

Agricultural Impact Assessment

9094 Regional Road 25

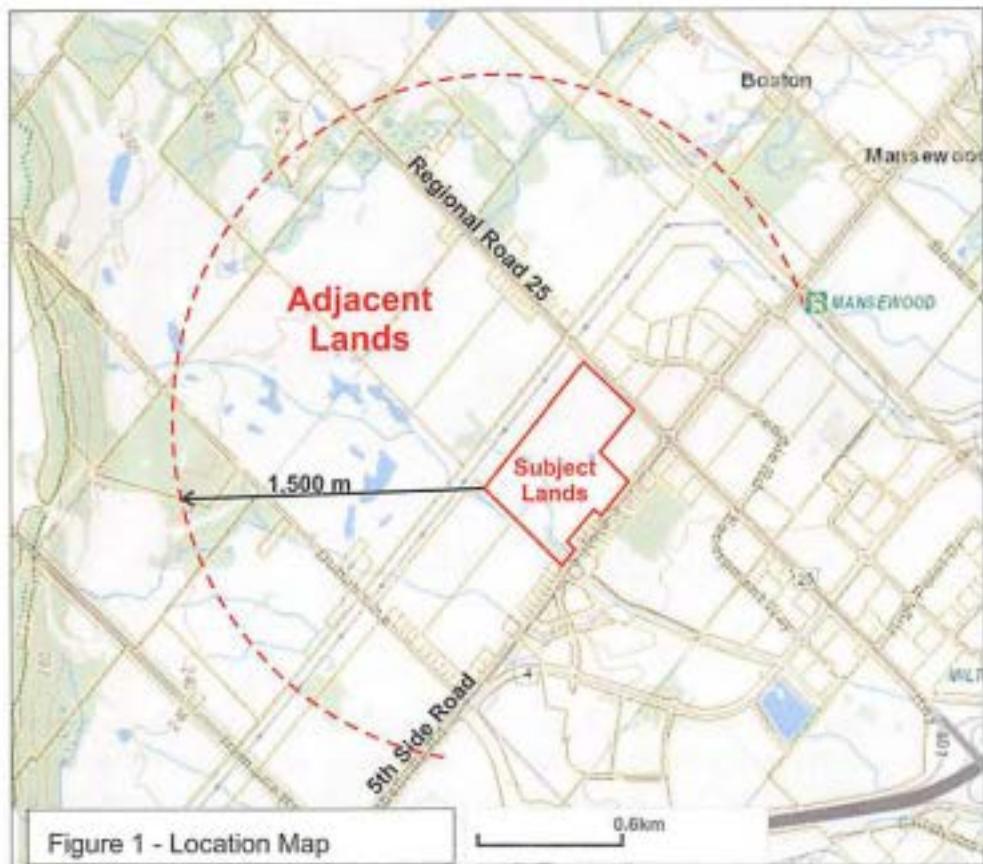
Halton Hills, Region of Halton



October 2025

CLARK
CONSULTING SERVICES

Assessment Roll Number: 24150700021840000000
Lot/Concession: Part Lot 6, Concession 2, Former Township of Esquesing
Municipality of Halton Hills
Region of Halton Official Plan: Map 1 – Agricultural Area
Map 1C – Future Strategic Employment Area (overlay)
Map 1E – Prime Agricultural Area
Halton Hills Official Plan: Schedule A1 - Agricultural Area (Special Policy Area 2)
Halton Hills Zoning By-law: Agricultural Exception 9 - A(9)
Subject Lands Area: 26.6 ha (65.8 ac)
Prepared for: Halton Hills One Limited Partnership
c/o Aarthi Thaya, Rice Group
Clark Consulting Services
Prepared by:
CCS Project No.: 5403



1. EXECUTIVE SUMMARY

Clark Consulting Services (CCS) was retained to prepare an Agricultural Impact Assessment, including a Soil Capability Assessment and a Minimum Distance Separation compliance review, of lands located within 1,500 metres of the subject lands located at 9094 Regional Road 25, Halton Hills as illustrated on *Figure 1*.

The proposal involves the approval and construction of a retail and industrial complex with a conservation area as illustrated on *Figure 2*. The retail complex fronts on Regional Road 25 and includes a 15,527 sq.m. retail building and two smaller commercial structures on the right-of-way that provides access to the three industrial buildings and the five smaller retail buildings with access from the 5th Side Road.

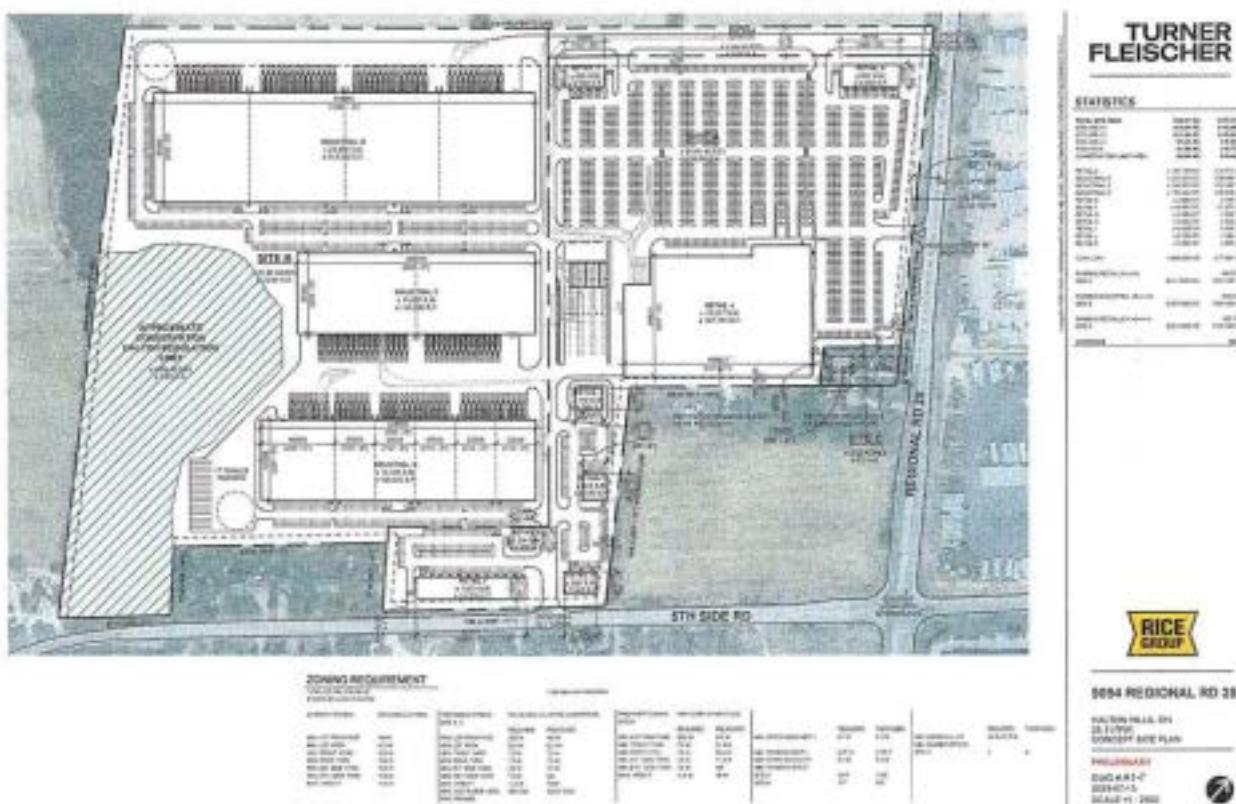


Figure 2 – Proposed Development Plan

These lands are located in the Township of Halton Hills in the Region of Halton. The proposed development triggers a zoning change and the requirement for an Agricultural Impact Assessment. We have reviewed the subject lands and the lands within 1.5 km (1,500m) from the subject lands, in order to prepare this report.

This study has been managed and prepared by a 'Qualified Person', Robert K. Clark, with appropriate qualifications and experience in the Province of Ontario. Mr. Clark has no perceived or actual conflicts of interest in preparing this Agricultural Impact Assessment. Mr. Clark maintains membership in good standing with the Ontario Institute of Agrologists (P.Ag.). Mr. Clark is available for further comment where appropriate. His Curriculum Vitae is included in this report as *Attachment A*.

2. INTRODUCTION

2.1 Subject Lands

The lands subject to this Assessment are located at the intersection of Regional Road 25 and the 5th Side Road, north of the Community of Milton. The Study Area extends north of the subject lands, as the area to the south is an urban development with no existing or potential agricultural uses. The Study Area consists of the subject lands 26.6 ha, and the lands within 1,500 m of the subject lands as illustrated on *Figure 1*. The subject lands are designated as part of a Prime Agricultural Area in the Halton Region Official Plan and Agricultural Area in the Halton Hills Official Plan. Several parcels have been removed from the original lot.



Figure 3 - Site Aerial with Test Pit Locations



These lands are being used for a golf driving range with accessory structures, a commercial use adjacent to the driving range and two residences fronting on Regional Road 25. These uses are illustrated in *Figure 3*, along with the test pit locations.

The Zoning By-law for the Municipality of Halton Hills zones these lands as Agricultural Exception 9 (A(9)). The exception recognizes a day use activity centre and a golf driving range. The two single family dwellings are also permitted with access and frontage on Regional Road 25.

The adjacent lands to the west, north and east are used for a variety of uses including extensive strips of residential lots, recreation uses and limited agricultural uses principally for crops. A detailed review of land use in the larger area (*Secondary Study Area*) is reviewed below.

3. PLANNING POLICY FRAMEWORK

The preparation of this review requires a review of relevant land use plans and policy documents. For this Study, CCS has reviewed the following documents:

- Provincial Planning Statement
- Region of Halton Official Plan
- Township of Halton Hills Official Plan
- Township of Halton Hills Zoning By-law 94-07
- Agricultural System
- Agricultural Artificial Drainage Mapping, OMAFRA
- Canada Land Inventory (CLI) Soil Capability Mapping
- Aerial Imagery for the Primary and Secondary Review Areas.

An Agricultural Impact Assessment requires the evaluation of both the Land Evaluation (LE) and an Area Review (AR). The Land Evaluation and Area Review (LEAR) system provides a mechanism to consider both the land capability to support agriculture, and the local conditions and influences on farm operations.

The Land Evaluation focuses on the physical capability of the site and the ability to be converted to grow crops. For this report, the site was visited and a review of Soil Capability has been reviewed and confirmed.

The Area Review identifies factors that either support or restrict ongoing agriculture on the adjacent lands. For this report, a review of land use focusing on agricultural lands and particularly livestock facilities were conducted for the lands within 1,500 m of the subject lands. This not only identifies the existing agricultural uses in the area but also identifies livestock facilities which may limit development.



The subject lands are located within an area designated as a Prime Agricultural Area in the Region of Halton Official Plan and Agricultural Area in the Township of Halton Hills Official Plan. As noted above, the subject lands have been used as a golf driving range for a sufficient time to be recognized as a legal use in the Township of Halton Hills Zoning By-law. On this basis, it is assumed that the Official Plans and the Zoning By-law will require amendments to allow the industrial and commercial construction proposed as outlined in *Figure 2*. It is noted that the Regional Official Plan includes an overlay industrial designation requiring that these lands be protected for future industrial use.

A site visit was conducted on *October 13, 2025*, to review the subject lands and neighbouring land uses. A review of the applicable planning documents was completed, and the following Agricultural Impact Assessment has been prepared.

3.1 Provincial Planning Statement Review

The Provincial Planning Statement provides a policy basis for a proposal to extend the urban form of development to establish industrial and associated commercial and retail uses.

In considering the Settlement Area Boundary Expansion, Section 2.3.2 states that planning authorities shall consider the following:

- a) The need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;
- b) If there is sufficient capacity in existing or planned infrastructure and public service facilities;
- c) Whether the applicable lands comprise specialty crop areas;
- d) The evaluation of alternative locations which avoid prime agricultural areas and where avoidance is not possible, consider reasonable alternatives on lower priority agricultural and in Prime Agricultural areas;
- e) Whether the new or expanded settlement area complies with the minimum distance separation formulae;
- f) Whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and
- g) The new or expanded settlement area provides for the phased progression of urban development.



This Agricultural Impact Assessment will address the considerations in Sections E and F.

Section 4.3.1 directs that an agricultural system approach is to be used to maintain the continuous agricultural land base. Specific attention is directed to specialty crop areas.

The Provincial Planning Statement defines Prime Agricultural Area as:

"Areas where Prime Agricultural lands predominate. This includes areas of Prime Agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime Agricultural lands mean specialty crop areas and/or Canada Land Inventory Class 1, 2 and 3 lands, as amended from time to time, in this order of priority for protection."

Section 4.3.4 directs that planning authorities may only exclude land from Prime Agricultural Areas for expansion of Settlement Areas in accordance with Policy 2.3.2.

As the golf driving range is recognized in zoning as a legal use, this Agricultural Impact Assessment will focus on the impact of the proposed conversion of this site to an extensive industrial/commercial use. The approval being sought includes the exclusion of lands from a Prime Agricultural Area, even though the use of the lands for a golf driving range and commercial day use has already been recognized.

3.2 Region of Halton Official Plan

As noted above, the subject lands are designated Prime Agricultural as illustrated in Figure 4 below.

Section 92 & 93 identifies the Agricultural System as including land that parts of the Region's Natural Heritage System such as the vegetated area on the western portion of the subject lands. The policies of the Prime Agricultural areas are outlined in Section 139. Section 139.6 and 139.7 outline the purpose and policy for the Future Strategic Employment Area referenced above. Item 139.7 (1) prohibits the re-designation of these lands for uses that are incompatible with employment uses in the long term, especially non-farm uses such as institutional and recreational uses.

Section 139.9 outlines the policies for the Prime Agricultural Areas such as the subject lands and identifies the goal of maintaining a permanently secure, economically viable agricultural industry.

This assessment will review the viability of the agricultural industry on the subject lands.



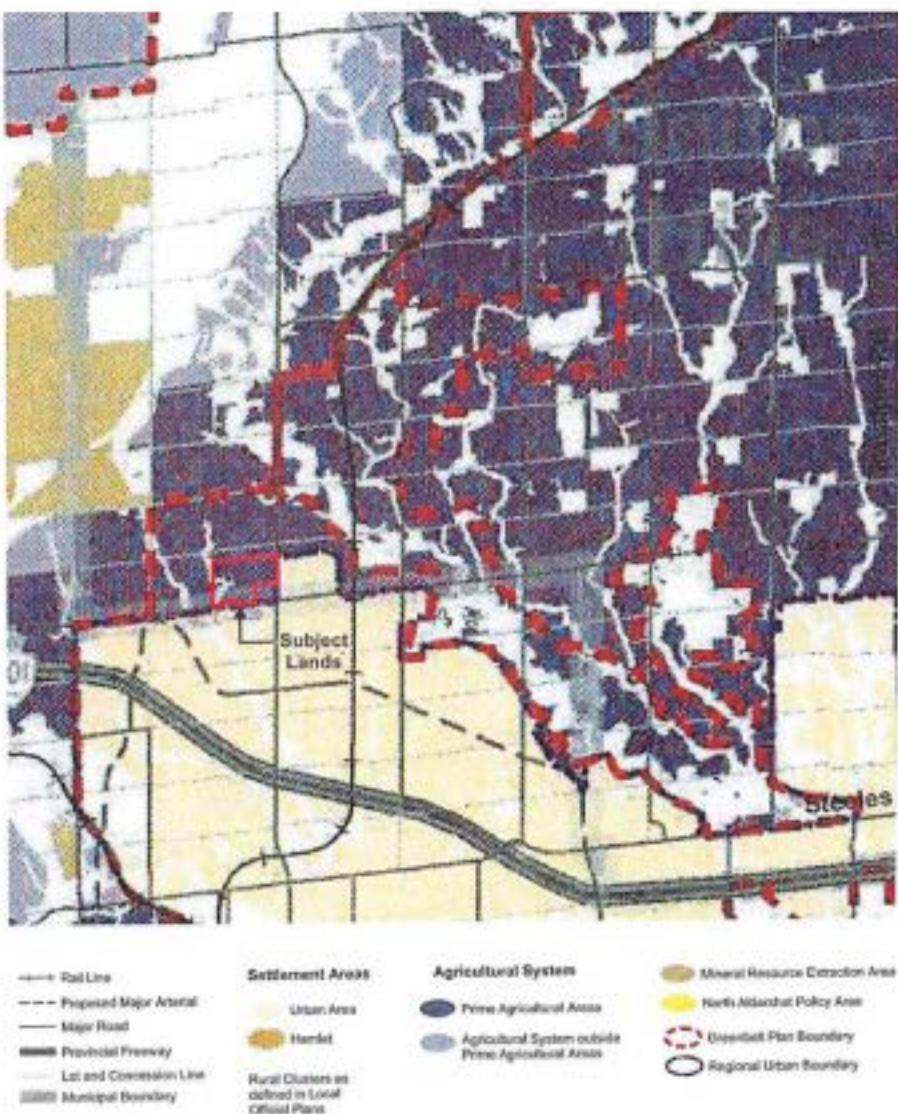


Figure 4 – Region of Halton Hills Official Plan Excerpt, Map 1E-Agricultural System and Settlement Areas

3.3 Halton Hills Official Plan

The subject lands are designated as Agricultural Area with Special Policy 2 as illustrated on Figure 5 below.

The Objectives outlined in Section E1.1 include:

- Recognize agriculture as the primary activity and land use;
- Maintain and preserve the agricultural resource base of the Town;
- Protect land suitable for agricultural production from fragmentation, development and land



uses unrelated to agriculture.

These objectives will be reviewed for the subject lands in the next sections of this Assessment.

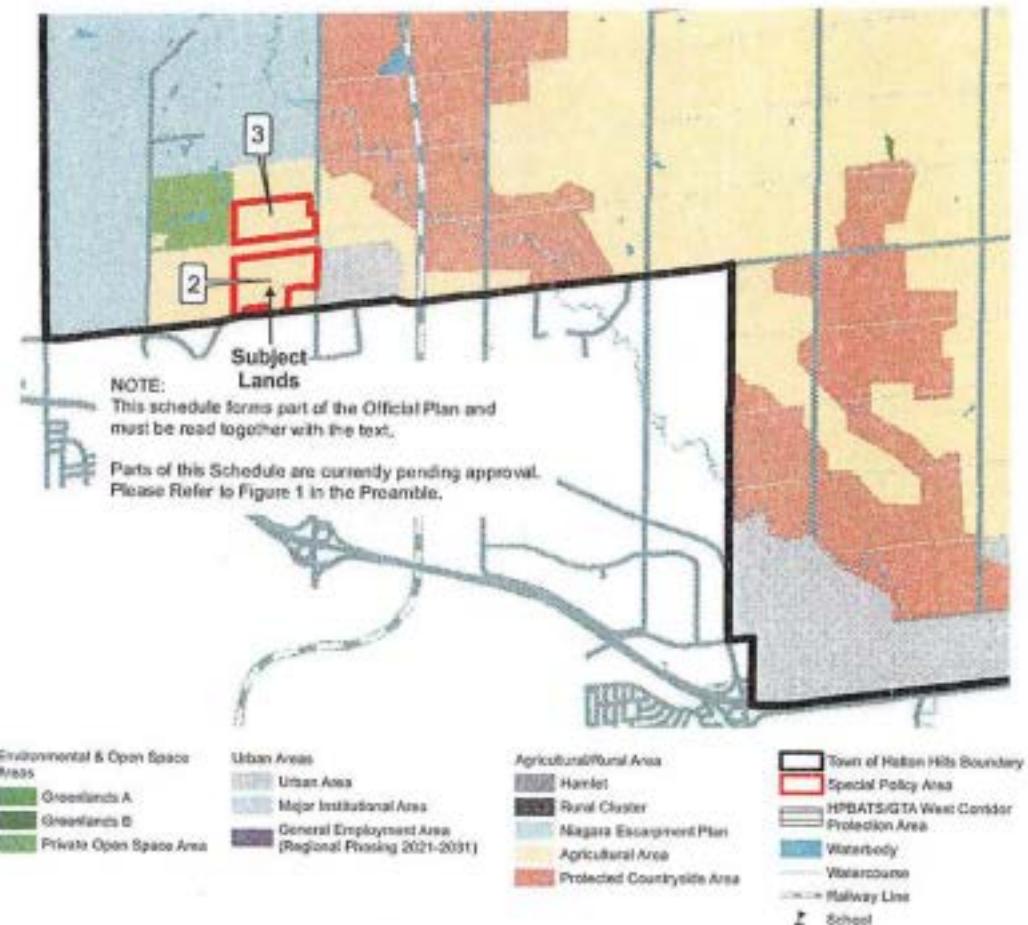


Figure 5 – Town of Halton Hills Official Plan Excerpt, Schedule A1 – Land Use Plan

3.4 Town of Halton Hills Zoning By-law No. 2010-0050

As referenced earlier in this report, the Town of Halton Hills Zoning By-law No. 2010-0050 recognizes the golf driving range and the “day use activity centre”. These uses are to be delineated in zoning and the remainder of the lands are to be limited to agricultural uses and a permanent second non-farm residence.

The proposed industrial and commercial uses are not permitted in the Zoning By-law and will require a Zoning By-law Amendment if this By-law is still in effect at the time of development.

It is the potential for a Zoning By-law Amendment that confirms the need to prepare the Agricultural Impact Assessment.

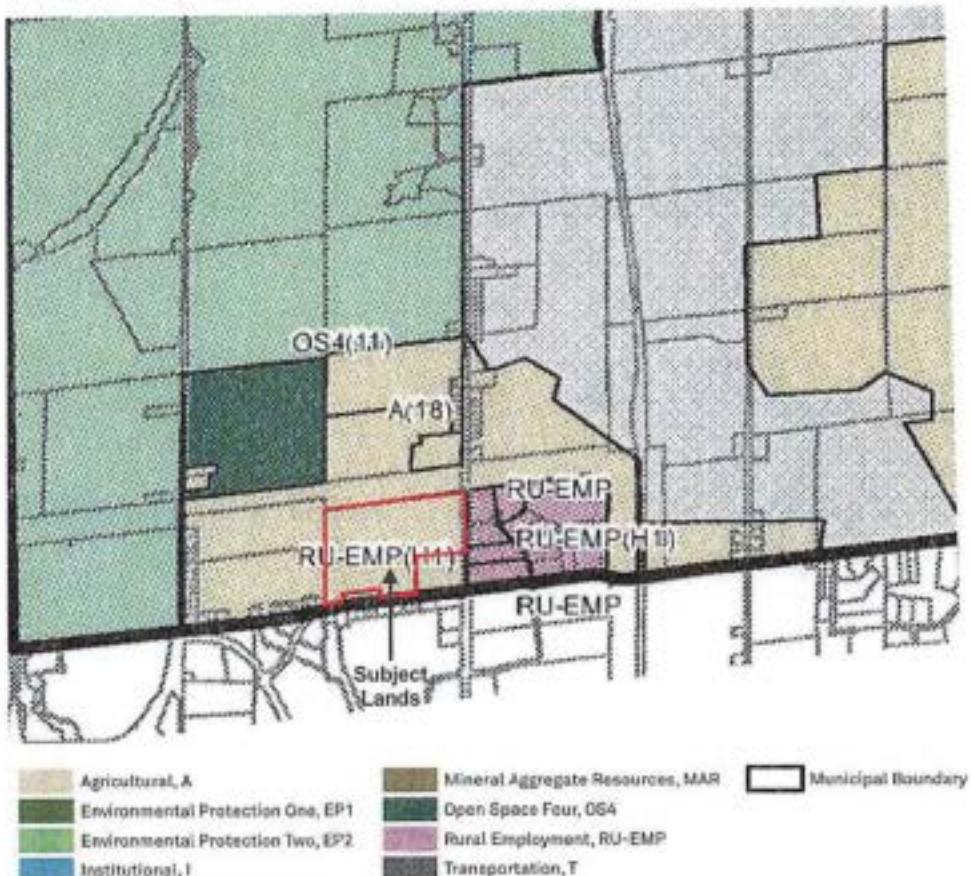


Figure 6 – Town of Halton Hills Zoning By-law No. 2010-0050 Excerpt, Schedule A01-Rural Lands

4. ON-SITE PHYSICAL RESOURCE INVENTORY

The Study Areas identified for this report includes the subject lands parcel, which we have called the Primary Study Area, and the lands surrounding the subject lands parcel, extending to a distance of 1,500 m, which we have called the Secondary Study Area. Figure 7 presents an aerial view of the Study Areas and provides an identification of:

- the Subject Lands (Primary Study Area) – outlined in red;
- Livestock Facilities (B) – the numbers identify each Livestock Facility for the Minimum Distance Separation Review;
- Residential Use (H) and yellow shaded areas;
- Specific Uses have been named.



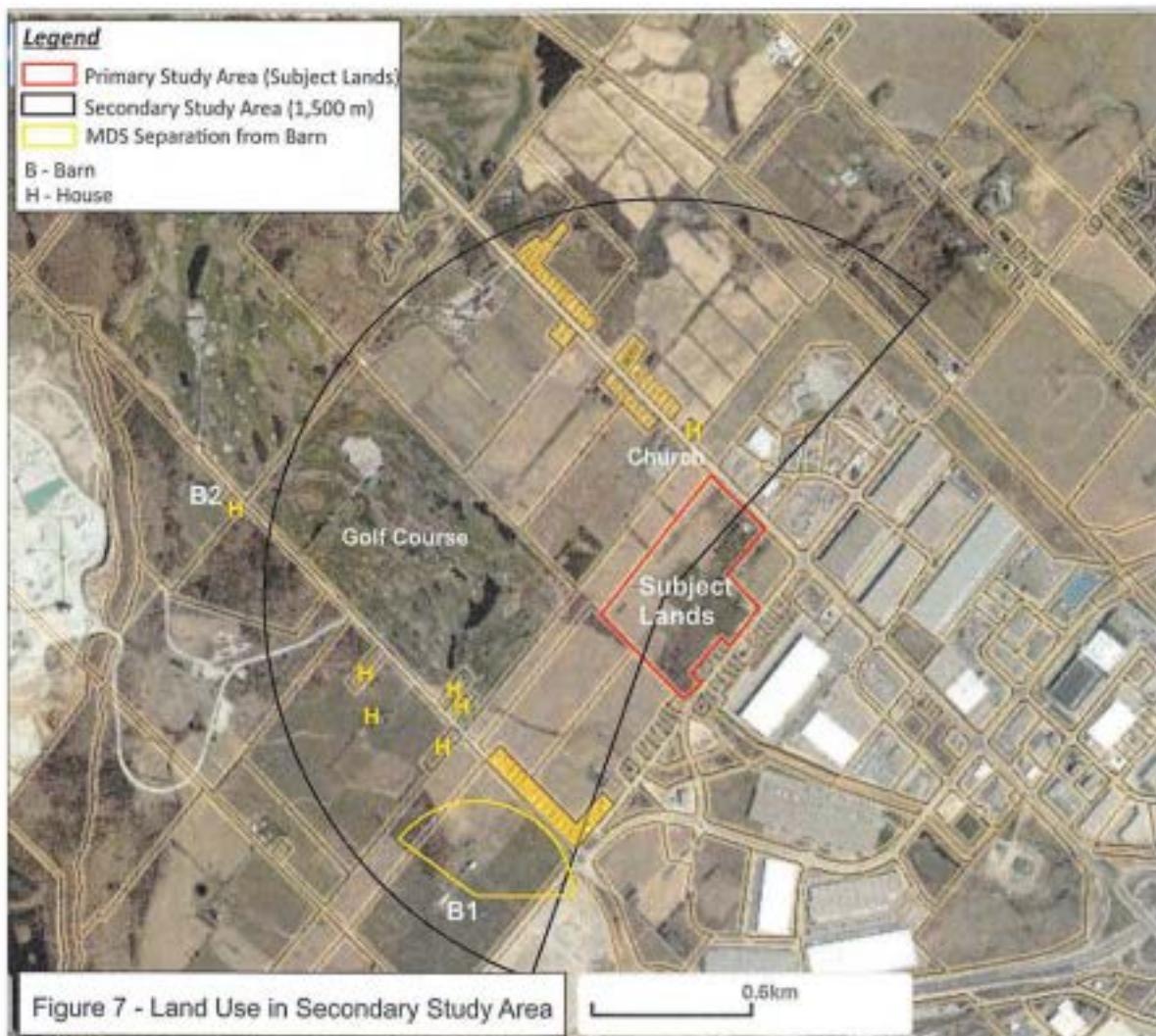


Figure 7 – Land Use in Secondary Study Area

The yellow arc represents the MDS separation for Barn (B1) which is limited by four or more non-farms uses between the Livestock Facility and the Subject Lands in accordance with Guideline 12. Barn No. 2 (B2) is a small barn just outside the 150 m Secondary Area. Although an MDS Separation Distance would not extend to the subject lands, similar to B1, the separation distance would not extend to the subject lands due to more than 4 non-farm use located between the uses.

Our land use review identified only 2 small livestock facilities within the Secondary Area. With the exception of the apple orchard located in the northern portion of the lands along Regional Road 25, there was no indication of a Specialty Crop Area.

Based on this review of agricultural uses in the Secondary Area, it is my opinion that although this area has some Class 2 and 3 Agricultural Capability Lands, the agricultural use is limited to common



cropping. The extensive number and area of non-agricultural uses in the Secondary Area restricts the potential agricultural uses and does not support the designation of these lands as part of a Prime Agricultural Area.

4.1 Primary Study Area

The Primary Study Area totals approximately 26.6 ha (65.8 ac). The boundaries of this parcel are shown on the figures above.

The designation in the Regional and Municipal Official Plans appear to be based on the soils which the Halton County Soils Map describes as Oneida silt loam with a strip of Jeddo clay loam along the western property boundary and Chiguacousy clay loam on the lands west of the drainage channel and steep slope associated with the Jeddo clay loam soils. The bulk of the subject lands are classified as Class 3 capability with limitations due to topography.

Based on my site visit and the shallow test pits which are illustrated on *Figure 2*, the topographic constraint is limited to the boundaries of the property. The central portion is relatively flat which would suggest that these lands could be classified as having a Class 2 capability.

However, these lands are currently actively used as a golf driving range. This use and the other non-farm uses occupy a grassed area of 46.75 ha. This represents 72.9% of the site. The tilled area is approximately 10.2 ha in size and represents only 16.3% of the site.

The limited area of current agricultural use, combined with the adjacent non-farm uses on all four sides to the subject lands, seriously limits the potential agricultural uses which could be established on these lands.

It is on this basis, that I suggest that the designation of these lands is Prime Agricultural and Agricultural, is not supported by the current use of both the subject lands and the adjacent lands. In addition, it is my opinion that the conversion of these lands to an urban use as proposed will have a limited impact on the adjacent lands which are already only used for limited agricultural use, and are significantly limited in their potential to establish more intensive agricultural uses, due to the adjacent urban uses.

5. ASSESSMENT OF IMPACTS ON AGRICULTURE

5.1 Loss of Resources

The review of the soil capability confirmed that the bulk of the subject lands qualify as Class 2 and 3 Agricultural Capability. Based on the land use analysis, the subject lands were on the edge of an Urban Area extending to the south and east. The rural lands to the north and west are dominated



by non-agricultural uses. Thus, the conversion of these lands from their predominant existing non-agricultural use to an agricultural use, is limited by the adjacent uses.

5.2 Effect on Surrounding Lands

Our review of the of the Secondary Area identified that the subject lands are surrounded on all sides by non-farm land uses, which limits the potential to establish a number of intensive agricultural uses.

5.3 Agricultural Character of the Area

The current character of the area is not primarily as an agricultural area. Based on this character, the impact of the proposed development will not affect the agricultural use of the adjacent lands, or the potential for intensive agricultural uses.

5.4 Cumulative Impacts

Based on our review, it is my opinion that the effect of the change in use on the agricultural use of the adjacent lands would be limited as outlined above.

5.5 Nutrient Management Issues

In view of the presence of the two existing urban and no-farm uses on all sides of the proposed development; there will be no issues generated with respect to the management of cropping practices in the immediate area.

6. ALTERNATIVE MANAGEMENT ISSUES

Similarly, the proposed development of the subject lands will not require consideration of alternative management proposals for the limited agricultural uses currently in the immediate area.

7. MITIGATION MEASURES

One of the key components in an Agricultural Review is the identification of ways to avoid the impact on adjacent agricultural land uses of the addition of non-farm uses. As outlined above, it is not anticipated that the proposed development will impose any additional restrictions on adjacent agricultural uses.

8. SUMMARY AND CONCLUSIONS

Clark Consulting Services (CCS) was engaged to review how the approval of an application for the



proposed development of the subject lands could impact existing farm uses and the extended agricultural community.

Our review of the proposed development did not identify any challenges to local farmers. No mitigation measures were identified as required, as there were no negative impacts to existing or future farm uses.

In summary, our key findings and conclusion are:

- these lands are designated Prime Agricultural lands;
- while the lands meet the criteria of a Prime Agricultural Area, the golf driving range and other non-farm uses are legal recognized uses;
- the proposed development of the subject lands will not have a significant impact on the limited adjacent agricultural uses, which have accommodated a range of existing non-farm uses for a number of years.

Clark Consulting Services respectfully submits this Agricultural Impact Assessment, as part of the submission for the review of the proposed development in the Town of Halton Hills.

Sincerely,



Bob Clark, P.Eng., P.Ag., MCIP, RPP, OLE
Principal Planner

FIGURES (Illustrated within the Agricultural Impact Assessment)

- Figure 1 – Location Map
- Figure 2 – Proposed Development Plan
- Figure 3 – Site Aerial with Test Pit Locations
- Figure 4 – Region of Halton Hills Official Plan Excerpt, Map 1E-Agricultural System and Settlement Areas
- Figure 5 – Town of Halton Hills Official Plan Excerpt, Schedule A1-Land Use Plan
- Figure 6 – Town of Halton Hills Zoning By-law No. 2010-0050 Excerpt, Schedule A01-Rural Lands
- Figure 7 – Land Use in Secondary Study Area

ATTACHMENTS

- A – Curriculum Vitae – Robert K. (Bob) Clark
- B – Test Pit Locations & Logs



ATTACHMENT A
Curriculum Vitae - Robert K. (Bob) Clark

*Mr. Clark has no perceived or actual conflicts of interest in preparing
this Agricultural Impact Assessment (AIA).*

Mr. Clark maintains membership in good standing with the Ontario Institute of Agrologists (P.Ag.).





ROBERT K. CLARK

Bob's career in the field of planning spans 46 years. He approaches each project with creativity and a strong intent to meet and exceed the client's expectations. The Planning Field is changing rapidly to address the changing needs of our communities. While financial viability remains an important consideration in all projects, increasingly, sustainability, impact on the environment, the health of the community and the individual are key aspects of successful projects. Clark Consulting Services was created to give Bob the freedom to take on projects that he found interesting and challenging as well as work in an atmosphere guided by the principles of honesty and integrity.

Education

1972

Master of Science,
Resource Development and
Resource Economics,
University of Guelph

1970

Bachelor of Science (Eng.)
Water Resources Engineering,
University of Guelph

Professional Qualifications and Associations

Canadian Institute of Planners (MCIP)
Ontario Professional Planning Institute (RPP)
Ontario Institute of Agrologists (P.Ag.)
Professional Engineers of Ontario (P.Eng.)
Association of Ontario Land Economists

Professional Background

1994-Present – Clark Consulting Services
Principal Planner, President

Expert Testimony

Qualified by the OMB to give expert testimony in the fields of:

- Land Use Planning
- Agricultural Land Evaluation
- Municipal Finance
- Land Economics
- Environmental Impact Assessment



Selected Experience

Agricultural Land Assessments/Analysis (Project Manager and Senior Professional Agrologist/Pedologist on all projects)

- Agricultural Lands Review, United Counties of Stormont, Dundas and Glengarry
- City of Kingston - Agricultural Study
- Stormont Dundas and Glengarry: Review of Prime Agricultural Area for Official Plan Update
- Capital Region Resource Recovery Centre, Agricultural Land Assessment (as part of Environmental Assessment) Russell and Boundary Road Sites
- Vale Agricultural Land Assessment Prince Edward County
- Dafoe Agricultural Assessment, City of Quinte West
- Desjardine, Agricultural Assessment, Township of Elizabethtown Kitley
- Sills Agricultural Assessment, City of Quinte West
- Lafleche Agricultural Assessment, Stormont, Dundas and Glengarry
- McQuillan Land Assessment, Haldimand Township
- Pepper/Hamilton Township
- Espie Agricultural Assessment Beckwith Township
- White Tail Golf Course Agricultural Assessment and Professional Evidence OMB
- Wesleyville Land Assembly, Municipality of Port Hope
- Baulch Road Land Review, Municipality of Port Hope
- Midtown Corridor Hamilton Township Land Evaluation
- Cavan Millbrook North Monaghan OP Prime Agricultural Land Evaluation
- Hamilton Township OP Prime Agricultural Land Evaluation
- Frontenac Islands OP Prime Agricultural Land Evaluation
- Campbellford Seymour Agricultural Land Evaluation
- Sidney Township OP Agricultural Land Evaluation
- South Fredricksburgh OP Agricultural Land Evaluation
- Agricultural Land Use Analysis, Former Township of Hope

Agricultural Impact Assessment

- Fenelon Falls Baptist Church
- Cation Ag Impact Assessment
- Brown Planning Justification including Agricultural Impact Assessment
- May Agricultural Assessment
- Peer Review of Agricultural Viability for planning applications, City of Oshawa
- White Tail Golf Course, City of Kawartha Lakes
- Snug Harbour, City of Kawartha Lakes
- Murray Hills Subdivision former Murray Township

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CURRICULUM VITAE

Agricultural Land Assessments for Solar Installations

-Agricultural Land Capability Assessment for Potential Solar Farm Installations to meet requirements of OPA FIT Program, (over 340 projects to date)

Environmental Assessment

-Public Works Garage, Class EA, Town of Gananoque,
-Wilson Island Bridge (Socio-economic Assessment), County of Northumberland,
Environmental Impact Assessment, private owners including Michael Lash, Eithery/Buttery Lands, Vanden Hoek site; Three Strand Development Group – Communal Sewage System.

Environmental Impact Study/Statement

Based on experience and training as a water resource engineer and pedologist, Mr. Clark has prepared Environmental Impact Studies/Statements for situations in which the primary issues relate to site grading, drainage and building location. Examples include:

- Lash Cottage addition (minor variance)
- Hog Island EIS (consent application)
- Eberle Farm lot creation ORMCP

Official Plans, Official Plan Updates and Amendments

Township of Cavan-Millbrook-North Monaghan, Township of Haldimand, Township of Hamilton, Township of Smith, Township of Lochiel, Township of Charlottenburgh, Town of Brighton, Township of Burleigh and Anstruther, Township of Sidney, Township of Frontenac Islands, Township of Hope, Town of Gananoque.

Secondary Plans

Fraserville Secondary Plan - Township of Cavan- Millbrook-North Monaghan; South Sidney Secondary Plan, Township of Sidney; Alcan District Area Study - City of Kingston; Shasta Secondary Plan - Town of Westminster, Baltimore-Creighton Heights Community Plan, Township of Hamilton, Southwest Industrial Sector Plan, Township of Hamilton, Jackson Creek West Secondary Plan, City of Peterborough.

Growth Strategy Studies

Township of Hamilton, Township of Manvers, Town of Cobourg/Township of Hamilton, Village of Stirling, Village of Cochrane, Township of Smith.

Development Charges Studies

Township of Murray, Township of Hamilton, Township of Smith, Township of Manvers, Town of Brighton, Township of Alnwick, Township of Haldimand, Township of Somerville, Township of Woodville, Townships of Anson, Hindon, Minden, Village of Ormee, Township of Galway, Cavendish & Harvey, Township of Fenelon, Township of Verulam, Township of Emily, Township of Eldon, Village of Fenelon Falls, Township of Smith-Ennismore, Township of Cavan-Millbrook-North Monaghan, Village of Bobcaygeon, Township of Brighton, Township of Centre Hastings, Town of Greater Napanee, County of Victoria, Township of Cramahe, Municipality of Campbellford/Seymour, Village

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of Colborne, City of Kawartha Lakes, The Township of Frontenac Islands, The Township of Alnwick/Haldimand, Municipality of Trent Hills, Township of Rideau Lakes, Township of Asphodel Norwood, County of Peterborough, Municipality of Trent Lakes.

Municipal Financial Impact Assessments

Sandy Point Recreation Development, Harvey Township, Reference Plan Development, Cavan Township, Township of Marvers, Township of North Monaghan.

Zoning By-laws/By-law Amendments

Township of Cavan-Millbrook-North Monaghan; Township of Frontenac Islands; Township of Percy, Township of Alnwick, Town of Campbellford, Town of Brighton, Village of Madoc, Town of Picton

Aggregate Resource Planning

Review of Aggregate Potential for Official Plans and Zoning By-laws

Howe Island Gravel Pit – review of proposal; prepare report to Council with planning documents; provide professional opinion evidence at OMB Hearing; Stonescape II Quarry Appeal – review of proposed quarry, preparation of planning review, attendance at OMB Hearing; Codrington Pit Proposal – review of proposed pit, advice to adjacent land owner, monitor approvals

Official Plans, Official Plan Updates and Amendments

Township of Cavan-Millbrook-North Monaghan, Township of Haldimand, Township of Hamilton, Township of Smith, Township of Lochiel, Township of Charlottenburgh, Town of Brighton, Township of Burleigh and Anstruther, Township of Sidney, Township of Frontenac Islands, Township of Hope, Town of Gananoque.

Recent Renewable Energy Projects

Planning Approvals, Wolfe Island Wind Farm, Township of Frontenac Islands; Gas fired Peaking Plant Location study; Epcor, Skypower; Solar Farm; Algonquin Power, – Wind Farm

Watershed Plans

South Sidney Watershed, Lower Trent Region Conservation Authority; Storm Water Management Plan, Town of Delhi; Oshawa Creek Watershed Master Plan, City of Oshawa.

Waterfront Studies

Town of Deseronto, Town of Deep River, City of Kingston.

Tourism Development Studies

Ministry of Industry and Tourism, Tourism Development Strategy Trenton Cornwall and Renfrew – Kingston Zones, County of Northumberland Tourism Planning Study.

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Socio-Economic Assessments

TransCanada Pipelines Transco Project, Brampton to Burlington Gas Pipeline, TransCanada Pipelines, Eldorado Nuclear Hexafluoride Refinery, Hope Township site, Wilson Island Bridge, County of Northumberland, Three Strand-Communal Sewage System EA.

Recreational Studies

Riverwalk-Minden, Georgian Trail, Township of Collingwood, Recreation Master Plan, Township of Cavan, Beavermead Park Redevelopment Plan, City of Peterborough; Rail Corridor Study, County of Victoria; Pangman Conservation Area Master Plan, Lake Simcoe Region Tourism Study, ESI - Sir Sandford Fleming College, provided Social-Economic Impact Assessment for the Millennium Trail Master Plan, County of Prince Edward.

Advisory Services including Planning Appraisals

Township of Cavan-Millbrook-North Monaghan; Township of Frontenac Islands; Township of North Monaghan, Township of Smith, Township of Burleigh and Anstruther, Municipality of Sherbourne McClintock and Livingstone, Township of Stanhope, Township of Lutterworth, Township of Hope, Township of Hamilton, Township of Alnwick, Township of Percy, Township of Seymour, Town of Campbellford, Town of Gananoque, Village of Hastings, Township of Haldimand, Municipality of Trent Hills, County of Prince Edward

Industrial Development Studies

City Owned Industrial Land Study, City of Kingston; Lucas Point, Town of Cobourg, Township of Charlottenburgh, Town of Brighton, Great Lakes Deep Water Port Industrial Site Development Plan, Township of Hallowell; Draft Plan of Subdivision; Catarqui Business Park, City of Kingston.

Economic Development Studies

Accommodation Evaluation, Township of Asphodel-Norwood; South Dundas Economic Development Study, South Dundas Economic Development Commission, Almonte Economic Development Study, Town of Almonte and Township of Ramsay; Best Use Study, Douro-Dummer Township.

Housing Policy Statements

Town of Cobourg.

Solid Waste Management Studies

County of Haliburton, Township of Hallowell, County of Northumberland, Seymour Township, National Capital Region, Lanark County, Snow Disposal Study, National Capital Region.

Private Development/Projects

Assist developers in the design and approval of both residential and industrial/commercial projects. References available upon request.

Contact



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CURRICULUM VITAE

Recent OMB Cases

OMB Case No. PL090057 - Lash
OMB Case No. PL100622 - Reynolds
OMB Case No. PL101329 - White Tail
OMB Case No. PL100904 - Stonescape
OMB Case No. PL090838 - Sepa
OMB Case No. PL09841 - Bremer
OMB Case No. PL100475 - McDonald
OMB Case No. PL050584 - City of Ottawa
OMB Case No. PL031324 - City of Ottawa
OMB Case No. PL080239 - City of Ottawa
OMB Case No. PL080373 - City of Ottawa
OMB Case No. PL070728 - Carter
OMB Case No. PL090147 - Semler
OMB Case No. PL1000711 - Mound Brighton
OMB Case No. PL011198 - City of Kingston, Alfred Street
OMB Case No. PL030524 - City of Kingston
OMB Case No. PL110520 - City of Niagara Falls
OMB Case No. PL130785 - Township of McNab/Braeside
OMB Case No. PL141138 - Evans
LPAT Case No. PL 150192 - Municipality of Brighton
LPAT Case No. PL160588 - Municipality of Trent Hills
OMB Case No. PL170008 - Township of Brock
OMB Case No. PL170878 - Burl's Creek
LPAT Case No. PL171446 & PL 180385 - Municipality of Brighton
LPAT Case No. PL170178 - Municipality of Clarington

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CURRICULUM VITAE

ATTACHMENT B
Test Pit Locations & Logs





Area breakdown by use:

Grassed Area: 46.75 ha (72.9%)

- driving range

- houses

- commercial use

Natural Area: 8.91 ha (13.5%)

Tilled Area: 10.71 ha (16.3%)

Pit No	Depth (inches)	Surface	Soils
1	12	grass	silt loam
2	8	grass	silt loam
3	20	tilled	silt loam
4	8	tilled	silt loam
5	12	tilled	silt loam
6	12	tilled	silt loam
7	12	tilled	clay loam
8	20	tilled	clay loam
9	8	grass	clay loam
10	12	grass	clay loam
11	8	grass	silt loam