

December 2, 2021
File: 160900933.237

Attention: Iain Mudd, B.A., MCIP, RPP, Manager of Planning
County of Peterborough
470 Water Street
Peterborough, ON.K9H 3M3

Dear Iain Mudd,

Reference: Peer Review – Agricultural Impact Assessment, Syer Line – Proposed Land Use Change, 1066 Seyer Line, Cavan, Ontario

The purpose of this letter report is to review the Agricultural Impact Assessment (AIA) conducted for the Township of Cavan Monaghan.

INTRODUCTION

The AIA provides a description of the proposal, identifies the location and states that the AIA was triggered because the proposal changes the land use designation on the property from Agricultural to Rural Employment. The AIA also states who authored the report (Clark Consulting Services [CCS]) and gave a comprehensive list of the documents that were reviewed.

STUDY AREA

The AIA identified both the boundaries of the subject lands and had a 0.75 km and 1.5 km buffer around the study area. Both the primary and secondary study areas were identified.

STUDY METHODOLOGY

Relevant provincial documents and municipal planning documents as they pertain to agriculture were reviewed. These include:

- Soils Report for the County of Peterborough,
- Provincial Policy Statement (PPS) (2020);
- Guidelines of Permitted Uses in Ontario's Prime Agricultural Areas (2016)
- Growth Plan for the Greater Golden Horseshoe (2020);
- Minimum Distance Separation (MDS) Document, Formulae and Guidelines for Livestock Facility and Anaerobic Odour Setbacks, OMAFRA Publication 853 (2016)
- Draft Agricultural Impact Assessment (AIA) Guidance Document, OMAFRA
- County of Peterborough Official Plan
- Township of Cavan Monaghan Official Plan; and
- Township of Cavan Monaghan Zoning By-Law.

Reference: Peer Review – Agricultural Impact Assessment, Syer Line – Proposed Land Use Change, 1066 Seyer Line, Cavan, Ontario

A site visit, including a windshield survey of land use within 1,500m of the subject property was conducted to obtain a better understanding of the agricultural nature of the subject property and the surrounding study area.

DESCRIPTION (SOILS, LAND)

As stated above, a site visit was conducted to obtain a better understanding of the agricultural nature of the subject property and the surrounding study area. Existing published soils information was used and the landscape and crops grown appeared to be consistent with the published soils information. The soils were mapped as Canada Land Inventory (CLI) Class 2 soils for agricultural production. There was agricultural drainage tile with a drain outlet, and the croplands were historically used for row crop production. These are prime agricultural soils located in a Prime Agricultural Area.

PLANNING POLICY

The AIA reviewed the Provincial Policy Statement (PPS). In Section 4.1 of the AIA report, it states that In Section 2.3.5 of the PPS, land can be excluded from Prime Agricultural Areas for expansion of Settlement Areas. This application is for a proposed land use change, not a Settlement Area expansion.

Section 4.1 also states that the County of Peterborough is currently reviewing the Prime Agricultural Areas. As mandated by the Province of Ontario, many Municipalities are conducting a Comprehensive review of their Official Plans of which re-evaluating the Prime Agricultural Areas is part of the comprehensive review.

The Growth Plan for the Greater Golden Horseshoe, and the County of Peterborough Official Plan and Township of Cavan Official Plan and Zoning By-law were also reviewed. The intent of these documents is to preserve arable farmland. A review of Figure 4 in Section 4.4 of the AIA report indicates that there are several parcels of land south of Cavan already designated as Rural Employment. A review of current air photography shows that much of this land is still vacant and available for development. There has not been any alternate site or needs analysis report identified that states that these available Rural Employment lands are insufficient for future needs.

ASSESSMENT OF IMPACTS

A minimum distance separation was conducted. All the potential livestock operations within the 0.75 km study area were not impacting the subject property with minimum distance separation limitations.

Agricultural census data were reviewed for the township and the trends were discussed. The agricultural trends were consistent with other similar rural areas.

Both the economic and community benefits of agriculture in the local area were discussed. The assessment of impacts of the proposed land use were discussed and with the proposed mitigative measures were perceived to be minor. However, this proposed land use change would remove more than 30 ha of prime agricultural from available agricultural production.

Reference: Peer Review – Agricultural Impact Assessment, Syer Line – Proposed Land Use Change, 1066 Syer Line, Cavan, Ontario

SUMMARY

The AIA gives a good inventory and characteristics of the local agricultural area. However, it does not state or refer to a report where the requirement for additional Rural Employment lands is required. Therefore, Stantec is not in agreement with the conclusions of the report.

Regards,

Stantec Consulting Ltd.



Ed Mozuraitis P.Ag., CAN-CISEC
Agricultural Evaluation and Rehabilitation
Specialist
Phone: 519 831-2179
Fax: 519 836 2493
ed.mozuraitis@stantec.com

Roger Freymond P.Eng.
Senior Hydrogeologist
Phone: 519 585-7381
Fax: 519 579-4239
roger.freymond@stantec.com

me \\cd1004-f01\01609\active\160900933 county of peterborough\county peer reviews\task 237 - 1066 syer line\peer_aia_1066 syer line_task 237.docx