

February 28, 2025

OEC 17-043

Bousefields Inc.
3 church Street, Suite 200
Toronto, ON M5E 1M2

Attention: Charlie Smith

**Re: Bolton North Hill Secondary Plan– Response to Region of Peel Review Comments
Regarding Agriculture**

Dear Mr. Smith:

This letter is in response to the Region of Peel comments regarding the AIA dated February 16, 2022. The Region’s comments are provided below and our response is provided in bold for each comment;

“The AIA submitted by Orion Environmental Solutions, dated February 16, 2022, does not address policy requirements as outlines in Peel Region Official Plan policies 5.6.20.14.17 a) i) to iv)” (See Below)

- i) provide for the staging and sequencing within secondary plans so that an orderly transition from agriculture is achieved and agricultural uses and agriculture-related uses continue for as long as practical in the Designated Greenfield Area; **The agricultural lands within the secondary plan lands are currently in crop production through rental to area farmers. Permitting the lands to remain in cultivation until implementation of the construction of the development is the most effective way to continue the agricultural use as long as practical. No setbacks from the construction would be required because crop cultivation would not have any adverse odour impacts. Current cultivation practices do not require extended times for machinery operation so potential noise impacts would be minimal.**

- ii) require the implementation of mitigation in the secondary plan where agricultural uses and non-agricultural uses interface with emphasis on minimizing impacts to adjacent agricultural operations that are located outside of the Designated Greenfield Areas in the Greenbelt Plan Area including policy direction to implement recommendations such as locating compatible/less sensitive land uses, buffering and landscaping where urban and agricultural uses interface to the extent feasible and having regard for the nature and type

of the agricultural operation and sensitivity of proposed land uses; **Same as above.**

- iii) identify through mapping any required Provincial minimum distance separation (MDS) I setback (the Setback Area) that extends into the secondary plan area; and **The Secondary Plan area is within the Settlement Area for the Town of Bolton as defined in the Region of Peel Official Plan Regional Structure Schedule E-1 (April 2022). Criterion #36 of the Provincial MDS Policy states MDS I setbacks are not required for proposed land use changes (e.g., consents, rezonings, redesignations, etc.) within approved settlement areas, as it is generally understood that the long-term use of the land is intended for non-agricultural purposes. In accordance with MDS policy the Region would have assessed the impact to livestock operations beyond the settlement area prior to its approvals to ensure there would be no adverse impact on the livestock operation or the future settlement area residents.**
- iv) prohibit development in the Setback Area; if and when the livestock and manure storage facilities that are creating the Setback Area are removed, thus eliminating the Setback Area, permit development in accordance with the requirements of the secondary plan.; **Same as above.**

and 5.6.20.14.22.1 m).”

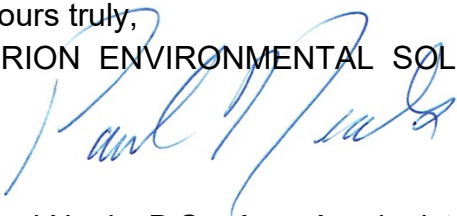
Prior to the Town of Caledon adopting an official plan amendment and secondary plan to implement the settlement area boundary, the Town will prepare an agricultural impact assessment to be completed in accordance with terms of reference prepared to the satisfaction of the Region and Town of Caledon, in consultation with relevant agencies. The agricultural impact assessment will be prepared to provide a further detailed evaluation of potential impacts of non-agricultural development on agricultural operations adjacent to the Bolton Residential Expansion Settlement Area with recommendations to avoid, minimize and/or mitigate adverse impacts. The implementation of recommendations of the agricultural impact assessment shall be incorporated into the Town of Caledon Official Plan and Secondary Plan, as appropriate, and will include policies, at a minimum, that will:

- i) Identify through mapping any Provincial minimum distance separation (MDS) I calculated setback (the Setback Area) that extends into the Bolton Residential Expansion Settlement Area;
- ii) Prohibit development in the Setback Area. If and when the livestock and manure storage facilities that are creating the Setback Area are removed, thus eliminating the Setback Area, development can proceed in accordance with the Bolton Residential Expansion Settlement Area Secondary Plan;
- iii) Recognize that lands within the Setback Area will be considered a Type A Land Use for the purpose of applying Provincial MDS II Formula;
- iv) Promote land use compatibility where agricultural uses and non- agricultural uses interface; and,
- v) Require mitigation of potential impacts of development on surrounding agricultural operations and land to the extent feasible.

The Secondary Plan area is within the Settlement Area for the Town of Bolton as defined in the Region of Peel Official Plan Regional Structure Schedule E-1 (April 2022). Therefore, the settlement boundary has been implemented by its designation in the Official Plan as an Urban System within the Regional Urban Boundary, as a result no MDS setbacks are required. Under MDS policy the Region would have required an agricultural impact assessment for the proposed non-agricultural development within the settlement area to ensure the settlement area does not adversely impact surrounding livestock operations. The request for MDS assessment for an approved settlement area is inconsistent with Provincial MDS policy

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

Yours truly,
ORION ENVIRONMENTAL SOLUTIONS, INC.



Paul Neals, B.Sc. Agr., Agrologist
Principal

PCN:

Attach:

REFERENCES

Bousefields Inc., Bolton Residential Expansion Submission, 2016.

Ministry of Agriculture, Food and Rural Affairs. AgMaps, 2017.

Ministry of Agriculture, Food and Rural Affairs. Minimum Distance Separation Implementation Guidelines, Publication 707. 2006.

Region of Peel Official Plan, 2022.

Town of Caledon Official Plan Consolidation, 2024.