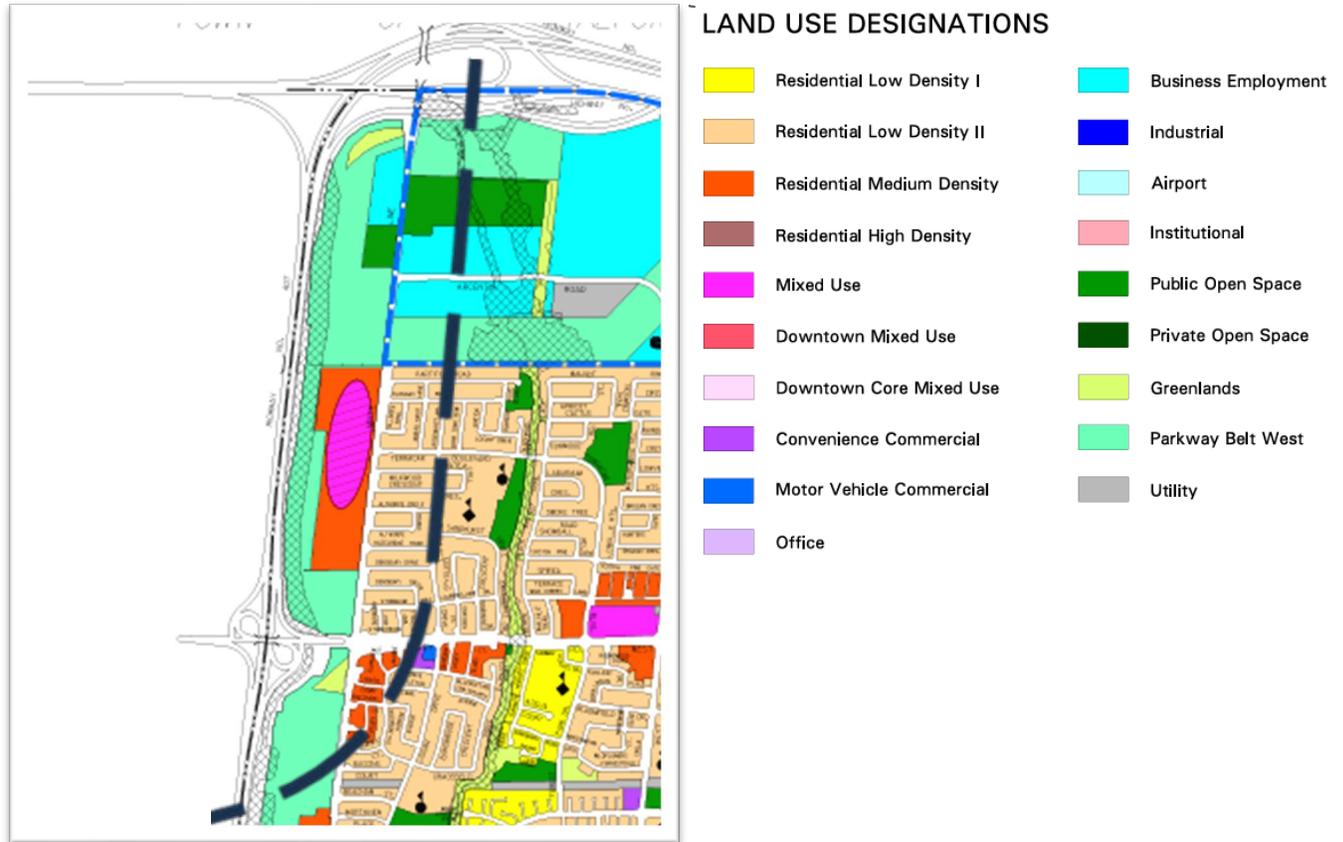
It is noted that a portion of the PSA is designated as Prime Agricultural Area, therefore the Prime Agricultural Area policies apply for that portion of the PSA. The Prime Agricultural Area policies would also apply to those lands within the SSA that are designated as Prime Agricultural Area.

3.6.3 CITY OF MISSISSAUGA OFFICIAL PLAN

The review of the *City of Mississauga Official Plan (August 7, 2024, Office Consolidation) Schedule 10 – Land Use Designations* revealed that no portion of the PSA was located within the City of Mississauga. A small portion of the SSA included an area within the City of Mississauga. It is noted that there are no designated agricultural lands within the portion of the SSA located in the City of Mississauga. Therefore, there are no agricultural policies to apply to this AIA.

Figure 7 illustrates a portion of the *City of Mississauga Official Plan (August 7, 2024, Office Consolidation) Schedule 10 – Land Use Designations* showing the approximate boundary of the SSA as a dashed black line.

Figure 7 City of Mississauga Official Plan Schedule 10 Land Use Designations



Source: City of Mississauga Official Plan (August 7, 2024 Office Consolidation) Schedule 10 – Land Use Designations

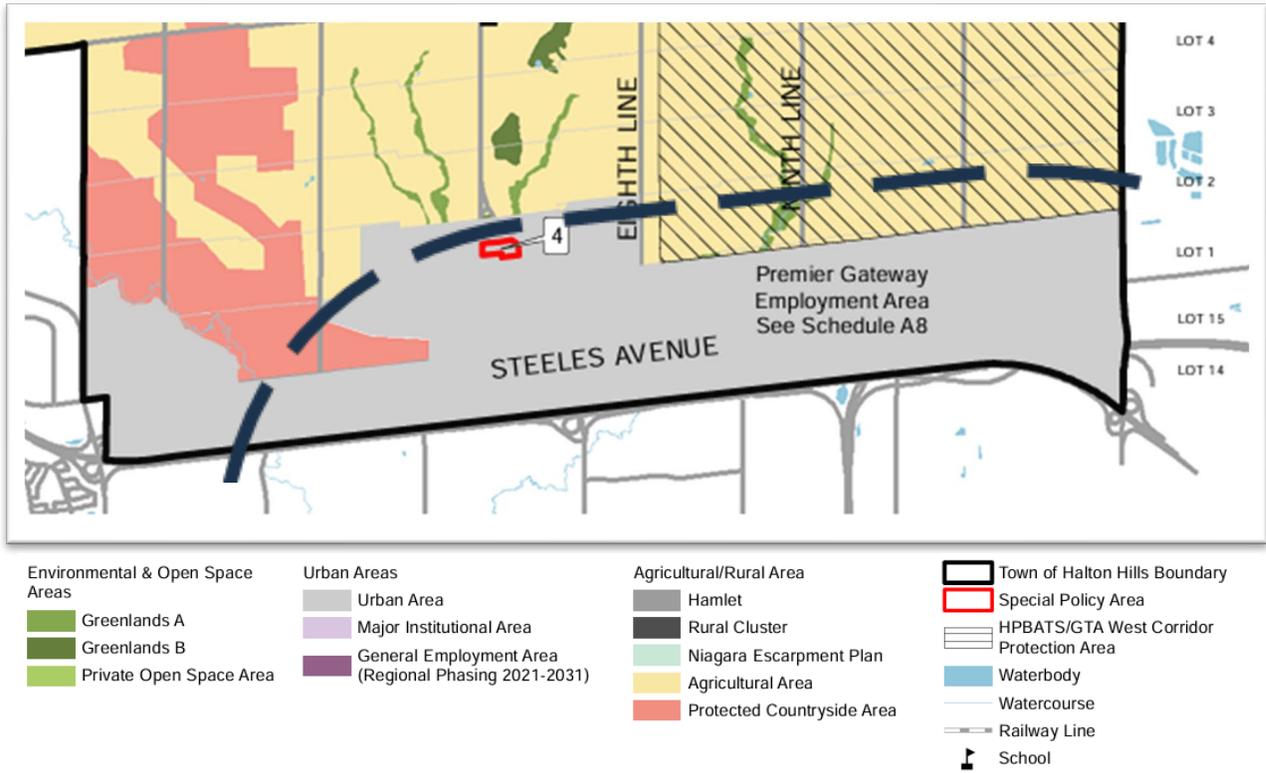
3.6.4 TOWN OF HALTON HILLS OFFICIAL PLAN

The review of the *Town of Halton Hills Official Plan (April 30, 2024, Consolidation) Schedule A1 – Land Use Plan* revealed that no portion of the PSA was located within the Town of Halton Hills. A small portion of the SSA included an area within the Town of Halton Hills.

It is noted that the portion of the SSA within the Town of Halton Hills included Protected Countryside Area, Agricultural Area, Special Policy Area, Greenlands A, and HPBATS/GTA West Corridor Protection Area. It is also noted that there is a significant portion of designated Urban Area lands between the designated Agricultural Area and the PSA.

Figure 8 illustrates a portion of the *Town of Halton Hills Official Plan (April 30, 2024, Consolidation) Schedule A1 – Land Use Plan* showing the approximate location of the SSA boundary as a dashed black line.

Figure 8 Town of Halton Hills Official Plan (April 30, 2024, Consolidation) Schedule A1 – Land Use Plan



Source: Town of Halton Hills Official Plan (April 30, 2024, Consolidation) Schedule A1 – Land Use Plan

The review of the *Town of Halton Hills Official Plan (April 30, 2024, Consolidation) Schedule A1 – Land Use Plan* revealed that there are no agricultural policies that would apply to the PSA.

3.6.5 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 *Town of Milton Comprehensive Zoning By-law 144-2023 (November 2022)*.

3.6.5.1 Town of Milton Comprehensive Zoning By-law

The review of the *Town of Milton Comprehensive Zoning By-law 144-2023 (November 2022)* identified the zoning for the PSA. It was determined that the portion of the PSA that was identified as Prime Agricultural Area in the *Official Plan of the Town of Milton (Office Consolidation December 2024) Schedule O – Agricultural System and Prime Agricultural Areas* is the only portion of the PSA that is addressed by the *Town of Milton Comprehensive Zoning By-law 144-2023 (November 2022)*. The remainder of the PSA zoning is addressed in the *Town of Milton Comprehensive Zoning By-law 016-2014 (HUSP Urban Area) (October 2024 Consolidation)*.

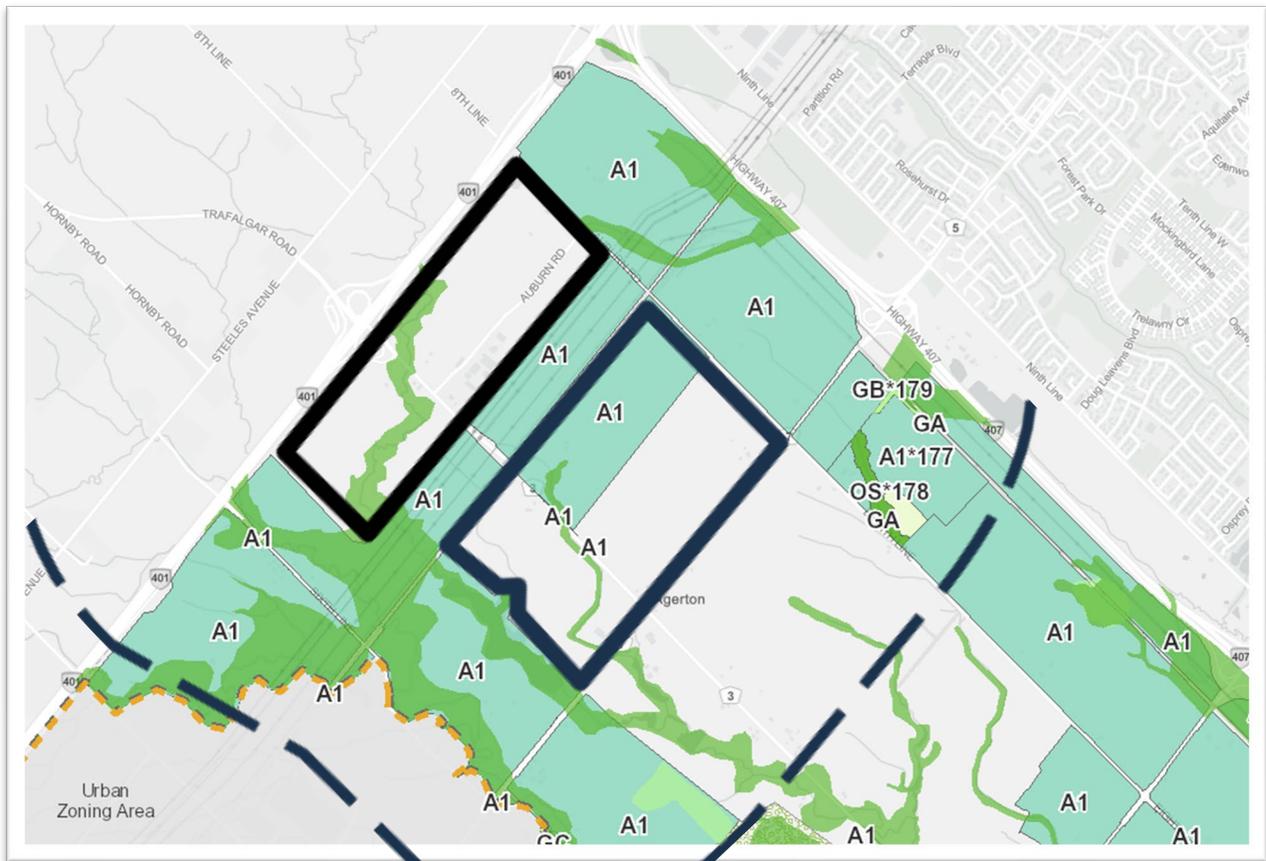
The review of the *Town of Milton Comprehensive Zoning By-law 144-2023 (November 2022)* revealed that the portion of the PSA that was identified as *Prime Agricultural Area in the Official Plan of the Town of Milton (Office Consolidation December 2024) Schedule O – Agricultural System and Prime Agricultural Areas* was zoned A1 (Agricultural Zone).

The remaining portions of the PSA located in the Urban Area were zoned as FD (Future Development), M2*27 (General Industrial Zone Special), and NHS (Natural Heritage System) in the *Town of Milton Comprehensive Zoning By-law 016-2014 (HUSP Urban Area) (October 2024 Consolidation)*.

The SSA comprised a variety of zoning including: A1 (Agricultural Zone), GB*179 (Greenlands B), GA (Greenlands A), and OS*178 (Open Space Zone Special).

Zone standards for Agriculture identified a minimum lot area of 2 ha for an agricultural operation.

Figure 9 Town of Milton Zoning



Source: Town of Milton online interactive zoning map

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 physiographic region.

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.

Figure 10 illustrates the geographic location and shape of the Peel Plain physiographic region as compared to the location and shape of the PSA and SSA.

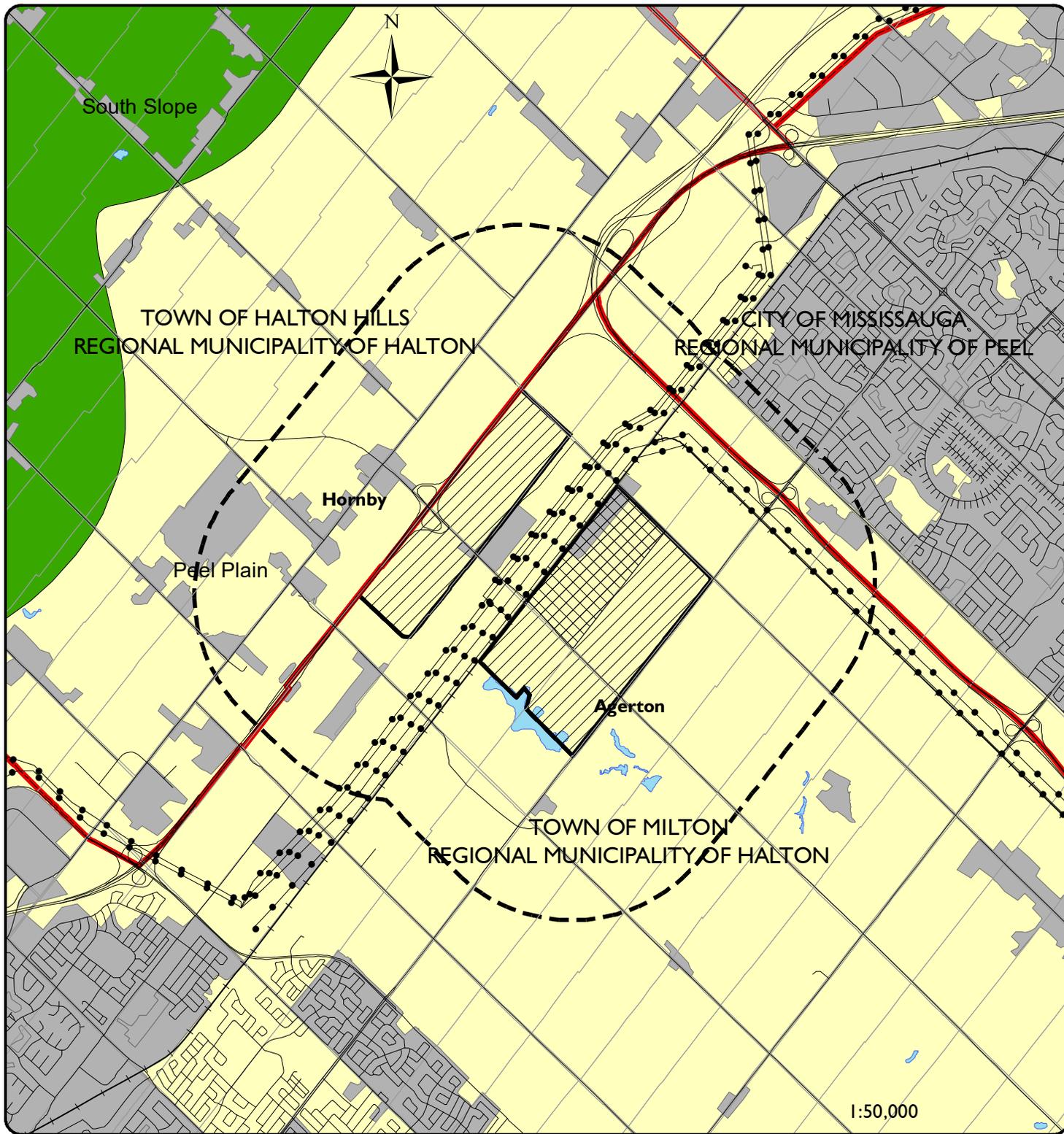
4.1.2 TOPOGRAPHY AND CLIMATE

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, and steeper slopes along incised stream channels.

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



Legend

- | | | | |
|---|-------------------------|--|-------------------------------------|
| ---+--- | Abandoned Railway (MNR) | | Municipal Boundary (MNR) |
| —+— | Active Railway (MNR) | | Primary Study Area (PSA) |
| ●—● | Hydro Line (MNR) | - - - - - | Secondary Study Area (SSA) (1.5 km) |
| — | Roads (MNR) | | Waterbodies (MNR) |
| | Additional PSA | Physiographic Region | |
| | Built-up Areas (MNR) | | Peel Plain |
| | Lot Lines (MNR) | | South Slope |

Figure 10

Physiography

DBH Soil Services Inc.

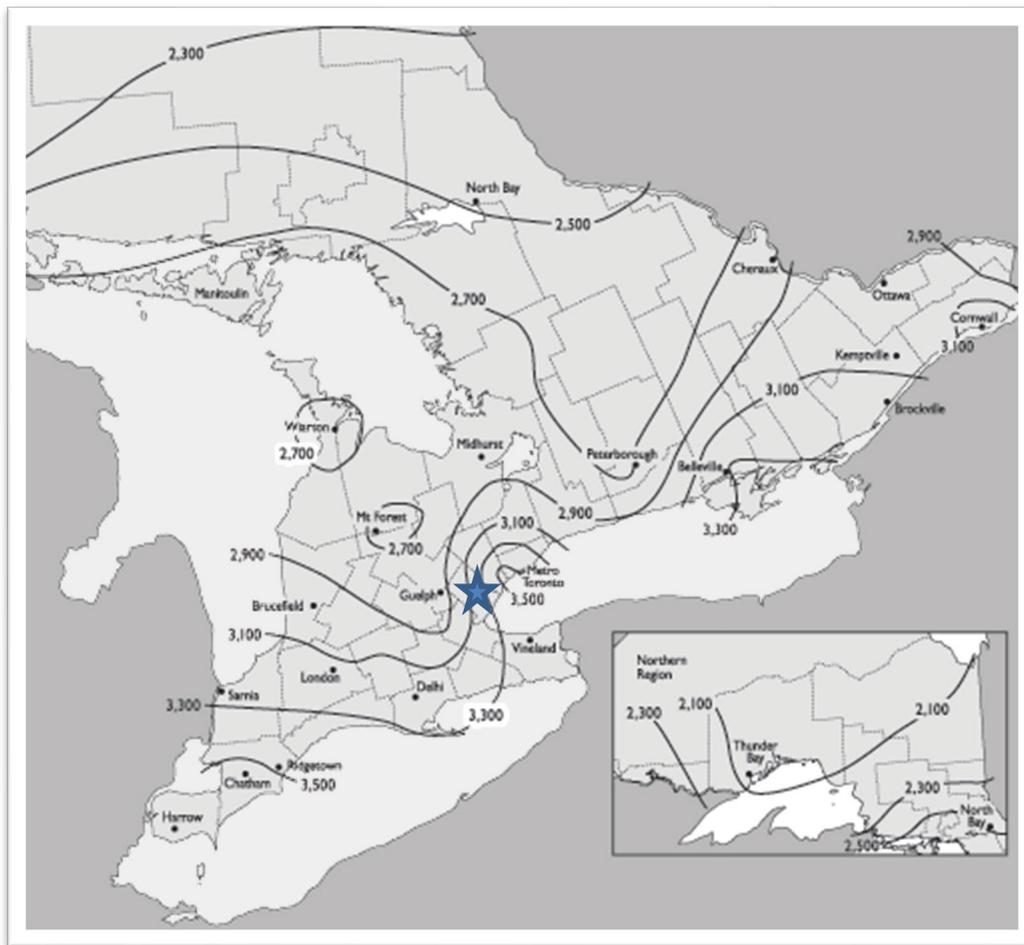
June 2025



Crop Heat Units for corn (based on 1971-2000 observed daily minimum and maximum temperature (OMAFRA, 2017)) map is illustrated on Figure 11. The approximate location of the PSA and SSA was marked with a blue star.

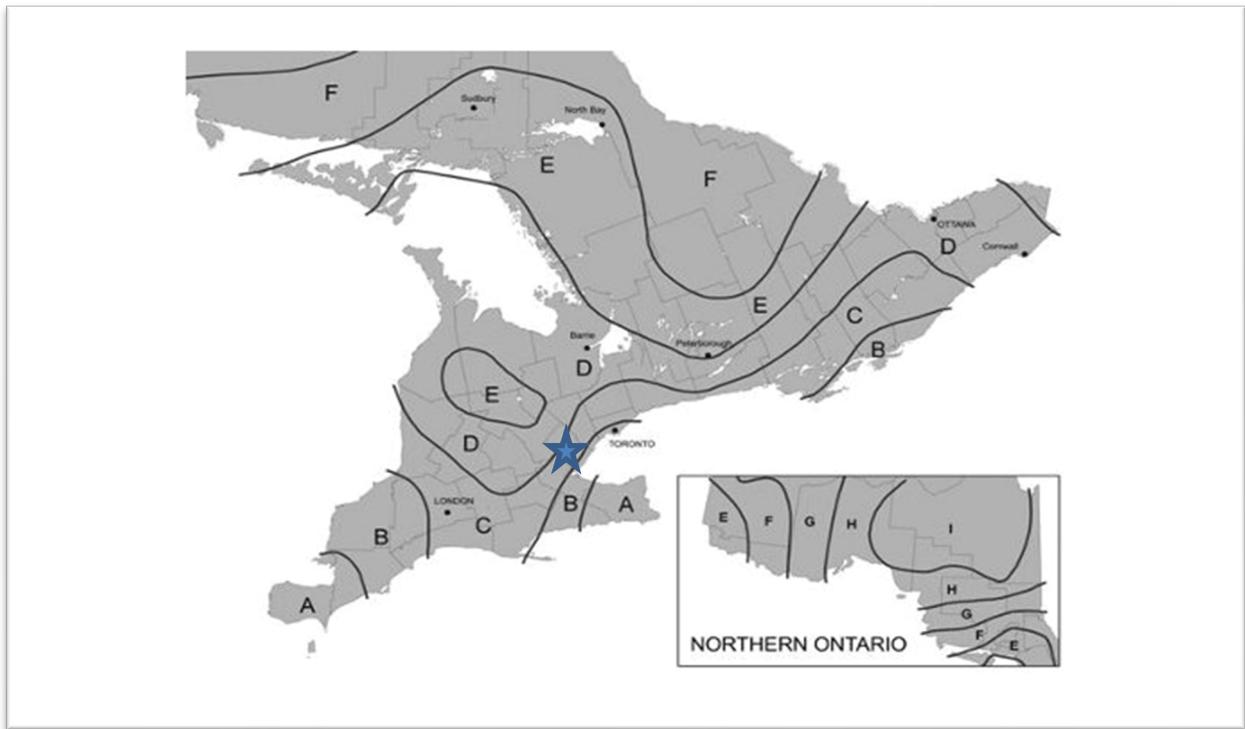
A review of OMAFRA Climate Zone Mapping revealed that the PSA and the SSA are located in Zone C. Figure 12 from the OMAFRA website illustrates the Climate Zone Map of Ontario. The approximate location of the PSA and SSA was marked with a blue star.

Figure 11 Crop Heat Units Map



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

Figure 12 OMAFRA Climate Zone Map



Source: OMAFRA Climate Zone Mapping

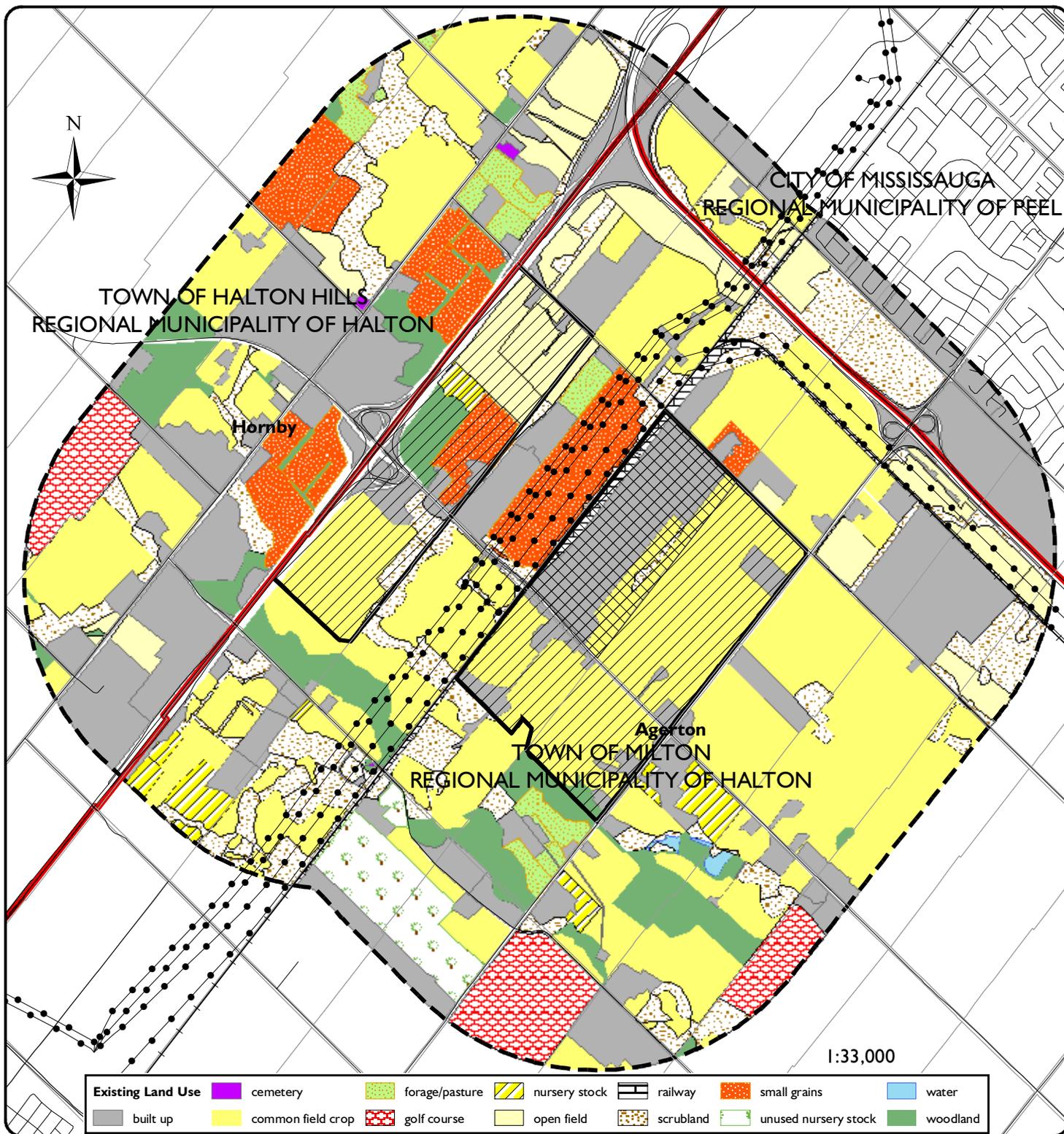
Zone C has an average Frost-Free period of 150-170 days, an Average Date of Last Spring Frost of May 3, and an Average Date of First Fall Frost of October 8.

4.2 LAND USE

The land use for both the PSA and the SSA was completed through a roadside reconnaissance survey (May 17, 2025), a review of recent aerial photography, Google Earth Imagery, Bing Imagery, Birdseye Imagery, the Region of Halton online imagery, the Town of Milton online imagery and correlation to the OMAFRA Land Use Systems mapping. Agricultural and non-agricultural land uses are illustrated in Figure 13.

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 crops indicate crop production that includes corn and soybean. The ARI 1983 Coverage land use terms include:

- Built up
- Cherries
- Corn System
- Extraction Pits and Quarries



Existing Land Use	
cemetery	forage/pasture
common field crop	open field
built up	scrubland
golf course	unused nursery stock
nursery stock	woodland
railway	water

Legend

Abandoned Railway (MNR)	Additional PSA
Active Railway (MNR)	Lot Lines (MNR)
Hydro Line (MNR)	Municipal Boundary (MNR)
Roads (MNR)	Primary Study Area (PSA)
	Secondary Study Area (SSA) (1.5 km)

Figure 13
Existing Land Use

DBH Soil Services Inc.
June 2025

- 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. Small grains are typically characterized as including winter wheat, barley, spring wheat, oats and rye. Forage/pasture crops may include mixed grasses, clovers and alfalfa as well as other areas used for pasture, haylage or hay.

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

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).

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' or will be based on other crops noted on that parcel.

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 I.

Table I 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
Nursery Stock	plants including trees, shrubs and other ornamental plants grown for sale or transplanting
Open Field	unused field (<5 years)
Scrubland	unused field (>5 years) – woody vegetation regrowth
Small Grains	winter wheat, barley, spring wheat, oats, rye
Unused Nursery Stock	nursery stock lands temporarily out of production or currently idle
Water	waterbodies, waterways
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, open field, railway, scrubland, small grains, water and woodland areas.

The PSA comprised land use of approximately 24.3 percent as built up/disturbed areas, 51.9 percent as common field crop, 1.1 percent as nursery stock, 9.8 percent as open field, 1.6 percent as railway, 3.0 percent as scrubland, 4.0 percent as small grains, and 4.3 percent as woodland areas.

On review of the existing land use data it was observed that the predominant land use in the PSA was common field crops.

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, cemetery, common field crops, forage/pasture lands, golf course, nursery stock, open field, railway, scrubland, small grains, water (waterbodies, waterways), and woodland areas.

The SSA comprised land use of approximately 24.9 percent as built up/disturbed areas, 0.1 percent as cemetery, 33.2 percent as common field crop, 1.9 percent as forage/pasture lands, 4.3 percent golf course, 1.5 percent as nursery stock, 6.0 percent as open field, 0.9 percent as railway, 12.6 percent as scrublands, 6.1 percent as small grains, 2.2 percent as unused nursery stock, 0.1 percent as water, and 6.2 percent as woodland areas.

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

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	24.3	24.9
Cemetery	-	0.1
Common Field Crop	51.9	33.2
Forage/Pasture	-	1.9
Golf Course	-	4.3
Nursery Stock	1.1	1.5
Open Field	9.8	6.0
Railway	1.6	0.9
Scrubland	3.0	12.6
Small Grains	4.0	6.1
Unused nursery stock	-	2.2
Water	-	0.1
Woodland	4.3	6.2
Totals	100.0	100.0

The relatively high amount of land in non-agricultural land use in the PSA and SSA is typical of areas in close proximity to urban spaces (settlement areas of Milton and Mississauga).

The proposed future development of the PSA will result in the loss of the use of the lands within the PSA for agricultural production.

There will be no loss of agricultural land or use 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 (OMEC) water well records database.

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.

Field investigations revealed the extent of the capability of the existing agricultural buildings and assisted in the determination of the use of buildings for livestock, cash crops, commercial or other activities. The roadside reconnaissance survey also revealed that some of the buildings identified from the preliminary mapping and imagery no longer existed (torn down), or were not agricultural, and used for other purposes (commercial/industrial) operations or activities.

Farms were identified as livestock or cash crop. 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 14.

A total of 51 agricultural buildings were identified. There were 10 agricultural buildings (23, 24, 25, 26, 27, 28, 30, 31, 32, 33, within the PSA. The remaining 41 agricultural buildings were observed in the SSA. It is assumed that the agricultural buildings located within the PSA will be removed as part of the proposed development of the PSA.

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.

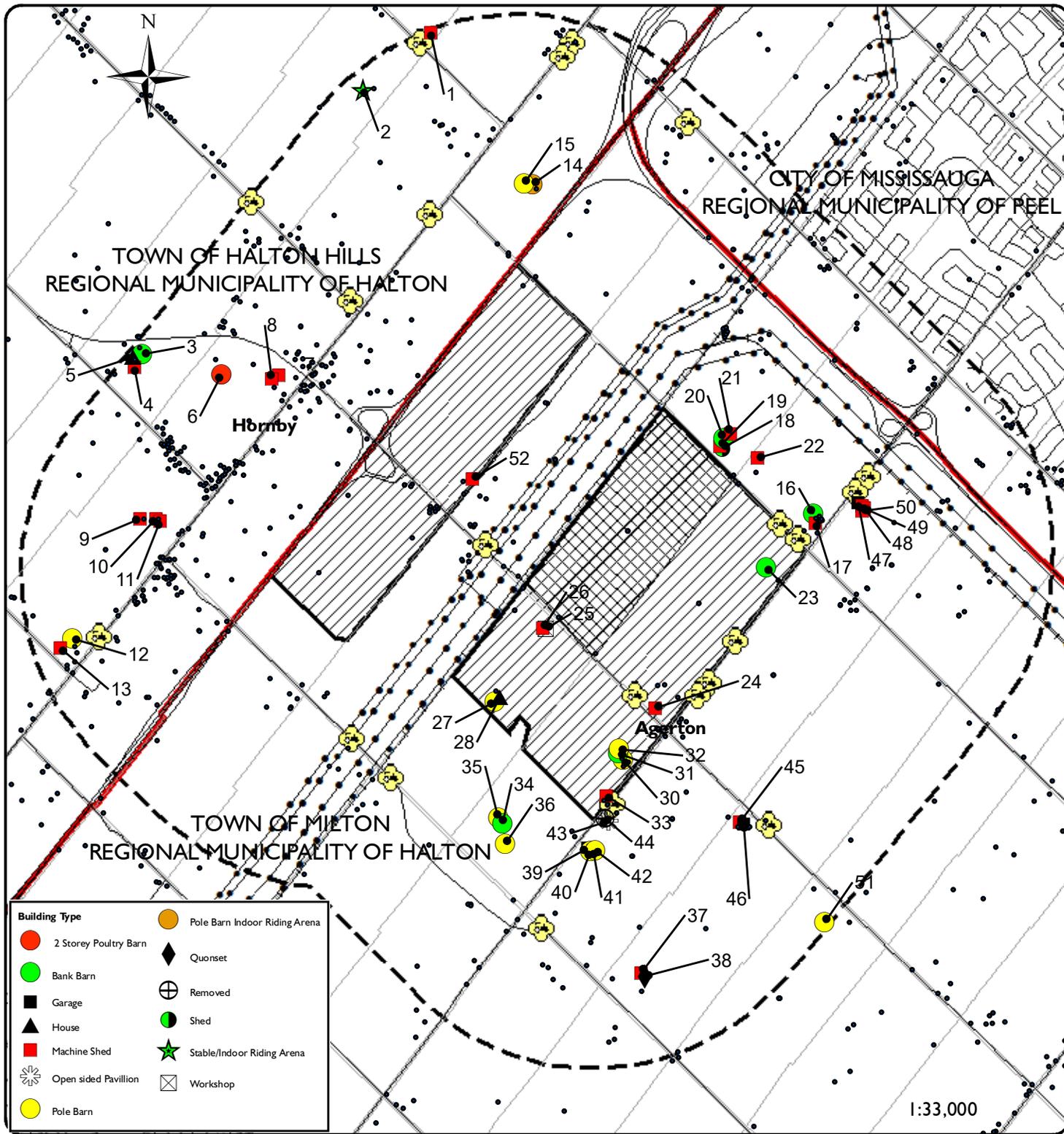
4.3.2 ARTIFICIAL DRAINAGE

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 May 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



Legend

- Water Wells (MOECP)
- Field Access
- Abandoned Railway (MNR)
- Active Railway (MNR)
- Hydro Line (MNR)
- Roads (MNR)
- Additional PSA
- Lot Lines (MNR)
- Municipal Boundary (MNR)
- Secondary Study Area (SSA) (1.5 km)
- Primary Study Area (PSA)

Figure 14

Agricultural Investment

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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.

Figure 14 illustrates 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 tile drainage were located in the PSA. Small areas of systematic tile drainage were noted in the SSA to the south, west and north of the PSA.

As there are no tile drainage systems noted in the PSA, the proposed development of the PSA will not impact any tile drainage. There will be no impact on tile drainage systems in the SSA as a result of the proposed development of the PSA.

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 Figure 14. As illustrated in Figure 14, 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 future development of the PSA. 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 to 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.

An assessment of the impact of water wells may need to be completed by an appropriate expert under separate cover.

4.3.4 IRRIGATION

A review of online data and roadside reconnaissance survey revealed small areas of 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 (MDSI)

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. MDSI 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 utilized for this MDSI assessment.

Typically, the need for an MDSI assessment is triggered by the *Provincial Planning Statement (PPS, 2024)* whereby new land uses in prime agricultural areas and on rural areas shall comply with the Minimum Distance Separation formulae. There is a requirement that the MDSI guidelines shall be referenced in municipal official plans and zoning by-laws such that MDSI setbacks are required in all designations and zones where livestock facilities and anaerobic digesters are permitted.

In order to confirm/establish the need for an MDSI assessment, a review was completed of various provincial and municipal policies and documents. For this assessment the review included the *Provincial Planning Statement (PPS 2024)*, *The Regional Plan – Official Plan for the Halton Planning Area (Office Consolidation May 16, 2024)*, and the *Official Plan of the Town of Milton (Office Consolidation December 2024)*

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 Policy Statement, 2014, this MDS Document shall apply in prime agricultural areas and on rural lands.

It is stated under guideline #2:

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

It is stated under guideline #34:

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

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

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

The proposed future development of the PSA would be characterized as a higher density of human occupancy, habitation or activity and would be considered as Type B land use.

It is stated under guideline #6:

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

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

This AIA is based on the proposed secondary plan and settlement area boundary expansion (for a portion of the PSA) (higher density of human occupation); therefore, it is a Type B land use and requires an assessment of barns out to a distance of 1500 m from the PSA.

As required in the MDSI Guidelines (MDS Guideline # 16 – Obtaining Required Information to Calculate the MDS Setbacks) every effort is to be made to contact landowners in an attempt to

collect accurate and site-specific data for each of the agricultural buildings that have the potential to house livestock within the 1500 m buffer. In instances where the landowner was not available or unwilling to participate, data was collected through alternate means including the use of online imagery (Google Earth, Bing Imagery, Birdseye Imagery), the Region of Halton and the Town of Milton online mapping, and internet searches (including Facebook, business data sources, real-estate listings).

In instances where landowners could not be contacted, the livestock potential was based on the most appropriate livestock for that particular livestock facility (ie: based on observed signage, manure piles, feed storage, building type/style, review of online data sources including historical imagery). The respective size of each farm property was determined from Municipal Assessment data (or the OMAFRA Agricultural Information Atlas website), further, the relative size of the potential livestock buildings (in sq m) was measured from online imagery sources. The use of these data sources will provide a potentially greater MDSI calculated distance than if the data is collected from the landowner, due to the measurement of the entire building roof area (including eaves/overhang) and that the entire area measured is considered as potential livestock space (ie. assumes that the entire building area is only used for livestock and that there is no area for feed rooms, offices, tack rooms, etc).

MDSI data was collected through observations made during a roadside reconnaissance survey completed on May 17, 2025. Data collected in this survey assisted with the visual assessment of any buildings capable of housing livestock, identification of animal types and number (if observed on the property or noted on signage on the property), and manure storage location. It should be noted that reconnaissance surveys are often limited by 'line of sight' restrictions. Topography and vegetation (density and/or height) may preclude an accurate assessment of individual agricultural buildings. With this in mind, recent aerial photography and online digital imagery were used to assist in the identification and assessment of any partially or totally concealed agricultural building.

MDSI calculations (where necessary) were based on a cumulative design capacity of livestock buildings on a lot. MDS Guideline #19 states:

MDS calculations shall be based on the combined design capacity for all livestock barns on a lot, even if they are unoccupied livestock barns or separated by a substantial distance on the lot.

Where there are no livestock barns on a lot, MDS calculations shall be based on the combined design capacity for all manure storages on a lot, even if they are unused manure storages or separated by a substantial distance on the lot.

MDS Guideline #19 indicates that the calculated MDSI arc should be based on a combined design capacity of all livestock barns, even if unoccupied, on a property. The combined MDSI calculation is then measured from the closest point of the PSA to the closest point of the livestock occupied portion of the agricultural building.

MDSI calculations were completed (where necessary) for the agricultural buildings individually, or as a cumulative calculation of livestock for farms with more than one building capable of housing livestock. MDSI calculations were completed based on the information provided by the landowner, or through the assessment of collected data. MDSI calculations were completed using the OMAFRA online AgriSuite software.

The AgriSuite software calculates MDSI based on the inputs for each agricultural building. Data input includes the respective farm location information, size of farm parcel, type of manure storage, type of livestock, numbers of livestock or barn area. The AgriSuite software completes an MDSI calculation for agricultural operations (single agricultural building (barn), or cumulative (agricultural buildings)). The AgriSuite calculation defines a distance which is to be measured from the closest point of the agricultural building (and the manure storage) toward the closest point of the PSA. Each AgriSuite software agricultural building data sheet and calculated MDSI value are presented in Appendix C.

The proposed future development of the PSA is based on a secondary plan area and settlement area boundary expansion for a portion of the PSA. It is assumed that any barns within the PSA will be removed as part of the proposed development. Further, the majority of the PSA is designated Urban Area, with the exception of the portion that was designated as Prime Agricultural Areas on Schedule O of the Town of Milton Official Plan (see section 3.6.2 of this AIA). MDSI calculations are not required in designated Urban Areas. Therefore, MDSI calculations were not completed for any barn located in a designated Urban Area.

MDSI included a review of Figure 4 (Greenbelt mapping), Figure 8 (Town of Milton Schedule O), and Figure 15 (MDSI) of this AIA. Based on the review, it was determined that MDSI was only required for barns located in the Greenbelt Protected Countryside Area and designated Prime Agricultural Areas/Rural Areas. MDSI is not required for any barn located in designated Urban Areas or employment area.

The review of the agricultural buildings in the Greenbelt Protected Countryside Area identified two potential livestock barns (buildings 12 and 34). Building 12 was identified through a review of online imagery. The roadside reconnaissance survey noted that there were line of sight restrictions for this barn. MDSI calculations were completed for building 12 and assumed: that the building was capable of housing livestock; the type of livestock was medium framed horses; and that the manure was stored outside with no cover.

The review of building 34, based on online imagery only, due to line of site restrictions, indicated that the barn and surrounding area was overgrown with vegetation, and that the barn appeared to be rundown (missing end wall boards and roof panels) and abandoned. The review of online imagery suggested that the barn was incapable of housing livestock. MDSI calculations were not completed for this building.

A number of buildings were noted in the Prime Agricultural Area in the Town of Halton and the Town of Milton. Building number 2 was noted north of the Premier Gateway Employment Area in the Town of Halton Hills, north of Steeles Avenue and just west of 9th Line. This barn (stable

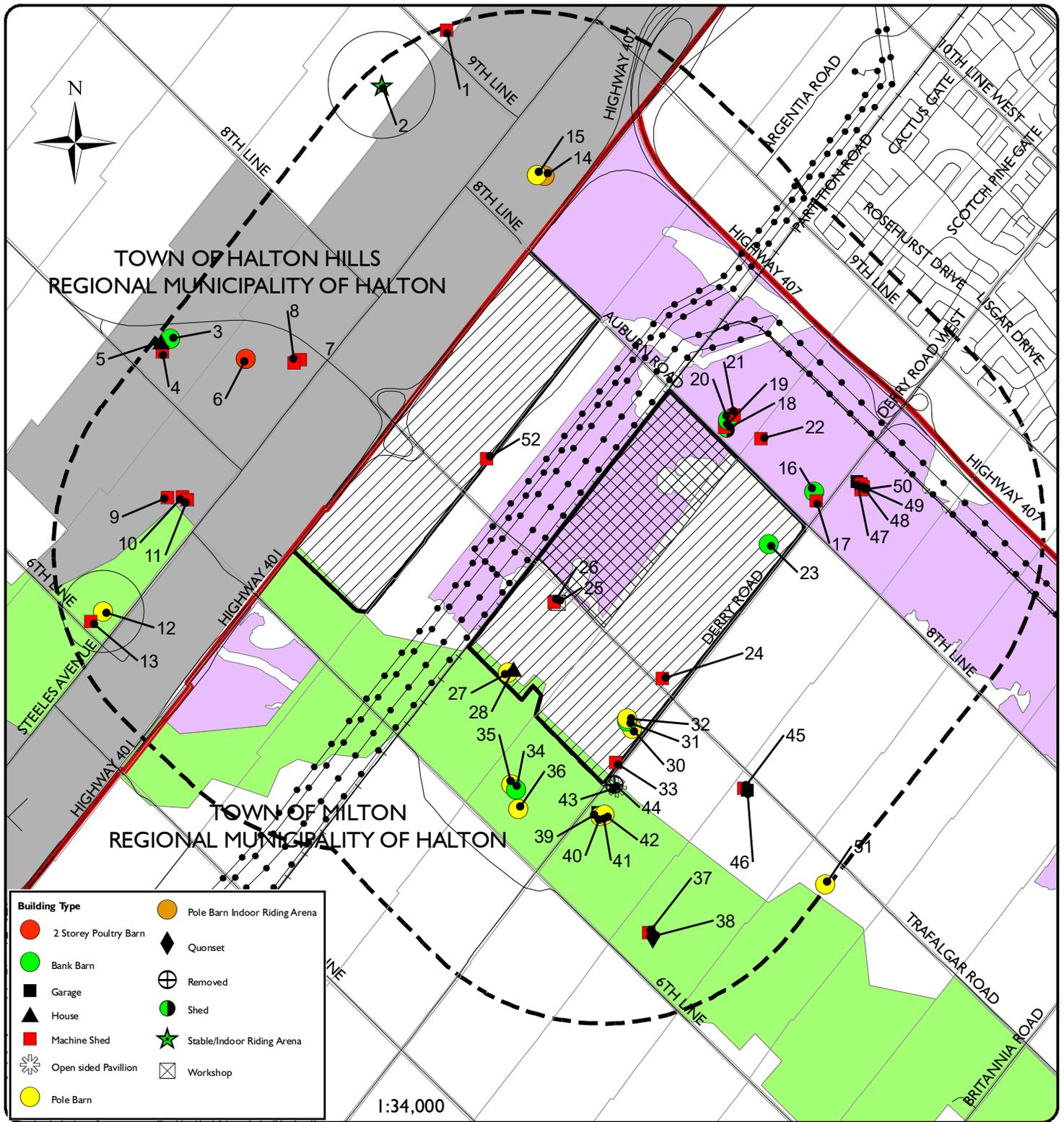


Figure 15
Minimum Distance Separation
(MDSI)

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and indoor arena) could not be seen from the roadside (line of sight restrictions). A review of online imagery indicated that the majority of the pastures/paddocks are overgrown, there was no evidence of feed (hay bales), or manure storage (pile). There were no vehicles (trucks, cars, tractors, wagons, etc) or trailers noted in the online imagery. The horse track was also overgrown and appeared to not be used. It is assumed that this operation is retired. Based on the MDSI guidelines, an MDSI calculation was completed for the stable portion of the barn/indoor riding arena and assumes that the barn is unoccupied and that the manure storage is outside and not covered.

A number of buildings were noted in the Prime Agricultural Area in the Town of Milton between 8th Line and Highway 407. Buildings numbered 16 and 20 were identified as barns. Both buildings are not used for livestock, were missing wallboards, and appeared to be overgrown with woody vegetation. Neither building had a yard, pasture, or paddock. There was no evidence of feed or manure storage. Both parcels appear to be part of cash crop operations. Further, a review of online historical imagery indicated that neither building had been used for livestock production for an extended time. Due to the rundown nature of these buildings and lack of use for livestock historically, MDSI calculations were not completed for either building.

The review of MDSI identified that there are no MDSI impacts on the PSA.

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 Region of Halton 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 relative numbers of and proximity to 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 Regional Plan – Official Plan for the Halton Planning Area (Office Consolidation May 16, 2024)*, and the *Official Plan of the Town of Milton (Office Consolidation December 2024)* indicated that neither document provided a specific minimum lot size for an agricultural property.

The review of the *Town of Milton Comprehensive Zoning By-law 144-2023 (November 2022)* identified the minimum lot area of 2 ha for an agricultural operation.

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 Halton Region was 68.7 ha (169.7 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 Halton Region was 61.6 ha (152.3 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) information indicates that the average farm size in Halton Region was 68.5 ha (169.2 acres).

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.

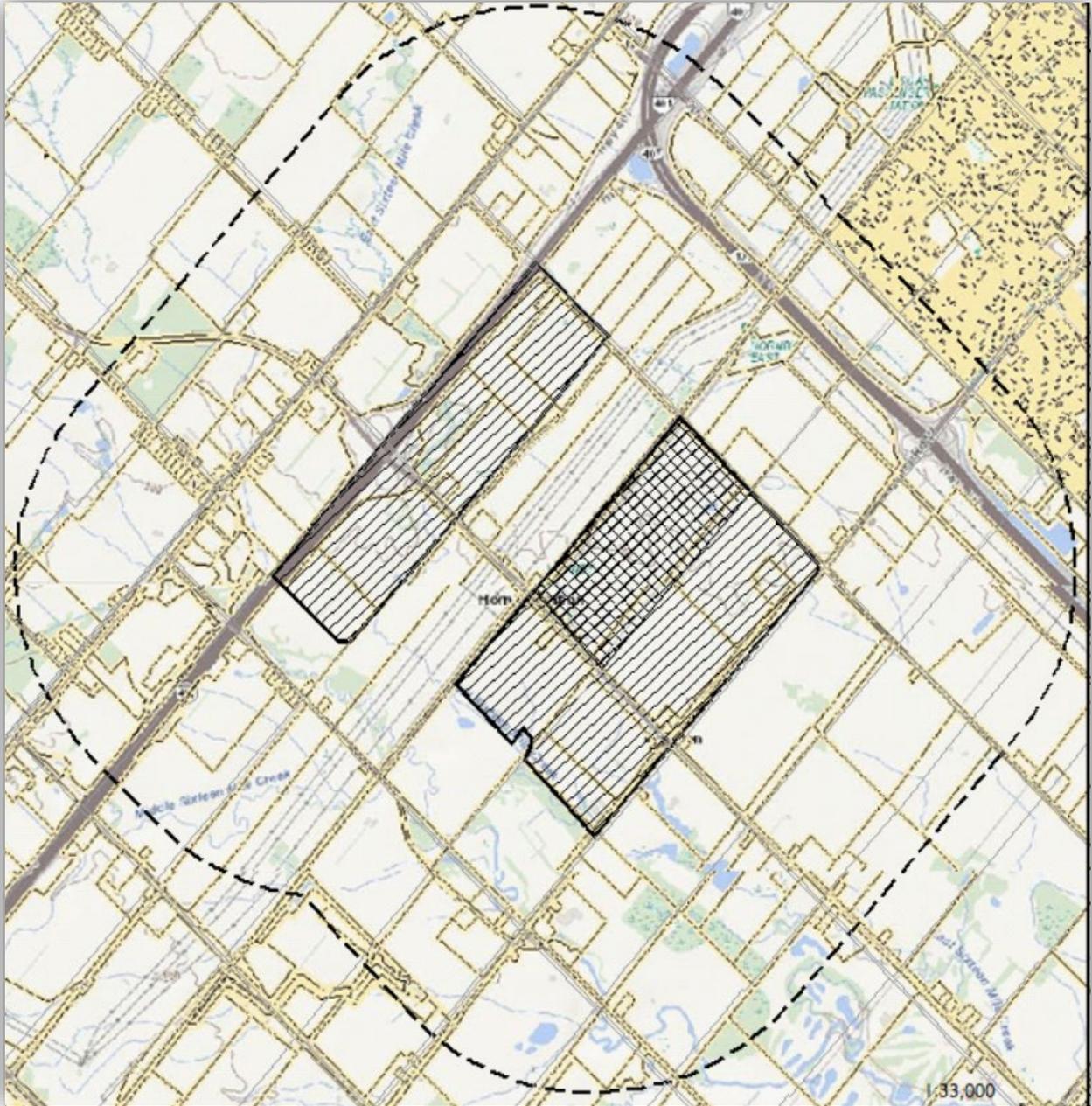
- *Agricultural products include the following:*
 - *crops: grains, oilseeds, leguminous crops, potatoes, vegetables, fruits, berries, greenhouse products, mushrooms, sod, nursery products, Christmas trees, maple tree taps, hay and fodder crops, hemp, and other crops*
 - *livestock: dairy and beef cattle (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).*

Figure 16 illustrates the complexity of the land fragmentation within the PSA and SSA (yellow lines).

The PSA was comprised of a number of smaller parcels, plus some larger land holdings. The SSA comprised numerous small parcels and areas of fragmentation associated with the City of Mississauga, Hornby, Agerton, and linear development along Steeles Avenue. Larger land

holdings were noted in the SSA. Many of these larger land holdings were located within the designated urban areas of the Town of Milton, or in the designated employment lands in the Town of Halton Hills.

Figure 16 Fragmentation



Source: Agmaps online

The proposed development of the PSA will result in an increase in fragmentation in the PSA and will not result in the increase in fragmentation in the SSA.

4.6 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 May 2025.

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. *The Soils of Halton County, Report No. 43 of the Ontario Soil Survey (Gillespie, J.E, R.E. Wicklund, and M.H. Miller, 1971)* was also reviewed.

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 Halton. In an effort to confirm the correctness of the soils and the CLI data on a soil series basis, the database file that is associated with the Region of Halton soil survey complex file was assessed to provide a unique symbols list based on Soil Series, topography (slope), CLI class and CLI subclass.

The unique symbols list (based on the SYMBOLI column) provided 146 unique symbols combined with the associated slope and CLI class and CLI subclass (CLI_1 and CLI_2). The unique symbols list is provided in Appendix D. A review of this list indicated that there were some issues with a few symbols of the soils and the respective CLI class and/or subclass. The soils with issues are highlighted in yellow. A review of these soil polygon issues indicated that none of the affected soil polygons were located within the PSA.

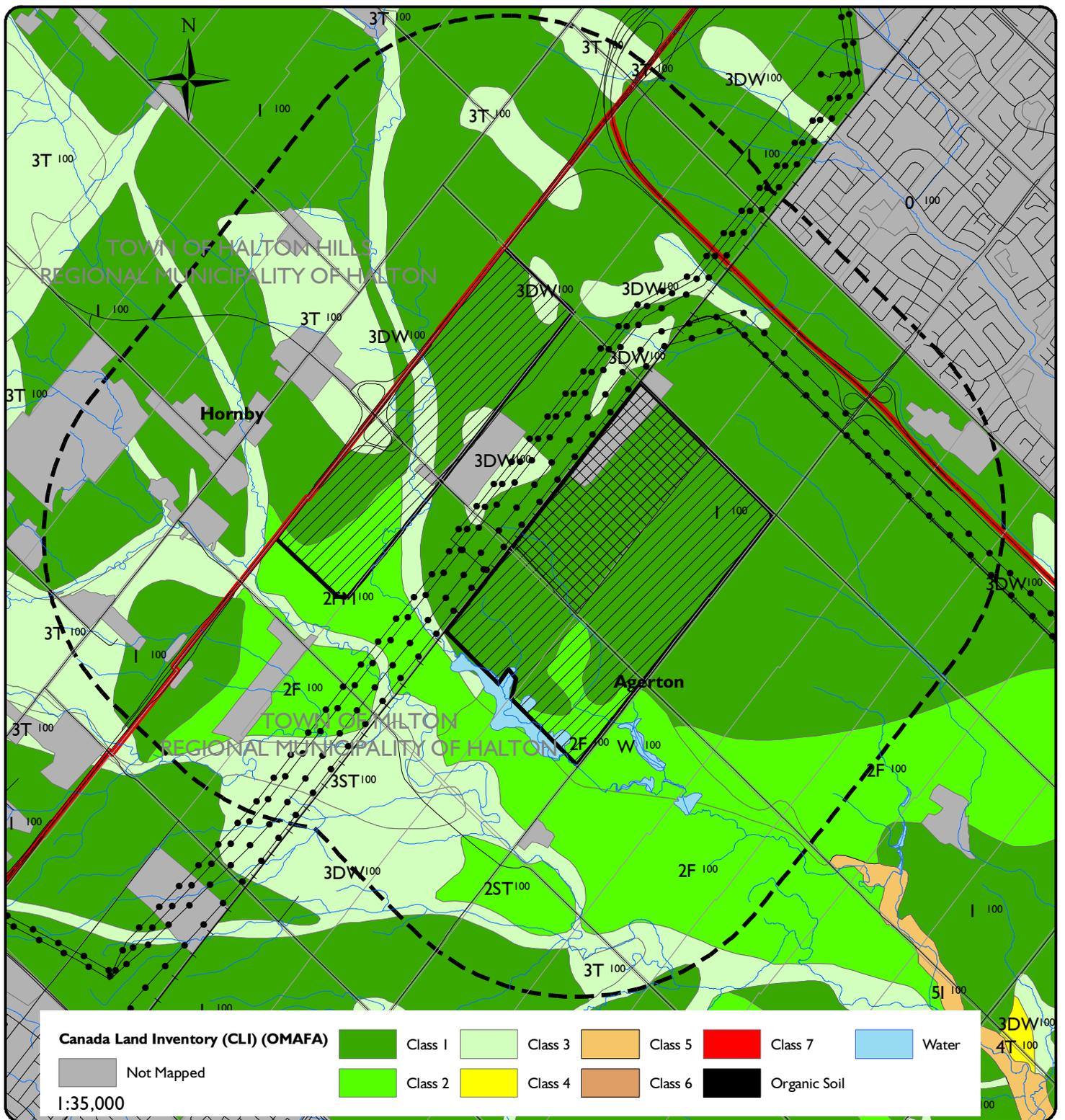
As noted in the list in Appendix D, a few symbols for a particular soil series would have two or more CLI classes listed for a mineral soil. Similar conditions were associated with the CLI subclass, where two or more CLI and CLI subclass combinations were associated with the soil series symbol. In many cases the difference between the CLI classification was related only to the subclass. Therefore, in those instances, the Canada Land Inventory (CLI) rating or classification for a particular soil did not change, only the subclass did which relates to a different limitation in the soil, but not a change in CLI class.

In other instances, the CLI Class changed. In those instances, the change in some CLI Class were related to topography. The greater the slope results the lower the capability of the land. In those instances, the CLI Class change was appropriate.

For the purposes of this AIA, the soil and CLI data presented on Figure 17 is considered appropriate in soil code and CLI rating for the PSA and SSA.

4.6.1 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)



Legend

- | | | | |
|---|-------------------------|--|-------------------------------------|
| ---+--- | Abandoned Railway (MNR) | | Municipal Boundary (MNR) |
| —+— | Active Railway (MNR) | | Primary Study Area (PSA) |
| ●—● | Hydro Line (MNR) | | Secondary Study Area (SSA) (1.5 km) |
| — | Roads (MNR) | | Waterbodies (MNR) |
| — | Watercourse (MNR) | | |
| | Additional PSA | | |
| | Built-up Areas (MNR) | | |
| | Lot Lines (MNR) | | |
- CLI Class
 2ST
 CLI Subclass

Figure 17

Canada Land Inventory (CLI)

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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.

4.6.1.1 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.*
- 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.”

4.6.1.2 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 D – Undesirable Structure and/or Low Permeability

Subclass D denotes soils which are difficult to till, or which absorb or release water very slowly, or in which the depth of rooting zone is restricted by conditions other than a high-water table or consolidated bedrock. In Ontario this Subclass is based on the existence of critical clay contents in the upper soil profile. These soils are generally more susceptible to compaction than are lighter textured soils.

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 S – Adverse Soil Characteristics

This subclass denotes a combination of limitations of equal severity. In Ontario it has often been used to denote a combination of fertility (F) and moisture (M) when these are present with a third limitation such as topography (T) or stoniness (P).

Subclass T - Topography

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

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 17 – Canada Land Inventory (CLI) illustrates the OMAFRA digital soils data for the PSA and the SSA. The OMAFRA soils database has not removed or discounted soil from roads, railways, urban or developed areas.

Table 3 illustrates the soils data as derived by percent occurrence within the respective polygons and summarizes the relative percent area occupied by each capability class for the PSA and SSA.

Table 3 Canada Land Inventory – Percent Occurrence

Canada Land Inventory Class (CLI)	PSA Percent Occurrence	SSA Percent Occurrence
Class 1	79.8	56.6
Class 2	12.4	18.7
Class 3	7.8	23.4
Class 4	-	-
Class 5	-	-
Class 6	-	-
Class 7	-	-
Not Rated	-	1.2
Organic Soil	-	0.1
Totals	100.0	100.0

Based on the OMAFRA soils data the PSA comprised approximately 100.0 percent Canada Land Inventory (CLI) capability Class 1 – 3, with approximately 79.8 percent as Class 1, 12.4 percent Class 2, and 23.4 percent as Class 3.

Again, based on the OMAFRA soils data the SSA comprised approximately 98.7 percent Canada Land Inventory (CLI) capability Class 1 – 3, with approximately 56.6 percent as Class 1, 18.6 percent as Class 2, 23.4 percent as Class 3, 1.2 percent as Not Rated, and 0.1 percent as Water.

It is important to note that this assessment of soil capability and CLI is based solely on the OMAFA soils database and does not take into account the current land uses such as the railyard located on the designated prime agricultural portion of the PSA.

The proposed development will result in the loss of use of soils in the PSA for agricultural production. The proposed development will not alter the soils or soil capability in the SSA.

4.7 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) noted that a portion of the PSA and of the SSA were located in the Prime Agricultural Area of the provincial Agricultural Land Base Legacy Mapping as has been illustrated in Figure 3 of 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 18 provides an illustration of the agricultural resources (OMAFRA Livestock, Fish and Poultry) for the PSA and the SSA. Figure 19 provides an illustration of the agricultural resources (OMAFRA Field Crop). Figure 20 provides an illustration of the Food and Beverage Manufacturing for the PSA and SSA.

The review of agricultural services and agricultural operations from the Agricultural Systems Portal for the PSA and the SSA revealed that the Putzer Nursery, and the Van Dongens Garden Centre were located in the west and south of the SSA respectively (Figure 18). Also noted was Walker Machine Tools Inc. which was located between the two PSA areas (Figure 19). The review of Food and Beverage Manufacturing identified that Kraft Heinz had a manufacturing facility in the SSA west of the PSA (Figure 20). No agricultural services were identified in the PSA.

The closest transportation network (major roadway) is Highway 6 which is located to the east of the PSA.

As noted in Figures 18, 19 and 20, there were no agricultural services or food manufactures identified in the PSA based on the OMAFRA Agricultural Systems Portal mapping and online data.

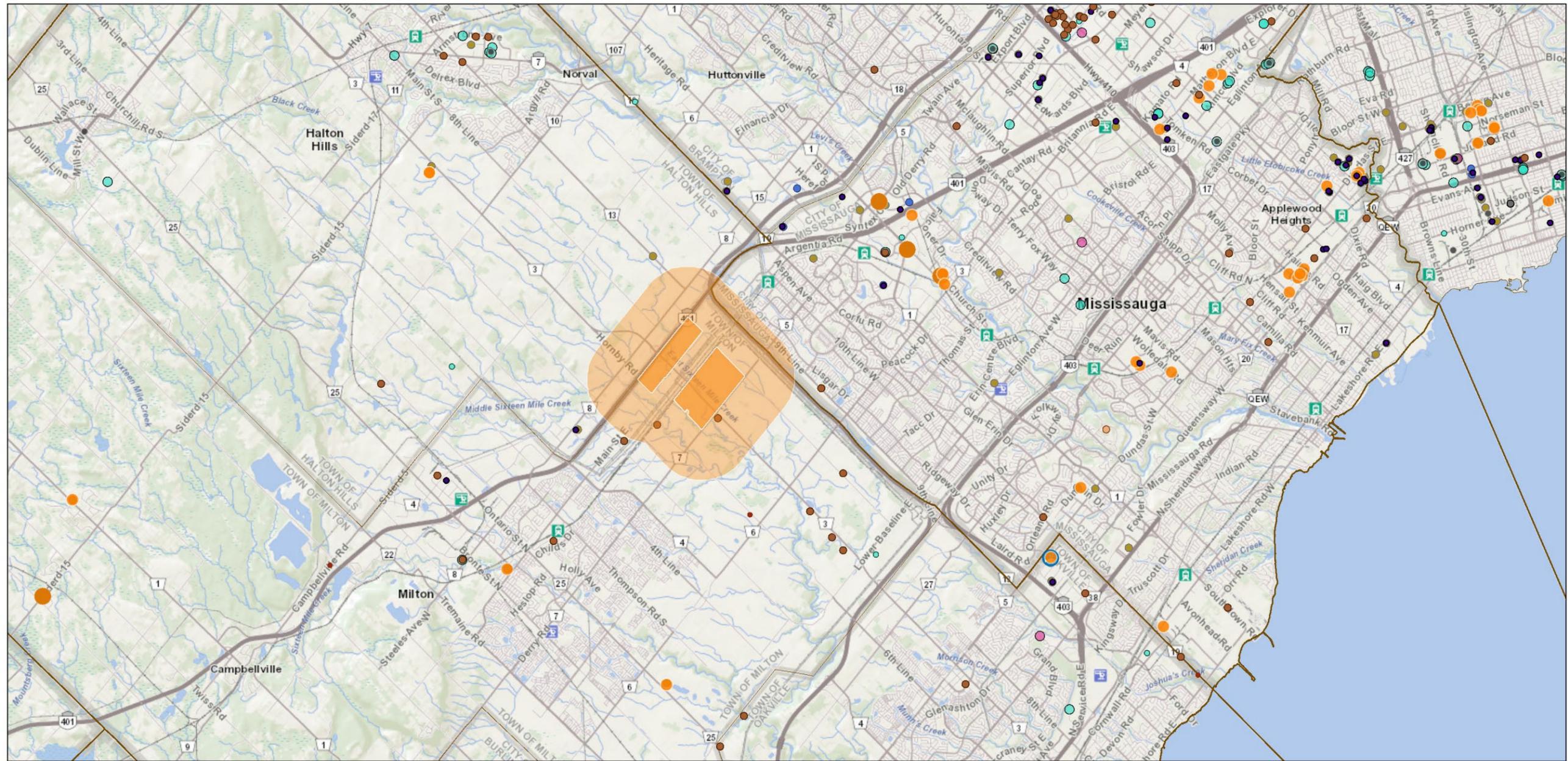
4.8 AGRICULTURAL SYSTEM AND AGRICULTURAL NETWORK

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 4.6 of this AIA.

This AIA has determined that both the PSA and the SSA 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 4.6 of this AIA provided comments on the

Figure 18 OMAFRA Agricultural Systems Mapping Livestock, Fish and Poultry



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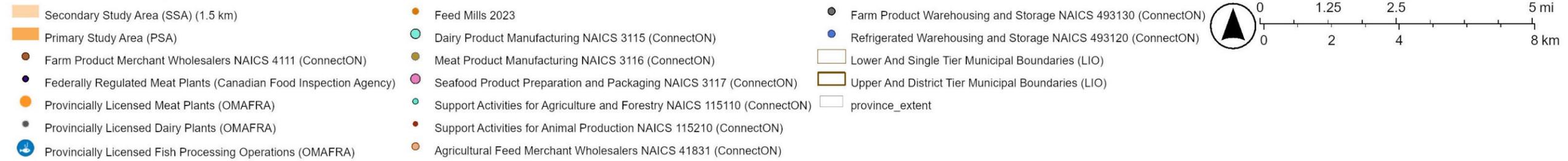
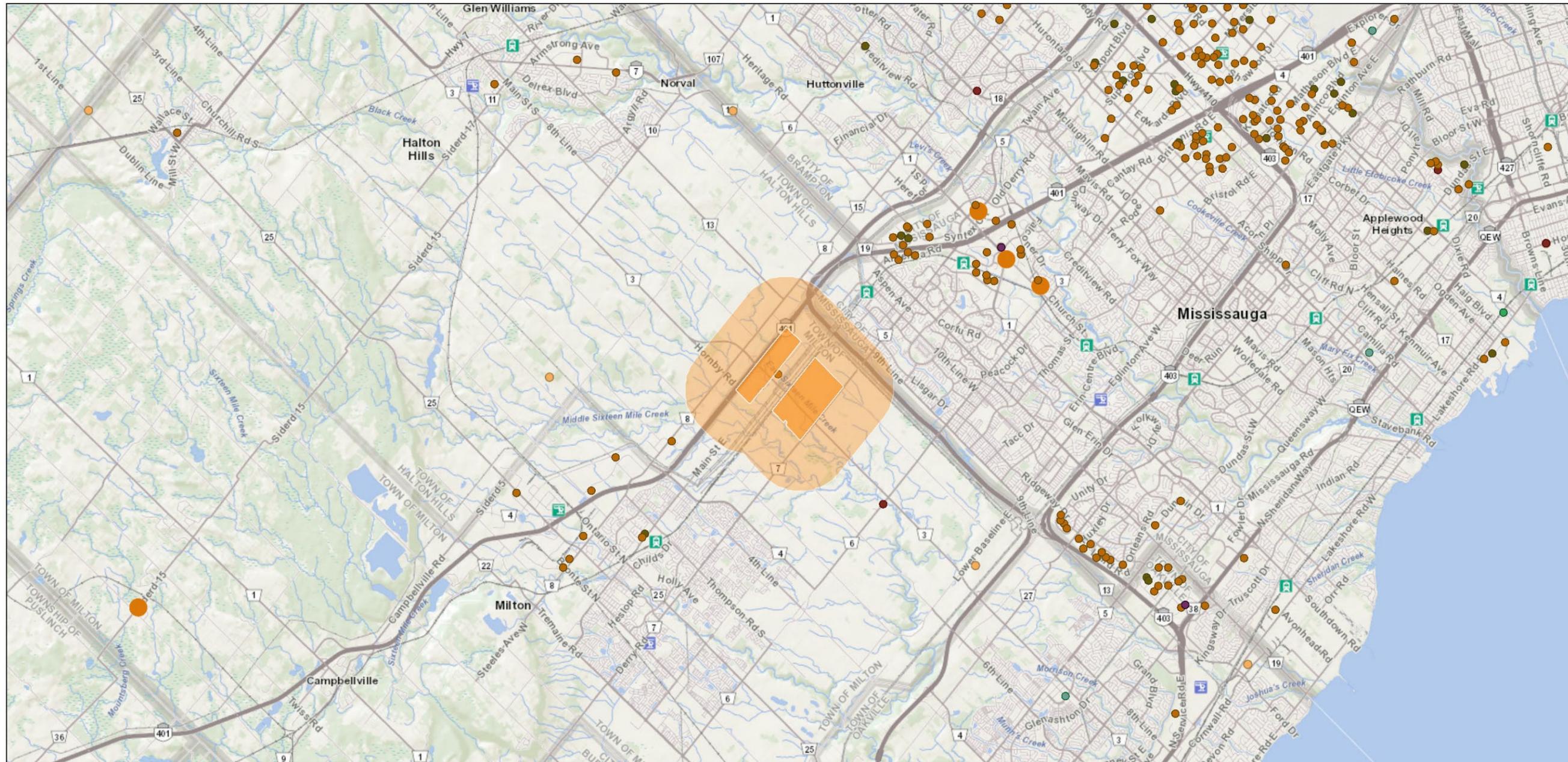


Figure 19 Agricultural Systems Field Crops



2025-06-17, 5:20:59 p.m.

- Secondary Study Area (SSA) (1.5 km)
- Primary Study Area (PSA)
- 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)
- province_extent

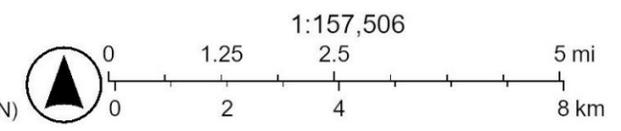
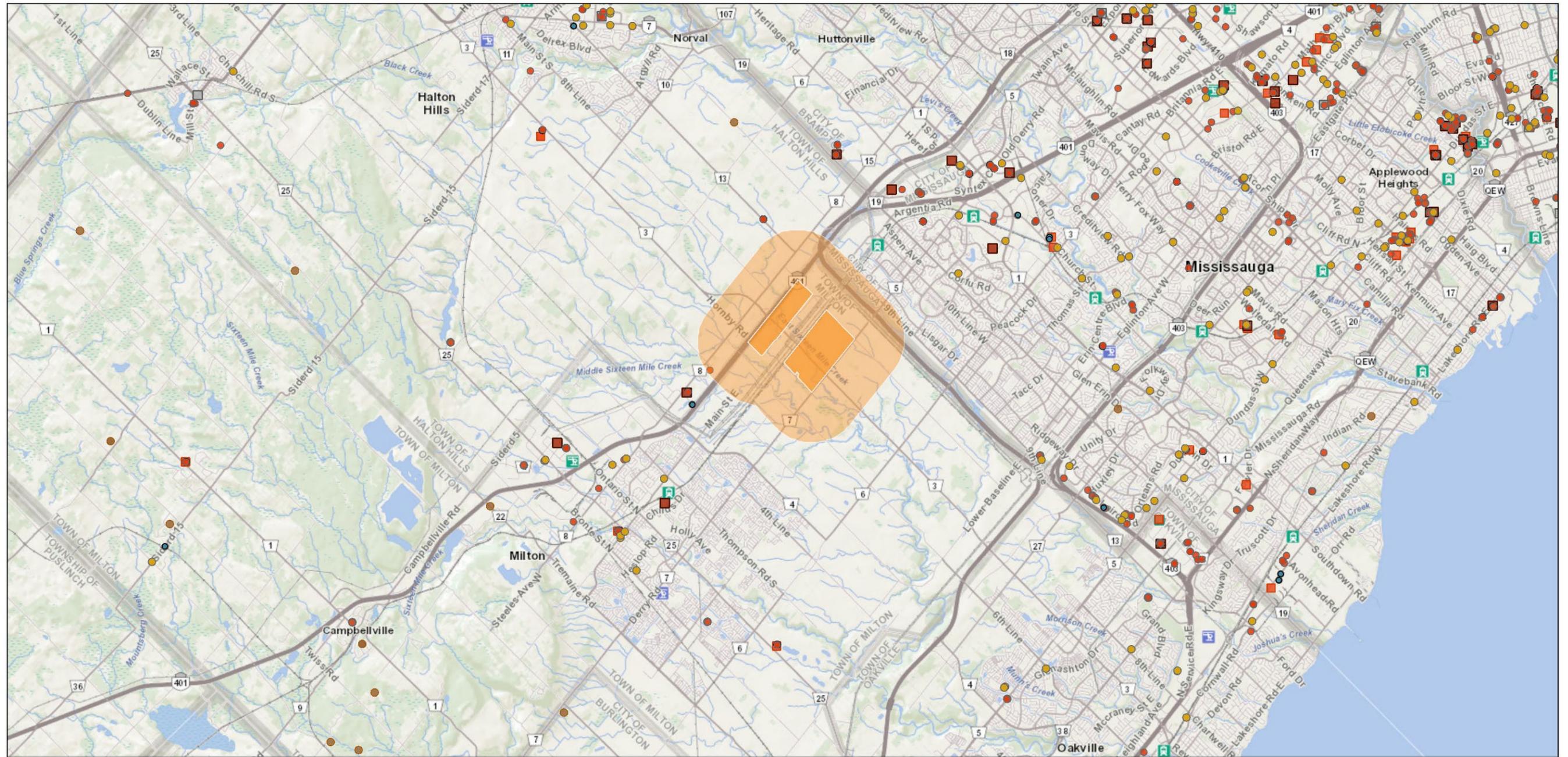


Figure 20 Agricultural Systems Food and Beverage Manufacturing

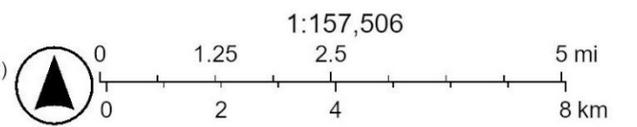


2025-06-17, 5:25:24 p.m.

- Secondary Study Area (SSA) (1.5 km)
- Primary Study Area (PSA)
- Animal Food Manufacturing NAICS 3111 (ConnectON)
- Bakeries and Tortilla Manufacturing NAICS 3118 (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)
- Provincially Licensed Fish Processing Operations (OMAFRA)
- province_extnt



agricultural services and infrastructure in the surrounding area. It was noted that there are no services or infrastructure in the PSA.

4.9 AGRICULTURAL CENSUS DATA

A review of the Census of Agricultural data (Census 2021 including 2016, and 2011 data) was completed to determine the agricultural characteristics of Milton Township and Halton Regional Municipality, and to allow comparison to the agricultural characteristics in the PSA and SSA.

4.9.1 MILTON TOWNSHIP

Table 4 provides Census 2021 data for agricultural land use in Milton Township and provides a comparison from the Provincial Census 2021 agricultural data to the 2016 and 2011 agricultural data. As indicated in the Census data, Milton Township comprises approximately 0.18 percent of the total area of farms in Ontario (Census 2021).

A review of Census 2021 data for Milton Township reveals that the total area in farms is 21,543 acres (Census Farms). Much of the farmed land is in crops with a total of 15,548 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 4 Milton Township Census 2021 Data – Land Use

Item	Milton Township	Province	Percent of Province 2021	Percent of Province 2016	Percent of Province 2011
Land Use, 2021 Census (acres)					
Land in crops	15,548	9,051,011	0.17	0.17	0.23
Summerfallow land	61	13,964	0.44	-	0.32
Tame or seeded pasture	750	400,480	0.19	-	0.15
Natural land for pasture	1,136	626,366	0.18	0.16	0.17
Christmas trees, woodland & wetland	2,455	1,269,535	0.19	0.16	0.20
All other land	1,595	404,714	0.39	0.39	0.31
Total area of farms	21,543	11,766,071	0.18	0.17	0.22

Table 4 illustrates that fluctuations in acreage were noted in all land uses except land in crops and all other land in Milton Township over the last 15 years with the general trend being an increase in acreage over the last 5 years (based on Census 2021 farm data).

Table 5 provides a more detailed inventory of agricultural lands, and a percent of Province for Milton Township and provides a comparison from Provincial Census 2021 to the Provincial Census 2016 and 2011.

Table 5 Milton Township Census 2021 Data – Crops

Item	Milton Township	Province	Percent of Province 2021	Percent of Province 2016	Percent of Province 2011
Major Field Crops, 2021 Census (acres)					
Winter wheat	1,017	1,144,406	0.09	0.00	0.00
Oats for grain	124	84,320	0.15	0.13	0.00
Barley for grain	26	68,756	0.04	0.00	0.00
Mixed grains	30	59,961	0.05	0.14	0.00
Corn for grain	3,901	2,202,465	0.18	0.15	0.20
Corn for silage	82	289,678	0.03	0.08	0.10
Hay	3,981	1,704,017	0.23	0.20	0.22
Soybeans	4,867	2,806,255	0.17	0.18	0.29
Potatoes	2	39,193	0.01	0.00	0.00
Major Fruit Crops, 2021 Census (acres)					
Total fruit crops	96	48,661	0.20	0.35	0.36
Apples	33	16,008	0.21	0.18	0.20
Sour cherries	1	1,383	0.07	0.00	0.00
Peaches	0	4,608	0.00	-	0.00
Grapes	1	18,432	0.01	0.13	0.33
Strawberries	35	2,633	1.33	2.06	1.61
Raspberries	6	438	1.37	3.53	0.44
Major Vegetable Crops, 2021 Census (acres)					
Total vegetables	147	127,893	0.11	0.13	0.35
Sweet corn	36	20,518	0.18	0.22	0.14
Tomatoes	9	14,614	0.06	0.20	-
Green peas	1	14,044	0.01	0.03	-
Green or wax beans	2	8,709	0.02	0.01	-

From 2011 to 2021, several major field crops in Milton Township showed growth or stability. Notably, oats for grain rose to 0.15% of the provincial total in 2021, and hay also increased slightly to 0.23%. Corn for grain and soybeans maintained a consistent contribution at 0.18% and 0.17% respectively. While some crops such as winter wheat, barley for grain and potatoes appeared for the first time in 2021 data, their presence highlights diversification and expansion in crop types over the decade.

Over the past 15 years, Milton Township has made a consistent contribution to the provincial totals for fruit crop production. While total fruit crop contribution has gradually declined from 0.36% in 2011 to 0.20% in 2021, key crops like strawberries and raspberries have maintained a small consistent contribution to the province, with raspberries peaking at 3.53% in 2016 and strawberries reaching 2.06% the same year.

With respect to vegetable crops, Milton Township's contribution to the provincial total of vegetable crops declined from 0.35% in 2011 to 0.11% in 2021. Despite the overall decrease, sweet corn maintained a consistent presence, increasing from 0.14% in 2011 to 0.18% in 2021, while smaller contributions from crops like tomatoes, green peas and green or wax beans were recorded in 2016 and 2021, indicating some crop variation over time.

Table 6 illustrates the Census 2021 data for livestock. Over the past 15 years, Milton Township has contributed a small, consistent proportion to the province's livestock and poultry inventories, including cattle, sheep, and hens and chickens

Table 6 Milton Township Census 2021 Data – Livestock

Item	Milton Township	Province	Percent of Province 2021	Percent of Province 2016	Percent of Province 2011
Livestock Inventories, 2021 Census(number)					
Total cattle and calves	1,435	1,604,810	0.09	0.09	0.11
Steers	83	299,540	0.03	0.04	0.07
Beef cows	264	224,194	0.12	0.12	-
Dairy cows	237	327,272	0.07	0.05	-
Total pigs	453	4,071,902	0.01	-	-
Total sheep and lambs	497	322,508	0.15	0.29	0.14
Poultry Inventories, 2021 Census (number)					
Total hens and chickens	33,671	53,802,772	0.06	0.31	0.30
Total turkeys	23	2,453,126	0.00	-	-

4.9.2 HALTON REGIONAL MUNICIPALITY

A review of Census 2021 data for Halton Regional Municipality reveals that the total area in farms is 72,920 acres (Census Farms). Much of the farmed land is in crops with a total of 57,116 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 7 provides Census 2021 data for agricultural land use in Halton Regional Municipality and provides a percent of Province comparison from the Provincial Census 2021 to the 2016 and 2011 agricultural data. As indicated in the Census data, Halton Regional Municipality comprises approximately 0.63 percent of the land in crops for Census farms.

From 2011 to 2021, Halton Regional Municipality's share of provincial land use grew in categories such as tame or seeded pasture, and all other land, while summerfallow land saw a steady reduction in its provincial percentage.

Table 7 Halton Regional Municipality Census 2021 Data – Land Use

Item	Halton Regional Municipality	Province	Percent of Province 2021	Percent of Province 2016	Percent of Province 2011
Land Use, 2021 Census (acres)					
Land in crops	57,116	9,051,011	0.63	0.58	0.69
Summerfallow land	203	13,964	1.45	1.53	3.06
Tame or seeded pasture	2,186	400,480	0.55	0.36	0.36
Natural land for pasture	2,751	626,366	0.44	0.44	0.39
Christmas trees, woodland & wetland	6,080	1,269,535	0.48	0.38	0.48
All other land	4,585	404,714	1.13	1.01	0.69
Total area of farms	72,920	11,766,071	0.62	0.56	0.63

Table 8 provides a breakdown of the major field crops in Halton Regional Municipality and provides a percent comparison from the Provincial Census 2021 to 2016 and 2011. In 2021, Halton Regional Municipality dedicated land to major field crops, including 19,379 acres of soybeans, 12,560 acres of corn for grain, and 12,549 acres of hay. Over the decade from 2011 to 2021, the municipality’s share of provincial contribution increased for some crops—such as oats for grain, hay and potatoes—while the proportion allocated to winter wheat, barley for grain, mixed grains, and corn for grain/silage and soybeans declined modestly.

Table 8 also provides Census data for major fruit crops. Some of Halton Regional Municipality’s contributions to the provincial totals for major fruit crops include 119 acres of apples, 59 acres of peaches, and 45 acres of strawberries (Census 2021).

Halton Regional Municipality’s contribution to the provincial totals for major vegetable crops is limited. According to Census data the municipality contributed 37 acres of sweet corn, 33 acres of tomatoes and 4 acres of green peas and green and wax beans in 2021. Included in Halton Regional Municipality’s 642 acres of major vegetable crop in 2021 is 123 acres of cabbage and 205 acres of broccoli.

Table 8 Halton Regional Municipality Census 2021 Data – Crops

Item	Halton Regional Municipality	Province	Percent of Province 2021	Percent of Province 2016	Percent of Province 2011
Major Field Crops, 2021 Census (acres)					
Winter wheat	7,518	1,144,406	0.66	0.71	0.83
Oats for grain	252	84,320	0.30	0.23	0.24
Barley for grain	85	68,756	0.12	0.22	0.41
Mixed grains	50	59,961	0.08	0.26	0.35
Corn for grain	12,560	2,202,465	0.57	0.57	0.64
Corn for silage	292	289,678	0.10	0.21	0.20
Hay	12,549	1,704,017	0.74	0.62	0.71
Soybeans	19,379	2,806,255	0.69	0.63	0.79

Item	Halton Regional Municipality	Province	Percent of Province 2021	Percent of Province 2016	Percent of Province 2011
Potatoes	29	39,193	0.07	0.03	0.00
Major Fruit Crops, 2021 Census (acres)					
Total fruit crops	412	48,661	0.85	0.83	0.99
Apples	119	16,008	0.74	0.80	1.18
Sour cherries	1	1,383	0.07	-	0.00
Peaches	59	4,608	1.28	0.25	-
Grapes	7	18,432	0.04	0.41	0.40
Strawberries	45	2,633	1.71	2.16	2.89
Raspberries	9	438	2.05	4.12	2.77
Major Vegetable Crops, 2021 Census (acres)					
Total vegetables	642	127,893	0.50	0.47	0.28
Sweet corn	37	20,518	0.18	0.36	0.23
Tomatoes	33	14,614	0.23	0.28	0.42
Green peas	4	14,044	0.03	-	0.18
Green or wax beans	4	8,709	0.05	-	0.36

Table 9 provides the Census 2021 data for livestock for Halton Regional Municipality. From 2011 to 2021, Halton Regional Municipality has remained stable with contributions of livestock inventories such as cattle and calves, beef cows and sheep and lambs. Poultry inventories have decreased over the last 10 years (Census 2021).

Table 9 Halton Regional Municipality Township Census 2021 Data – Livestock

Item	Halton Regional Municipality	Province	Percent of Province 2021	Percent of Province 2016	Percent of Province 2011
Livestock Inventories, 2021 Census (number)					
Total cattle and calves	3,068	1,604,810	0.19	0.20	0.28
Steers	216	299,540	0.07	0.13	0.23
Beef cows	913	224,194	0.41	0.35	0.42
Dairy cows	322	327,272	0.10	0.12	0.18
Total pigs	484	4,071,902	0.01	-	-
Total sheep and lambs	1,328	322,508	0.41	0.49	0.36
Poultry Inventories, 2021 Census (number)					
Total hens and chickens	42,410	53,802,772	0.08	0.32	0.30
Total turkeys	28	2,453,126	0.00	-	-

Table 10 provides a side-by-side comparison of Milton Township and Halton Regional Municipality's Census 2021 data for crops. Table 10 also provides this comparison as a percent calculation of the contribution from Milton Township to Halton Regional Municipality (2021, 2016, and 2011).

As illustrated in Table 10, Milton Township showed notable contributions to Halton Regional Municipality's major field crops, particularly in mixed grains (60.00%) and oats for grain (49.20%). The emergence of winter wheat, barley for grain and potatoes in 2021 highlights diversification and expansion in crop types over the decade.

With respect to major fruit crops, Milton Township's contribution to Halton Regional Municipality's major fruit totals is limited with 96 acres of total fruit crops resulting in a 23.30 percent contribution to Halton Regional Municipality's totals. Milton Township contributed 35 acres of strawberries, 33 acres of apples, 6 acres of raspberries and 1 acre each of sour cherries and grapes to Halton Regional Municipality in 2021.

As illustrated in Table 10, Milton Township is a significant contributor to major vegetable crops in Halton Regional Municipality. This includes a 97.30 percent contribution of sweet corn, a 50.00 percent contribution of green or wax beans, a 27.27 percent contribution of tomatoes, and a 25.00 percent contribution of green peas and in 2021.

Table 10 Comparison of Township and Regional Municipality Census 2021 Data - Crops

Item	Milton Township	Halton Regional Municipality	Percent of Halton Regional Municipality 2021	Percent of Halton Regional Municipality 2016	Percent of Halton Regional Municipality 2011
Major Field Crops, 2021 Census (acres)					
Winter wheat	1,017	7,518	13.52	-	-
Oats for grain	124	252	49.20	56.48	-
Barley for grain	26	85	30.59	-	-
Mixed grains	30	50	60.00	54.73	-
Corn for grain	3,901	12,560	31.06	26.75	31.65
Corn for silage	82	292	28.08	39.04	52.79
Hay	3,981	12,549	31.72	32.20	30.93
Soybeans	4,867	19,379	25.11	28.22	36.13
Potatoes	2	29	6.90	-	-
Major Fruit Crops, 2021 Census (acres)					
Total fruit crops	96	412	23.30	42.69	36.52
Apples	33	119	27.73	22.83	16.58
Sour Cherries	1	1	100.00	-	-
Peaches	0	59	-	-	-
Grapes	1	7	14.29	32.47	81.08
Strawberries	35	45	77.78	95.24	55.79
Raspberries	6	9	66.67	85.71	16.00
Major Vegetable Crops, 2021 Census (acres)					
Total vegetables	147	642	22.90	28.03	66.76
Sweet Corn	36	37	97.30	60.24	36.08
Tomatoes	9	33	27.27	70.45	-
Green peas	1	4	25.00	-	-
Green or wax beans	2	4	50.00	-	-

Table 11 provides a comparison of Milton Township and Halton Regional Municipality's data for livestock and poultry inventories. Milton Township's livestock inventories show

notable strength in specific areas, particularly pigs which account for 93.60 percent of Halton Regional Municipality's total in 2021. Milton Township maintains a strong contribution to Halton Regional Municipality in dairy cow production (73.60%) and total cattle and calves (46.77%).

Milton Township contributed 79.39 percent of Halton Regional Municipality's total hens and chickens' inventories and 82.14 percent of the total turkeys in 2021.

Table 11 Comparison of Township and Municipality Census 2021 Data – Livestock

Item	Milton Township	Halton Regional Municipality	Percent of Halton Regional Municipality 2021	Percent of Halton Regional Municipality 2016	Percent of Halton Regional Municipality 2011
Livestock Inventories, 2021					
Census (number)					
Total cattle and calves	1,435	3,068	46.77	43.07	37.78
Steers	83	216	38.43	32.99	29.26
Beef cows	264	913	28.92	34.14	-
Dairy cows	237	322	73.60	55.04	-
Total pigs	453	484	93.60	28.06	-
Total sheep and lambs	497	1,328	37.42	59.82	39.62
Poultry Inventories, 2021					
Census (number)					
Total hens and chickens	33,671	42,410	79.39	98.40	99.50
Total turkeys	23	28	82.14	-	-

On review of the Census data and considering the relative size of the designated Prime Agricultural Area of the PSA, the proposed development of the PSA will have minimal impact on the overall agricultural production in the Township of Milton or the Region of Halton.

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 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 has been documented in this AIA. It has been determined that the PSA comprised portions of active agricultural land uses, rural residential use, commercial/industrial, 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 SSA included portions of the built areas of the City of Mississauga, designated Urban areas, and the smaller community of Hornby. Further, a large portion of the SSA north of Highway 401 is designated employment lands.

These types of fragmentation (and business/commercial intrusions) are a clear indication of an area impacted by non-agricultural uses. These types of uses provide an indication of lands that are in transition from an agricultural land base to a more rural/urban environment. The large number of small parcels and commercial/industrial lands provide an indication as to the lack of long-term intentions for agriculture in those portions of the SSA.

With respect to the potential impacts as listed on the previous page of this report, and the proposed future development of the PSA lands, Table 12 provides some context as to the extent of the potential impacts.

Table 12 Potential Impacts

Potential Impact	Impacts Associated with the Proposed Future Development of the PSA Lands Before Mitigation
Interim or permanent loss of agricultural lands	There will be a permanent loss of the use of designated agricultural lands within the PSA. There will be no loss of agricultural lands in the SSA. The impact is applicable for both the construction and the future use of the PSA.
Fragmentation, severing or land locking of agricultural lands and operations	This project is a proposed future development of the PSA lands which will fragment the land base. The impact is applicable for both the construction and the future use of the PSA. There will be no severing or landlocking of agricultural lands or operations.

Potential Impact	Impacts Associated with the Proposed Future Development of the PSA Lands Before Mitigation
The loss of existing and future farming opportunities	There will be a 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 both the construction and the future use of the PSA.
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 will be a net loss of investment in agricultural buildings in the PSA. It is assumed that all agricultural buildings in the PSA will be removed as part of the future development of these lands. There will be no net loss of tile drainage.
The loss of use of ground water wells	There exists the potential for impact from the loss of the use of groundwater wells due to lack of quantity and/or quality of water. The impact is applicable for the construction and future use of the project.
Disruption or loss of functional drainage systems	There will be no net loss of artificial tile drainage on the PSA, and there is no net loss or disruption to artificial tile drainage systems in the SSA.
Disruption or loss of irrigation systems	Small areas of irrigation were noted in the PSA and SSA. Therefore, there will be a net loss of irrigation systems in the PSA.
Changes to soil drainage	There will be no net change in soil drainage in the SSA as a result of future development of the PSA lands.
Changes to surface drainage	There will be no net change in surface drainage within the SSA as a result of future development of the PSA lands.
Changes to landforms	There will be no changes to landforms (with respect to agriculture) in the SSA as a result of future development of the PSA lands.

Potential Impact	Impacts Associated with the Proposed Future Development of the PSA Lands Before Mitigation
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 both the construction and the future use of the PSA.
Effects of noise, vibration, dust	There will be the potential for additional vibration and dust during the construction of the future development of the PSA lands. The impact is applicable for both the construction and the future use of the PSA.
Potential compatibility concerns	There should be limited potential for compatibility concerns with the proposed future development of the PSA and the adjacent agricultural lands in the SSA as the majority of the PSA is designated as Urban area.
Traffic concerns	It is noted that this project is the future development of the PSA lands which will result in an increase in human occupancy. Increased traffic will occur as a result of an increase in human occupancy. A traffic study will address those concerns.
Changes to adjacent cropping due to light pollution	There is potential for changes in cropping in the designated Prime Agricultural Area of the SSA, due to light pollution, as it is assumed that the proposed future development of the PSA will include lighting. Any use of lighting should take into consideration the impact on adjacent agricultural lands. The impact is applicable for both the construction and the future use of the PSA.

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 roads and traffic controls to accommodate the heavy, wide, slow-moving farm equipment (e.g. wide shoulders, no curbs, reduced speed limits, and if traffic circles (roundabouts) are to be used, then they need to accommodate large slow moving farm equipment. Discussions with farm groups in various parts of Ontario have indicated that roundabouts in agricultural areas are a poor consideration due to difficulties maneuvering large tractors pulling multiple trailers through tight turns. Further, due to the slow speed of farm equipment, roundabouts do not allow adequate time for the equipment to move with the flow of traffic. 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 designated specialty crop area. The Minimum Distance Separation (MDSI) assessment identified the location of potential livestock facilities in the SSA. A review of the MDSI data indicated that most of the livestock operations are fairly removed from the PSA and are located across roads, woodlots, streams, or other separation features.

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 OMAFRA 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. None of these features were identified within the PSA.

The proposed development of the PSA will 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 future development of the PSA will be a permanent use. A portion of the PSA has been identified as a designated Prime Agricultural Area, and as a result, there will be agricultural lands lost. This cannot be avoided.

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.

5.4.3 MITIGATING IMPACTS

Potential mitigation measures, if necessary, may include:

- The use of berms, vegetated features, or 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 buffers between agriculture and transportation/urban uses may combine a separation of uses, vegetation/plantings, windbreaks, and berms. Vegetated buffers should include the use of deciduous and coniferous plants, with foliage from base to crown to mitigate against dust, light trespass, and litter.
- The use of salt management plans to reduce the amount of salt required for de-icing (liquid de-icers, broad casting and selective broad casting).

- 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.
- Due to the locations and numbers of water wells in the PSA and the SSA, it will be important to either preserve the existing wells, or properly engineer the closing/capping of any water well, where necessary, to prevent potential groundwater contamination.
- Field entrances and farm access that may be impacted by the proposed future development of the PSA will be relocated and/or accommodated to the extent possible.
- Phased development may be utilized to allow for agricultural production to continue in undeveloped areas of the PSA while other areas are built out in a comprehensive method.
- Edge planning principles to be incorporated during the secondary planning phase along the interface of the proposed development and the adjacent agricultural lands and operations.
- Place lower impact development (low occupancy uses) adjacent to farmland and operations.
- Design principles which accommodate agriculture to reduce negative impacts can minimize conflicts, noise, dust and odours through consideration of barriers, setbacks, buffers, road design and reduced speed limits.
- Road design to direct traffic away from farming areas.
- Increase depth of lots along the urban-agricultural boundary to create greater separation distances.

5.4.4 EDGE PLANNING

The implementation of edge planning may be considered to support the mitigation of the future development of the PSA. Edge planning considers land uses at the urban-agricultural interface to determine potential conflicts and identify practical means to improve land use compatibility. Edge planning requirements can be tailored to the local context through the secondary planning process.

6 SUMMARY AND CONCLUSIONS

DBH Soil Services Inc was retained to complete an Agricultural Impact Assessment (AIA) update report for an area defined as the Agerton Secondary Plan Area, located in the Town of Milton, within the Regional Municipality of Halton. This AIA provided an update to the AgPlan Limited “Agricultural Assessment Review for the Trafalgar and Agerton Secondary Plan Area Located in the Town of Milton, Halton Region (June 15, 2020)” report (AgPlan Report). As indicated in the AgPlan Report, there was a need to complete an AIA *because the lands planned for the urban development in the Agerton/Trafalgar study area have the potential to affect agricultural/rural uses remaining within the Town of Milton.*

This AIA updated the AgPlan Report to the present day provincial and municipal policies and guidelines. This AIA also included an additional area beyond the Agerton Secondary Plan Area as was defined in the AgPlan Report. The additional area included the land currently designated as Prime Agricultural Area and is utilized as the CPCK Milton Yard (Formerly CP), located at 7251 Trafalgar Road, Hornby Ontario.

Together, the lands previously identified as the Agerton Employment Area Secondary Plan in the AgPlan Report, plus the additional area mentioned above, formed the new Primary Study Area (PSA).

A Secondary Study Area (SSA) of 1500 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. The 1500 m SSA was defined in the Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA) *Draft Agricultural Impact Assessment Guidance Document (March 2018)* as required for a settlement area boundary expansion.

In the regional/city context, the PSA is located approximately 900 m west of Highway 407 and the City of Mississauga, south of Highway 401 at Trafalgar Road, and approximately 2.8 km east of the built-up area of Milton.

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

- **Geographical Limits**

The PSA and the SSA are located in the Peel Plain physiographic region.

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

A review of OMAFRA Climate Zone Mapping revealed that the PSA and the SSA are located in Zone C. Zone C has an average Frost-Free period of 150-170 days, an Average Date of Last Spring Frost of May 3, and an Average Date of First Fall Frost of October 8.

Based on the OMAFRA soils data the PSA comprised approximately 100.0 percent Canada Land Inventory (CLI) capability Class 1 – 3, with approximately 79.8 percent as Class 1, 12.4 percent Class 2, and 23.4 percent as Class 3.

Based on the OMAFRA soils data the SSA comprised approximately 98.7 percent Canada Land Inventory (CLI) capability Class 1 – 3, with approximately 56.6 percent as Class 1, 18.6 percent as Class 2, 23.4 percent as Class 3, 1.2 percent as Not Rated, and 0.1 percent as Water.

- **Agricultural Policy**

A review of the boundaries of the Provincial Land Base Legacy Mapping determined that a portion of the PSA and the SSA lands comprise Prime Agricultural Areas. Non-agricultural lands (settlements) were identified in the SSA and included portions of the City of Mississauga, and the community of Hornby.

A review of the Greenbelt Plan (2017) mapping indicated that no portions of the PSA were located in the Greenbelt Plan Area. The western portion of the SSA included Greenbelt Protected Countryside lands.

No portions of the PSA or the SSA were located in the Oak Ridges Moraine Conservation Plan area or the Niagara Escarpment Plan area.

A review of *The Regional Plan – Official Plan for the Halton Planning Area (Office Consolidation May 16, 2024) Map 1E – Agricultural Systems and Settlement Areas* revealed that the whole of the PSA is designated as Urban Area. The Majority of the SSA was designated as Urban Area. The portions of the SSA (area between the two areas of the PSA, and to the east) were designated as Prime Agricultural Area.

The review of the *Official Plan of the Town of Milton (Office Consolidation December 2024) Schedule O – Agricultural System and Prime Agricultural Areas* revealed that the PSA was comprised of lands designated as Urban Area, and Prime Agricultural

Areas. The designated Prime Agricultural Area in the PSA is the location of the existing CPCK railyard.

The review of the *Town of Halton Hills Official Plan (April 30, 2024, Consolidation) Schedule A1 – Land Use Plan* revealed that no portion of the PSA was located within the Town of Halton Hills. A small portion of the SSA included an area within the Town of Halton Hills. The majority of the portion of the SSA in the Town of Halton Hills is designated as the Premier Gateway Employment area.

The review of the *City of Mississauga Official Plan (August 7, 2024, Office Consolidation) Schedule 10 – Land Use Designations* revealed that no portion of the PSA was located within the City of Mississauga. A small portion of the SSA included an area within the City of Mississauga. It is noted that there are no designated agricultural lands within the portion of the SSA located in the City of Mississauga.

The review of the *Town of Milton Comprehensive Zoning By-law 144-2023 (November 2022)* revealed that the portion of the PSA that was identified as *Prime Agricultural Area in the Official Plan of the Town of Milton (Office Consolidation December 2024) Schedule O – Agricultural System and Prime Agricultural Areas* was zoned A1 (Agricultural Zone).

The SSA comprised a variety of zoning including: A1 (Agricultural Zone), GB*179 (Greenlands B), GA (Greenlands A), and OS*178 (Open Space Zone Special).

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 24.3 percent as built up/disturbed areas, 51.9 percent as common field crop, 1.1 percent as nursery stock, 9.8 percent as open field, 1.6 percent as railway, 3.0 percent as scrubland, 4.0 percent as small grains, and 4.3 percent as woodland areas.

The SSA comprised land use of approximately 24.9 percent as built up/disturbed areas, 0.1 percent as cemetery, 33.2 percent as common field crop, 1.9 percent as forage/pasture lands, 4.3 percent golf course, 1.5 percent as nursery stock, 6.0 percent as open field, 0.9 percent as railway, 12.6 percent as scrublands, 6.1 percent as small grains, 2.2 percent as unused nursery stock, 0.1 percent as water, and 6.2 percent as woodland areas.

The predominant land use in the PSA was the production of common field crops.

- **Agricultural Investment**

A total of 51 agricultural buildings were identified. There were 10 agricultural buildings (23, 24, 25, 26, 27, 28, 30, 31, 32, 33, within the PSA. The remaining 41 agricultural buildings were observed in the SSA. It is assumed that the agricultural buildings located within the PSA will be removed as part of the proposed development of the PSA.

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

Systematic tile drainage was noted on various lands within the SSA.

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

Minimum Distance Separation I (MDSI) calculations were completed for this AIA, MDSI calculations were completed as a best practice to protect lands for agricultural use as long as possible during the development phases. It was determined that there are no impacts associated with MDSI.

A review of the online Agricultural System Portal (OMAFRA) indicated that there were no registered nurseries, specialty farms (crop or livestock), frozen food manufacturing, refrigerated warehousing/storage, livestock assets or abattoirs in the PSA.

There are no registered agricultural services within the PSA.

The closest transportation network (major roadway) is Highway 401 located to the north, and Highway 407 located to the east of the PSA.

- **Land Fragmentation**

The PSA was comprised of a number of smaller parcels, plus some larger land holdings. The SSA comprised numerous small parcels and areas of fragmentation associated with the City of Mississauga, Hornby, Agerton, and linear development along Steeles Avenue. Larger land holdings were noted in the SSA. Many of these larger land holdings were located within the designated urban areas of the Town of Milton, or in the designated employment lands in the Town of Halton Hills.

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 future development of the PSA.

This AIA has identified that the PSA is comprised of designated Urban Areas and Prime Agricultural Area. The majority of the PSA is designated Urban Area lands. It was noted

that much of the surrounding area (including much of the SSA) were comprised of non-agricultural designations including urban uses, rural residential, commercial/industrial, and employment lands. The PSA and SSA are located in close proximity to both Highway 401 and Highway 407. Two major roads (4 lane), Trafalgar Road and Derry Road, cross through or abut the PSA.

The proposed development of the PSA (including the settlement area boundary expansion onto the portion of the PSA designated as Prime Agricultural Area) should have minimal impact on adjacent designated Prime Agricultural Area. As has been demonstrated in the preceding sections of this report, this cannot be avoided. A potential impact for the proposed development (including the settlement area boundary expansion lands) is the interface between urban development and abutting farms. Consideration needs to be taken to ensure that urban development does not impact the operations of abutting farms.

The Secondary Planning process and subsequent planning process will be a key mechanism to ensure impacts on the agricultural community are minimized and mitigated. The phasing of development will also be key to minimizing and mitigating the impact on the agricultural community and land base.

Given the geographical location of the PSA lands and the close proximity to the designated Urban Areas, and that the designated Prime Agricultural Area portion of the PSA is utilized for a railyard, it is the conclusion of this study that the proposed future development of the PSA would have minimal impact on the surrounding agricultural activities within the SSA.

Sincerely
DBH Soil Services Inc.



Dave Hodgson, P. Ag
President

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APPENDIX A

Agricultural Building List

Property Information: 2025-18 Agerton AIA			Online Imagery Survey								Roadside Reconnaissance Survey					Assumptions	
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	MDSI Considerations
1	8229 9 Line, Halton Hills, ON, LOP 1K0, CAN	241507000111701	No	Machine Shed	No		No		No	No	Door panels missing	No		No	No	N/A	No MDSI calculation required
2	8278 9 Line, Halton Hills, ON, LOP 1K0, CAN	24157000114700	No	Riding Arena Indoor, Stable	Yes	paddock/paddocks, with extension/extensions	No		No	No		No		No	No	Assumed retired	Unoccupied. MDSI calculation required
3	8300 Trafalgar Rd, Halton Hills, ON, LOP 1E0, CAN	241507000124800	Yes	Bank Barn	No	with extension/extensions	No		No	No	Rugs for Sale - JPlatt Rugs	No		No	No	Assumed retired	No MDSI calculation required
4	8300 Trafalgar Rd, Halton Hills, ON, LOP 1E0, CAN	241507000124800	Yes	Machine Shed	Yes		No		No	No		No		No	No	N/A	No MDSI calculation required
5	8300 Trafalgar Rd, Halton Hills, ON, LOP 1E0, CAN	241507000124800	Yes	House	No		No		No	No		No		No	No	N/A	No MDSI calculation required
6	8150 Trafalgar Rd, Halton Hills, ON, LOP 1E0, CAN	241507000142310	Yes	2 Storey Poultry Barn	No		No		No	No	Banasco	No		No	No	Chickens	No MDSI calculation required
7	13571 Steeles Ave, Halton Hills, ON,	241507000142301	No	Machine Shed	Yes		No		No	No	Under development	No		No	No	N/A	No MDSI calculation required

Property Information: 2025-18 Agerton AIA			Online Imagery Survey								Roadside Reconnaissance Survey					Assumptions	
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	MDSI Considerations
	LOP 1E0, CAN																
8	13571 Steeles Ave, Halton Hills, ON, LOP 1E0, CAN	241507000142301	No	Machine Shed	No		No		No	No		No		No	No	N/A	No MDSI calculation required
9	12635 Steeles Ave, Halton Hills, ON, LOP 1E0, CAN	24150700014400	No	Machine Shed, Remnant	No		No		No	No		No		No	No	Retired	No MDSI calculation required
10	12635 Steeles Ave, Halton Hills, ON, LOP 1E0, CAN	24150700014400	No	Machine Shed, Remnant	No		No		No	No	A sign indicating a change is proposed for these lands	No		No	No	Retired	No MDSI calculation required
11	12635 Steeles Ave, Halton Hills, ON, LOP 1E0, CAN	24150700014400	No	Machine Shed, Remnant	No		No		No	No		No		No	No	Retired	No MDSI calculation required
12	12099 Steeles Ave, Halton Hills, ON, LOP 1E0, CAN	241507000144400	Yes	Pole Barn	Yes	Missing roof and wall boards	No		No	No	Line of sight restriction	No		No	No	Assumed Retired	Unoccupied. MDSI calculation required
13	8041 6 Line, Georgetown, ON, L7G 4S6, CAN	241507000129402	No	Machine Shed	No	with extension/extensions	No		No	No		No		No	No	N/A	No MDSI calculation required
14	14920 Steeles Ave, Halton	2415090080100	No	Pole Barn, Riding Arena Indoor	Yes	with extension/extensions, run-in shed/sheds,	No		No	No	cement barrier on laneway, appears abandoned	No		No	No	Retired Horse	No MDSI calculation required

Property Information: 2025-18 Agerton AIA			Online Imagery Survey								Roadside Reconnaissance Survey					Assumptions	
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	MDSI Considerations
	Hills, ON, LOP 1E0, CAN					fencing designed for livestock, paddock/paddocks											
15	14920 Steeles Ave, Halton Hills, ON, LOP 1E0, CAN	2415090080100	No	Pole Barn	Yes	with extension/extensions, grain bin/bins	No		No	No		No		No	No	Retired Horse	No MDSI calculation required
16	14125 Derry Rd, Milton, ON, L9E 0W5, CAN	24090900800100	Yes	Bank Barn	Yes	with extension/extensions, uncapped silo/silos	No		No	No	large barn and silo behind are on a separate property from machine shed in front, missing boards	No		No	No	Assumed retired	No MDSI calculation required
17	14125 Derry Rd, Milton, ON, L9E 0W5, CAN	240909008000900	Yes	Machine Shed	Yes		No		No	No	As per real estate, 2 storey drive shed/barn with electricity	No		No	No	N/A	No MDSI calculation required
18	7211 8 Line, Milton, ON, L9E 1A5, CAN	24090900800320	Yes	Shed	No		No		No	No		No		No	No	Retired	No MDSI calculation required
19	7211 8 Line, Milton, ON, L9E 1A5, CAN	240909008003200	Yes	Machine Shed	No		No		No	No		No		No	No	Retired	No MDSI calculation required
20	7211 8 Line, Milton, ON, L9E 1A5, CAN	240909008003200	Yes	Bank Barn	No	uncapped silo/silos	No		No	No		No		No	No	Retired	No MDSI calculation required
21	7211 8 Line, Milton, ON, L9E 1A5, CAN	240909008003200	Yes	Machine Shed	No		No		No	No		No		No	No	N/A	No MDSI calculation required

Property Information: 2025-18 Agerton AIA			Online Imagery Survey								Roadside Reconnaissance Survey					Assumptions	
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	MDSI Considerations
22	7155 8 Line, Milton, ON, L9E 1A5, CAN	240909008003100	Yes	Machine Shed	No		No		No	No	Greystone Grading Ltd	No		No	No	Commercial	No MDSI calculation required
23	13761 Derry Road E, Milton, ON L9E 1B7	240909009002310	Yes	Bank Barn	No	with extension/extensions,	No		No	No	trailers and boats stored at back of property, remnant	No		No	No	N/A	No MDSI calculation required
24	7025 Trafalgar Rd, Milton, ON, L9E 0Z9, CAN	240909009011900	Yes	Machine Shed	No		No		No	No		No		No	No	N/A	No MDSI calculation required
25	7252 Trafalgar Rd, Milton, ON, L9E 0Z3, CAN	24090900901260	Yes	Workshop	No		No		No	No		No		No	No	N/A	No MDSI calculation required
26	7252 Trafalgar Rd, Milton, ON, L9E 0Z3, CAN	240909009012600	Yes	Machine Shed	No		No		No	No		No		No	No	N/A	No MDSI calculation required
27	7244 Trafalgar Rd, Milton, ON, L9E 0Z3, CAN	240909009012400	Yes	Pole Barn	Yes	fencing designed for livestock, grain bin/bins, with extension/extensions	No		No	No		No		No	No	N/A	No MDSI calculation required
28	7244 Trafalgar Rd, Milton, ON, L9E 0Z3, CAN	240909009011900	Yes	House	Yes		No		No	No		No		No	No	N/A	No MDSI calculation required
29	7244 Trafalgar Rd, Milton, ON, L9E 0Z3, CAN	240909009012400	Yes	Pole Barn	Yes	fencing designed for livestock	No		No	No	Building removed	No		No	No	N/A	

Property Information: 2025-18 Agerton AIA			Online Imagery Survey								Roadside Reconnaissance Survey					Assumptions	
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	MDSI Considerations
30	12805 Derry Rd, Milton, ON, L9E 0W2, CAN	24090900900170	Yes	Pole Barn	No	Grant Farm	No		No	No	Assumed retired	No		No	No	Retired	No MDSI calculation required
31	12805 Derry Rd, Milton, ON, L9E 0W2, CAN	240909009001700	Yes	Bank Barn	No	with extension/extensions	No		No	No	Assumed retired	No		No	No	Retired	No MDSI calculation required
32	12805 Derry Rd, Milton, ON, L9E 0W2, CAN	24090900901170	Yes	Pole Barn	No		No		No	No		No		No	No	Retired	No MDSI calculation required
33	12619 Derry Rd, Milton, ON, L9E 0W2, CAN	240909009001600	Yes	Machine Shed	No		No		No	No		No		No	No	N/A	No MDSI calculation required
34	12175 Derry Rd, Milton, ON, L9E 0W2, CAN	24090900900140	Yes	Bank Barn	Yes		No		No	No	Line of sight restriction Missing wall and roof boards	I.o.s.		I.o.s.	I.o.s.	Assumed retired based on online imagery	No MDSI calculation required
35	12175 Derry Rd, Milton, ON, L9E 0W2, CAN	240909009001400	Yes	Shed	Yes		No		No	No		No		No	No	unknown	No MDSI calculation required
36	12175 Derry Rd, Milton, ON, L9E 0W2, CAN	240909009001400	Yes	Shed	Yes		No		No	No		No		No	No	unknown	No MDSI calculation required
37	6597 6 Line, Milton, ON, L9E 0X8, CAN	240909009005800	Yes	Machine Shed	Yes		No		No	No	Line of sight restriction	I.o.s.		I.o.s.	I.o.s.	N/A	No MDSI calculation required

Property Information: 2025-18 Agerton AIA			Online Imagery Survey								Roadside Reconnaissance Survey					Assumptions	
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	MDSI Considerations
38	6597 6 Line, Milton, ON, L9E 0X8, CAN	240909009005800	Yes	Quonset	Yes	with extension/extensions	No		No	No		No		No	No	N/A	No MDSI calculation required
39	12470 Derry Rd, Milton, ON, L9E 0WI, CAN	240909009001302	Yes	Garage	No		No		No	No		No		No	No	N/A	No MDSI calculation required
40	12470 Derry Rd, Milton, ON, L9E 0WI, CAN	240909009001302	Yes	Machine Shed	No	with extension/extensions	No		No	No		No		No	No	N/A	No MDSI calculation required
41	12470 Derry Rd, Milton, ON, L9E 0WI, CAN	240909009001302	Yes	Machine Shed	No		No		No	No		No		No	No	N/A	No MDSI calculation required
42	12470 Derry Rd, Milton, ON, L9E 0WI, CAN	240909009001302	Yes	Shed	No		No		No	No		No		No	No	N/A	No MDSI calculation required
43	12600 Derry Rd, Milton, ON, L9E 0WI, CAN	240909009001150	Yes	House	Yes		No		No	No		No		No	No	N/A	No MDSI calculation required
44	12600 Derry Rd, Milton, ON, L9E 0WI, CAN	2409090090011500	Yes	Quonset	Yes		No		No	No		No		No	No	N/A	No MDSI calculation required
45	6626 Trafalgar Rd, Milton, ON, L9E 0Z2, CAN	240909009011300	No	Machine Shed	No		No		No	No		No		No	No	N/A	No MDSI calculation required

Property Information: 2025-18 Agerton AIA			Online Imagery Survey								Roadside Reconnaissance Survey					Assumptions	
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	MDSI Considerations
46	6626 Trafalgar Rd, Milton, ON, L9E 0Z2, CAN	240909009011300	No	Garage	No		No		No	No		No		No	No	N/A	No MDSI calculation required
47	14212 Derry Rd, Milton, ON, L9E 0W6, CAN	240909008001100	Yes	Garage	No		No		No	No		No		No	No	Retired	No MDSI calculation required
48	14212 Derry Rd, Milton, ON, L9E 0W6, CAN	240909008001100	Yes	Machine Shed	No		No		No	No		No		No	No	Retired	No MDSI calculation required
49	14212 Derry Rd, Milton, ON, L9E 0W6, CAN	24090900800110	Yes	Bank Barn	No		No		No	No		No		No	No	Retired	No MDSI calculation required
50	14212 Derry Rd, Milton, ON, L9E 0W6, CAN	240909008001100	Yes	Machine Shed	No		No		No	No		No		No	No	Retired	No MDSI calculation required
51	6404 Trafalgar Road, Milton, ON	240909009010100	Yes	Pole Barn	No		No		No	No	Used for storage	No		No	No	N/A	No MDSI calculation required
52	7060 Auburn Road, Milton, ON, L9T 7V9	240909009013220	No	Machine Shed	No		No		No	No		No		No	No	N/A	No MDSI calculation required

APPENDIX B

Agricultural Building Photographs



Agricultural Building 1



Agricultural Building 2



Agricultural Buildings 3, 4 and 5



Agricultural Building 6



Agricultural Buildings 7 and 8



Agricultural Buildings 9, 10 and 11



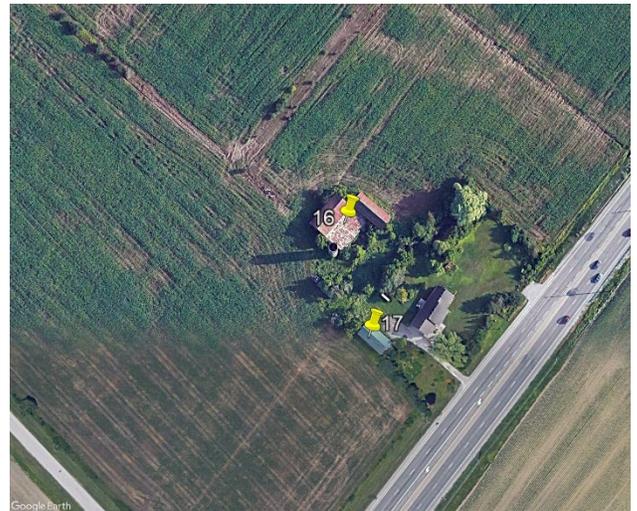
Agricultural Buildings 12



Agricultural Building 13



Agricultural Buildings 14 and 15



Agricultural Buildings 16 and 17



Agricultural Buildings 18, 19, 20 and 21



Agricultural Building 22



Agricultural Building 23



Agricultural Building 24



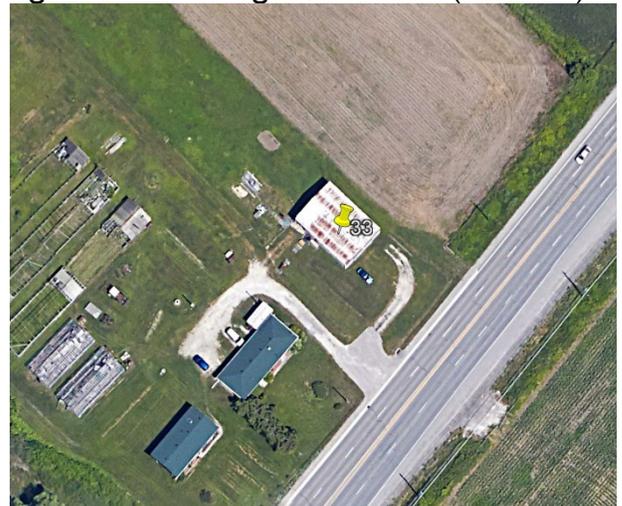
Agricultural Buildings 25 and 26



Agricultural Building 27, 28 and 29 (removed)



Agricultural Buildings 30, 31 and 32



Agricultural Building 33



Agricultural Buildings 34, 35 and 36



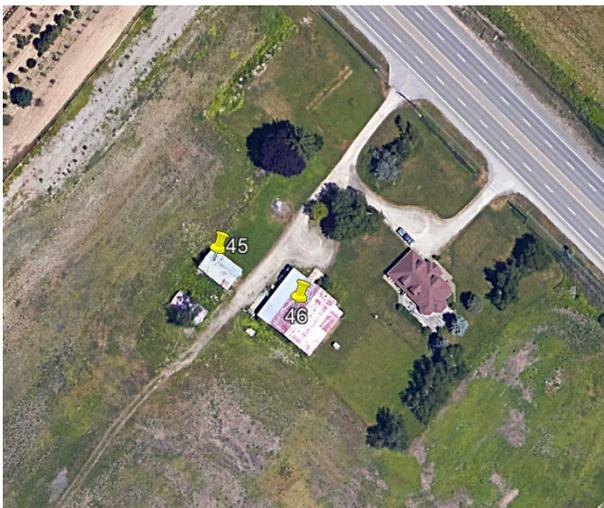
Agricultural Buildings 37 and 38



Agricultural Buildings 39, 40, 41 and 42



Agricultural Buildings 43 and 44 (removed)



Agricultural Buildings 45 and 46



Agricultural Buildings 47, 48, 49 and 50



Agricultural Building 51



Agricultural Building 52

APPENDIX C

Minimum Distance Separation (MDS I) Agrisuite Sheets

2025-18 Agerton AIA Update

General information

Application date
Jun 17, 2025

Municipal file number

Proposed application
New or expanding settlement area
boundary

Applicant contact information 

ON

Location of subject lands
Regional Municipality of Halton
Town of Milton
TRAFALGAR
Concession 8 , Lot Lot 13 and 14
Roll number: 2409

Calculations

Building 2

Farm contact information 

8278 9 Line
Halton Hills, ON
L0P 1K0

Location of existing livestock facility or anaerobic digester

Regional Municipality of Halton
Town of Halton Hills
ESQUESING
Concession 9 , Lot 2
Roll number: 2415070000114700

Total lot size
20.4 ha

Notes

MDS1 calculated on back (stable) portion of building

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	575 <u>m²</u>	28.8 <u>NU</u>	575 <u>m²</u>



Confirm Livestock/Manure Information (Building 2)

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



Unoccupied Barn or Unused Storage (Building 2)

The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM		
Design capacity	28.8 <u>NU</u>		
Potential design capacity	28.8 <u>NU</u>		
Factor A (odour potential)	1	Factor B (design capacity)	217.5
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	335 <u>m</u> (1099 <u>ft</u>)		
Actual distance from livestock barn	<u>NA</u>		
Storage base distance 'S' (minimum distance from manure storage)	335 <u>m</u> (1099 <u>ft</u>)		
Actual distance from manure storage	<u>NA</u>		

Building 12

Farm contact information 

12099 Steeles Ave
Halton Hills, ON
L0P 1E0

Location of existing livestock facility or anaerobic digester

Regional Municipality of Halton
Town of Halton Hills
ESQUESING
Concession 7 , Lot 1
Roll number: 241507000144400

Total lot size

0.9 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	196 m ²	9.8 NU	196 m ²



Confirm Livestock/Manure Information (Building 12)

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



Unoccupied Barn or Unused Storage (Building 12)

The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM		
Design capacity	9.8 NU		
Potential design capacity	9.8 NU		
Factor A (odour potential)	1	Factor B (design capacity)	166
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			256 m (840 ft)
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			256 m (840 ft)
Actual distance from manure storage			NA

Preparer signoff & disclaimer

Preparer contact information

David Hodgson
DBH Soil Services Inc.
ON
dhodgson@dbhsoilservices.ca

Signature of preparer

David Hodgson , President

Date (mmm-dd-yyyy)**Note to the user**

The Ontario Ministry of Agriculture, Food and Agribusiness (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 OMAFA will be considered to be the official version for purposes of calculating MDS. OMAFA 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.

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APPENDIX D

Unique Soil Symbols and Canada Land Inventory (CLI) List

soilcode	slope	cli	clisub1	clisub2
10	N	5	I	
11	N	7	T	
12	15 - 30	7	R	T
13	N	7	R	
B.L.	N	5	I	
Ba	2 - 5	2	F	
Ba	0 - 0.5	2	F	
Ba	0.5 - 2	2	F	
Be	2 - 5	2	F	
Be	0.5 - 2	2	F	
Bl	2 - 5	2	F	
Bl	0.5 - 2	2	F	
Br	5 - 9	5	R	
Bs	2 - 5	4	F	R
Bu	2 - 5	2	F	M
Bu	5 - 9	3	T	
Bu	9 - 15	4	T	
Cd	0 - 0.5	2	W	
Cd	0.5 - 2	2	W	
Ch	2 - 5	1		
Ch	5 - 9	1		
Ch	0 - 0.5	1		
Ch	0.5 - 2	1		
Ch	15 - 30	1		
Ci	2 - 5	1		
Ck	2 - 5	2	F	
Cl	2 - 5	1		
Co	2 - 5	2	W	
Co	0 - 0.5	2	W	
Co	0.5 - 2	2	W	
Cs	0 - 0.5	4	R	W
Cs	0.5 - 2	4	R	W
Dk	2 - 5	4	F	M
Dk	5 - 9	4	S	T
Dk	9 - 15	4	S	T
Dk	0 - 0.5	4	F	M
Dk	0.5 - 2	4	F	M
Dk	15 - 30	6	T	S
Dk	30 - 45	6	T	S
DI	2 - 5	3	S	P

soilcode	slope	cli	clisub1	clisub2
Di	5 - 9	3	S	P
Di	5 - 9	3	M	F
Di	9 - 15	4	S	T
Di	9 - 15	5	P	I
Di	0 - 0.5	3	S	P
Di	15 - 30	5	T	
Dr	5 - 9	6	R	P
Ds	5 - 9	6	R	P
Du	9 - 15	4	S	T
Fl	2 - 5	6	R	
Fl	5 - 9	6	R	
Fl	9 - 15	6	R	
Fl	0 - 0.5	6	R	
Fl	0.5 - 2	6	R	
Fn	2 - 5	2	F	M
Fn	5 - 9	2	S	T
Fn	5 - 9	3	T	I
Fn	9 - 15	4	T	
Fn	0 - 0.5	2	F	M
Fo	2 - 5	2	F	M
Fo	5 - 9	3	S	T
Fo	9 - 15	4	S	T
Fo	0.5 - 2	2	F	M
Fo	15 - 30	5	T	
Fo	30 - 45	6	T	
Fp	9 - 15	4	R	T
Fr	5 - 9	7	R	
Fs	0.5 - 2	5	R	
Gf	9 - 15	4	W	
Gf	0.5 - 2	4	W	
Gi	2 - 5	2	F	M
Gi	5 - 9	2	S	T
Gi	5 - 9	3	T	I
Gi	9 - 15	4	T	
Gi	0.5 - 2	2	F	M
Gi	15 - 30	5	T	
Gl	2 - 5	1		
Gl	5 - 9	3	T	
Gl	9 - 15	4	T	
Gl	15 - 30	5	T	

soilcode	slope	cli	clisub1	clisub2
Gp	2 - 5	5	R	
Gr	0 - 0.5	5	W	
Gr	0.5 - 2	5	W	
Gs	2 - 5	3	R	
Gs	5 - 9	3	R	T
Gu	2 - 5	1		
Gu	5 - 9	3	T	
Gu	9 - 15	4	T	
Jc	2 - 5	3	D	W
Jc	0.5 - 2	3	D	W
Kl	2 - 5	4	P	W
Kl	5 - 9	4	P	W
Kl	0.5 - 2	4	P	W
Lc	5 - 9	3	E	T
Lc	9 - 15	4	T	
Lc	0 - 0.5	2	D	
Lc	15 - 30	5	T	
Lc	30 - 45	5	D	
Li	2 - 5	5	P	W
Li	5 - 9	5	P	W
Li	0.5 - 2	5	P	W
Ll	2 - 5	1		
Ll	0.5 - 2	1		
Lo	2 - 5	1		
M	0 - 0.5	0		
Ma	0 - 0.5	7	I	
Ml	2 - 5	4	D	W
Ml	0 - 0.5	4	D	W
Ms	0 - 0.5	0		
Oi	5 - 9	3	T	
Oi	9 - 15	4	T	
Oi	15 - 30	5	T	
Ol	2 - 5	1		
Ol	5 - 9	3	T	
Ol	9 - 15	4	T	
Ol	15 - 30	5	T	
On	2 - 5	1		
On	5 - 9	3	T	
On	9 - 15	1	I	
On	9 - 15	4	T	

soilcode	slope	cli	clisub1	clisub2
On	0 - 0.5	1		
On	0.5 - 2	1		
On	15 - 30	5	T	
On	30 - 45	6	T	
Or	0 - 0.5	5	P	
P	0 - 0.5	0		
Pl	2 - 5	2	W	
Pl	0 - 0.5	2	W	
Pl	0.5 - 2	2	W	
PT	N	0		
QY	N	0		
Sp	2 - 5	2	F	M
Sp	5 - 9	2	T	
Sp	9 - 15	3	T	
Tc	2 - 5	3	D	
Tc	5 - 9	3	D	T
Tc	0 - 0.5	3	D	
Tr	9 - 15	4	T	
Tr	15 - 30	5	T	
Tu	2 - 5	1		
Tu	0 - 0.5	1		
Tu	0.5 - 2	1		
UL	N	0		
Vi	2 - 5	2	F	
Wi	0.5 - 2	2	F	
ZZ	N	W		

APPENDIX E

DAVE HODGSON CURRICULUM VITAE



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 MDS I 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 I).
- 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 MDSI), 2024.
- AECOM Peel Sewer AIA, 2024.
- Port Hope North Settlement Area Boundary Expansion AIA, (including MDSI) 2024
- Fergus Oaks, Fergus Settlement Area Boundary Expansion AIA (including MDSI), 2024.
- Jordan Settlement Area Boundary Expansion AIA (including MDSI), 2024.
- Town of New Tecumseth AIA Assistance, 2024
- Whistle Bare Road, North Dumfries Minimum Distance Separation (MDSI Assessment), 2024.
- Balsam Road, Pickering Minimum Distances Separation (MDSI) Assessment, 2024.
- Port Hope West Urban Boundary Expansion Scoped AIA (including MDSI), 2023.
- Port Hope East Urban Boundary Expansion Scoped AIA (including MDSI), 2023.
- Town of King Battery Energy Storage System (BESS) AIA, 2023.
- City of London Emergency Services AIA (including MDSI), 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.
- Petersburg 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 I (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.



- 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.
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