

**AGRICULTURAL IMPACT ASSESSMENT
FOR
5961 COUNTY ROAD 34, SOUTH GLENGARRY**

PREPARED FOR:

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1. INTRODUCTION

1.1 Retainer

Colville Consulting Inc. was retained by 1733286 Ontario Inc. to prepare an Agricultural Impact Assessment (AIA) for the proposed *development* of a Transportation Depot and Repair Bay Facility located at 5961 County Road 34, South Glengarry. These lands, herein referred to as the Subject Lands, are a rectangularly shaped parcel, which is approximately 5.34 ha (13.20 acres) in size. The Subject Lands are identified as “Agricultural Resource Lands” within the “Resource Lands” land use designation in Schedule A6 of the United Counties of Stormont, Dundas and Glengarry (SDG) Official Plan. The Agricultural Resources Lands identified within the SDG Official Plan are recognized as the County’s prime agricultural area, as identified by the Land Evaluation and Area Review Committee.

1.2 Description of Proposed Development

The Subject Lands are currently occupied by a single detached dwelling, with the remaining land consisting of a hay field and a small, *wooded* area. The proposed *development* is for a Transportation Depot (tractor trailer parking) and Repair Bay (trucks, farm equipment, and heavy equipment) Facility on the Subject Lands. The Conceptual Site Plan for the proposed *development* indicates a one storey transportation terminal and repair bay with 11 parking spaces, a gravel parking area with 11 automobile parking spaces and 139 truck/trailer parking spaces, a gravel driveway with access from County Road 34, and various landscaped areas. The existing detached dwelling and driveway will be removed as part of the proposed *development*. A copy of the Conceptual Site Plan can be found in Appendix A.

1.3 Professional Qualifications

Colville Consulting Inc. was established in 2003 and provides agricultural and environmental consulting services to both private and public sector clients throughout Ontario. Colville Consulting Inc. has extensive experience working in the United Counties of Stormont, Dundas and Glengarry on several agricultural-related projects including the preparation of AIAs for non-agricultural *development* in agricultural areas.

This study was led by Sean Colville, who has over 30 years of experience preparing Agricultural Impact Assessments in Ontario and assisted with the preparation of the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) draft Agricultural Impact Assessment Guidance Document (2018). John Liotta was the Project Manager responsible for completing the field investigations and preparation of the AIA. John has over 5 years of formal education in Environmental and Agricultural Planning and has assisted in preparing a number of AIAs with Colville Consulting Inc. The curriculum vitae of Sean Colville and John Liotta can be found in Appendix B.

1.4 Purpose of Study

The Subject Lands are located in a prime agricultural area and the proposed *development* requires an Official Plan Amendment and Zoning By-law Amendment. An AIA is one of several studies required to be completed to facilitate the Official Plan Amendment and Zoning By-law Amendment applications for the proposed *development*.

The methodology used to prepare the AIA is consistent with the draft Agricultural Impact Assessment Guidance Document (2018) prepared by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA). The AIA assesses and evaluates the potential impacts of the proposed *development* on agricultural operations, the farming community, and the broader Agricultural System. In cases where impacts cannot be avoided, the AIA recommends ways to minimize and mitigate adverse impacts. The AIA will also assess whether the proposed *development* complies with provincial, regional, and local agricultural policies.

1.5 Study Area

The Study Area is located within SDG's prime agricultural area. To be consistent with the draft Agricultural Impact Assessment Guidance Document (2018), the AIA must identify a Primary Study Area and a Secondary Study Area. For this AIA, the Primary Study Area (PSA) includes the Subject Lands, while all lands within approximately 750 m of the PSA comprise the Secondary Study Area (SSA). Figure 1 shows the Study Area, which includes the Primary and Secondary Study Areas.

1.5.1 Primary Study Area – Subject Lands

The PSA (i.e., Subject Lands) is located southwest of the intersection of County Road 34 and Concession Road 1 in South Glengarry. The PSA is a rectangularly shaped parcel, which is approximately 5.34 ha (13.20 acres) in size. There is no agricultural infrastructure present, and the site is currently in used for the production of hay, although the hay is not part of an agricultural operations.

1.5.2 Secondary Study Area

The Secondary Study Area, referred to herein as the Study Area, includes all lands within 750 m of the PSA boundaries. The Study Area is generally bounded to the south by the Lancaster Settlement Area, to the north by Concession Road 2, to the east by Pattingale Creek, and to the west by Lot K, Concession 1, Township of Charlottenburgh. The Study Area is primarily designated Agricultural Resource Lands, with the southern portion of the Study Area designated Urban Settlement Area in the SDG Official Plan.

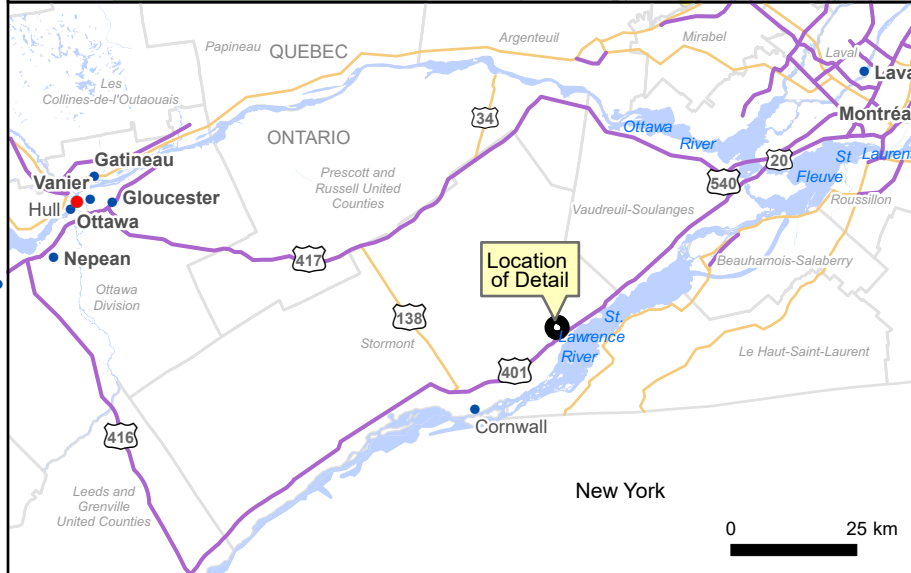
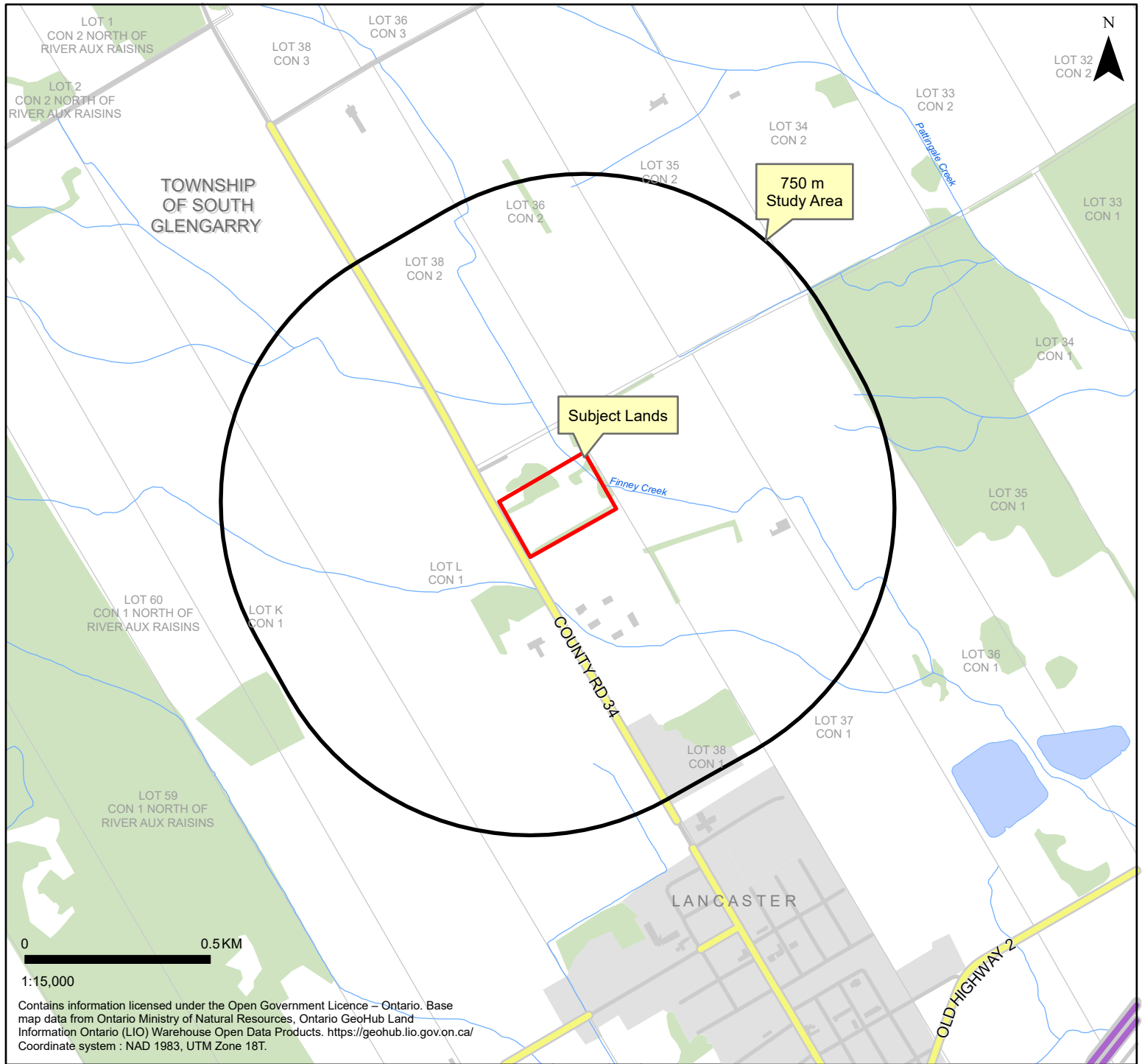


Figure 1
Location of Subject Lands

Agricultural Impact Assessment
5961 County Road 34
Township of South Glengarry, SDG Counties

Prepared for: 1733286 Ontario Inc.

Prepared by: **COLVILLE**
CONSULTING INC.

DATE: Nov. 2024

FILE: C23090

2. SCOPE OF STUDY

The proposed scope of the AIA will follow the methodology recommended in the draft Agricultural Impact Assessment Guidance Document (2018). It includes:

- ♦ a review of applicable agricultural policies, land use information, and other background information for lands within the surrounding area (e.g., aerial photography);
- ♦ a review of data sources such as AgMaps and the Agricultural Systems Portal and OMAFRA's digital soil resource database (for soil and CLI information, parcel fabric and land fragmentation, artificial drainage, agri-food components, etc.);
- ♦ a land use survey of all lands within 750 m of the Subject Lands and a characterization of the area;
- ♦ a detailed soil survey and an assessment of the soil capability for common field crop production using the Canada Land Inventory (CLI) classification system;
- ♦ an assessment of the Minimum Distance Separation (MDS) requirements for the proposed *development* using the 2017 MDS I formula;
- ♦ an assessment of the level of fragmentation of agricultural lands in the Study Area;
- ♦ the consideration of the land's agricultural priority and that of the surrounding area;
- ♦ an assessment of the potential impacts of the *development* on the agricultural system, agricultural resources, farm operations and the broader *agri-food network*;
- ♦ the identification of net impacts, mitigation measures and recommendations that can be implemented to avoid or minimize potential impacts;
- ♦ an assessment of the proposed *development's* consistency with agricultural policies in the *Provincial Planning Statement* (PPS) and the United Counties of Stormont, Dundas and Glengarry Official Plan; and
- ♦ the preparation of a report summarizing our findings.

3. METHODOLOGY

The study methodology for the AIA was prepared in accordance with the OMAFRA draft Agricultural Impact Assessment Guidance Document (2018). It includes a review of relevant provincial and municipal agricultural policies, other agricultural-related sources of information, and the completion of field inventories. Upon compilation and assessment of the data, the potential impacts of the proposed *development* will be considered and recommendations to avoid and/or minimize potential impacts will be made. The AIA also assesses the *development's* consistency with the provincial, regional, and local agricultural policies.

3.1 Background Data Collection

Information sources reviewed for this study included:

- ♦ *Provincial Planning Statement* (2024);
- ♦ United Counties of Stormont, Dundas and Glengarry Official Plan and Land Use Schedules (2018);
- ♦ *Soil Survey of Glengarry County – Report No. 24 of the Ontario Soil Survey* (1957);
- ♦ OMAFRA's digital soil Resource Database to obtain soil series and CLI agricultural capability mapping and data;
- ♦ OMAFRA's The Minimum Distance Separation (MDS) Document: Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks. Publication 853 (2016);
- ♦ OMAFRA's Artificial Drainage Systems mapping;
- ♦ OMAFRA's AgriSuite, AgMaps and Agri-Systems databases;
- ♦ OMAFRA's Draft Agricultural Impact Assessment (AIA) Guidance Document (2018); and
- ♦ Ortho-rectified, digital aerial photography viewed using Google Earth™.

Aerial photography covering the *Study Area* and the parcel fabric were examined to assess the presence of *non-agricultural land uses, agricultural uses, agriculture-related uses, on-farm diversified uses*, and the level of fragmentation based on the lot fabric. This review will provide a general impression of the agricultural activity and level of agricultural investments in the area surrounding the Subject Lands.

3.2 Field Inventories

Field inventories were completed on October 30, 2023. Field inventories included a reconnaissance level land use survey of the surrounding area to identify agricultural operations, relative level of investment in agriculture, the cropping pattern observed, and the mix of land uses within the Study Area. Information required to calculate the MDS I setback requirements was also collected during the land use survey.

3.2.1 Land Use Survey

The land use survey identified the number and type of agricultural operations (both active and *retired*), *agriculture-related uses, on-farm diversified uses*, and the extent and type of non-agricultural land uses in the area. Field crops observed were identified and mapped. Visual evidence of agricultural land improvements was recorded where identified.

3.2.2 Soil Survey

The Subject Lands were traversed on foot on October 30, 2023, and the *soil profile* was exposed at 2 locations using a hand-held Dutch auger. The physical properties of the soil, such as the mode of deposition, soil horizons and horizon depths, *soil texture*, drainage, and stoniness, were described and recorded on field data sheets. The slope percentage within the soil polygons was measured using a hand-held clinometer.

The method used to describe the *soil profiles* was consistent with the Canadian System of Soil Classification (CSCS, Agriculture and Agri-Food Canada, 1982) and the Field Manual for Describing Soils in Ontario (Ontario Centre for Soil Resource Evaluation, 1993).

3.2.3 MDS Calculation

The MDS is a land use planning tool developed by OMAFRA to minimize land use conflicts and nuisance complaints arising from odours generated by *livestock operations*. The MDS calculates a recommended separation distance between a *livestock* or *manure storage* and other land use(s). The most recent version of the MDS guidelines, *The Minimum Distance Separation (MDS) Document, Publication 853* (2016), came into effect on March 1st, 2017. The MDS formulae only apply to lands designated *prime agricultural area* or rural. The MDS does not apply to lands in non-agricultural land use designations.

The MDS uses two separate formulae depending on the type of land use proposed: *MDS I* and *MDS II*. The *MDS I* formula is used when a new non-agricultural *development* is proposed in proximity to *livestock facilities*. The *MDS II* formula is used when a new, enlarged, or remodeled *livestock facility* or *manure storage* system is proposed in proximity to existing or approved *development*.

The *MDS I* formula is required for the proposed *development*. The information required to complete an *MDS I* calculation was obtained through a combination of sources. As per the MDS Guidelines, we attempted to gather information directly from the landowner/tenant. Where landowners could not be contacted or were not available, self-addressed envelopes were left in mailboxes of potential *livestock operations*.

To determine the MDS requirements, we used OMAFRA's Agricultural Planning Tools Suite (AgriSuite). It provides the most up to date software developed by OMAFRA to calculate the *MDS I* requirements for active *livestock facilities* and *empty livestock facilities* that are structurally sound and capable of housing *livestock*. To determine the *MDS I* setback requirements, specific information regarding each *livestock facility* is required. This includes:

- the type of *livestock* housed in the facility;
- the maximum capacity of the barn housing *livestock*;
- the type of *manure storage* facility; and
- the size of the property upon which the *livestock facility* is located.

This information was collected for all *livestock facilities* (active and *retired*). In cases where we were not able to collect information directly from the landowner, we used visual observations of the *livestock facility* and determined the most likely type of *livestock* housed and the type of *manure storage* system used. These observations were supplemented with aerial photography and web mapping tools such as

AgMaps and Google Earth™. Barn capacity and lot size were determined using these online mapping tools.

3.3 Evaluation of the Agricultural System

An *Agricultural System* includes a continuous and productive land base, comprised of *prime agricultural areas*, including *specialty crop areas*, and *rural lands*, as well as a complementary *agri-food network* that together enable the agri-food sector to thrive. An evaluation of the *Agricultural System* and associated features within the *Study Area* was completed through a reconnaissance level land use survey on October 30, 2023, and online review to assist in identifying agricultural related features.

Potential features identified include regional infrastructure and transportation networks, on-farm buildings and infrastructure, agricultural services, as well as small towns and hamlets that are supportive of agriculture and are important to the viability of the agri-food sector. The evaluation of the *Agricultural System* within the *Study Area* is used to identify the features and provide insight into the significance of those features on the overall *Agricultural System* within the area.

3.4 Evaluation of Alternative Locations

The *PPS* directs non-agricultural *development* to avoid *prime agricultural areas*, where possible. Where *prime agricultural areas* cannot be avoided, policy directs *development* to lower priority agricultural lands. Whenever possible, the AIA should demonstrate that there are no reasonable alternative locations which avoid *prime agricultural areas* and there are no reasonable alternative locations in *prime agricultural areas* with lower priority agricultural lands. For the purposes of this study we have assumed that the proposed development cannot be located in a non-prime agricultural area.

3.5 Evaluation of Agricultural Priority

When determining agricultural capability, the *PPS* directs *development* to “lower priority agricultural lands”. Although, the *PPS*, Growth Plan, or other provincial planning documents do not specifically define in policy “lower priority agricultural lands”, there are a number of considerations used by OMAFRA to determine the ‘agricultural priority’ of an area. These considerations include the criteria such as the current land use, amount of capital investment in agricultural infrastructure, amount of land under active cultivation, existing degree of lot fragmentation to the surrounding agricultural land base, and proximity to incompatible land uses such as urban and rural *settlement areas*. The AIA considers these criteria to assess the agricultural priority of the Subject Lands.

3.6 Identification of Potential Impacts and Mitigation Measures

Potential impacts of the proposed non-agricultural *development* were identified following an assessment of the agricultural resources on and adjacent to the Subject Lands. Direct impacts evaluated include an assessment of elements such as the loss of *prime agricultural land*, agricultural infrastructure, land improvements, and cropland. Indirect impacts that may result from the proposed *development* were also evaluated and included an assessment of elements such as the impacts related to surficial drainage, disruption to farm operations, non-farm traffic, restricted farm access, *MDS* conflicts, hydrogeological features, trespass, and vandalism. Mitigation measures that avoid or minimize potential impacts on the agricultural land base and the *agri-food network* were then developed.

3.7 Assessment of Conformity with Agricultural Policies

All planning decisions must be consistent with the *PPS* and comply with applicable provincial land use plans. Municipalities also have their own agricultural policies that the proposed *development* must adhere to. A background review of all applicable provincial and municipal policies relating to agriculture was undertaken. Policies applicable to the proposed new community *development* were identified and assessed for conformance as part of this AIA.

4. AGRICULTURAL POLICIES

4.1 Provincial Planning Statement, 2024

In 2022, the Province initiated a review on approaches for leveraging the housing supportive policies of the *Provincial Policy Statement* and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan), removing barriers and continuing to protect the environment through a streamlined province-wide land use planning policy framework. The feedback from this review contributed to the development of the *Provincial Planning Statement*. The *PPS* was issued under Section 3 of the Planning Act and came into effect on October 20, 2024. The *PPS* replaces the policies of the *Provincial Policy Statement* and the Growth Plan.

4.1.1 Prime Agricultural Areas

Section 4.3 of the *PPS* specifically deals with agricultural policy. Section 4.3.1 states that “prime agricultural areas, including specialty crop areas, shall be designated and protected for long-term use for agriculture”. The *PPS* defines *prime agricultural areas* as where prime lands predominate. *Prime agricultural lands* include specialty crop areas and Canada Land Inventory (CLI) Classes 1, 2, and 3 soils, in this order of priority for protection.

4.1.2 Policies for Non-Agricultural Uses in Prime Agricultural Areas

Section 4.3.5.1 of the *PPS* states that under certain conditions, planning authorities may permit limited, *non-agricultural uses* in *prime agricultural areas*. Policy 4.3.5.1 b) states that a planning authority may only permit *non-agricultural uses* in *prime agricultural areas* for “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 2.3.1 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”

Section 4.3.5.2 of the of the *PPS* states that “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.”

The Subject Lands are within a *prime agricultural area*. The AIA will assess the proposed *development's* consistency with Section 4.3 of the *PPS* assuming that the proposed development cannot avoid a prime agricultural area.

4.2 United Counties of Stormont, Dundas and Glengarry Official Plan

The United Counties of Stormont, Dundas and Glengarry (SDG) Official Plan identifies lands designated Agricultural Resource Lands as its prime agricultural area. Table 5.2 of the SDG Official Plan outlines permitted uses within the Resource Lands. This table identifies the following permitted uses within Agricultural Resource Lands:

- ♦ Agricultural uses
- ♦ Agriculture-related uses and on-farm diversified uses (in accordance with Section 2.3.3.1 of the *Provincial Policy Statement*)
- ♦ Forestry use or woodlands
- ♦ Conservation uses
- ♦ Existing dwellings and dwellings on lots created by consent under Section 8.12.13 and legally existing uses, buildings or structures
- ♦ Public service facilities which are more appropriately located in the rural area because of their type, size or the catchment area they serve (in accordance with section 2.3.6.1 of the *Provincial Policy Statement*)
- ♦ Mineral aggregate operation as an interim use (see Section 5.4.3)
- ♦ Passive outdoor recreation use excluding buildings and golf courses
- ♦ Natural heritage features and areas
- ♦ Wayside Pits or Quarries
- ♦ Legally existing uses, buildings or structures

Section 5.3.2 outlines the scope of permitted uses in Agricultural Resource Lands and states in part that, "If proposals are made for a non-agricultural use, an Official Plan Amendment would be required to permit the use. The lands would remain in an Agricultural designation however site-specific provisions would permit the specific use identified in the proposal."

The Subject Lands are designated as Agricultural Resource Lands. An Official Plan Amendment will be required to permit the proposed non-agricultural use.

5. STUDY FINDINGS

5.1 Physiography

The Subject Lands are located within the Lancaster Flats Physiographic Region (Chapman and Putnam, 1984). This physiographic region lies between the St. Lawrence River to the south and the Glengarry Till Plain to the north and west. The Lancaster Flats is a lowland in which water-laid deposits, ranging from clay to very fine sands, have buried the till plains, resulting in only a few stony crests of drumlins and ridges exposed. The Lancaster Flats occupy approximately 415 square kilometers in Ontario and is part of a larger clay plain that extends into Quebec.

Lands in the Lancaster Flats drain towards the St. Lawrence River by way of the Raisin River, Baudet River, Sutherland Creek, and several other smaller streams. The level topography and finer textured materials have resulted in poorly drained soils, which generally have deep black soil surfaces underlain by rusty coloured, mottled subsoils.

5.2 Climate

Climate data is available through Environment Canada's National Climate Data and Information Archive's online database. Climate Normals and Extremes for Glen Gordon Station (1981-2010) were obtained from the online database (Appendix C).

Environment Canada's Glen Gordon Station is located approximately 2.4 km northwest of the Subject Lands. Records show that this area receives an average of 918.6 mm of precipitation annually; 729 mm of rainfall and 189.6 cm of snowfall. The daily average temperature ranges from a high of 20.2°C to a low of -10.5°C.

The Ministry of Agriculture and Food Factsheets provide data on crop production and growing seasons across Ontario. The rate of *development* of crops from planting to maturity is mainly dependent upon temperature. The South Glengarry area begins to experience average temperatures greater than 10°C starting May 3rd before reaching temperatures greater than 12.8°C for 3 consecutive days around May 16th. During this time and up until the season's average ending date, September 29th, the area accumulates an average of 2890 crop heat units (CHU).

On average, the last spring frost in the South Glengarry area occurs on May 11th. The first fall frost is expected on October 1st. This provides the surrounding with a frost-free period of approximately 130-165 days. The climate in the South Glengarry area provides a good overall growing period that can support a wide range of crops.

5.3 Agricultural Crop Statistics

Agricultural crop statistics are available from OMAFRA and Statistics Canada's Agriculture and Food Statistics Census of Agriculture. The Subject Lands are located within the Census East Ontario Region, Stormont, Dundas and Glengarry United Counties (SDG). Agricultural crop statistics were obtained from the online database and are included in Appendix D. This data provides a general overview of agriculture and agri-food operations in the area but is unlikely to be inclusive of all operations present at the time of this report.

The County and Township Agricultural Profile for SDG includes data from 2011, 2016, and 2021 census periods. The total number of farms in South Glengarry decreased from 268 in 2016 to 263 in 2021, while total cropland increased from 74,323 acres in 2016 to 77,533 acres in 2021.

Field crops grown in the South Glengarry include winter wheat, oats for grain, barley for grain, mixed grains, corn for grain, corn for silage, hay, soybeans, and potatoes. According to census data, field crop production between 2016-2021 decreased for oats for grain, barley for grain, mixed grains, corn for grain, and potatoes, whereas all other major field crop production in the Town of Caledon increased in production. Field crop production between 2016-2021 increased for winter wheat, corn for silage, hay, and soybeans.

Fruit crops grown in South Glengarry include apples, grapes, and strawberries. Fruit crop acreage increased slightly from 42 acres in 2016 to 49 acres in 2021. Vegetable crops grown in South Glengarry include sweet corn, tomatoes, and green or wax beans. Vegetable crop acreage data was not available from the 2016 census period, however vegetable crop acreage in South Glengarry decreased from 125 acres in 2011 to 78 acres in 2021.

5.4 Specialty Crop Areas

The PPS defines a Specialty crop area as: “areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b) farmers skilled in the production of specialty crops; and
- c) a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops.”

There are two *specialty crop areas* recognized by the Province through the Greenbelt Plan: the Niagara Peninsula Tender Fruit and Grape Area and the Holland Marsh. The province also recognizes other specialty crop areas that have been identified by some municipalities. Neither the Subject Lands, nor any portion of the *Study Area*, are located within either of these *specialty crop areas*. Glengarry County has not identified any of its prime agricultural areas as specialty crop area. Additionally, the Subject Lands do not exhibit any of the characteristics of a *specialty crop area*.

5.5 Regional Soils

5.5.1 Soil Series

The *Soil Survey of Glengarry County – No. 24 of the Ontario Soil Survey* (Matthews, B.C., Richards, N.R., and Wicklund R.E., 1957) includes a soil map that shows the distribution of the various soil series mapping in the Region. The digital Provincial Soil Resource database is compiled and administered by OMAFRA and includes most of the soil surveys completed in Ontario. Much of this information is accessible from the Province’s Agricultural Information Atlas. The database was accessed in November 2023.

The *Soil Survey of Glengarry County* mapping shows that the soils within the Subject Lands are comprised of Castor soils (67.05%) and Eroded Channel soils (32.95%). Regional scale soil mapping is shown in Figure 2.

Castor

The majority of the Subject Lands are mapped as Castor soils. The Castor series is the imperfectly drained member of the Castor *catena*. These soils occur on smooth, very gently sloping topography and exhibit characteristics of a weakly developed Groundwater Podzol. Two types of Castor soils have been mapped in Glengarry County: Castor very fine sandy loam and Castor Silt Loam. Both types of Castor soils have imperfect internal and external drainage.

Castor soils are well suited for the production of common field crops, with the main limitation to crop production being associated with impeded drainage for the soils. The additions of lime, commercial fertilizers, and manure are effective in maintaining the soil's organic matter and increasing its fertility. Although erosion typically does not limit crop production in these soils, care must be taken to prevent gully erosion where surface runoff occurs.

Eroded Channel

Eroded Channel soils have variable drainage and consist of deep "V" shaped channels, which are a result of erosion. These soils typically occur along small creeks and streams and are comprised of variable textures. The texture of these soils is the main determining factor of drainage in these soils. Steep side walls of the channel typically consist of coarse textured materials and have rapid drainage, whereas narrow channel bottoms consist of very fine textured materials and have poor drainage.

These soils are poor agricultural soils and have very severe limitations for the cultivation of common field crops. Depending on the steepness of the slope within the channel, these soils may be used for permanent *pasture*, however, this is uncommon.

5.5.2 CLI Agricultural Land Classification

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

According to the provincial database, the majority of the Subject Lands are mapped as CLI Class 2F lands (67.05%), with a smaller area mapped as CLI Class 5I lands (32.95%), as shown in Figure 2. CLI Class 2F soils have moderate limitations for common field crop production due to low natural fertility. CLI Class 5I soils have very severe limitations for common field crop production due to inundation by streams or lakes. The composition of soils mapped within the Subject Lands and their associated CLI Class are summarized in Table 1 below.



Legend

- Subject Lands
- Study Area (750m)
- Soils (OMAFRA)

SOIL SYMBOL

BIV — Soil Series Name
CLI Class — **2W** — CLI Subclass

SOIL SERIES NAME

BIV Bainsville
CST Castor
ZER Eroded Channel

CLI AGRICULTURAL CAPABILITY CLASSES

Class 2: Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices.

Class 5: Soils in this class have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible.

CLI AGRICULTURAL CAPABILITY SUBCLASSES

F Low fertility
I Inundation by streams or lakes
W Excess water

Figure 2 Soils & CLI

Agricultural Impact Assessment
5961 County Road 34
Township of South Glengarry, SDG Counties

Prepared for: 1733286 Ontario Inc.

Prepared by:

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Table 1. Regional Soil Series for PSA

Soil Series	CLI Class	Area (Ha)	% of PSA
Castor	2F	3.58	67.05
Eroded Channel	5I	1.76	32.95
Totals		5.34	100.00%

5.6 Refined Soil Resources

5.6.1 Detailed Soil Survey

A field visit to the Subject Lands to complete a soil survey was made on October 30, 2023. The purpose of the soil survey is to refine the regional scale mapping as per the OMAFRA Guidelines for Detailed Soil Surveys for Agricultural Land Use Planning. Typically for site specific soil surveys, lands are mapped at a scale of 1:10,000. This equates to an inspection location density of approximately one per two hectares. With the site being just over 5 hectares in size, the *soil profile* was examined at two locations within the Subject Lands.

As described in the methodologies section of this report, the Subject Lands were traversed on foot and the *soil profile* was exposed at two locations using a hand-held Dutch auger. The physical properties of the soil, such as the mode of deposition, soil horizons and horizon depths, depth to bedrock, *soil texture*, drainage, and stoniness, were described and recorded on field data sheets. The slope percentage within the soil polygons was measured using a hand-held clinometer.

The *soil profile* at both investigation locations showed the presence of prominent *mottles* in the Bmg and Cg horizons, a heavier textured C horizon impeding soil drainage, and the water table present at a depth of approximately 60 cm. The results of the soil survey determined that the Subject Lands are comprised entirely of Bainsville soils. Bainsville soils are the poorly drained member of the Castor *catena*. These soils occur on smooth, level topography and require the installation of artificial drainage for the successful production of most common field crops.

5.6.2 Agricultural Capability

The results of the detailed soil survey were used to refine the CLI capability ratings for the Subject Lands. The agricultural capability for common field crops was interpreted using OMAFRA's *Classifying Prime and Marginal Agricultural Soils and Landscapes: Guidelines for the Application of the Canada Land Inventory in Ontario*.

Bainsville soils are rated as CLI Class 3W soils when artificial drainage is present or feasible. Given that a portion of the Subject Lands is systematically tile drained, it has been assumed that the remaining undrained areas of the Subject Lands can be feasibly drained. Therefore, it has been determined that the Subject Lands are comprised entirely of *prime agricultural lands* (CLI Class 3W). Figure 3 shows the refined soil mapping for the Subject Lands.



Legend

- Subject Lands
- Study Area (750m)
- Soils
- Investigation Point

SOIL SYMBOL

CLI Class — **BIV** — Soil Series Name
 CLI Class — **3W** — CLI Subclass

SOIL SERIES NAME

BIV Bainsville

CLI AGRICULTURAL CAPABILITY CLASSES

Class 3 - Moderately severe limitations that reduce the choice of crops, or require special conservation practices.

W Excess Water – presence of excess soil moisture, other than that brought about by inundation

Figure 3
Refined Soils & CLI

Agricultural Impact Assessment
 5961 County Road 34
 Township of South Glengarry, SDG Counties

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Prepared by: **COLVILLE** CONSULTING INC. 

5.7 Land Use

A reconnaissance level land use survey was completed on October 30, 2023. The land use survey identified the number and type of agricultural operations (both active and inactive), *agriculture-related uses*, *on-farm diversified uses*, and the extent and type of non-agricultural land uses within the *Study Area*. Inactive farm operations were evaluated to determine whether they should be considered an *empty livestock facility* or as a *remnant farm*. *Remnant farms* have no infrastructure that is suitable for housing livestock, whereas the infrastructure for an *empty livestock facility* is still in a condition that could permit the keeping of livestock with minimal investment. The crop types observed within the *Study Area* were recorded and mapped.

The purpose of the land use survey is to document the mix of agricultural and *non-agricultural uses* in the Subject Lands and *Study Area*; identify agricultural operations that may be sensitive to the introduction of new land uses; and identify *livestock facilities* to calculate the MDS setback requirements. Figure 4 shows the land uses and crop types observed. All observed land uses are numbered, and short descriptions of these operations are included in the land use survey notes in Appendix F.

Two *agricultural uses* were identified during the land use survey. The *agricultural uses* include one dairy operation and one *remnant farm*.

Two *agriculture-related uses* were identified during the land use survey. These uses include one farm supplier and one cheesemaking facility. No on-farm diversified uses were observed during the land use survey and desktop review.

In addition to the approximately nine *non-farm residences* observed, three *non-agricultural uses* were identified within the *Study Area*. These include two commercial uses and one industrial use.

5.7.1 Agricultural Uses

The PPS defined *agricultural uses* as “means the growing of crops, including nursery, biomass and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.”

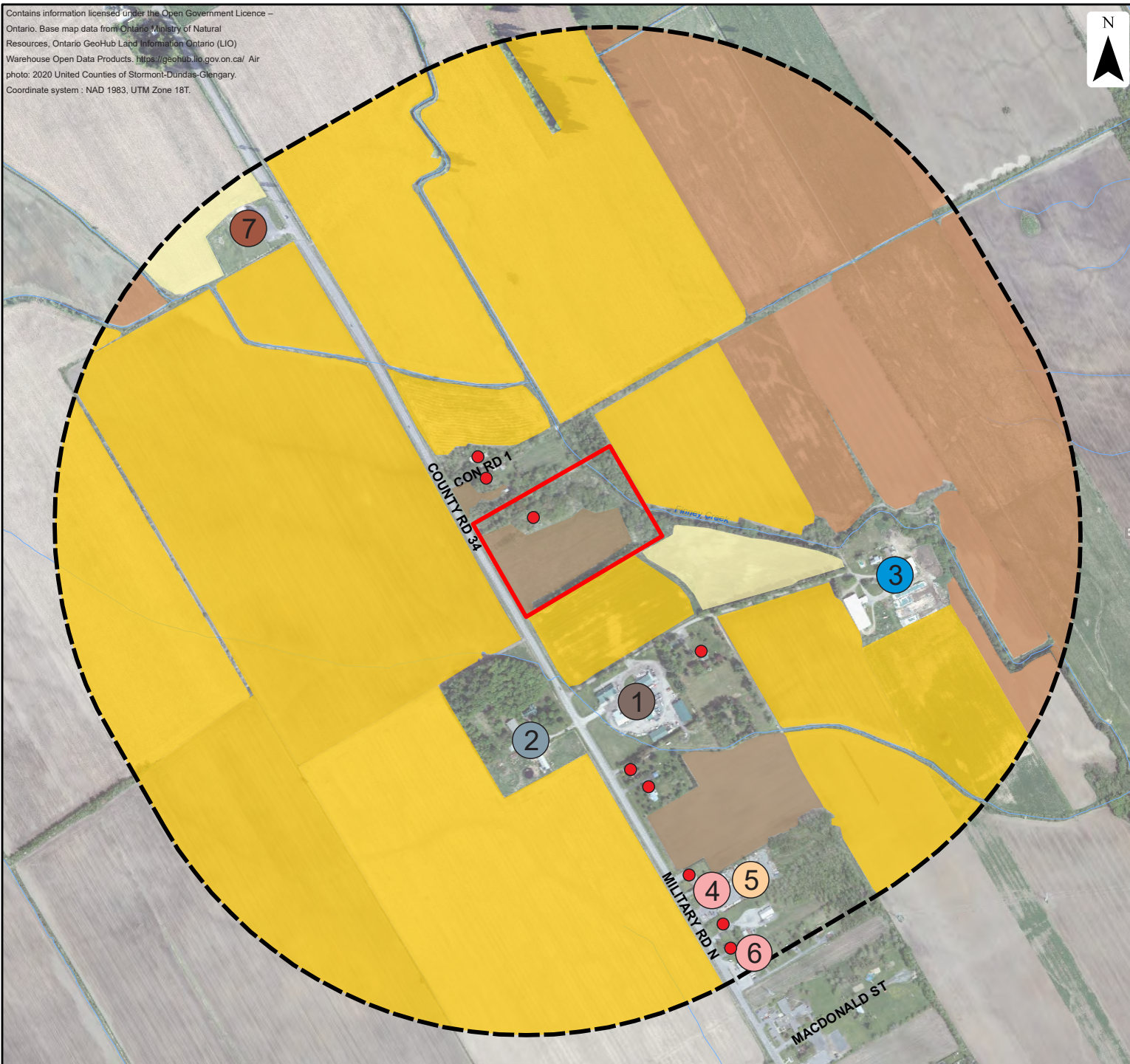
Farm types were noted and identified as either active or *retired farm operations* (e.g., *empty livestock facilities*), *livestock operations*, *cash crop operations*, or *hobby farms*.

Subject Lands

No *agricultural uses* were identified within the Subject Lands during the land use survey or through the desktop review. There is no agricultural infrastructure present on the Subject Lands, and the lands are being used for the production of hay.

Study Area

Within the *Study Area*, two *agricultural uses* were identified. These include one *dairy operation* (#3) and one *remnant farm* (#2).



Legend

- Subject Lands
- Study Area (750m)
- Agricultural Uses**
- Hobby Farm
- Dairy Operation
- Remnant Farm
- Agriculture-Related Uses**
- Farm Supplier
- Cheese Making Facility
- Non-Agricultural Uses**
- Commercial
- Industrial
- Non-Farm Residence

- Crop Pattern**
- Soybeans
- Corn
- Forage/Hay
- Cultivated

Figure 4
Land Use

Agricultural Impact Assessment
 5961 County Road 34
 Township of South Glengarry, SDG Counties

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5.7.2 Agriculture-Related Uses

Agriculture-related uses are farm-related commercial and industrial uses. As defined in the *PPS*, these are uses “that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity”. Examples of *agriculture-related uses* include:

- ♦ retailing of agriculture-related products (e.g., farm supply co-ops, farmers’ markets, and retailers of value-added products like wine or cider made from produce grown in the area);
- ♦ *livestock* assembly yards;
- ♦ farm equipment repair shops;
- ♦ industrial operations that process farm commodities from the area such as abattoirs, feed mills, grain dryers, cold/dry storage facilities and fertilizer storage facilities, which service agricultural area;
- ♦ distribution facilities;
- ♦ food and beverage processors (e.g., wineries and cheese factories); and
- ♦ agricultural biomass pelletizers.

Two agriculture-related land uses were identified within the *Study Area*. These uses include one farm supplier (#1) and one cheesemaking facility (#7). The farm supplier, Munro Agromart Limited, provides crop advice, input planning, products, tool, and professional applications of fertilizers and pesticides. The cheesemaking facility, Glengarry Fine Cheese, produces fine artisan style cheese with local dairy products.

5.7.3 On-Farm Diversified Uses

The *PPS* defines *on-farm diversified uses* as “uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, Agri-tourism uses, and uses that produce value-added agricultural products”.

No *on-farm diversified uses* were identified within the *Study Area*.

5.7.4 Non-Agricultural Uses

Non-agricultural land uses include *non-farm residences*, residential clusters, hamlets and *settlement areas*, municipal utilities, commercial and industrial operations, recreational uses, and institutional uses. Approximately nine *non-farm residences* were observed throughout the *Study Area*.

Excluding the *non-farm residences*, three *non-agricultural uses* were identified within the *Study Area*. These uses include two commercial uses (#4 and #6) and one industrial use (#5).

5.7.5 Land Use Summary

Table 2 below summarizes the types of land uses observed within the Study Area.

Table 2: Summary of Observed Land Uses			
	Total Number	Active	Retired or Remnant
Agricultural	2	1 – Dairy Operation	1 – Remnant Farm
Agriculture-Related	2	1 – Farm Supplier 1 – Cheesemaking Facility	0
On-farm Diversified	0	0	0
	Total Number	Type	
Non-Agricultural	3	2 – Commercial 1 – Industrial	

5.7.6 Cropping Pattern

The land use survey completed on October 30, 2023, identified crops based on observations of crop stubble and other identifying features. As shown in Figure 4, the crops grown in the Study Area consist of corn, soybeans, hay, and *cultivated* lands where land is being used for agricultural crops, but specific crops being grown were not observed. There are also smaller forested areas within the *Study Area*.

5.8 Land Improvements

OMAFRA's Agricultural Information Atlas (AgMaps) provides artificial drainage mapping for the province. This online tool was accessed to obtain drainage mapping for the Subject Lands and *Study Area*. Figure 5 below shows the drainage improvements within the Subject Lands and *Study Area*.

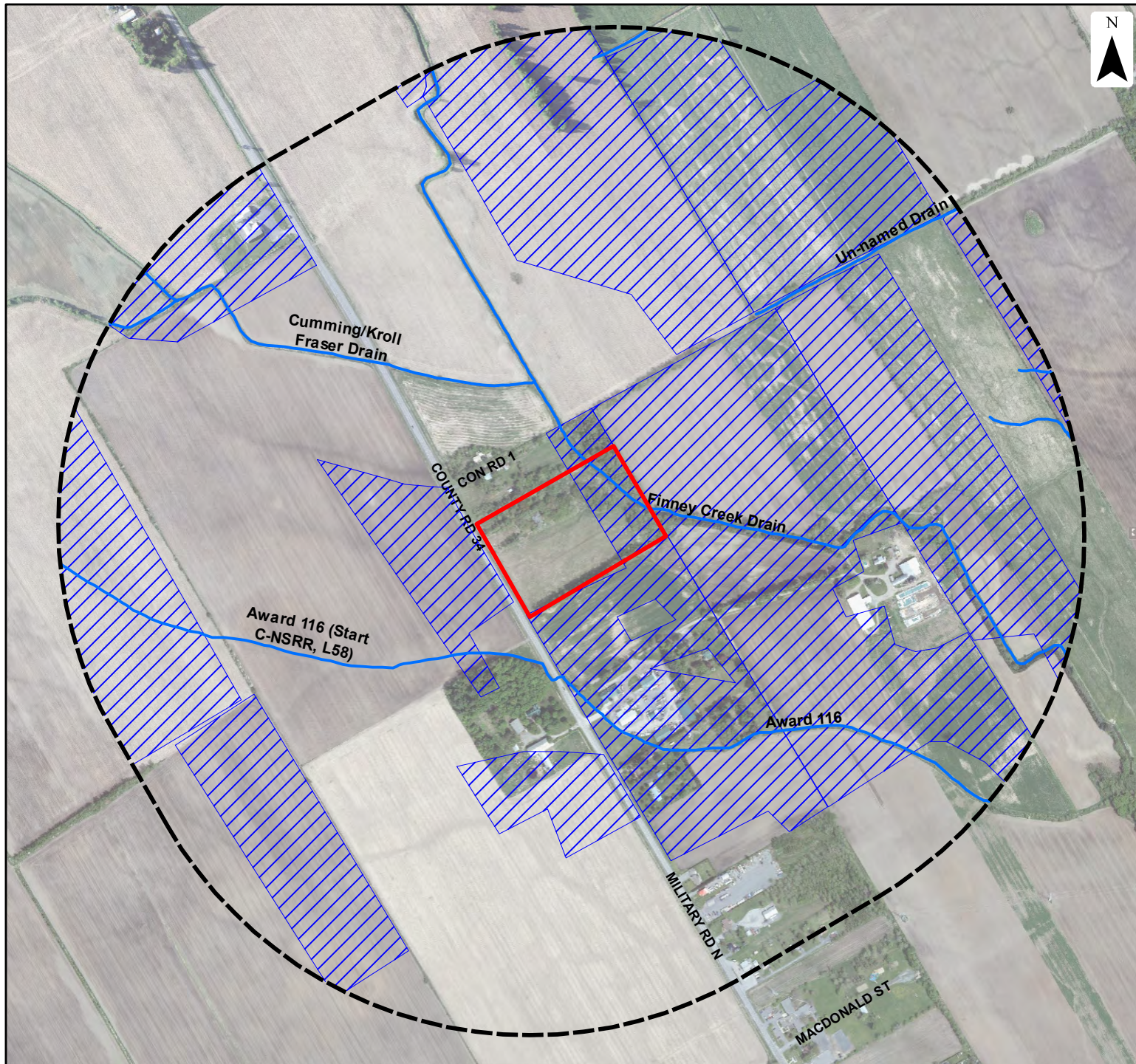
5.8.1 Drainage Improvements in Subject Lands

According to OMAFRA's online mapping tool, AgMaps, the Subject Lands contain a small area of systematic tile drainage. The systematic tile drainage is located in the eastern portion of the Subject Lands. The installation date of the tile drainage was not available through the AgMaps Portal. The majority of the area shown to have tile drainage on the Subject Lands is treed. Therefore, the tile drainage is very old and not likely effective due to its age, or it is not mapped accurately.

A constructed drain is also present within the Subject Lands. The Finney Creek Drain traverses the Subject Lands, flowing in a southeastern direction before discharging into Lake St. Francis, which forms part of the St. Lawrence River. On the Subject Lands, it occupies the portion of the Subject Lands mapped as Eroded Channel in Figure 2. The extent of the drain is not as great as shown in Figure 2.

5.8.2 Drainage Improvements in Study Area

Systematic tile drainage has been installed throughout a large portion of the *Study Area*. The majority of the systematic tile drainage is located east of County Road 34, with smaller amounts of systematic tile drainage located west of County Road 34. The installation dates of the majority of the systematic tile drainage within the Study Area was unavailable through the AgMaps Portal.



Legend

- Subject Lands
- Study Area (750m)
- Constructed Drain
- Tile Drainage - Systematic

Figure 5 Land Improvements

Agricultural Impact Assessment
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Constructed drains are also present within the *Study Area*. As mentioned previously, the Finney Creek Drain traverses the *Study Area*. Additionally, the Cumming/Kroll Fraser Drain and the Award 116 municipal drain traverse the *Study Area*. The Cumming/Kroll Fraiser Drain flows in a southeastern direction before connecting to the Finney Creek Drain, north of the Subject Lands. The Award 116 municipal drain also flows in a southeastern direction and connects to the Finney Creek Drain, southeast of the *Study Area*.

5.8.3 Other Land Improvements

No other investments in land improvements were identified using the AgMaps Portal or observed during the land use survey within the Subject Lands nor *Study Area*.

5.9 Fragmentation of Agricultural Lands

Fragmentation of agricultural lands can have a negative impact on the viability of agricultural lands and its long-term preservation for agricultural purposes. Fragmentation of farmlands can lead to a reduction in the economic viability of the agricultural area by reducing the efficiency of which lands are farmed and increasing the operating costs for farmers who must rely on several small and separated parcels. Larger farm parcels can accommodate a wider range of agricultural activities and ensure long term viability of the property. Whereas smaller farm parcels cannot offer the same flexibility and may not be viable as standalone parcels. They generally cannot support a family farm without there being a secondary source of income (off farm) that is required to maintain the agricultural operation.

Agricultural areas which have been fragmented also often have a higher occurrence of non-agricultural land uses which in turn can result in more frequent occurrences of conflict arising between farm and non-agricultural land uses. Agricultural areas with relatively low levels of fragmentation are considered to be more viable economically for agriculture uses and generally have fewer sources of non-agricultural land use conflicts. In most cases, these areas have a higher priority for protection. High levels of fragmentation in an agricultural area lower the areas agricultural priority.

The PPS recognizes the impact of fragmentation on agricultural lands and tries to minimize further fragmentation of agricultural lands for *non-agricultural uses*. For example, the PPS policies do not permit lot creation in *prime agricultural areas* for non-agricultural related residential purposes. New permitted *development* in *prime agricultural areas* should avoid further fragmentation of the agricultural land base whenever possible.

Based on our review of the lot fabric in the *Study Area* using AgMaps and direct observation, there is a mix of parcel sizes ranging from single residential (< 1 ha) to large agricultural sized parcels (>60 ha). A number of the parcels within the agricultural land base are not suitably sized for a variety of *agricultural uses*. While some fragmentation is evident within the *Study Area*, it is not considered to be a highly fragmented area, as there are also a considerable number of parcels that are suitably sized for a variety of *agricultural uses*. The level of fragmentation in the *Study Area* is shown in Figure 5 below.

The proposed *development* will not require the creation of a new lot. The proposed Transportation Depot and Repair Bay Facility will be located on an existing lot. The proposed *development* will not result in further fragmentation of the agricultural land base.



Legend

- Subject Lands
- Study Area (750m)
- Lot Fragmentation (AgMaps)

Figure 6 Lot Fragmentation

Agricultural Impact Assessment
5961 County Road 34
Township of South Glengarry, SDG Counties

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5.10 Minimum Distance Separation

The Province introduced the minimum distance separation in 1995 and created formulae designed to identify appropriate setbacks for *development* from existing *livestock operations*. The latest version of the *MDS* came into effect on March 1st, 2017. The formulae and guidelines are provided in OMAFRA's *The Minimum Distance Separation (MDS) Document, Publication 853* (2016). As with its predecessors the *MDS* only addresses odour-related concerns.

The *MDS* only applies to Agricultural or Rural designated lands. The *MDS formulae* are not applied within an existing *settlement area* boundary or other non-agricultural/rural land use designations, unless specific wording is provided in a municipality's official plan stating that the *MDS* is to be applied.

Two different *MDS formulae* have been developed by the Province: the *MDS I formula* and the *MDS II formula*. The *MDS I formula* calculates the minimum distance separation requirements between existing *livestock facilities* and proposed new *non-agricultural uses* or lot creation. The *MDS II formula* calculates minimum distance separation requirements for new or expanding *livestock facilities* from existing or approved non-farm *development*.

OMAFRA's AgriSuite is an online planning tool developed for crop management, nutrient management and the calculation of *MDS* setback requirements. The *MDS I formula* calculates the setback distances from *livestock facilities* and *manure storage* systems that new non-farm *development* must adhere to. *Livestock facilities* are defined in the *MDS Document* as "all livestock barns and manure storages on a lot, as well as all unoccupied livestock barns and unused manure storages on a lot." This includes all barns that are structurally sound and capable of housing *livestock*. This includes *empty livestock facilities*.

To determine the *MDS I* setback requirements, specific information regarding each *livestock facility* is required by the formulae. The formula requires specific information obtained from neighbouring *livestock operations*. The information includes:

- ♦ the farm lot size;
- ♦ the type(s) of *livestock* housed in the barn;
- ♦ the maximum capacity of the barn(s);
- ♦ the type(s) of *manure storage* system; and
- ♦ the type of land use proposed adjacent to existing *livestock facilities*.

With regard to the last bullet above, the *MDS* recognizes two land use types; referred to as Type A and Type B. As per the Minimum Distance Separation (*MDS*) Document, Publication 853 (2016):

Type A land uses are typically characterized as uses that have lower density of human occupancy, habitation or activity. Type A land uses include applications to rezone or redesignate agricultural lands for industrial, agricultural-related or recreational use – low intensity purposes.

The proposed Transportation Depot and Repair Bay Facility is considered an industrial use. Therefore, the *MDS I* setbacks were calculated for a Type A land use. To obtain the other factors we relied on our field observations recorded during the land use survey, aerial photographic interpretation, and site-specific information provided by landowners where possible. When a landowner could not be contacted, self-addressed envelopes and forms were left requesting information which would enable us to calculate

the MDS setback requirements at potential *livestock operations* that had the potential to create MDS constraints for the Subject Lands.

The lot sizes were determined using the AgMaps measuring tool. In some cases, the building capacity was estimated based on the building dimensions, as measured using either the AgMaps measuring tool or the Google Earth® measuring tool.

The MDS I formula was applied to one *livestock* facility observed within 750 m of the Subject Lands. Figure 7 shows the results of the MDS I calculations. Table 3 summarizes the level of encroachment the proposed use has on the *livestock* operation and the level of compliance with MDS setback achievable. The AgriSuite MDS report for this operation is provided in Appendix G.

Table 3: MDS Setback Requirements for Proposed Development				
Site Number	MDS I Setback Requirement – Livestock Facility	MDS I Setback Requirement – Manure Storage	Nearest Distance to Subject Lands	Complies with MDS I Setback?
3	349 m	480 m	347 m	Yes

The MDS formula was not applied to Operation #2, as it was confirmed with the landowner that the barn is empty and is scheduled for demolition. Although the calculated MDS I setbacks extend into the boundaries of the Subject Lands, the Conceptual Site Plan shows that there are no proposed buildings located within the MDS I setback arcs. Therefore, the proposed industrial *development* will comply with the MDS I setback requirements.

5.11 Economic and Community Benefits of Agriculture

Identifying the economic and community benefits associated with agriculture in the *Study Area* is an important consideration and informs the impacts associated with the proposed *development*. The agriculture and agri-food sector are one of the largest primary goods producing sectors and plays a key role in the South Glengarry and United Counties of Stormont, Dundas and Glengarry (SDG) economies. According to Census of Agriculture data, the total number of farms in SDG decreased from 1,577 in 2011, to 1,464 in 2016, to 1,438 farms in 2021. The Township of South Glengarry observed a similar trend of decreasing farm numbers, with data showing 306 farms in 2011, 268 farms in 2016, and 263 farms in 2021. Although the total number of farms in SDG and South Glengarry have decreased since 2011, total crop land has increased. This is likely due to farm consolidation, which has resulted in fewer, but larger farming operations. These farms employ residents from South Glengarry and SDG, contributing economically to the area and supporting the *agri-food network*.



Legend

Subject Lands

Study Area (750m)

Agricultural Uses

Dairy Operation

Remnant Farm

Agriculture-Related Uses

Farm Supplier

Cheese Making Facility

Non-Agricultural Uses

Commercial

Industrial

Non-Farm Residence

MDS I

Livestock Facility Setback

Manure Storage Setback

Figure 7
Minimum Distance Separation

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 Township of South Glengarry, SDG Counties

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As of 2021, the agriculture, forestry, fishing and hunting industry employed approximately 2,295 individuals within SDG, which is a slight increase from the 2,265 individuals employed in 2016. The Township of South Glengarry observed a similar increase in individuals employed by the agriculture, forestry, fishing and hunting industry, with data showing the industry employed 425 individuals in 2016 and 475 individuals in 2021. Within SDG, there were approximately 1,742 agri-food businesses in 2021, with 306 of these businesses located within the Township of South Glengarry. SDG experienced a slight decrease in agri-food businesses between 2016 and 2021, whereas the Township of South Glengarry experienced a slight increase in agri-food businesses during the same time period.

As of 2021, of the 263 total farms within the Township of South Glengarry, five farms were valued under \$200,000, 29 farms were valued between \$200,000 and \$499,999, 45 farms were valued between \$500,000 and \$999,999, and 184 farms were valued at \$1,000,000 and over. Over the past three census periods, the number of farms valued at \$1,000,000 and over has increased, with the number of farms valued under \$1,000,000 decreasing each year.

The Subject Lands are a small agricultural parcel that contains no agricultural operations. With the implementation of mitigation measures to minimize indirect impacts on surrounding farm operations, it is expected that the proposed industrial *development* will have negligible impact on the *agri-food network* in the area.

6. ASSESSMENT OF AGRICULTURAL PRIORITY

The PPS requires that non-agricultural *developments* avoid locating in *prime agricultural areas* whenever possible. Where this is not possible or practical, the PPS directs *development* to lands with lower agricultural priority. When choosing between two or more locations with the same or similar agricultural capability, the PPS directs *development* to “lower priority agricultural lands”. Although, neither the PPS nor OMAFRA specifically defines in policy “lower priority agricultural lands”, there are a number of considerations used by OMAFRA to determine the 'agricultural priority' of an area. These considerations include the ability of the site to comply with the requirements of MDS I, current land use, amount of capital investment in agricultural infrastructure, amount of land under active cultivation, existing degree of lot fragmentation to the surrounding agricultural land base, and proximity to incompatible land uses such as urban and rural *settlement areas*.

The Subject Lands are located within the SDG's prime agricultural area and designated as Agricultural Resource Lands; therefore, an assessment of the agricultural priority of the Subject Lands is required to be consistent with OMAFRA's AIA Guidance Document. This analysis involves an assessment of whether the lands are considered to be part of a specialty crop area, the soil capability relative to other lands within the Study Area, the level of investment in agricultural infrastructure and land improvements, the parcel size, presence of existing non-agricultural land uses, ability to minimize potential conflict (e.g., meeting the MDS I setback requirements) and the zoning of the parcel.

We have concluded that the Subject Lands are lower priority agricultural lands for the following reasons:

1. They are not located within a specialty crop area and no specialty crops such as vegetable or fruit crops are grown in the vicinity;
2. They are comprised entirely of CLI Class 3 lands, which have the lowest priority for protection among *prime agricultural lands*. The lands within the Study Area, excluding the Subject Lands, are comprised primarily of CLI Class 2 lands;
3. They are a small-sized agricultural parcel, which significantly limits the parcel's viability for a variety of *agricultural uses*;
4. Farm infrastructure is absent from the Subject Lands;
5. The proposed *development* will not result in further land fragmentation; and
6. MDS I setbacks can be met for the proposed *development* on the Subject Lands.

As a stand-alone parcel, these lands would only be able to support a small hobby farm. However, the potential for having even a small number of livestock on the property would be limited by the MDS II Formulae. The presence of the non-farm, residential dwellings to the north of the property would limit the number of animals that could be accommodated on site.

7. ASSESSMENT OF ALTERNATIVE LOCATIONS

7.1 Provincial Policy

Section 4.3.5.1 of the *PPS* states that under certain conditions, planning authorities may permit limited, *non-agricultural uses* in *prime agricultural areas*. Policy 4.3.5.1 b) states that a planning authority may only permit *non-agricultural uses* in *prime agricultural areas* for “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 2.3.1 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”

For the proposed *development* to be consistent with the agricultural policies of the *PPS*, an evaluation of alternative locations is required.

7.2 Evaluation of Alternative Locations

The *PPS* requires the consideration of alternative locations for the proposed non-agricultural use. For the purposes of this study, we have assumed that prime agricultural lands cannot be avoided. The Planning Justification Report (PJR) completed by Gagnon Walker Domes Ltd. (GWD) does not specifically address why the proposed use cannot be located in a rural or urban land use designation. However, through discussions with GWD, it is understood that the proposed *development* benefits from the location of the Subject Lands, as the location provides ease of access to Highway 401 for the movement of goods. Additionally, the proposed development will offer repair services for agricultural equipment. The location of the Subject Lands would allow agricultural equipment in need of repair to avoid travelling through a settlement area.

7.2.1 Avoidance of Prime Agricultural Areas

Schedule A6 of the SDG Official Plan shows that the majority of lands surrounding the Lancaster *settlement area* are designated Agricultural Resource Lands, which includes the *prime agricultural lands* of the County. However, there are lands designated Rural District located southwest of the Lancaster settlement area, approximately 1.6 km from the Subject Lands. Locating the proposed development on lands designated Rural District would allow the proposed development to avoid prime agricultural areas and be in closer proximity to Highway 401. Justification will need to be provided as to why the proposed development cannot be located within the Lancaster settlement area, or on lands designated Rural District in close proximity to the Subject Lands.

7.2.2 Low Priority Alternative Areas

Where it is not possible or practical to avoid lands within a prime agricultural area, the PPS directs *development* to locate on lands with lower agricultural priority. As discussed in Section 6 of this AIA, the Subject Lands are lower priority agricultural lands for a variety of reasons. If justification is provided as to why the proposed development cannot be located within the Lancaster settlement area, or on lands designated Rural District, the Subject Lands would be reasonable choice of location for the proposed use.

7.3 Summary of Assessment of Alternative Locations

Justification needs to be provided as to why the proposed development cannot avoid prime agricultural areas. It is assumed that further clarification will be provided regarding the locational requirements of the proposed development and why it cannot be located within the Lancaster settlement area, nor on lands designated Rural District. It is understood that the Subject Lands provide easy access to Highway 401, however, the Subject Lands are located farther from Highway 401 than the Lancaster settlement area and the Rural District lands.

If it can be sufficiently justified that the proposed development cannot avoid prime agricultural areas, the Subject Lands are lower priority agricultural lands and would be a reasonable choice of location.

8. ASSESSMENT OF IMPACTS TO AGRICULTURE

Farm operations can be adversely impacted by new non-farm uses on adjacent lands. Non-agricultural *development* adjacent to agricultural lands can cause disruptions to existing farm practices as a result of construction activity, an increase in non-farm traffic, incidence of trespass and vandalism, noise, and lighting. Farmers may also experience an increase in nuisance complaints from residents and/or patrons of non-agricultural facilities. These complaints are often related to issues such as odour, light, dust and noise generated through normal farm practices.

The proposed industrial *development* will have limited direct and indirect impacts. The direct impacts will be minimal, and it is unlikely that the proposed *development* will have significant, long-term, negative effects on the surrounding agricultural lands and community.

8.1 Direct Impacts

8.1.1 Prime Agricultural Lands

The Subject Lands are approximately 5.34 ha (13.20 acres) in size and are comprised entirely of *prime agricultural lands* (CLI Class 3). The Conceptual Site Plan for the proposed *development* indicates that approximately 2.40 ha of the Subject Lands will be developed for the Transportation Depot and Repair Bay Facility. The *development* of the Subject Lands will result in the loss of 2.40 ha of *prime agricultural lands*, which is likely to have a negligible impact on the *Agricultural System*.

8.1.2 Agricultural Infrastructure

There is no agricultural infrastructure present on the Subject Lands and thus, there will be no direct impact associated with the loss of agricultural infrastructure.

8.1.3 Agricultural Land Improvements

Of the Subject Lands' 5.34 ha, approximately 1.71 ha contain installations of systematic tile drainage. The systematic tile drainage, if actually present and effective, is located in the eastern portion of the Subject Lands, while the majority of the proposed *development* will be located on the western portion of the Subject Lands. The proposed *development* will result in the loss of a portion (approximately 0.62 ha) of the systematic tile drainage installed within the Subject Lands. The loss of approximately 0.62 ha of systematic tile drainage is likely to have a negligible impact on the *Agricultural System*.

8.1.4 Loss of Crop Land

A portion of the Subject Lands are currently *cultivated* with hay; however, the hay is not being used in an agricultural operation. Of the Subject Lands' 5.34 ha, approximately 2.59 ha are *cultivated* with hay, with the remaining area being forested. The *development* of the Subject Lands will result in the loss of approximately 2.59 ha of cultivable land, which will have a negligible impact on the *Agricultural System*.

8.2 Indirect Impacts

Potential impacts to adjacent farm operations and farm practices are considered to be indirect impacts. These would include changes to the surface drainage that could impact adjacent lands, disruption to farm traffic and access to adjacent agricultural fields, instances of trespass and vandalism and conflicts arising

from farm odour and other nuisance complaints often received by farmers in close proximity to non-agricultural land uses.

8.2.1 Disruption to Surficial Drainage

Changes in surface runoff can have a potential impact on adjacent agricultural lands. It is recommended that a Grading Plan be developed for the proposed development. The recommendations of any future Grading Plan should be followed to mitigate or avoid potential impacts to agricultural operations from surficial drainage.

8.2.2 Disruption to Farm Operations

Most active farms in the area are well removed from the Subject Lands and are unlikely to experience any form of disruption to their operations. These farms are unlikely to experience any form of disruption to their operations. The adjacent lands will not be directly affected, and current farm operations will still be able to cultivate common field crops and other agricultural products without limitations.

The proposed development will have no effect on the flexibility of surrounding lands to accommodate changes in types of farming. The adjacent lands will not be affected and will still be able to cultivate common field crops and other agricultural products without limitation.

New non-farm *development* may have an effect on the existing farm wells, irrigation ponds, and ponds or other waterbodies used to provide *livestock* with sources of water in the surrounding area. It is not anticipated that the proposed development will impact these water sources. However, the completion of a Hydrogeological Study could confirm whether farm wells and water sources will be potentially impacted. If confirmed, mitigation measures will need to be developed to minimize or alleviate anticipated impacts.

Noise, dust, and light can have a negative impact on some farm operations. Construction may temporarily generate greater levels of noise, dust, and lighting. No sensitive farm operations were identified that would be impacted by noise, dust, and lighting. However, it is recommended that these elements be controlled and in compliance with Ministry of Environment, Conservation and Parks (MECP) guidelines. No negative indirect impacts are anticipated.

8.2.3 Trespass and Vandalism

Some farm operations within the *Study Area* may already have to deal with the potential for trespass and vandalism due to the close proximity of the Lancaster *settlement area* and the number of *non-agricultural uses* in the surrounding area. People walking their pets in farmer's fields, crossing and damaging fences, and rutting fields with dirt bikes and all-terrain vehicles are all examples of trespass and vandalism that may occur. It is not anticipated that the proposed development will result in an increase in incidents of trespass and vandalism, as the proposed development is an industrial use and will not have members of the public on site for any significant amount of time.

8.2.4 Minimum Distance Separation

The *MDS I* setback requirements have been calculated for all *livestock facilities* capable of housing *livestock* in the *Study Area*. There is one operation which creates an *MDS I* setback that encroaches into the Subject Lands. This operation (#3) creates an *MDS I* setback arc that encroaches 0.10 ha into the Subject Lands.

This area of encroachment is located in the southeast corner of the Subject Lands, in an area which is not proposed for development. As such, the proposed development complies with the *MDS I* formula and no MDS-related impacts are anticipated.

8.2.5 Transportation Impacts

Given the proximity of the Subject Lands to the Lancaster *settlement area* and the existing *non-agricultural uses* within the *Study Area*, it is likely that the agricultural operations in the *Study Area* have already become accustomed to non-farm traffic and modified their practices accordingly. It is unlikely that increased traffic levels from the proposed *development* will significantly impact farm operations. It is understood that a Traffic Impact Study is being prepared for the proposed development as part of the application process. Although it is not expected that additional traffic to the proposed development will have long-term impacts on the surrounding agricultural operations, mitigations measures recommended through the Traffic Impact Study should be adhered to.

8.2.6 Economic and Community Impacts

Local and regional economies and agricultural communities can be adversely impacted by the introduction of new *development* on agricultural lands as a result of the loss of farmland, fragmentation, removal of agricultural investments, commodities, services, and impacts to other farming operations. The proposed development is anticipated to be beneficial to the local and regional economy through job creation and contributions to the freight/logistics industry.

8.3 Summary of Impacts

The potential direct and indirect impacts identified are summarized in Table 4 along with the potential degree of impact, mitigation measures to avoid or minimize the potential impact and the resulting anticipated impact.

Table 4: Summary of Impacts

Potential Impact	Potential Degree of Impact	Mitigation Measure	Anticipated Net Impact
Direct Impacts			
Loss of <i>prime agricultural land</i>	Low	♦ Maintain the use of the lands for cultivation until needed for <i>development</i>	Eventual loss of 2.40 ha of <i>prime agricultural lands</i>
Loss of agricultural infrastructure	Low	♦ None required	No impact
Loss of agricultural land improvements	Low	♦ None required	Loss of approximately 0.62 ha of systematic tile drainage
Loss of cropland	Low	♦ Continue farming lands until needed for <i>development</i>	Eventual loss of approximately 2.59 ha of cultivatable land
Indirect Impacts			
Surficial Drainage	Low	♦ Prepare a Grading Plan to ensure adjacent farmlands are not directly impacted	No impact anticipated
Disruption to Farm Operations	Low	♦ Ensure that access to farm operations and farm fields is maintained at all times	No impact
Non-farm traffic	Low	♦ Traffic Impact Study to assess potential impacts. ♦ Implement recommendations if impact identified.	No impact pending implementation of Traffic Impact Study recommendations
Trespass, Vandalism, and Stray Pets	Low	♦ Unlikely to be an issue for transportation facilities such as the one proposed.	No impact anticipated
Noise, Dust & Light	Low	♦ Adhere to Ministry of Environment, Conservation and Parks (MECP) guidelines	No impact anticipated
Conflict with MDS formula	Low	♦ None required	No impact anticipated
Economic	Low	♦ None required	No impact
Wells, Irrigation, water bodies	Low	♦ Completion of Hydrogeological study, if required, to identify potential impacts	No Impact anticipated

9. CONSISTENCY WITH AGRICULTURAL POLICIES

9.1 Provincial Planning Statement

Section 4.3.5.1 of the PPS states that under certain conditions, planning authorities may permit limited, *non-agricultural uses* in *prime agricultural areas*. Policy 4.3.5.1.b) states that a planning authority may only permit *non-agricultural uses* in *prime agricultural areas* for “limited non-residential uses, provided that all of the following can be 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.”

The *MDS I* setback requirements have been calculated and one operation was found to have an *MDS I* setback that encroached into the Subject Lands, with a total encroachment of 0.10 ha. This encroachment is located within an area of the Subject Lands that has previously been identified as undevelopable due to natural heritage features. As a result, the proposed *development* complies with the Minimum Distance Separation Formulae.

It is assumed that the need for the proposed *development* within the planning horizon will be outlined in the Planning Justification Report completed by Gagnon Walker Domes Ltd., or within an equivalent report. It is understood that by 2036, the Township of South Glengarry is expecting its population to increase by 197 residents, with jobs in the area falling by 405. The proposed development will create additional employment opportunities and help offset the projected shortfall in jobs.

The Subject Lands are part of a *prime agricultural area* but are not part of a *specialty crop area*. Alternative locations have been evaluated and justification will need to be provided as to why *prime agricultural areas* cannot be avoided. An explanation should be provided as to why the proposed *development* cannot be located within the Lancaster *settlement area*, nor Rural District lands in close proximity to the Subject Lands. If this can be demonstrated, the Subject Lands would represent a reasonable location for the proposed *development*, as they are lower priority agricultural lands in a *prime agricultural area*.

9.2 United Counties of Stormont, Dundas and Glengarry Official Plan

The United Counties of Stormont, Dundas, and Glengarry Official Plan states that “If proposals are made for a non-agricultural use, an Official Plan Amendment would be required to permit the use. The lands would remain in an Agricultural designation however site-specific provisions would permit the specific use identified in the proposal.”. This AIA has been completed as one of several required reports for the Official Plan Amendment. No significant impacts to the *Agricultural System* have been identified, and the proposed *development* will comply with the *MDS formulae*.

10. CONCLUSION

This AIA has identified and described the agricultural resources and farm operations on the Subject Lands and within the Study Area. The potential impacts associated with the proposed development have been assessed and we have determined the following:

1. The Subject Lands are within a prime agricultural area;
2. The Subject Lands do not form part of a specialty crop area, and no specialty crops were observed within the Study Area;
3. The Subject Lands are considered to be lower priority agricultural lands for a number of reasons;
4. Justification for locating the proposed development within a prime agricultural area is required. If it can be demonstrated that the proposed development cannot be located within the Lancaster settlement area, or on surrounding Rural District lands, the Subject Lands would represent a reasonable location for the proposed development;
5. Potential impacts associated with the proposed *development* are primarily limited to the loss of *prime agricultural lands*, cultivatable land, and agricultural tile drainage. Recommendations have been provided that will ensure potential impacts will be avoided or mitigated to the extent feasible. The net indirect impacts will be negligible with the implementation of the recommended mitigation measures;
6. The proposed *development* will comply with the MDS setback requirements; and
7. The proposed *development* will be consistent with all relevant provincial agricultural policies following justification of the locational requirements and need, and will require an Official Plan Amendment to the United Counties of Stormont, Dundas, and Glengarry, Official Plan.

Respectfully submitted by:



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Colville Consulting Inc.



John Liotta, B.Sc.Env, A.Ag(P)
Colville Consulting Inc.

11. GLOSSARY OF TERMS

Agricultural uses: - means the growing of crops, including nursery and horticultural crops; raising of livestock and other animals for food, or fur, including poultry and fish; aquaculture; agro-forestry; maple syrup production; and associated on-farm buildings and structures.*

Agriculture-related uses: - means those farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.*

Agricultural System: - An agricultural system is comprised of two components:

- ♦ An agricultural land base consisting of prime agricultural areas, including specialty crop areas, and rural lands that together create a continuous productive land base for agriculture.
- ♦ An agri-food network that includes infrastructure, services, and assets, important to the viability of the agri-food sector.

Agri-Food Network: - An agri-food network includes the infrastructure, services and other agri-food assets needed to sustain and enhance the prosperity of the agri-food sector.*

Beef Farm: - a farm operation whose predominant livestock is beef cattle, including cow-calf operations.

Cash Crop: - means a crop being produced for income purposes and not to supplement a livestock operation by contributing to feed requirements.

Catena: - the group of soils that have developed on the same parent material but as a result of being located on a different position in the landform the group differs by drainage class (i.e., well drained, imperfectly drained, and poorly drained).

Cultivated: - means lands that have recently been under active agricultural production, however, depending on the season or growth stage of the crop during the land use survey or through aerial photographic interpretation the crop type could not be determined.

Dairy Farm: - a farm whose primary livestock is dairy cattle, including dairy heifers.

Development: - means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act; but does not include activities that create or maintain infrastructure authorized under an environmental assessment process; or works subject to the Drainage Act.

Forage/Pasture: - means a crop that consists of either pasturelands, including rough grazing, or hay crops including silage and haylage.

***Former Livestock Facility:** - means an empty livestock facility that no longer contains manure or livestock. The buildings are generally in fair to good condition and the potential for housing livestock in the building remains. The MDS formula is applied to these facilities.

Glaciolacustrine Deposit: - soil derived from material deposited in a glacial lake environment.

Gleyed: – means soils that are poorly drained and exhibit greyish colours in the profile indicating that they have developed in a reduced environment (i.e., oxygen depleted) due to high water tables throughout the year.

Gleyed Horizon: – greyish colours and prominent mottles in the soil horizon profile which indicate that soils are poorly drained and have developed in a reduced environment (i.e., oxygen depleted) due to high water tables throughout the year.

Hobby Farm: - A residential dwelling, with or without accessory buildings, which may include some crop production for personal consumption or limited sale; and/or small numbers of livestock raised for personal consumption, pleasure, or limited sale. A hobby farm normally will generate little or no income and as such may not have a Farm Business Registration Number.

Idle Agricultural Lands: - means lands that have not been used for agricultural production for at least five years (estimated).

Inclusion: - a small soil polygon that occurs within a larger soil polygon and which is comprised of a different soil type or is located on a different slope class, however it is too small to map as a single unit given the scale of map.

Livestock: - includes dairy, beef, swine, poultry, horses, goats, sheep, ratites, fur-bearing animals, deer & elk, game animals, birds, and other animals.*

Livestock facility: - means one or more barns or permanent structures with livestock-occupied portions, intended for keeping or housing livestock. A livestock facility also includes all manure or material storages and anaerobic digesters.*

Minimum Distance Separation (MDS) I Formulae: - used to determine the minimum distance separation for new development from any existing and some former livestock facilities.

Minimum Distance Separation (MDS) II Formulae: - used to determine the minimum distance separation for new or expanding livestock facilities from existing non-farm land uses.

Morainal Till: - generally a compact, poorly sorted, and poorly stratified material deposited by glacial action.

Mottles: - are spots of colour in soil horizons, caused by impeded drainage. The mottle colours are recorded as faint, distinct or prominent depending on the contrast between the mottle colour and the basic horizon colour.

Non-farm Residential: - means residential buildings and lots not associated with a farm operation such as farm retirement lots/severances and/or other residences in the Agricultural and Rural Area. Second farm residences for farm help would be considered a farm residence if it is on an existing farm operation.

Prime Agricultural Areas: - means an area where prime agricultural land predominates. Prime agricultural areas may also be identified through an alternative agricultural land evaluation system approved by the Province.*

Prime Agricultural Land: - means land that includes specialty crop lands and/or Canada Land Inventory Class 1, 2 and 3 soils, in this order of priority for protection.*

Provincial Policy Statement: - the Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act and came into effect in May of 1996 and subsequently updated in 1997 and again in 2005. The PPS provides policy direction on matters of provincial interest related to land use planning and development.

Remnant: - means a location where one or more farm buildings once stood. All or some of the buildings have fallen, are severely structurally unsound and/or been removed. No MDS would be applied to a remnant farm operation.

Retired Farm Operation: - means a former farm operation whose buildings or farm related structures remain, however it has either been converted to a non-agricultural use; would require significant upgrades and investment to modernize; or it is in poor condition and not suitable for agricultural uses. The MDS may still apply if it is a former livestock facility.

Rural Residential Cluster: - means four or more, adjacent rural lots, generally one hectare or less in size, sharing a common contiguous boundary. Lots located directly across a road from one another shall be considered as having a common boundary.*

Scrub Land: - means lands that are no longer farmed and woody species (young trees and shrubs) have begun regenerating and/or sparsely treed areas.

Secondary Uses: - means uses secondary to the principal use of the property, including home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property.*

Settlement Area: - As defined in the Provincial Policy Statement, 2005, this means urban areas and rural settlement areas within municipalities (such as cities, towns, villages, and hamlets) that are:

- built up areas where development is concentrated and which have a mix of land uses, and
- lands which have been designated in an official plan for development over the long term planning horizon provided for in policy 1.1.2 of the PPS. In cases where land in designated growth areas is not available, the settlement area may be no larger than the area where development is concentrated.*

Specialty Crop Lands: - means areas where specialty crops are predominantly grown, usually resulting from:

- soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or
- a combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities and services to produce, store or process specialty crops.
- Specialty crops include crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops and crops from agriculturally developed organic soil.

Soil Horizon: - a layer of soil, approximately parallel to the land surface, that differs from adjacent layers in properties such as texture, colour, structure, etc. As an example, the surface horizon of a mineral soil is recorded as the "A" horizon. If the surface is ploughed then the suffix p is used (i.e., Ap) if the surface has

not been ploughed, as in a forest soil, a humic layer generally develops and an eluviated light coloured soil horizon often forms immediately below. These horizons are identified with the suffix h is used (i.e., Ah) and e (i.e., Ae), respectively. The weathered portion of the profile below the A horizons is identified as the "B" horizon and the unweathered, parent material is the "C" horizon.

Soil Profile: - a vertical section of the soil through all its horizons and extending into the soil parent material.

Soil Texture: - the relative portion of particle sizes in soil (i.e., sand, silt and clay) that are used to describe the soil textural class (e.g., clay, sandy clay loam, sandy loam, loam, clay loam, sand, loamy sand, etc.).

Tender Fruit: - a term applied to tree fruits such as peaches, apricots, and nectarines which are particularly sensitive to low winter and/or spring temperatures.

Wooded: - Forested areas of various age composition and size.

* Indicates that the definition is essentially derived from OMAFRA publications.

12. REFERENCES

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APPENDIX A

Conceptual Site Plan

"PRELIMINARY"
FOR DISCUSSION
PURPOSES ONLY



SITE AREA:	5.36 ha (13.24 ac)
ENVIRONMENTAL FEATURES:	2.96 ha (7.30 ac)
NET DEVELOPABLE AREA:	2.40 ha (5.94 ac)

BUILDING AREA BREAKDOWN
PROPOSED ONE STOREY DWELLING: TRANSPORTATION TERMINAL

GROUND FLOOR	
TRANSPORTATION TERMINAL:	270m ² (2,906ft ²)
REPAIR BAY:	312m ² (3,358ft ²)

TOTAL GROSS FLOOR AREA:	582m ² (6,264ft ²)
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PARKING SPACE REQUIREMENTS:	
TRANSPORTATION TERMINAL:	11 SPACES
(1 space per 25m ²)	
TOTAL PARKING REQUIRED:	11 SPACES

PARKING PROVIDED:	
AUTOMOBILE PARKING SPACES:	11 SPACES
TRUCK/TRAILER PARKING SPACES:	139 SPACES
TOTAL PARKING PROVIDED:	150 SPACES

LEGEND

Finney Creek Drain	Proposed Building
Buffer Zone	Proposed Gravel Surface
Landscaping	Existing Driveway
Environmental Features	Existing Building

Note: All information shown on this plan is Conceptual and is to be verified using an up-to-date Boundary and Topographic Survey Plan. Limits of Environmental Features to be determined with input from other consultants.

CONCEPTUAL SITE PLAN

5961 COUNTY ROAD 34
TOWNSHIP of SOUTH GLENGARRY,
UNITED COUNTIES of STORMONT-DUNDAS-GLENGARRY

P.N.: 22.3220.00	Date: June 27, 2023	CP
Scale: N.T.S	Revised:	
Drawn By: H.S.	File No.: PN 3220_ Concept Plan	



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APPENDIX B

Curriculum Vitae



SEAN M. COLVILLE, B.Sc., P.Ag.

432 Niagara St., Unit 2, St. Catharines, ON L2M 4W3
Tel: (905) 935-2161 | Email: sean@colvilleconsultinginc.com

EDUCATION

B.Sc. Geology, Acadia University, 1986
Soil Science, University of Guelph, 1984

PROFESSIONAL AFFILIATIONS

Ontario Institute of Agrology
Agricultural Institute of Canada

POSITIONS HELD

2003 – Present	President - Colville Consulting Inc., St. Catharines, Ontario
2001 – 2003	Senior Project Manager - ESG International Inc., St. Catharines, Ontario
1998 – 2001	Senior Project Manager - ESG International Inc., Guelph, Ontario
1988 – 1998	Project Manager - ESG International Inc., Guelph, Ontario
1984 – 1988	Soil Scientist – MacLaren Plansearch Ltd., Halifax, Nova Scotia
1982 – 1983	Assistant Soil Scientist – Nova Scotia Department of Agriculture and Marketing

EXPERIENCE

Colville Consulting Inc. (CCI) was established in June of 2003 by Sean Colville. CCI offers agricultural and environmental consulting services to clients across Ontario, catering to both public and private sectors. Sean has over 35 years of agricultural consulting experience, which includes agricultural resource evaluation studies, soil surveys, interpretations of agricultural capability, agricultural impact assessments, alternative site assessments, and soil and microclimatic rehabilitation/restoration projects. Sean has extensive experience interpreting agricultural land use policies for a wide variety of development applications.

Sean is a Professional Agrologist (P.Ag.), and a member of both the Ontario Institute of Agrology and the Agricultural Institute of Canada. Sean has been recognized by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) as an expert in the identification of Prime Agricultural Areas and in the interpretation of the Minimum Distance Separation requirements for livestock operations.

Sean has presented expert testimony before the Ontario Land Tribunal (formerly OMB, LPAT), Consolidated Joint Board, Assessment Review Board, Ontario Superior Court, and the Normal Farm Practices Protection Board. Sean's testimonies have involved land use planning matters as they relate to agriculture, impact assessments, resource evaluations, soil science, and normal farm practices.

Agricultural Impact Assessments and Alternative Site Studies

Colville Consulting Inc. specializes in agricultural impact assessment and alternative site studies for development applications in Prime Agricultural Areas. Sean has prepared over 200 agricultural impact assessments for a wide variety of development projects, including settlement area boundary expansions, linear facilities (Class EAs), new and expanding aggregate operations, and residential, commercial, recreational, industrial, and institutional developments. The majority of these projects required the interpretation of agricultural land use policies, an inventory and assessment of the agricultural resources,

land use, land tenure, an assessment of conflict potential including determination of minimum distance separation requirements, interpretation of the agricultural priority, and development of mitigation measures to avoid or minimize potential impacts. Justification of the location for development proposals in agricultural areas is required by the Provincial Policy Statement and can often be addressed by an alternative site study.

Recent examples of Sean Colville's agricultural work include:

- Agricultural Impact Assessment for Stubbes New Durham Precast Plant (2021)
- Agricultural Impact Assessment for New Tecumseth Community Builders Inc., County of Simcoe (2021)
- Agricultural Impact Assessment for Caledon Costco (2021)
- Agricultural Impact Assessment for Walker Industries' Redford Pit Expansion, West Grey (2022)
- Agricultural Impact Assessment for Milton Business Park (2022)
- Minimum Distance Separation for Mono Hills Corporation (2022)
- Land Evaluation and Area Review for Norfolk County (2022)

Publications

Rees, H.W.; Duff, J.P.; Colville, S.; Soley, T and Chow T.L. 1995. Soils of selected agricultural areas of Moncton Parish, Westmoreland County, New Brunswick. New Brunswick. Soil Survey Report No. 15. CLBRR Contribution No. 95-13, Research Branch, Agriculture AND Agri-Food Canada, Ottawa, Ontario

Rees, H.W.; Duff, J.P.; Colville, S.; Soley, T and Chow T.L. 1996. Soils of selected agricultural areas of Shediac and Botsford Parishes, Westmoreland County, New Brunswick. New Brunswick. Soil Survey Report No. 16. CLBRR Contribution No. 95-13, Research Branch, Agriculture and Agri-Food Canada, Ottawa, Ontario. 127 pp. with maps.



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EDUCATION

Bachelor of Science in Environmental Sciences, University of Guelph, 2018
Environmental Management and Assessment Graduate Certificate, Niagara College, 2022

PROFESSIONAL AFFILIATIONS

Eco Canada – Environmental Professional in Training
Ontario Institute of Agrologists – Articling Agrologist

POSITIONS HELD

2022 – Present – Colville Consulting Inc., St. Catharines, Agrologist/Ecologist

EXPERIENCE

John Liotta, Agrologist and Ecologist at Colville Consulting Inc., has over 5 years of formal educational training and experience in Environmental and Agricultural Planning. John has completed Agricultural Impact Assessments, Minimum Distance Separation (MDS) Requirements, and Agricultural Characterization Reports in his role as at Colville Consulting Inc.

Through his education at the University of Guelph and Niagara College, John has gained a broad base knowledge of Environmental and Agricultural Planning and Management, which he has applied in his current role at Colville Consulting Inc. His work at Colville Consulting Inc. includes the interpretation of provincial, regional, and local land use policies, creation and interpretation of land use maps, regional soils mapping, and agricultural protection policies. He has participated in the completion of Agricultural Impact Assessments, Minimum Distance Separation Assessments, and Agricultural Characterization Reports. His field work activities include land use surveys and post-construction avian and bat mortality monitoring for wind turbines in the County of Haldimand, Ontario.

A selection of projects John has been involved with at Colville Consulting Inc. include:

- ♦ Post-Construction Avian and Bat Mortality Monitoring for Pattern Energy, Korea Electric Power Corporation, and Samsung Renewable Energy Inc., Grand Renewable Energy Park, County of Haldimand, Ontario
- ♦ Agricultural Impact Assessment for landowner group, City of Pickering
- ♦ Agricultural Impact Assessment for landowner, Township of North Dumfries, Ontario
- ♦ Agricultural Characterization Report for landowner, Township of Beckwith, Ontario
- ♦ Agricultural Characterization Report for landowner, Town of Carleton Place, Ontario
- ♦ Minimum Distance Separation Report for landowner, Town of Caledon, Ontario
- ♦ Agricultural and Rural Lands Discussion Paper for municipality, Town of Blue Mountain, Ontario
- ♦ Agricultural Impact Assessment for Wildfield Village, Town of Caledon
- ♦ Agricultural Impact Assessment for Redford Pit Expansion, West Grey

ADDITIONAL TRAINING AND WORKSHOPS

Standard First Aid, CPR C, AED – St. John's Ambulance (2023)
Workplace Hazardous Materials Information System
Natural Gas Pipeline Safety Training – TC Energy (2022)
Excavation Safety Training – TC Energy (2022)
Supervisor (Level 2) Ground Disturbance Training (2022)

APPENDIX C

Climate Normals Data

Climate Normals 1981-2010 Station Data

STATION_NAME	PROVINCE	LATITUDE	LONGITUDE	ELEVATION	CLIMATE_ID
GLEN GORDON	ON	45°10'00.000" N	74°32'00.000" W	53.3 m	6102832

Legend

A = WMO "3 and 5 rule" (i.e. no more than 3 consecutive and no more than 5 total missing for either temperature or precipitation)

B = At least 25 years

C = At least 20 years

D = At least 15 years

1981 to 2010 Canadian Climate Normals station data

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year	Code
Temperature														
Daily Average (°C)	-10.5	-8.6	-2.9	5.9	12.7	17.7	20.2	18.8	14	7.8	1.2	-6.5	5.8	D
Standard Deviation	3.8	3.7	2.3	2	1.8	1.2	1.1	1.2	1.4	1.6	1.3	3.5	4.9	D
Daily Maximum (°C)	-5.3	-3.2	2.4	11.3	18.9	23.7	26.2	24.9	19.9	13.1	5.5	-1.9	11.3	D
Daily Minimum (°C)	-15.7	-13.9	-8.1	0.5	6.4	11.6	14	12.6	8.1	2.5	-3	-11	0.3	D
Extreme Maximum (°C)	16.5	16	24	31	31.7	34	34	35	33	28	23.9	17.5		
Date (yyyy/dd)	1996/19	1994/20	1986/30	1990/27	1975/23	1988/15	Sep-88	Jan-75	Apr-99	1979/22	Feb-71	Mar-82		
Extreme Minimum (°C)	-37.5	-40	-31.5	-18	-7	-1.5	2	0.6	-6	-9.5	-21.1	-35.5		
Date (yyyy/dd)	1984/16	Jul-93	Mar-95	May-95	Jul-95	Mar-86	Jan-91	1976/31	1993/30	1992/31	1972/22	1993/27		
Precipitation														
Rainfall (mm)	26	22.5	26.9	65	71.5	87.1	88.3	81.8	81.8	76.4	68.9	33	729	D
Snowfall (cm)	46	40.4	31	10.5	0	0	0	0	0.1	3.1	16.8	41.8	189.6	D
Precipitation (mm)	72	62.8	57.9	75.4	71.5	87.1	88.3	81.8	81.9	79.5	85.7	74.8	918.6	D
Average Snow Depth (cm)				0	0	0	0	0	0	0	0			
Median Snow Depth (cm)				0	0	0	0	0	0	0	0			
Extreme Daily Rainfall (mm)	36.2	29	28.2	41	48.3	60.6	49	96.4	71.6	71	50.8	35.6		
Date (yyyy/dd)	Apr-93	1990/22	1977/13	Mar-90	Sep-70	1998/29	1992/17	1980/31	May-73	May-95	Aug-96	Feb-86		
Extreme Daily Snowfall (cm)	26	66	61	30.5	5	0	0	0	1	17	38.1	33		
Date (yyyy/dd)	1993/13	1971/13	Apr-71	Mar-75	Jan-78	Jan-68	Jan-68	Jan-68	1993/28	1993/31	1975/14	1969/27		
Extreme Daily Precipitation (mm)	36.2	66	61	41	48.3	60.6	49	96.4	71.6	71	50.8	35.6		
Date (yyyy/dd)	Apr-93	1971/13	Apr-71	Mar-90	Sep-70	1998/29	1992/17	1980/31	May-73	May-95	Aug-96	Feb-86		
Extreme Snow Depth (cm)	40	45	88	40	0	0	0	0	0	10	25	36		
Date (yyyy/dd)	1994/17	Sep-87	1993/15	Feb-93	Jan-83	Jan-83	Jan-83	Jan-83	Jan-83	1988/22	1986/21	1995/31		
Days with Rainfall														
>= 0.2 mm	3.9	3.5	6.3	12.3	14.1	12	12.5	11.6	12.4	12.7	11.3	5	117.5	D
>= 5 mm	1.7	1.6	1.9	4.5	5.3	4.9	5.1	5.3	5.2	5.5	4.4	2.1	47.4	D
>= 10 mm	1	0.63	0.81	1.9	2.2	2.8	3	2.6	2.7	2.3	1.7	1	22.6	D
>= 25 mm	0.19	0.13	0	0.33	0.13	0.72	0.83	0.53	0.29	0.25	0.44	0.2	4	D
Days With Snowfall														
>= 0.2 cm	11.6	8.9	6.4	2.2	0	0	0	0	0.05	0.5	5	10.4	45.2	D
>= 5 cm	2.9	2.9	2.4	0.73	0	0	0	0	0	0.19	1.1	3.1	13.4	D
>= 10 cm	1.1	1.2	0.81	0.4	0	0	0	0	0	0.13	0.31	1	5	D
>= 25 cm	0.06	0.06	0.06	0	0	0	0	0	0	0	0	0	0.18	D
Days with Precipitation														
>= 0.2 mm	14.6	11.7	11.3	13.6	14.1	12	12.5	11.6	12.4	12.9	14.8	14.5	155.9	D
>= 5 mm	4.6	4.6	4.5	5.3	5.3	4.9	5.1	5.3	5.2	5.8	5.6	5.2	61.2	D
>= 10 mm	2.2	1.8	1.8	2.5	2.2	2.8	3	2.6	2.7	2.4	2.3	2	28.2	D

>= 25 mm	0.25	0.19	0.06	0.33	0.13	0.72	0.83	0.53	0.29	0.25	0.44	0.27	4.3	D
Days with Snow Depth														
>= 1 cm				1	0	0	0	0	0	0				
>= 5 cm				0.5	0	0	0	0	0	0				
>= 10 cm				0.5	0	0	0	0	0	0				
>= 20 cm				0	0	0	0	0	0	0				

Probability of last temperature in spring of 0 °C or lower on or after indicated dates	10%	25%	33%	50%	66%	75%	90%
Date	29-May	26-May	20-May	13-May	07-May	01-May	28-Apr
Probability of first temperature in fall of 0 °C or lower on or before indicated dates	10%	25%	33%	50%	66%	75%	90%
Date	12-Sep	19-Sep	21-Sep	26-Sep	02-Oct	07-Oct	13-Oct
Probability of frost-free period equal to or less than indicated period (Days)	10%	25%	33%	50%	66%	75%	90%
Days	106	120	129	137	141	152	165

APPENDIX D

Agricultural Crop Statistics

Stormont, Dundas and Glengarry United Counties at a Glance - 2021

Stormont, Dundas and Glengarry United Counties at a Glance - 2016

Stormont, Dundas and Glengarry United Counties at a Glance - 2011

Item	Stormont, Dundas & Glengary	Province	Percent of province	Percent from 2016	Item	Stormont, Dundas & Glengary	Province	Percent of province	Percent from 2016	Item	Stormont, Dundas & Glengary	Province	Percent of province	Percent from 2011	Item	Stormont, Dundas & Glengary	Province	Percent of province	Percent from 2011	Item	Stormont, Dundas & Glengary	Province	Percent of province	Percent from 2011	Item	Stormont, Dundas & Glengary	Province	Percent of province	Percent from 2011
Farms, 2021 Census (number)					Major Field Crops, 2021 Census (acres)					Farms, 2016 Census (number)					Major Field Crops, 2016 Census (acres)					Farms, 2011 Census (number)					Major Field Crops, 2011 Census (acres)				
Total	1,438	48,346	2.97%	-1.78%	Winter wheat	7,985	1,144,406	0.70%	168.49%	Total	1,464	49,600	2.95	-7.17	Winter wheat	2,974	1,080,378	0.28	292.87	Total	1,577	51,950	3.04	Winter wheat	757	1,100,003	0.07		
Under 10 acres	56	3,217	1.74%	-1.75%	Oats for grain	952	84,320	1.13%	-34.88%	Under 10 acres	57	3,051	1.87	32.56	Oats for grain	1,462	82,206	1.78	-14.10	Under 10 acres	43	2,741	1.57	2.741	Oats for grain	1,702	71,040	2.40	
10 to 69 acres	308	12,686	2.43%	14.50%	Barley for grain	3,403	68,756	4.95%	-30.14%	10 to 69 acres	269	12,625	2.13	-1.82	Barley for grain	4,871	103,717	4.70	-12.47	10 to 69 acres	274	12,681	2.16	12,681	Barley for grain	5,565	126,881	4.39	
70 to 129 acres	242	10,924	2.22%	-6.56%	Mixed grains	927	59,961	1.55%	57.12%	70 to 129 acres	259	10,742	2.41	-12.20	Mixed grains	590	92,837	0.64	0.68	70 to 129 acres	295	11,779	2.50	11,779	Mixed grains	586	106,162	0.55	
130 to 179 acres	132	4,422	2.99%	0.00%	Corn for grain	130,520	2,202,465	5.93%	-0.11%	130 to 179 acres	132	4,592	2.87	-13.73	Corn for grain	130,660	2,162,004	6.04	2.17	130 to 179 acres	153	4,969	3.08	127,887	Corn for grain	127,887	2,032,356	6.29	
180 to 239 acres	113	3,981	2.84%	-14.39%	Corn for silage	15,517	289,678	5.36%	6.56%	180 to 239 acres	132	4,282	3.08	-24.14	Corn for silage	14,562	295,660	4.93	8.61	180 to 239 acres	174	4,801	3.62	13,408	Corn for silage	13,408	271,701	4.93	
240 to 399 acres	222	5,396	4.11%	-11.90%	Hay	68,772	1,704,017	4.04%	1.32%	240 to 399 acres	252	6,008	4.19	-10.95	Hay	67,876	1,721,214	3.94	-19.78	240 to 399 acres	283	6,460	4.38	84,613	Hay	84,613	2,077,911	4.07	
400 to 559 acres	121	2,865	4.22%	-6.20%	Soybeans	147,011	2,806,255	5.24%	10.54%	400 to 559 acres	129	3,093	4.17	0.00	Soybeans	132,991	2,783,443	4.78	22.81	400 to 559 acres	129	3,359	3.84	108,291	Soybeans	108,291	2,464,870	4.39	
560 to 759 acres	70	1,698	4.12%	-18.60%	Potatoes	7	39,193	0.02%	-84.44%	560 to 759 acres	86	1,990	4.32	-12.24	Potatoes	45	34,685	0.13	275.00	560 to 759 acres	98	2,025	4.84	12	Potatoes	12	37,384	0.03	
760 to 1,119 acres	95	1,600	5.94%	17.28%	Major Fruit Crops, 2021 Census (acres)					760 to 1,119 acres	81	1,593	5.08	15.71	Major Fruit Crops, 2016 Census (acres)					760 to 1,119 acres	70	1,587	4.41	1,587	Major Fruit Crops, 2011 Census (acres)				
1,120 to 1,599 acres	47	720	6.53%	34.29%	Total fruit crops	458	48,661	0.94%	13.65%	1,120 to 1,599 acres	35	801	4.37	16.67	Total fruit crops	403	51,192	0.79	6.61	1,120 to 1,599 acres	30	788	3.81	30	Total fruit crops	378	52,740	0.72	
1,600 to 2,239 acres	18	451	3.99%	0.00%	Apples	238	16,008	1.49%	10.19%	1,600 to 2,239 acres	18	457	3.94	-14.29	Apples	216	15,893	1.36	1.89	1,600 to 2,239 acres	21	436	4.82	21	Apples	212	15,830	1.34	
2,240 to 2,879 acres	8	173	4.62%	0.00%	Sour Cherries	1	1,383	0.07%	-	2,240 to 2,879 acres	8	168	4.76	100.00	Sour Cherries	0	2,121	0.00	-100.00	2,240 to 2,879 acres	4	152	2.63	4	Sour Cherries	3	2,342	0.13	
2,880 to 3,519 acres	3	95	3.16%	0.00%	Peaches	0	4,608	0.00%	-	2,880 to 3,519 acres	3	88	3.41	0.00	Peaches	0	5,232	0.00	-	2,880 to 3,519 acres	0	79	0.00	0	Peaches	0	6,455	0.00	
3,520 acres and over	3	118	2.54%	0.00%	Grapes	35	18,432	0.19%	29.63%	3,520 acres and over	3	110	2.73	0.00	Grapes	27	18,718	0.14	3.85	3,520 acres and over	3	92	3.26	3	Grapes	26	18,383	0.14	
Land Use, 2021 Census (acres)					Strawberries	74	2,633	2.81%	-37.29%	Land Use, 2016 Census (acres)					Raspberries	118	2,915	4.05	51.28	Land Use, 2011 Census (acres)					Strawberries	78	3,283	2.38	
Land in crops	390,962	9,051,011	4.32%	6.26%	Raspberries	15	438	3.42%	-50.00%	Land in crops	367,943	9,021,298	4.08	2.85	Land in crops	357,758	8,929,947	4.01	-30.23	Land in crops	357,758	8,929,947	4.01	4.01	Raspberries	43	902	4.77	
Summerfallow land	665	13,964	4.76%	-39.68%	Major Vegetable Crops, 2021 Census (acres)					Summerfallow land	1,102	15,885	6.94	109.90	Major Vegetable Crops, 2016 Census (acres)					Summerfallow land	525	23,450	2.24	-19.40	Major Vegetable Crops, 2011 Census (acres)				
Tame or seeded pasture	9,250	400,480	2.31%	-19.84%	Total vegetables	321	127,893	0.25%	-	Tame or seeded pasture	11,539	514,168	2.24	-22.63	Total vegetables	x	135,420	-	-	Tame or seeded pasture	14,915	648,758	2.30	14,915	Total vegetables	429	129,595	0.33	
Natural land for pasture	13,961	626,366	2.23%	-13.28%	Sweet corn	198	20,518	0.97%	53.49%	Natural land for pasture	16,099	783,566	2.05	-32.07	Sweet corn	129	22,910	0.56	-29.51	Natural land for pasture	23,700	984,809	2.41	23,700	Sweet corn	183	25,540	0.72	
Christmas trees, woodland & wetland	51,746	1,269,535	4.08%	-16.87%	Tomatoes	10	14,614	0.07%	-64.29%	Christmas trees, woodland & wetland	62,249	1,542,637	4.04	-2.56	Tomatoes	28	15,744	0.18	33.33	Christmas trees, woodland & wetland	63,884	1,612,444	3.96	63,884	Tomatoes	21	16,558	0.13	
All other land	12,414	404,714	3.07%	-25.39%	Green peas	1	14,044	0.01%	-66.67%	All other land	16,639	470,909	3.53	-1.11	Green peas	3	16,268	0.02	-75.00	All other land	16,825	468,828	3.59	16,825	Green peas	12	15,121	0.08	
Total area of farms	478,999	11,766,071	4.07%	0.72%	Green or wax beans	7	8,709	0.08%	-70.63%	Total area of farms	475,571	12,348,463	3.85	-0.43	Green or wax beans	24	9,732	0.25	-40.00	Total area of farms	477,607	12,668,236	3.77	477,607	Green or wax beans	40	9,186	0.44	
Greenhouse Area, 2021 Census (square feet)					Livestock Inventories, 2021 Census (number)					Greenhouse Area, 2016 Census (square feet)					Livestock Inventories, 2016 Census (number)					Greenhouse Area, 2011 Census (square feet)					Livestock Inventories, 2011 Census (number)				
Total area in use	552,291	201,055,888	0.27%	727.18%	Total cattle and calves	55,985	1,604,810	3.49%	-3.04%	Total area in use	66,768	158,511,328	0.04	-44.28	Total cattle and calves	57,741	1,623,710	3.56	-17.26	Total area in use	119,829	133,520,541	0.09	119,829	Total cattle and calves	69,789	1,741,381	4.01	
Farm Capital Value, 2021 Census (farms reporting)					Steers	1,168	299,540	0.39%	-22.24%	Farm Capital Value, 2016 Census (farms reporting)					Steers	1,502	305,514	0.49	-0.33	Farm Capital Value, 2011 Census (farms reporting)					Steers	1,507	291,263	0.52	
Under \$200,000	34	1,212	2.81%	-39.29%	Beef cows	4,013	224,194	1.79%	-8.38%	Under \$200,000	56	2,142	2.61	-45.10	Beef cows	4,380	236,253	1.85	-19.40	Under \$200,000	102	2,562	3.98	102	Beef cows	5,434	282,062	1.93	
\$200,000 to \$499,999	146	3,223	4.53%	-42.29%	Dairy cows	24,739	327,272	7.56%	1.87%	\$200,000 to \$499,999	253	7,433	3.40	-43.53	Dairy cows	24,284	311,960	7.78	-10.25	\$200,000 to \$499,999	448	12,994	3.45	448	Dairy cows	27,057	318,158	8.50	
\$500,000 to \$999,999	296	8,699	3.40%	3.50%	Total pigs	26,098	4,071,902	0.64%	-43.94%	\$500,000 to \$999,999	286	12,500	2.29	-13.86	Total pigs	46,553	3,534,104	1.32	-12.71	\$500,000 to \$999,999	332	15,276	2.17	332	Total pigs	53,332	3,088,646	1.73	
\$1,000,000 and over	962	35,212	2.73%	10.70%	Total sheep and lambs	6,820	322,508	2.11%	-23.15%	\$1,000,000 and over	869	27,525	3.16	25.04	Total sheep and lambs	8,874	321,495	2.76	-16.96	\$1,000,000 and over	695	21,118	3.29	695	Total sheep and lambs	10,686	352,807	3.03	
Total Gross Farm Receipts, 2021 Census (farms reporting)					Poultry Inventories, 2021 Census (number)					Total Gross Farm Receipts, 2016 Census (farms reporting)					Poultry Inventories, 2016 Census (number)					Total Gross Farm Receipts, 2011 Census (farms reporting)					Poultry Inventories, 2011 Census (number)				
Under \$10,000	235	7,277	3.23%	-19.52%	Total hens and chickens	805,399	53,802,772	1.50%	-17.96%	Under \$10,000	292	9,536	3.06	-21.93	Total hens and chickens	981,687	50,759,994	1.93	45.38	Under \$10,000	374	12,263	3.05	374	Total hens and chickens	675,236	46,902,316	1.44	
\$10,000 to \$24,999	193	7,429	2.60%	-6.76%	Total turkeys	15,233	2,453,176	0.62%	-	\$10,000 to \$24,999	207	8,376	2.47	-7.17	Total turkeys	x	3,772,146	-	-	\$10,000 to \$24,999	223	9,098	2.45	223	Total turkeys	367	3,483,828	0.01	
\$25,000 to \$49,999	144	6,263	2.30%	2.86%	Farms by Industry Group, 2021 Census (number of farms)					\$25,000 to \$49,999	140	6,755	2.07	-15.15	Farms by Industry Group, 2016 Census (number of farms)					\$25,000 to \$49,999	165	6,720	2.46	-	Farms by Industry Group, 2011 Census (number of farms)				
\$50,000 to \$99,999	163	6,093	2.68%	5.84%	Beef cattle ranching and farming	169	7,986	2.12%	32.03%	\$50,000 to \$99,999	154	6,263	2.46	4.76	Beef cattle ranching and farming	166	7,105	2.34	-19.40	\$50,000 to \$99,999	147	6,189	2.38	147	Beef cattle ranching and farming	352	4,036	8.72	
\$100,000 to \$249,999	208	6,817	3.05%	-4.15%	Dairy cattle and milk production	232	3,188	7.28%	-11.79%	\$100,000 to \$249,999	217	7,022	3.09	3.33	Dairy cattle and milk production	352	4,036	8.72	-19.40	\$100,000 to \$249,999	210	6,965	3.01	210	Dairy cattle and milk production	10	1,235	0.81	
\$250,000 to \$499,999	149	4,448	3.35%	-18.58%	Hog and pig farming	9	1,189	0.76%	-25.00%	\$250,000 to \$499,999	183	4,707	3.89	-25.31	Hog and pig farming	10	1,235	0.81	-10.25	\$250,000 to \$499,999	165	6,720	2.46	-	Hog and pig farming	10	1,235	0.81	

South Glengarry Township at a Glance - 2021

Item	South Glengarry	Province	Percent of province	Percent from 2016	Item	South Glengarry	Province	Percent of province	Percent from 2016
Farms, 2021 Census (number)					Major Field Crops, 2021 Census (acres)				
Total	263	48,346	0.54%	-1.87%	Winter wheat	483	1,144,406	0.04%	78.89%
Under 10 acres	8	3,217	0.25%	-33.33%	Oats for grain	118	84,320	0.14%	-11.28%
10 to 69 acres	57	12,686	0.45%	16.33%	Barley for grain	268	68,756	0.39%	-9.46%
70 to 129 acres	41	10,824	0.38%	17.14%	Mixed grains	12	59,961	0.02%	-81.54%
130 to 179 acres	27	4,422	0.61%	-12.90%	Corn for grain	25,940	2,202,465	1.18%	-7.45%
180 to 239 acres	19	3,981	0.48%	-24.00%	Corn for silage	3,198	289,678	1.10%	7.50%
240 to 399 acres	41	5,396	0.76%	-16.33%	Hay	13,940	1,704,017	0.82%	3.90%
400 to 599 acres	23	2,865	0.80%	-11.54%	Soybeans	31,175	2,806,255	1.11%	19.14%
600 to 759 acres	8	1,698	0.47%	-20.00%	Potatoes	0	39,193	0.00%	-100.00%
760 to 1,119 acres	19	1,600	1.19%	35.71%					
1,120 to 1,599 acres	11	720	1.53%	57.14%	Major Fruit Crops, 2021 Census (acres)				
1,600 to 2,239 acres	6	451	1.33%	0.00%	Total fruit crops	49	48,661	0.10%	16.67%
2,240 to 2,879 acres	3	173	1.73%	0.00%	Apples	28	16,008	0.17%	21.74%
2,880 to 3,519 acres	0	95	0.00%	-	Sour Cherries	0	1,383	0.00%	-
3,520 acres and over	0	118	0.00%	-100.00%	Peaches	0	4,608	0.00%	-
					Grapes	10	18,432	0.05%	-
Land Use, 2021 Census (acres)					Strawberries	1	2,633	0.04%	-88.89%
Land in crops	77,533	9,051,011	0.86%	4.32%	Raspberries	0	438	0.00%	-
Summerfallow land	321	13,964	2.30%	-15.73%	Major Vegetable Crops, 2021 Census (acres)				
Tame or seeded pasture	1,560	400,480	0.39%	-44.68%	Total vegetables	78	127,893	0.06%	-
Natural land for pasture	2,021	626,366	0.32%	-23.76%	Sweet corn	46	20,518	0.22%	-28.13%
Christmas trees, woodland & wetland	9,552	1,269,535	0.75%	-24.70%	Tomatoes	1	14,614	0.01%	-50.00%
All other land	1,999	404,714	0.49%	-28.30%	Green peas	0	14,044	0.00%	-
Total area of farms	92,987	11,766,071	0.79%	-2.78%	Green or wax beans	2	8,709	0.02%	-66.67%
Greenhouse Area, 2021 Census (square feet)					Livestock Inventories, 2021 Census (number)				
Total area in use	65,340	201,055,888	0.03%	-	Total cattle and calves	11,886	1,604,810	0.74%	6.20%
Farm Capital Value, 2021 Census (farms reporting)					Steers	160	299,540	0.05%	-47.02%
Under \$200,000	5	1,212	0.41%	-50.00%	Beef cows	682	224,194	0.30%	-7.59%
\$200,000 to \$499,999	29	3,223	0.90%	-35.56%	Dairy cows	5,467	327,272	1.67%	12.77%
\$500,000 to \$999,999	45	8,699	0.52%	-10.00%	Total pigs	7,120	4,071,902	0.17%	-
\$1,000,000 and over	184	35,212	0.52%	12.88%	Total sheep and lambs	1,239	322,508	0.38%	25.40%
Total Gross Farm Receipts, 2021 Census (farms reporting)					Poultry Inventories, 2021 Census (number)				
Under \$10,000	46	7,277	0.63%	-14.81%	Total hens and chickens	284,519	53,802,772	0.53%	0.25%
\$10,000 to \$24,999	34	7,429	0.46%	-12.82%	Total turkeys	25	2,453,126	0.00%	-16.67%
\$25,000 to \$49,999	25	6,263	0.40%	13.64%					
\$50,000 to \$99,999	28	6,093	0.46%	7.69%					
\$100,000 to \$249,999	33	6,817	0.48%	-19.51%					
\$250,000 to \$499,999	24	4,448	0.54%	-14.29%					
\$500,000 to \$999,999	30	3,954	0.76%	-11.76%					
\$1,000,000 to \$1,999,999	23	2,452	0.94%	35.29%					
\$2,000,000 and over	9	1,696	0.53%	28.57%					
Farms by Industry Group, 2021 Census (number of farms)									
Beef cattle ranching and farming	21	7,986	0.26%	-4.55%					
Dairy cattle and milk production	41	3,188	1.29%	-4.65%					
Hog and pig farming	3	1,189	0.25%	0.00%					
Poultry and egg production	12	2,061	0.58%	-7.69%					
Sheep and goat farming	5	1,309	0.38%	400.00%					
Other animal production	16	4,556	0.35%	-20.00%					
Oilseed and grain farming	116	18,194	0.64%	16.37%					
Vegetable and melon farming	7	1,562	0.45%	-12.50%					
Fruit and tree nut farming	6	1,211	0.50%	100.00%					
Greenhouse, nursery and floriculture	3	1,672	0.18%	-40.00%					
Other crop farming	33	5,418	0.61%	-36.54%					

South Glengarry Township at a Glance - 2016

Item	South Glengarry	Province	Percent of province	Percent from 2011	Item	South Glengarry	Province	Percent of province	Percent from 2011
Farms, 2016 Census (number)					Major Field Crops, 2016 Census (acres)				
Total	268	49,600	0.54	-12.42	Winter wheat	270	1,080,378	0.02	-
Under 10 acres	12	3,051	0.39	50.00	Oats for grain	133	82,206	0.16	-60.53
10 to 69 acres	49	12,625	0.39	40.00	Barley for grain	296	103,717	0.29	-57.89
70 to 129 acres	35	10,742	0.33	-42.62	Mixed grains	65	92,837	0.07	-
130 to 179 acres	31	4,592	0.68	0.00	Corn for grain	28,029	2,162,004	1.30	-1.21
180 to 239 acres	25	4,282	0.58	-39.02	Corn for silage	2,975	295,660	1.01	32.10
240 to 399 acres	49	6,008	0.82	-3.92	Hay	13,417	1,721,214	0.78	-20.15
400 to 599 acres	26	3,093	0.84	-16.75	Soybeans	26,166	2,783,443	0.94	5.72
600 to 759 acres	10	1,990	0.50	-41.19	Potatoes	23	34,885	0.07	360.00
760 to 1,119 acres	14	1,593	0.88	-12.50					
1,120 to 1,599 acres	7	801	0.87	40.00	Major Fruit Crops, 2016 Census (acres)				
1,600 to 2,239 acres	6	457	1.31	-25.00	Total fruit crops	42	51,192	0.08	-38.24
2,240 to 2,879 acres	3	168	1.79	-	Apples	23	15,893	0.14	-
2,880 to 3,519 acres	0	88	0.00	-	Sour Cherries	0	2,121	0.00	-
3,520 acres and over	1	110	0.91	0.00	Peaches	0	5,232	0.00	-
					Grapes	x	18,718	-	-
Land Use, 2016 Census (acres)					Strawberries	9	2,915	0.31	-68.97
Land in crops	74,323	9,021,298	0.82	-2.77	Raspberries	x	680	-	-
Summerfallow land	381	15,885	2.40	401.32					
Tame or seeded pasture	2,820	514,168	0.55	-13.79	Major Vegetable Crops, 2016 Census (acres)				
Natural land for pasture	2,651	783,566	0.34	-49.53	Total vegetables	x	135,420	-	-
Christmas trees, woodland & wetland	12,685	1,542,637	0.82	-14.44	Sweet corn	64	22,910	0.28	-11.11
All other land	2,788	470,909	0.59	1.23	Tomatoes	2	15,744	0.01	0.00
Total area of farms	95,648	12,348,463	0.77	-6.80	Green peas	0	16,268	0.00	-100.00
					Green or wax beans	6	9,732	0.06	20.00
Greenhouse Area, 2016 Census (square feet)					Greenhouse Area, 2011 Census (square feet)				
Total area in use	x	158,511,328	-	-	Total area in use	x	133,520,541	-	-
Farm Capital Value, 2016 Census (farms reporting)					Farm Capital Value, 2011 Census (farms reporting)				
Under \$200,000	10	2,142	0.47	-50.00	Under \$200,000	20	2,562	0.78	396
\$200,000 to \$499,999	45	7,433	0.61	-40.00	\$200,000 to \$499,999	75	12,994	0.58	5,523
\$500,000 to \$999,999	50	12,500	0.40	-23.08	\$500,000 to \$999,999	65	15,276	0.43	13,462
\$1,000,000 and over	163	27,525	0.59	11.64	\$1,000,000 and over	146	21,118	0.69	593
Total Gross Farm Receipts, 2016 Census (farms reporting)					Total Gross Farm Receipts, 2011 Census (farms reporting)				
Under \$10,000	54	9,536	0.57	-29.87	Under \$10,000	77	12,263	0.63	207,868
\$10,000 to \$24,999	39	8,376	0.47	5.41	\$10,000 to \$24,999	37	9,098	0.41	40
\$25,000 to \$49,999	22	6,755	0.33	-31.25	\$25,000 to \$49,999	32	6,720	0.48	
\$50,000 to \$99,999	26	6,263	0.42	-23.53	\$50,000 to \$99,999	34	6,189	0.55	
\$100,000 to \$249,999	41	7,022	0.58	32.26	\$100,000 to \$249,999	31	6,985	0.44	
\$250,000 to \$499,999	28	4,707	0.59	-40.43	\$250,000 to \$499,999	47	5,086	0.92	
\$500,000 to \$999,999	34	3,689	0.92	6.25	\$500,000 to \$999,999	32	3,248	0.99	
\$1,000,000 to \$1,999,999	17	2,019	0.84	88.89	\$1,000,000 to \$1,999,999	9	1,558	0.58	
\$2,000,000 and over	7	1,233	0.57	0.00	\$2,000,000 and over	7	803	0.67	
Farms by Industry Group, 2016 Census (number of farms)					Farms by Industry Group, 2011 Census (number of farms)				
Beef cattle ranching and farming	22	6,786	0.32	-31.25	Beef cattle ranching and farming	32	7,105	0.45	
Dairy cattle and milk production	43	3,439	1.25	-26.33	Dairy cattle and milk production	60	4,036	1.49	
Hog and pig farming	3	1,229	0.24	-25.00	Hog and pig farming	4	1,235	0.32	
Poultry and egg production	13	1,816	0.72	62.50	Poultry and egg production	8	1,619	0.49	
Sheep and goat farming	1	1,097	0.09	-80.00	Sheep and goat farming	5	1,446	0.35	
Other animal production	20	5,902	0.34	-28.57	Other animal production	28	6,966	0.40	
Oilseed and grain farming	98	16,876	0.58	-5.77	Oilseed and grain farming	104	15,818	0.66	
Vegetable and melon farming	8	1,856	0.43	33.33	Vegetable and melon farming	6	1,531	0.39	
Fruit and tree nut farming	3	1,362	0.22	-25.00	Fruit and tree nut farming	4	1,548	0.26	
Greenhouse, nursery and floriculture	5	2,050	0.24	66.67	Greenhouse, nursery and floriculture	3	2,372	0.13	
Other crop farming	52	7,187	0.72	0.00	Other crop farming	52	8,274	0.63	

South Glengarry Township at a Glance - 2011

Item	South Glengarry	Province	Percent of province	Item	South Glengarry	Province	Percent of province
Farms, 2011 Census (number)				Major Field Crops, 2011 Census (acres)			
Total	306	51,950	0.59	Winter wheat	0	1,100,003	0.00
Under 10 acres	8	2,741	0.29	Oats for grain	337	71,040	0.47
10 to 69 acres	35	12,681	0.28	Barley for grain	703	126,881	0.55
70 to 129 acres	61	11,779	0.52	Mixed grains	0	106,162	0.00
130 to 179 acres	31	4,969	0.62	Corn for grain	28,371	2,032,356	1.40
180 to 239 acres	41	4,801	0.85	Corn for silage	2,252	271,701	0.83
240 to 399 acres	51	6,460	0.79	Hay	16,802	2,077,911	0.81
400 to 599 acres	32	3,359	0.95	Soybeans	24,750	2,464,870	1.00
600 to 759 acres	17	2,026	0.84	Potatoes	5	37,384	0.01
760 to 1,119 acres	16	1,587	1.01				
1,120 to 1,599 acres	5	788	0.63	Major Fruit Crops, 2011 Census (acres)			
1,600 to 2,239 acres	8	436	1.83	Total Fruit crops	68	52,740	0.13
2,240 to 2,879 acres	0	152	0.00	Apples	x	15,830	-
2,880 to 3,519 acres	0	79	0.00	Sour Cherries	0	2,342	0.00
3,520 acres and over	1	92	1.09	Peaches	0	6,455	0.00
				Grapes	x	18,383	-
				Strawberries	29	3,283	0.88
				Raspberries	x	902	-
Land Use, 2011 Census (acres)				Major Vegetable Crops, 2011 Census (acres)			
Land in crops	76,442	8,929,947	0.86	Total vegetables	125	129,595	0.10
Summerfallow land	76	23,450	0.32	Sweet corn	125	29,840	0.28
Tame or seeded pasture	3,271	648,758	0.50	Tomatoes	2	16,558	0.01
Natural land for pasture	5,253	984,809	0.53	Green peas	1	15,121	0.01
Christmas trees, woodland & wetland	14,826	1,612,444	0.92	Green or wax beans	5	9,186	0.05
All other land	2,754	468,828	0.59				
Total area of farms	102,622	12,668,236	0.81				
Greenhouse Area, 2011 Census (square feet)				Livestock Inventories, 2011 Census (number)			
Total area in use	x	133,520,541	-	Total cattle and calves	13,051	1,741,381	0.75
Farm Capital Value, 2011 Census (farms reporting)				Poultry Inventories, 2011 Census (number)			
Under \$200,000	20	2,562	0.78	Total hens and chickens	207,868	46,902,316	0.44
\$200,000 to \$499,999	79	12,994	0.79	Total turkeys	40	3,483,828	-
\$500,000 to \$999,999	65	15,276	0.43				
\$1,000,000 and over	146	21,118	0.43				
Total Gross Farm Receipts, 2011 Census (farms reporting)				Poultry Inventories, 2011 Census (number)			
Under \$10,000	77	12,263	0.63	Total hens and chickens	207,868	46,902,316	0.44
\$10,000 to \$24,999	37	9,098	0.41	Total turkeys	40	3,483,828	-
\$25,000 to \$49,999	32	6,720	0.48				
\$50,000 to \$99,999	34	6,189	0.55				
\$100,000 to \$249,999	31	6,985	0.44				
\$250,000 to \$499,999	47	5,086	0.92				
\$500,000 to \$999,999	32	3,248	0.99				
\$1,000,000 to \$1,999,999	9	1,558	0.58				
\$2,000,000 and over	7	803	0.87				
Farms by Industry Group, 2011 Census (number of farms)				Poultry Inventories, 2011 Census (number)			
Beef cattle ranching and farming	32	7,105	0.45	Total hens and chickens	207,868	46,902,316	0.44
Dairy cattle and milk production	60	4,036	1.49	Total turkeys	40	3,483,828	-
Hog and pig farming	4	1,235	0.32				
Poultry and egg production	8	1,619	0.49				
Sheep and goat farming	5	1,446	0.35				
Other animal production	28	6,966	0.40				
Oilseed and grain farming	104	15,818	0.66				
Vegetable and melon farming	6	1,531	0.39				
Fruit and tree nut farming	4	1,548	0.39				
Greenhouse, nursery and floriculture	3	2,372	0.13				
Other crop farming	52	8,274	0.63				

APPENDIX E

Canada Land Inventory Information

Canada Land Inventory Soil Capability Classification for Agriculture

The Canada Land Inventory (CLI) classification system was developed to classifying soil capability for agricultural use for use across Canada. CLI is an interpretative system which assesses the effects of climate and soil characteristics on the limitations of land for growing common field crops. It classifies soils into one of seven capability classes based on the severity of their inherent limitations to field crop production. Soils descend in quality from Class 1, which is highest, to Class 7 soils which have no agricultural capability for the common field crops. Class 1 soils have no significant limitations. Class 2 through 7 soils have one or more significant limitations, and each of these are denoted by a capability subclass.

In Ontario the document, "Classifying Prime and Marginal Agricultural Soils and Landscapes: Guidelines for Application of the Canada Land Inventory in Ontario" (OMAFRA, 2008) provides a Provincial interpretation of the CLI classification system. These guidelines are based on the "Canada Land Inventory, Soil Capability Classification for Agriculture" (ARDA Report No. 2, 1965) and have been modified for use in Ontario. In Ontario, CLI Classes 1 to 4 lands are generally considered to be arable lands and Classes 1 to 3 soils and specialty crop lands are considered to be prime agricultural lands.

The following definitions were taken from Classifying Prime and Marginal Agricultural Soils and Landscapes: Guidelines for Application of the Canada Land Inventory in Ontario (2008).

Definitions of the Capability Classes

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.

Definitions of the Prime and Non-prime Agricultural Lands

In Ontario, CLI Classes 1, 2 and 3 and specialty crop lands are considered prime agricultural lands. Non-prime agricultural lands are comprised of CLI Class 4-7 lands.

Organic soils (Muck) are not classified under the CLI system but are mapped and identified as O in the provincial mapping.

Definitions of the Capability Subclasses

Capability Subclasses indicate the kinds of limitations present for agricultural use. Thirteen Subclasses were described in CLI Report No. 2. Eleven of these Subclasses have been adapted to Ontario soils.

Subclass Definitions:

Subclass C - Adverse climate: This subclass denotes a significant adverse climate for crop production as compared to the "median" climate which is defined as one with sufficiently high growing-season temperatures to bring common field crops to maturity, and with sufficient precipitation to permit crops to be grown each year on the same land without a serious risk of partial or total crop failures. In Ontario this subclass is applied to land averaging less than 2300 Crop Heat Units.

Class	Crop Heat Units
1	>2300
2C	1900-2300
3C	1700-1900
4C	<1700

Subclass D - Undesirable soil structure and/or low permeability: This subclass is used for 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.

Class	Soil Characteristics
2D	The top of a clayey horizon >15 cm thick occurs within 40 cm of the soil surface. Clayey materials in this case must have >35% clay content.
3D	The top of a very fine clayey (clay content >60%) horizon >15 cm thick occurs within 40 cm of the soil surface

Subclass E - Erosion: Loss of topsoil and subsoil by erosion has reduced productivity and may in some cases cause difficulties in farming the land e.g. land with gullies.

Class	Soil Characteristics
2E	Loss of the original plough layer, incorporation of original B horizon material into the present plough layer, and general organic matter losses have resulted in moderate losses to soil productivity.
3E	Loss of original solum (A and B horizons) has resulted in a plough layer consisting mostly of

	Loamy or Clayey parent material. Organic matter content of the cultivated surface is less than 2%.
4E	Loss of original solum (A and B horizons) has resulted in a cultivated layer consisting mainly of Sandy parent material with an organic matter content of less than 2%; shallow gullies and occasionally deep gullies which cannot be crossed by machinery may also be present.
5E	The original solum (A and B horizons) has been removed exposing very gravelly material and/or frequent deep gullies are present which cannot be crossed by machinery.

Subclass F - Low natural fertility: This subclass is made up of soils having low fertility that is either correctable with careful management in the use of fertilizers and soil amendments or is difficult to correct in a feasible way. The limitation may be due to a lack of available plant nutrients, high acidity, low exchange capacity, or presence of toxic compounds.

Class	Upper Texture Group (>40 and <100 cm from surface)	Lower Texture Group (remaining materials to 100 cm depth)	Drainage Class	Additional Soil Characteristics ¹
2F	Sandy	Sandy or very gravelly	Rapid to imperfect	Neutral or alkaline parent material with a Bt horizon within 100 cm of the surface
3F	Sandy	Sandy or very gravelly	Any drainage class	Neutral or alkaline parent material with no Bt horizon present within 100 cm of surface
3F	Sandy	Loamy or Clayey	Any drainage class	Acid parent material
3F	Loamy or clayey	Any Texture Group	Any drainage class	Acid parent material
4F	Sandy	Sandy or very gravelly	Any drainage class	Acid parent material
4F	Very gravelly	Any texture	Rapid to imperfect	Neutral to alkaline parent material
5F	Very Gravelly	Any texture	All drainage classes	Acid parent material

¹ "Acid" means pH<5.5; "Neutral" pH 5.5 to 7.4; "Alkaline" pH>7.4 as measured in 0.01 M CaCl₂ (CSCC, 1998). PH 's measured in distilled water tend to be slightly higher (up to 0.5 units).

Bt horizon should be fairly continuous and average more than 10cm thickness

Subclass I - Inundation by streams or lakes: Flooding by streams and lakes causes crop damage or restricts agricultural use.

Class	Soil Characteristics
3I	Frequent inundation with some crop damage; estimated frequency of flooding is less than once every 5 years (Floodplain); includes higher floodplain-terraces on which cultivated field crops can be grown.
5I	Very frequent inundation with some crop damage; estimated frequency of flooding is at least once every 5 years (Floodplain); includes active floodplain areas on which forage crops can be grown primarily for pasture.
7I	Land is inundated for most of the growing season; often permanently flooded (Marsh)

Subclass M – Moisture deficiency: Soils in this subclass have lower moisture holding capacities and are more prone to droughtiness.

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Class	Soil Texture Groups		Drainage	Additional Soil Characteristics
	Upper materials1	Lower materials2		
2M	15 to 40 cm of loamy or finer materials	Sandy to Very Gravelly	Well	
2M	40 to < 100 cm of sandy to very gravelly material.	Loamy to Very Fine Clayey	Well	
2M	Sandy		Rapid to well	Well developed Bt3 horizon occurs within 100 cm of surface
3M	Sandy material to > 100cm		Rapid	Bt horizon absent within 100 cm of surface
4M	Very Gravelly to > 100 cm		Rapid	Bt horizon present within 100 cm of surface
5M	Very gravelly to > 100cm		Very rapid	Bt horizon absent within 100cm

Subclass P - Stoniness: This subclass indicates soils sufficiently stony to hinder tillage, planting, and harvesting operations.

Class	Soil Characteristics
2P	Surface stones cause some interference with tillage, planting and harvesting; stones are 15-60 cm in diameter, and occur in a range of 1-20 m apart, and occupy <3% of the surface area. Some stone removal is required to bring the land into production.
3P	Surface stones are a serious handicap to tillage, planting, and harvesting; stones are 15-60 cm in diameter, occur 0.5-1m apart (20-75 stones/100 m ²), and occupy 3-15% of the surface area. The occasional boulder >60 cm in diameter may also occur. Considerable stone removal is required to bring the land into production. Some annual removal is also required.
4P	Surface stones and many boulders occupy 3-15% of the surface. Considerable stone and boulder removal is needed to bring the land into tillable production. Considerable annual removal is also required for tillage and planting to take place.
5P	Surface stones 15-60 cm in diameter and/or boulders >60 cm in diameter occupy 15-50% of the surface area (>75 stones and/or boulders/100 m ²).
6P	Surface stones 15-60 cm in diameter and/or boulders >60 cm in diameter occupy >50% of the surface area.

Subclass R - Shallowness to Consolidated Bedrock: This subclass is applied to soils where the depth of the rooting zone is restricted by consolidated bedrock. Consolidated bedrock, if it occurs within 100 cm of the surface, reduces available water holding capacity and rooting depth. Where physical soil data were available, the water retention model of McBride and Mackintosh was used to assist in developing the subclass criteria.

Class	Soil Characteristics
3R	Consolidated bedrock occurs at a depth of 50-100 cm from the surface causing moderately severe restriction of moisture holding capacity and/or rooting depth.
4R	Consolidated bedrock occurs at a depth of 20-50 cm from the surface causing severe restriction of moisture holding capacity and/or rooting depth.
5R	Consolidated bedrock occurs at a depth of 10 to 20 cm from the surface causing very severe restrictions for tillage, rooting depth and moisture holding capacity. Improvements such as tree removal, shallow tillage, and the seeding down and fertilizing of perennial forages for hay and grazing may be feasible.

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6R	Consolidated bedrock occurs at a depth of 10-20 cm from the surface but improvements as in 5R are unfeasible. Open meadows may support grazing.
7R	Consolidated bedrock occurs at < 10cm from the surface.

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 F and M when these are present with a third limitation such as T, E or 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.

Determination of Subclass T for Very Gravelly and Sandy Soils

Slope %	<2		2-5		5-9		9-15		15-30		30-60		>60	
Slope type	S	C	S	C	S	C	S	C	S	C	S	C	S	C
Class				2T	2T	3T	3T	4T	5T	5T	6T	6T	7T	7T

Slope %	<2		2-5		5-9		9-15		15-30		30-60		>60	
Slope type	S	C	S	C	S	C	S	C	S	C	S	C	S	C
Class				2T	3T	3T	4T	4T	5T	5T	6T	6T	7T	7T

S = Simple Slopes >50 m in length

C =Complex Slopes <50 m in length

Subclass W - Excess water:

The presence of excess soil moisture, other than that brought about by inundation, is a limitation to field crop agriculture. Excess water may result from inadequate soil drainage, a high water table, seepage or runoff from surrounding areas.

Soil Textures and Depths	Depth to Bedrock (cm)	Soil Class (Drainage in place or feasible)	Soil Class (Drainage not feasible)
Very gravelly, sandy, or loamy extending >40 cm from the surface, or, <40 cm of any other textures overlying very gravelly, sandy or loamy textures	>100	2W	4W, 5W
>40 cm depth of clayey or very fine clayey textures, or, <40 cm of any other texture overlying clayey or very fine clayey textures	>100	3W	5W
<40 cm of peaty material overlying any texture	>100	3W	5W
All textures	50-100	4W	5W
All textures	0-50	NA	5W

APPENDIX F

Land Use Notes

Land Use Survey Notes – AIA for 5961 County Road 34			
Weather	Cloudy	Date (s)	October 30, 2023
Temperature	2°C	File	C23090

Site No.	Type of Use	Type of Operation	MDS Calculation Required?	Description of Operation
1	Agriculture-Related	Farm Supplier	No	Munro Agromart Ltd. Provides crop advice, input planning, products, tools, and professional applications of fertilizers and pesticides. Also sells residential garden products.
2	Agricultural	Remnant Farm	No	Glenmaple Farms. Paddocks have been removed, large barn in poor condition, overgrown, missing part of roof. M1 manure storage west of barn that is unused. Capped cement silo, implement shed, foundation from former cement silo. Farm owed by Bruce McQuaid. Spoke to Bruce's father who lives across the street. Property has been severed to an 8 acre parcel with the remaining lands being farmed by another farmer in the area. Barn is scheduled for demolition.
3	Agricultural	Dairy Operation	Yes	Large barn and implement shed, three capped cement silos, two grain bins, feed storage under plastic tarp and tires. Spoke with landowner named Clark McQuaid and was told barn #1 has 89 dairy stalls and barn #2 has 100 stalls for dry cows and Heifers, earthen sided liquid manure storage with 1,000,000 gallon capacity.
4	Non-Agricultural	Commercial	No	GPD Custom Autobody. Autobody, paint repair, small engine, boats, heavy machinery, and tractor repairs.
5	Non-Agricultural	Industrial	No	Light industrial operation. Storage containers, trucks and trailers, and various outdoor storage.
6	Non-Agricultural	Commercial	No	Shell gas station with convenience store.

7	Agriculture-Related	Cheesemaking Facility	No	Glengarry Fine Cheese. Specialize in fine artisan style cheese produced with local dairy products. Retail store and cheese production. No evidence of livestock on site.
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	Total Number	Active	Retired or Remnant
Agricultural	2	1 – Dairy Operation	1 – Remnant Farm
Agriculture-related	2	1 – Farm Supplier 1 – Cheesemaking Facility	0
On-farm Diversified	0	0	0
	Total Number	Type	
Non-Agricultural	3	2 – Commercial 1 – Industrial	

APPENDIX G

AgriSuite MDS Report



C23090

General information

Application date Dec 11, 2023	Municipal file number	Proposed application New or expanding zone or designation for an industrial use outside of a settlement area
Applicant contact information  ON	Location of subject lands United Counties of Stormont, Dundas and Glengarry Township of South Glengarry LANCASTER Concession 1 , Lot 38	

Calculations

Operation #3

Farm contact information

ON

Location of existing livestock facility or anaerobic digester

United Counties of Stormont, Dundas and
Glengarry
Township of South Glengarry
LANCASTER
Concession 1 , Lot 37
Roll number: 0101

Total lot size
51.19 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Liquid	Dairy, Milking-age Cows (dry or milking) Large Frame (545 - 658 kg) (eg. Holsteins), Tie Stall	89	127.1 NU	910 m ²
Liquid	Dairy, Heifers Large Frame (182 - 545 kg) (eg. Holsteins), Free Stall	100	50 NU	697 m ²

Setback summary

Existing manure storage	H1. Liquid, outside, no cover, sloped-sided storage			
Design capacity	177.1 NU			
Potential design capacity	531.4 NU			
Factor A (odour potential)	0.7	Factor B (design capacity)	566.56	
Factor D (manure type)	0.8	Factor E (encroaching land use)	1.1	
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)				349 m (1145 ft)
Actual distance from livestock barn				NA
Storage base distance 'S' (minimum distance from manure storage)				480 m (1575 ft)
Actual distance from manure storage				NA

Preparer signoff & disclaimer

Preparer contact information

John Liotta
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john@colvilleconsultinginc.ca

Signature of preparer



John Liotta , Agrologist/Ecologist

11-18-2024

Date (mmm-dd-yyyy)

Note to the user

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

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