



MEMO

TO: Trevor Hall – DG Group
FROM: Brandon Fox, BES
Tom Young, B.Sc., Agr, P.Ag.
DATE: June 20, 2018
SUBJECT: Triple Crown Line Developments Inc.
15505 Airport Road, Town of Caledon, Ontario
Agricultural Opinion Report Update Memo; 2017 Provincial Policy Updates
OUR FILE: 17-4928

Dillon Consulting Limited was retained by Triple Line Developments Inc. (the “Client”) to conduct an Agricultural Assessment on a field located on the Innis Farm, 15505 Airport Road, Town of Caledon, Ontario (the “Property”). The Property is approximately 63.2 ha in size and is legally described as Part of Lot 18, Concession 1, Albion, in the Municipality of Caledon.

A residential development is proposed directly north of the Property (at 15717 Airport Road), and a 2.16 ha stormwater management pond associated with this development is proposed to be constructed within an agricultural field, approximately 3.9 ha in size, within the northwest portion of the Property (the “Field”). The Field is not within the Town of Caledon’s Settlement Boundary, and is currently designated Prime Agricultural Area.

An Agricultural Opinion Report was prepared in July 2017 to assess the overall agricultural capability of the Field, and to apply for an Official Plan Amendment and Zoning By-law amendment. The report concluded that the northern portion of the field has limitation for agricultural use due to the presence of a large depressional area. It was suggested that agricultural equipment cannot easily traverse the depressional feature, and soil erosion has been documented including a reduced topsoil layer near the top-of-slope, and the observation of rill. Based on the technical field review of the site it was suggested that development of the stormwater management pond in the northern portion of the Field will have a minimal impact on the long-term agricultural production in the area.

Following completion of the Agricultural Opinion Report (July 2017) the Province of Ontario released three new planning policies which may impact the project Study Area including the; Greenbelt Plan (2017), Oak Ridges Moraine Conservation Plan (2017), and Places to Grow: Growth Plan for the Greater Golden Horseshoe (2017).

This update memo summarizes the key changes to provincial planning policies since completion of the initial Agricultural Opinion Report. This memo highlights how these new policies impact the July 2017 opinion on the overall agricultural capability of the Field and the development of the proposed stormwater management pond.

Provincial Land Use Plan Updates

In 2017 the Ministry of Municipal Affairs and Housing (MMAH) released an updated Greenbelt Plan (2017), Oak Ridges Moraine Conservation Plan (2017) and Places to Grow: Growth Plan for the Greater Golden Horseshoe (2017). According to the MMAH (Queens Printer for Ontario, 2017), the updated plans aimed to, among other things:

- ∑ Align plan policies with the Provincial Policy Statement to provide for greater flexibility for the types of agriculture-related uses allowed on farmland
- ∑ Mapping the agricultural system across the Greater Golden Horseshoe including considerations for agricultural viability, and incorporating the system across all four plans
- ∑ Clarifying the requirements for agricultural uses in natural heritage systems to reduce the burden on the agricultural sector and support productive farmland
- ∑ Requiring that municipalities complete watershed planning before planning settlement area expansions, infrastructure or major developments that could affect those watersheds.

The following sections summarize the highlights from each plan in relation to policies that could potentially impact the development of the stormwater management pond within the agricultural system for the project Study Area.

Growth Plan for the Greater Golden Horseshoe (2017)

Section 1.4 of the Growth Plan resolves potential conflicts between the Growth Plan and other provincial plans (e.g. PPS, Greenbelt Plan): *“where there is a conflict between the Greenbelt, Oak Ridges Moraine Conservation, or Niagara Escarpment Plans and this Plan regarding the natural environment or human health, the direction that provides more protection to the natural environment or human health prevails”*.

With respect to the natural heritage and agricultural systems, the applicable policies of the Greenbelt, and Oak Ridges Moraine Conservation Plan (ORMCP) supersede those of the Growth Plan.

Oak Ridges Moraine Conservation Plan (2017)

Map 1 of the Oak Ridges Moraine Conservation Plan (ORMCP) indicates that the project Study Area is located outside of the plan boundaries. Therefore the policies of the ORMCP do not apply.

Greenbelt Plan (2017)

Similar to the 2005 Greenbelt Plan, portions of the Study Area fall within the Protected Countryside Areas of the 2017 Greenbelt Plan. In accordance with policy 4.2.1 of the Greenbelt Plan (2017) infrastructure that crosses Prime Agricultural Areas is subject to completion of an Agricultural Impact Assessment. Policy 4.2.1 is a new addition to the Greenbelt Plan from the 2005 version and applies to the project Study Area for creation of a stormwater management pond.

Currently the proposed stormwater management facility is proposed to be sited outside of the existing settlement boundary and requires completion of an Agricultural Assessment prior to development being permitted. The agricultural assessment completed by Dillon in July 2017 meets this requirement.

Conclusion

Based on our review of the 2017 Growth Plan, ORMCP and Greenbelt Plan the proposed infrastructure outside of the existing settlement area boundary requires completion of an Agricultural Assessment (see Greenbelt Plan Section 4.2.1). It is our opinion that the Agricultural Opinion Report prepared by Dillon in July 2017 meets the requirements of the Greenbelt Plan. No additional policies or regulations were identified within the new 2017 Growth Plan, ORMCP or Greenbelt Plan that would further prevent the development of the proposed stormwater management pond.