

February 8, 2022

OEC 20-037

DonCor Developments Inc.  
c/o Innovative Planning Solutions  
647 Welham Road, Unit 9A  
Barrie, ON L4N 0B7

Attention: Rod Miskey, Marty Veenstra, Jan Veenstra

**Re: Agricultural Impact Assessment on Lands at  
Concession 5, Part of the Lot 20, Township of Oro-Medonte**

Orion Environmental Solutions was retained by DonCor Developments Inc. to undertake an Agricultural Impact Assessment (AIA) of the agricultural lands within the proposed Melville Court residential development, located at Concession 5, Part of Lot 20 in the Township of Oro-Medonte. It is my understanding the purpose of the analysis is to assess the impact to the agricultural land base within the proposed inclusion of the land into the Settlement area boundary of Guthrie.

To ensure the agricultural planning policies were integrated into the AIA, Orion retained Burgess Gleason Environmental to apply their planning expertise to address the applicable policies.

## **1.0 INTRODUCTION**

The AIA was undertaken in accordance with the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) Draft Agricultural Impact Assessment (AIA) Guidance Document March 2018. The guidance document provides direction on the use of the AIA process to evaluate settlement area boundary expansions. The recommended evaluation process to determine the suitability of the lands for a settlement area boundary expansion includes the following:

- Review of the Growth Plan (August 2020) Prime Agricultural Areas
- Review of the Provincial Policy Statement (2020)
- Review of County of Simcoe and Township of Oro-Medonte Official Plan's

- Assessment of the impact to agricultural land and development of recommendations and mitigation measures to reduce potential impacts
- Assessment of Minimum Distance Separation II requirements
- Review of Canada Land Inventory (CLI) soil capability mapping
- Crop type and yield information
- Farm parcel size and historic land use
- Farm management inputs for increased productivity
- Adjacent land use including farm and non-farm development
- Potential changes to soil drainage and surface water runoff
- Loss of agricultural investments in structures and land improvements
- Disruption of adjacent farming operations and compatibility with normal farming practices
- Potential impact to farm equipment movement on area roads
- Economic and community impacts to the agricultural infrastructure

The aforementioned components will be reviewed to assess if it is reasonable for the lands to be brought into the Settlement area of Guthrie.

The AIA will assess the existing agricultural operations on the property, the soil capability for crop production and the ability of the lands to remain in long term agricultural production based on the adjacent land uses and the designated land uses for the area. The AIA will review the applicable policies of the Township of Oro-Medonte and, County of Simcoe Official Plans, the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. To assess the agricultural implications to the property, the AIA will undertake a comprehensive review of information sources such as soil surveys, historic land use, field review of the site and adjacent lands and review of published information to determine the findings made in this report.

## **2.0 BACKGROUND INFORMATION**

### **2.1 Property Description**

The property is located in Part of Lot 20, Concession 5 in the Township of Oro-Medonte (see Figure 1). The subject lands are approximately 6.5 hectares. Approximately 5.5ha is idle agricultural land, 0.4 ha is active agriculture and 0.6ha is non-agricultural.

The subject lands are immediately adjacent to the north of the Guthrie Settlement area boundary, as shown in the appended Township of Oro-Medonte Official Plan Schedule A Land Use. The lands are currently designated as Agricultural on Schedule A. The Growth Plan for the Greater Golden Horseshoe (2019) defines the lands part of the

Prime Agricultural Area. The County of Simcoe Official Plan designates the lands as Agricultural on Schedule 5.1. Land Use Designations.

### **3.0 ON-SITE AND SURROUNDING AREA PHYSICAL RESOURCE INVENTORY**

To evaluate the impact of removal of the lands within the proposed development, an assessment of the agricultural capability of the land on the subject property and the surrounding area was undertaken to determine the value of the property from an agricultural perspective, and the potential impacts to the agricultural system from the development.

#### **3.1 Soils**

The property is comprised of well drained Vasey Sandy Loam, according to the OMAFRA Soil Survey Complex data. In the Canada Land Inventory, the Vasey Sandy Loam is 70% Class 2 with a fertility limitation and 30% Class 3 with a topography limitation to crop growth (i.e., 2F73T<sup>3</sup>). The OMAFRA soil mapping is shown on Figure 3.

#### **3.2 Climate**

The spring planting date for tender crops such as corn and soybeans, is estimated as the last day of three consecutive days, with daily mean air temperatures equal to or greater than 12.8 °C. Based on the OMAFRA climate data (OMAFRA 1997) for the area where the property is situated spring planting date range between the 7<sup>th</sup> and 19<sup>th</sup> of May. The end of season date is the first occurrence of -2 °C or the date when the 30-year average daily mean air temperature dropped to 12°C (or lower). The end of season date for this property is September 30th. The average accumulated crop heat units for the area over the growing season is approximately 2500 to 2700.

#### **3.3 Topography**

The agricultural lands on the property have slopes of approximately 6%. This topographic condition would limit the selection of crops that can be grown. Given the adjacent agricultural lands to the north drain towards the subject lands and are well drained sandy loam, there is no expectation the development of the lands would adversely affect cultivation or crop productivity under average weather conditions.

### **3.4 Drainage**

There is no evidence of artificial drainage improvements made to the land. Review of the OMAFRA AgMaps data base did not identify any agricultural tile drainage on the subject lands but tile drainage is present on the lands to the north.

## **4.0 LAND USE CHARACTERISTICS**

### **4.1 Farm History and Infrastructure**

The subject lands have no buildings and are considered vacant agricultural lands. The 1954 and 1978 aerial photography does not show any structures, so livestock husbandry has never been present. The lands have been removed from agricultural production since circa 2010. Occasional grass cutting has occurred for maintenance purposes.

### **4.2 Type and Intensity of Existing Agricultural Production**

Review of historic aerial photography from 1989 to 2018 shows that the parcel of land was used for common field crops until circa 2010, after which the lands have been idle except for 0.4ha at the west end of the parcel. As shown on Figure 1, there have been no structures on the lands. Based on a review of the County of Simcoe GIS assessment parcel mapping, it appears the original farm has been severed into six parcels north of Melville Court ranging in size from 10 ha to 0.24ha. Approval of these severances would indicate an acceptance by the Township that the lands would not remain in an agricultural land use, as larger viable parcels are conserved for agricultural production for the long-term. All of the parcels are below the County of Simcoe Official Plan agricultural minimum lot size of 40ha for common farm operations and 16ha for specialty crop production.

### **4.3 Off-site Land Use**

The adjacent lands to the south side of Melville Court are residential and within the Guthrie Settlement area. The lands to the west and north are in common field crops. The lands to the east are environmental lands that are treed.

Within 1500m of the property limits there are 11 properties with livestock facilities in various structural conditions and intensity of uses. The three farms closest to the subject lands are comprised of two active beef cattle operations and the third is an inactive dairy farm. These three farms have the largest livestock housing facilities within 1500m, therefore MDS compliance with the three farms also ensures compliance

for the eight farm properties further from the subject lands. On this basis, no MDS calculation was done for the eight outlying farms.

Minimum Distance Separation calculations were done for the barns on the three closest livestock operations shown on Figure 2. The largest structurally sound barn is Farm #1 which is an inactive dairy operation. Review of the farm in the field and via aerial photography indicates the farm has been inactive since 2018. Prior to that, from circa 2008-2017 the dairy barn was used for sheep. The MDS calculation was done for dairy which the barns are designed for and would generate the greatest odour. Based on a conservative estimate of livestock housing capability the MDS results were the following:

<b>Type of Livestock</b>	<b>Total Barn Size (m<sup>2</sup>)</b>	<b>MDS setback (m)</b>	<b>Actual Setback (m)</b>
Farm 1 - inactive dairy	1462	437	441
Farm 2 - beef	580	325	651
Farm 3 - beef	924	363	958

All of the farms are in compliance with MDS requirements. The MDS calculations are appended and the MDS setback relative to the development is shown on Figure 3.

#### **4.4 Transportation Growth**

The subject lands are located adjacent to the existing residential land uses within the Settlement area of Guthrie. Melville Court on the south side of the property will be the east-west street used to access 5 Line North and Highway 11. The proposed density, as shown on the appended draft plan of subdivision, is 16 single family dwelling lots plus one 0.44ha lot for future development. It is reasonable to assume traffic generated from this development will have no impact on farm equipment movement on the 5<sup>th</sup> Line as it is expected the majority of the traffic will access Highway 11 given there is no urban development for employment or commercial services to the north or south along the 5<sup>th</sup> Line.

#### **4.5 Agricultural Economic Investment**

Agricultural areas with farming operations that are experiencing agricultural economic growth have evidence of this growth through the construction of new buildings for livestock housing, equipment storage or grain storage facilities. Evidence of this type of growth indicates the farmers are full-time owner operated farms with a long-term investment in infrastructure to enhance the profitability of the business. In order to assess the economic growth in the area, the farms in the area were reviewed for the presence of active livestock operations, operations showing evidence of modern

livestock buildings and expansion from the original bank barn, large equipment storage and grain storage facilities and evidence of diversification with both livestock and grain handling facilities.

Review of the adjacent lands using historic aerial photography and windshield survey confirmed the majority of the farm buildings in the area are inactive, structurally unsound or show no evidence of farming activity. The majority of the barns are too small to house livestock numbers that would provide an income that would sustain the agricultural operation. The majority of the farms had no farm equipment present that would indicate a cash cropping operation. Based on this information, it is reasonable to conclude that the surrounding lands are used by area farmers for cash crop production.

The division of the original farm into six small parcels indicates the Township has made planning decisions to move these lands out of agriculture. Agricultural land in proximity to the subject lands has been removed from agriculture for solar power generation which also indicates the approval of farmland to non-agricultural uses. The only economic investment for the enhancement of agricultural production on the property has been the removal of treed hedgerows and a small woodlot after 1954. The fact the lands have not been rented to area farmers would indicate a lack of demand in the area for agricultural land.

## **5.0 PLANNING CONTEXT**

To assess compliance with planning policies a review of the applicable policies of the Township of Oro-Medonte Official Plan, County of Simcoe Official Plan, the Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement was undertaken. The results of this analysis are provided in the following tables.

### **Township of Oro-Medonte Official Plan (2020 – Office Consolidation)**

The subject property is designated Agricultural according to Schedule 'A' of the Township's Official Plan. The expansion of the rural settlement area of Guthrie onto this Agricultural designation must conform to the following policies in addition to those applicable policies in the Growth Plan, Provincial Policy Statement, and County of Simcoe Official Plan.

**Township of Oro-Medonte Official Plan (2020 – Office Consolidation)**

Section	Policy	Policy Conformity
<p align="center">A5.3 Expansions to a Settlement Area</p>	<p align="center">Any expansion to Settlement Areas such as Guthrie shall only occur through an Official Plan review in accordance with A4.2 of the Official Plan.</p>	<p>The Township of Oro-Medonte in addition to the County of Simcoe are undertaking a municipal comprehensive review of their Official Plans. On this basis, the expansion of the Settlement Area Boundary of Guthrie can occur through these Official Plan processes.</p>
<p align="center">A4.2 Settlement Area Strategy</p>	<p align="center">An expansion to the Rural Settlement Area designation such as in Guthrie may occur through an Official Plan Amendment as part of the Official Plan review.</p>	<p>The Township of Oro-Medonte in addition to the County of Simcoe are undertaking a review of their Official Plans. In addition, site-specific amendments to the County and Township Official Plans will be submitted to allow for the expansion of the Rural Settlement Area in Guthrie.</p>
<p align="center">A4.2.7 Guthrie</p>	<p align="center">Limited infilling and small-scale development by plan of subdivision may be permitted on private services in certain rural settlements including Guthrie.</p>	<p>The minor rounding out of the Settlement Area Boundary of Guthrie will occur on the subject property through a plan of subdivision resulting in 16 new Lots.</p>

**Simcoe County Official Plan (2016)**

Settlement Area Boundary Expansion and Agricultural Policy Conformity

Section	Policy	Policy Conformity
3.5.17	Settlement area boundary expansions may occur through a municipal comprehensive review.	The County of Simcoe and Township of Oro-Medonte have initiated a comprehensive review of their Official Plans. Innovative Planning Solutions (IPS) has been working with the County and Township through communication as it relates to the Settlement Area Boundary Expansion of Guthrie onto the subject lands. It is noted that the subject lands are within the Agricultural System based on the County's new Official Plan (draft). This AIA through an analysis has determined that the lands should be removed from the Agricultural designation and Agricultural System through the Official Plan Amendment process.
3.5.17 f) i.	An expansion to the settlement area boundary must demonstrate in prime agricultural areas that the lands do not comprise of specialty crops areas.	The subject property does not include any specialty crop areas.
3.5.17 f) ii.	An expansion to the settlement area boundary must demonstrate there are no reasonable alternatives to avoid prime agricultural areas.	Most of the lands adjacent to the existing Settlement Area Boundary of Guthrie are in prime agricultural areas or the Greenlands System. On this basis, there is little opportunity to avoid prime agricultural areas with the proposed boundary expansion.



Section	Policy	Policy Conformity
3.5.17 f) iii.	An expansion to the settlement area boundary must demonstrate there are no reasonable alternatives on lower priority agricultural lands within prime agricultural areas.	The OMAFRA AgMaps illustrate that the lands are within Class 2 – 3 prime agricultural lands. However, based on this analysis and site evaluation, it has been determined that the subject property has been removed from crop production and is one of six lot severances within the adjacent agricultural lands.
3.5.17 g)	The impacts from expanding the settlement area boundary on agricultural operations will be mitigated to the greatest extent feasible.	This AIA has demonstrated that the proposed new lots will not adversely impact any existing agricultural operations.
3.5.17 h)	The expansion of the settlement areas boundary must be in compliance with the Minimum Distance Separation (MDS) formulae.	This proposal meets the MDS calculation for a settlement area expansion since there are no active livestock operations in proximity to the property.

**Provincial Policy Statement (2020)**

Section	Policy	Policy Consistency
1.1.3.8	A planning authority may allow for the expansion of a settlement area boundary at the time of a comprehensive review.	The County of Simcoe and Township of Oro-Medonte have initiated a comprehensive review of their Official Plans. The Settlement Area boundary expansion of Guthrie onto the property would occur through this planning process.
2.3.5.1	Planning authorities may only exclude land from prime agricultural areas for expansions of settlement areas in accordance with 1.1.3.8.	The subject property will only be removed from the prime agricultural area through a settlement area expansion and minor rounding out of the Settlement area boundary.
1.1.3.8 c) 1.	An expansion of a settlement area boundary in prime agricultural areas may be allowed only where it has been demonstrated that the lands do not comprise specialty crop areas.	The subject property does not include any specialty crop areas.
1.1.3.8 c) 2.i	An expansion of a settlement area boundary in prime agricultural areas may be allowed only where it has been demonstrated that alternative locations have been evaluated and there are no reasonable alternatives.	Most of the lands adjacent to the Settlement Area Boundary of Guthrie are in prime agricultural areas or the Greenlands System. On this basis, there is little opportunity to avoid prime agricultural areas with the proposed boundary expansion.

Section	Policy	Policy Consistency
1.1.3.8 c) 2.ii	An expansion of a settlement area boundary in prime agricultural areas may be allowed only where it has been demonstrated that alternative locations have been evaluated and there are no reasonable alternatives on lower priority agricultural lands.	The OMAFRA AgMaps illustrate that the lands are within Class 2 – 3 prime agricultural lands. However, based on this analysis and site evaluation, it has been determined that the subject property has been removed from crop production and is one of six lot severances within the adjacent agricultural lands.
1.1.3.8 d)	The new or expanding settlement area must be in compliance with the minimum distance separation (MDS) formulae.	This proposal meets the MDS calculation for a settlement area expansion since there are no active livestock operations in proximity to the property.
1.1.3.8 e)	The impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area must be mitigated to the extent feasible.	This AIA has demonstrated that the proposed new lots will not adversely impact existing agricultural operations.

## Growth Plan for the Greater Golden Horseshoe

Section	Policy	Policy Conformity
2.2.8.2	A settlement area boundary expansion may only occur through a municipal comprehensive review	The County of Simcoe and Township of Oro-Medonte have initiated a comprehensive review of their Official Plans (OP). Innovative Planning Solutions (IPS) has been working with the County and Township through discussions as it relates to the Settlement Area Boundary Expansion of Guthrie onto the subject lands.
2.2.8.3	The feasibility of the proposed expansion including the appropriate location for growth will be determined where the need for a settlement area boundary expansion has been justified.	Planning justification has been provided by IPS that demonstrates the need to accommodate growth and expand the Settlement Area Boundary of Guthrie based on a minor rounding out of the Community boundary and minor nature of new lots proposed (<20).
2.2.8.3f)i.	An expansion of a settlement area boundary in prime agricultural areas is prohibited in specialty crop areas.	The subject property does not include any specialty crop areas. As a result, the subject property is not located in a specialty crop area.

Section	Policy	Policy Conformity
2.2.8.3f)ii	An expansion of a settlement area boundary in prime agricultural areas must consider reasonable alternatives that avoid prime agricultural areas.	The majority of the lands adjacent to the existing Settlement Area of Guthrie is located in prime agricultural areas or the Greenlands System. On this basis, there is little opportunity to avoid prime agricultural areas with the proposed boundary expansion.
2.2.8.3f)iii	Where prime agricultural areas cannot be avoided, lower priority agricultural lands should be utilized to accommodate a settlement area expansion.	The OMAFRA AgMaps illustrate that the lands are within Class 2 – 3 prime agricultural lands. However, based on this analysis and site evaluation, it has been determined that the subject property has been removed from crop production and is one of six lot severances within the adjacent agricultural lands.
2.2.8.3g)	The new or expanding settlement area must be in compliance with the minimum distance separation (MDS) formulae.	This proposal meets the MDS calculation for a settlement area expansion since there are no active livestock operations in proximity to the property.
2.2.8.3h)	The impacts from expanding settlement areas on agricultural operations must be mitigated through an Agricultural Impact Assessment.	The analysis within this AIA has demonstrated that the new rural lots will not adversely impact existing agricultural operations.

## 6.0 ALTERNATIVE LOCATION ANALYSIS

Southern Ontario is dominated by agricultural land such that the ability to develop lands for a non-agricultural land use outside of prime agricultural lands is extremely limited. Natural heritage lands are strongly protected from development by the province, municipalities and conservation authorities. The subject lands and adjacent farmland have been severed into small parcels too small to support an economically viable farming enterprise. These rural lots can be expected to have land values in excess of agricultural land prices. The severances have effectively in the long term removed them from agriculture. The proposed lots are adjacent to a single loaded municipal road with comparable single family dwelling development. Based on my experience single loaded residential roads are utilized for additional residential development to optimize the existing infrastructure. The creation of the long linear parcel adjacent to the road with a depth comparable to a residential lot appears to indicate the intent to potentially develop the land for residential use. The ability to use an alternative non-agricultural land for development is not available throughout the area. In addition, private sector development lacks any ability to obtain lands for the public good and must rely on willing sellers for property acquisition. This limits alternative sites to lands owned by the developer.

Utilization of the subject lands for residential development is a reasonable option and land use based on its proximity to the existing residential development.

## 7.0 IMPACT ASSESSMENT

The Growth Plan for the Greater Golden Horseshoe defines the agricultural system identified by the province for the long- term viability of agriculture. The agricultural system is comprised of the agricultural land base and the agri-food network. The agri-food network is the agri-food businesses that provide the crop production inputs (e.g., chemical, seed, fertilizer) agricultural equipment sales and service, the market for the purchase of agricultural goods, grain dyers and food processors.

The Growth Plan stated in Section 4.2.6 Agricultural System under sub-section 3:

*Where agricultural uses and non-agricultural uses interface outside of settlement areas, land use compatibility will be achieved by avoiding or where avoidance is not possible, minimizing and mitigating adverse impacts on the Agricultural System. Where mitigation is required, measures should be incorporated as part of the non-agricultural uses, as appropriate, within the area being developed. Where appropriate, this should be based on an agricultural impact assessment.*

The Province through the Ontario Ministry of Agriculture, Food and Rural Affairs provides direction on the appropriate methodology for the impact assessment in the Draft Agricultural Impact Assessment Guidance Document. The guideline provides direction on the potential impacts to be assessed with regard to the physical changes to the agricultural land base and the associated operations and the economic and community impacts. For the purposes of the impact assessment, we have applied the potential impacts defined in the guideline that relate to the subject property and the surrounding lands uses. The impact assessment is provided in Table 1 and the Agricultural System mapping is appended.

Development of the subject lands will result in the removal of approximately 5.9ha of idle prime agricultural land from production. The parcel is part of six severances that have divided the agricultural lands to the north of Melville Court limiting their economic viability for agricultural. The development will not remove an existing livestock operation and will be in compliance with MDS requirements for all the farms within 1500m of the property limits.

## **8.0 MITIGATIVE MEASURES**

There are no mitigation measures to offset the loss of idle agricultural land. The selection of lands that will not impact adjacent livestock operations is the most effective measure when selecting future growth areas. Given the lands are idle there is no economic impact to the farming community.

## **9.0 CONCLUSION**

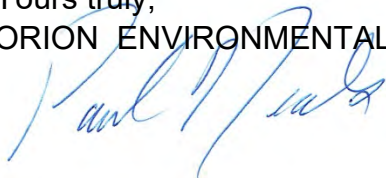
The removal of the 5.9ha of idle prime agricultural land in proximity to existing rural residential uses in the Community of Guthrie minimizes the impact to the surrounding agricultural system. Utilizing inactive agricultural land in proximity to existing development helps to mitigate the impact on the surrounding agricultural land base. Agricultural lands adjacent to existing residential development can be expected to have elevated the land price in excess of what is economically viable for retention of the lands in agricultural crop production. The severing of the adjacent lands into small parcels of 10 ha and smaller is expected to have elevated the land value beyond what is economical to purchase the parcels to retain them in agricultural crop production. The development of the subject lands will be in compliance with the Minimum Distance Separation guidelines and does not impact any agricultural infrastructure that supports the area agricultural system. The subject property appears to have been historically cropped but has been idle since circa 2010. The development will not alter any existing soil drainage functions and the lands lack any agricultural tile drainage.

At the time this report was completed the County of Simcoe Municipal Comprehensive Review of the provincial and county agricultural mapping had not been completed and therefore potential revisions to the mapping for the subject property could not be addressed.

In my opinion, it is appropriate to include the subject lands within the Rural Settlement Area boundary of Guthrie for future residential development.

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

Yours truly,  
ORION ENVIRONMENTAL SOLUTIONS, INC.



Paul Neals, B.Sc. Agr., P.Ag.  
Principal

In association with  
Burgess Gleason Environmental



Charles F. Burgess, MCIP, RPP  
Professional Planner

Attach:



## **BACKGROUND INFORMATION**

### **Published Information Sources**

Canada Department of Agriculture, Soil Survey of Simcoe County Report No.29 of the Ontario Soil Survey, 1962.

Ontario Ministry of Agriculture, Food and Rural Affairs, The Minimum Distance Separation (MDS) Document, Publication 853.

Ontario Ministry of Agriculture, Food and Rural Affairs, AgMaps web site.

Ontario Ministry of Agriculture, Food and Rural Affairs, Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, Publication 851, 2016.

Ontario Ministry of Agriculture, Food and Rural Affairs, Implementation Procedures for the Agricultural System in Ontario's Greater Golden Horseshoe, February 2018.

Ontario Ministry of Agriculture, Food and Rural Affairs, Crop Heat Units for Corn and Other Warm Season Crops in Ontario, Agdex#: 111/31, 1997.

Ontario Ministry of Agriculture, Food and Rural Affairs, Draft Agricultural Impact Assessment (AIA) Guidance Document, March 2018.

Provincial Policy Statement (2020).

Province of Ontario, A Place to Grow, Growth Plan for the Greater Golden Horseshoe, May 2019.

County of Simcoe Official Plan, December 2016.

Township of Oro-Medonte Official Plan, Office Consolidation 2020.

### **Field Survey**

Field survey of agricultural land use/cropping on and off site, review of land use adjacent to site and in surrounding area, review of barn structures on and off-site, on-site confirmation of reported soil texture and drainage characteristics.

**Consultation**

Discussions with consulting team on planned use for the property.


**Curriculum Vitae Of Study Team**

Appended

**Soil Sampling**

Detailed soil survey not required to address impact of the development.



LEGEND  Subject Property

## Melville Court

Note: Aerial Simcoe County GIS

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DATE ISSUED: APR 2021

CREATED BY: PCN

PROJECT NO. - 20-029



Not To Scale

Figure 1  
Study Area





LEGEND

-  Subject Property
-  MDS 1500m

-  Closest & Largest Livestock Operations with Structurally Sound Barns

Melville Court

Note: Aerial 2016 Google Earth

ORION ENVIRONMENTAL SOLUTIONS

DATE ISSUED: MAY 2021

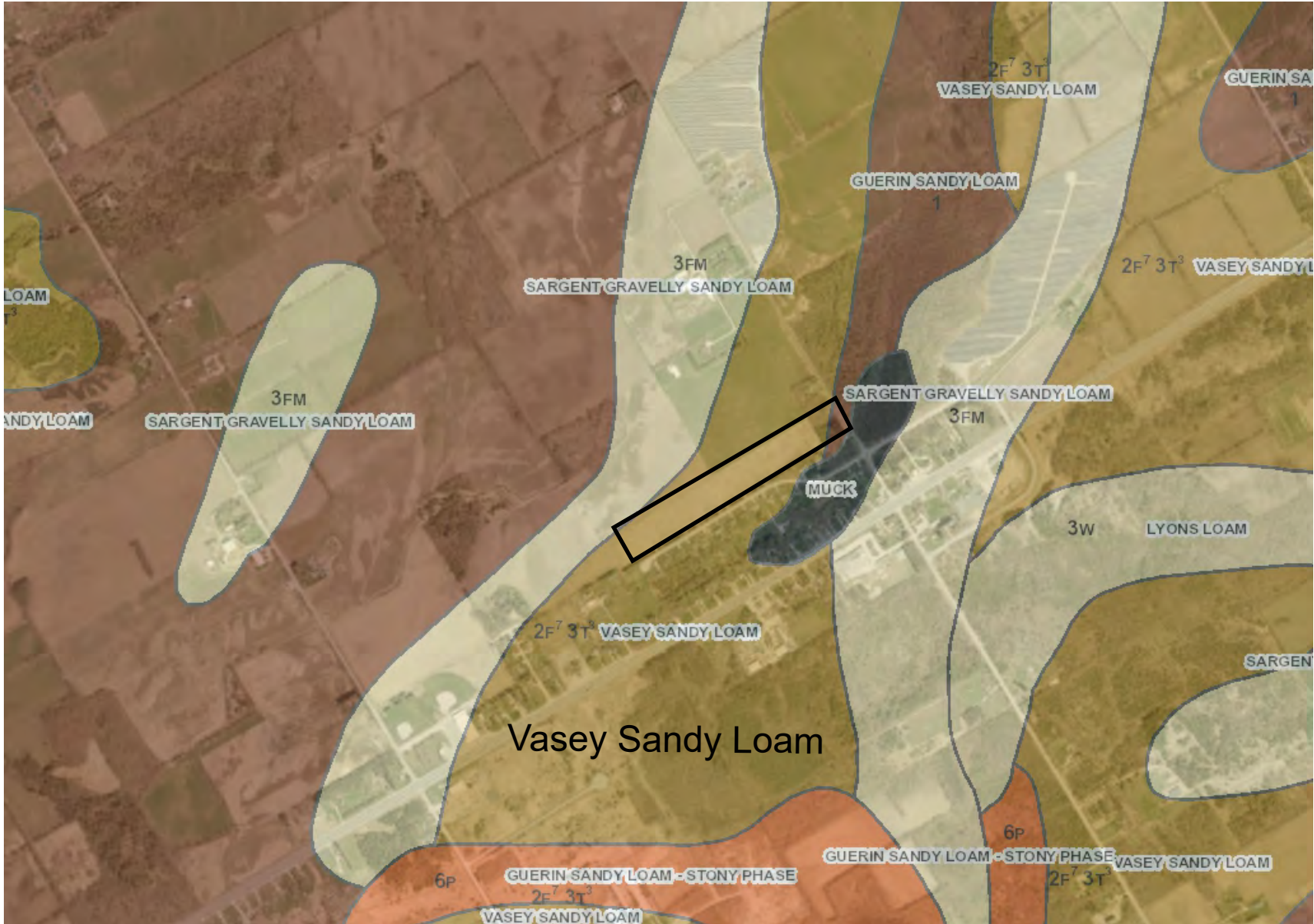
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PROJECT NO. - 20-037

Not To Scale

Figure 2  
MDS





LEGEND

 Subject Property

2F7 3T3 - 70% class 2 fertility limitation  
30% class 3 topography limitation

### Melville Court

Note: Source OMAFRA AgMaps

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DATE ISSUED: MAY 2021

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PROJECT NO. - 20-037

Not To Scale

Figure 3  
CLI & Soils

**Table 1 - Impact Assessment for Proposed Settlement Area Boundary Expansion Melville Court , Township of Oro-Medonte**

Potential Impact	Impact From Proposed Development	Mitigation Recommended	Net Impact
Interim or permanent loss of agricultural land, including the quality and quantity of farmland lost	Removal of 5.53ha of Class 2-3 agricultural land.	No mitigation available.	Loss of 5.53ha of Class 2-3 agricultural land.
Fragmentation of the agricultural lands and operations	Development of the property will not fragment area agricultural land base given the lands are immediately adjacent to existing residential development in the Community of Guthrie.	No mitigation required.	None
The type of agricultural, agriculture-related or on-farm diversified uses being lost and the significance this has for supporting other agricultural production in the surrounding area	Removal of 5.53ha of idle land removed from an potential agricultural use. Loss will not compromise ongoing agricultural production in surrounding area.	No mitigation required.	None
The loss of existing and future farming opportunities	No existing crop production loss and no buildings for livestock, equipment or crop storage.	No mitigation available.	Loss of potential limited crop production on the 5.53ha.
Minimum Distance Separation changes (where applicable) that will constrain future farm operations	Development MDS compliant to closest and largest livestock operations.	No mitigation required.	None
The loss of infrastructure, services or assets important to the surrounding agricultural community and agri-food sector	No loss of infrastructure, services or assets important to surrounding agricultural community.	No mitigation required.	None
The loss of agricultural investments in structures and land improvements (e.g. artificial drainage)	No loss of investment, buildings scheduled for demolition. No tile drainage or surface drainage improvements.	No mitigation required.	None
The disruption or loss of function to artificial drainage and irrigation installations	No impact to tile installation.	No mitigation required.	None
Changes to the soil drainage regime	No changes to soil regime beyond development footprint. Site drains to south east.	No mitigation required.	None
Changes to surface drainage features which could have an effect on adjacent lands	Surface drainage beyond development footprint will be maintained post development.	Site drainage will be controlled by storm water management or lot grading for the development.	None
Changes to landforms, elevations and slope that could alter microclimatic conditions (e.g. modification to slopes that may reduce or improve cold air drainage opportunities and changes to elevation may have an impact on diurnal temperatures)	No changes to landform or topography, no unique microclimatic conditions within or adjacent to development footprint.	No mitigation required.	None
Changes to hydrogeological conditions that could affect neighboring municipal or private wells, sources of irrigation water and sources of water for livestock	No change expected to ground water regime. Area sandy loam soils are well drained and would continue to provide for infiltration within the rural lots.	No mitigation required.	None

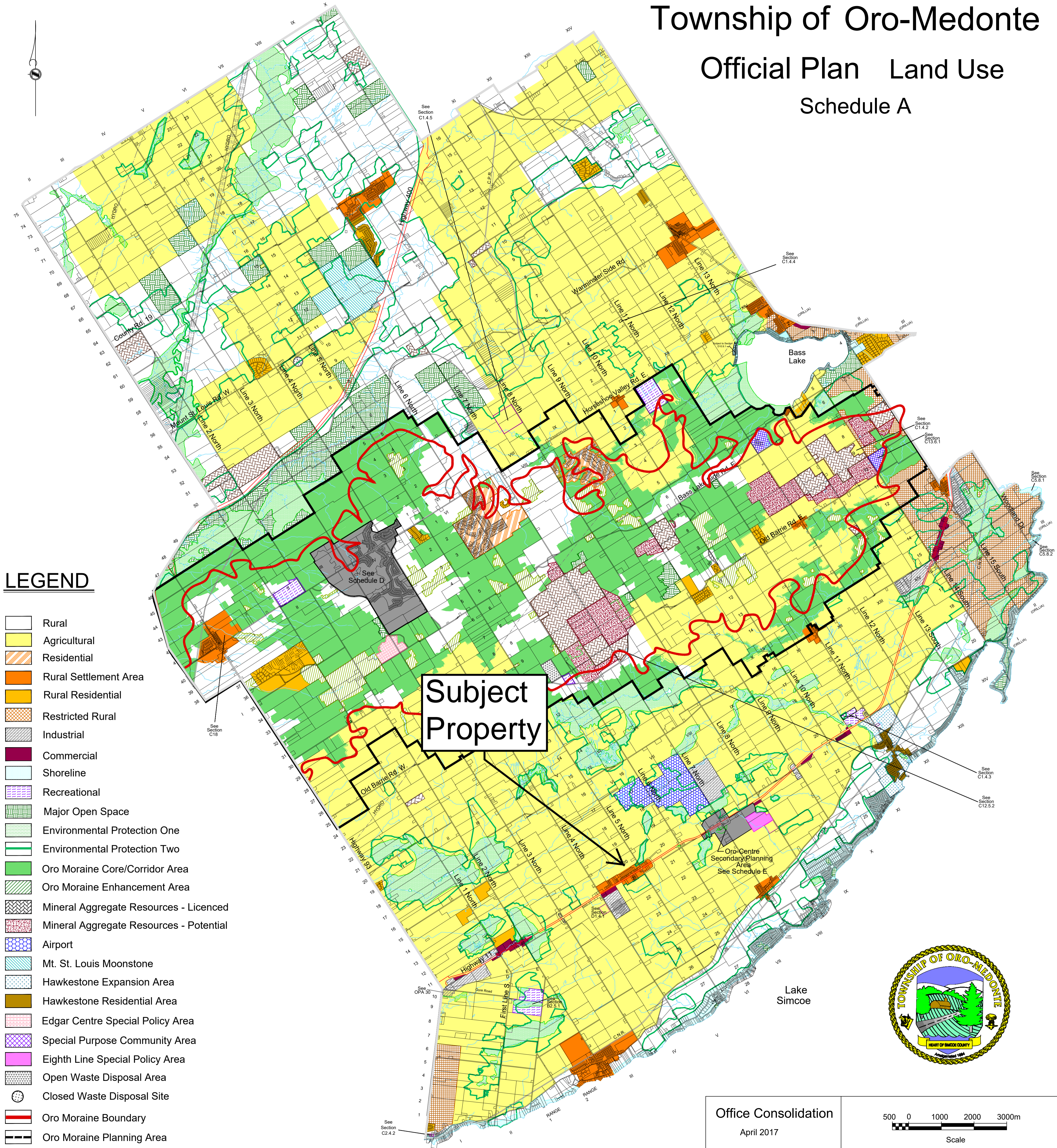
**Table 1 - Impact Assessment for Proposed Settlement Area Boundary Expansion Melville Court , Township of Oro-Medonte**

Potential Impact	Impact From Proposed Development	Mitigation Recommended	Net Impact
Disruption to surrounding farm operations, activities and management (e.g. temporary loss of productive agricultural lands, cultivation, seeding, spraying, harvesting, field access, use of road network)	No disruption to livestock operations in the area. Disruption limited to loss of rentable agricultural lands.	No mitigation required.	None
The potential effects of noise, vibration, dust, and traffic on agricultural operations and activities	Surrounding farming operations can continue agricultural operations, no impacts to equipment use.	No mitigation required.	None
Potential compatibility concerns such as <i>normal farm practices</i> facing challenges with e.g. nuisance complaints, vandalism and trespassing that may occur with the new development being established	No expectation of compatibility impacts, normal farm practices in the area are predominately cash cropping.	No mitigation required.	None
The inability or challenges to move farm vehicles and equipment along roads due to increased traffic caused by haul routes, changes in road design.	No impact expected due to proximity to Highway 11 and limited size of development.	No mitigation required.	None
Fragmentation of the agricultural land base and loss of contiguity of farmland.	Development adjacent to existing residential development, no fragmentation.	No mitigation required.	None
Loss of agricultural infrastructure upon which area farms rely.	No impact, farm provides no agricultural infrastructure services.	No mitigation required.	None
Loss of agricultural operations that provide goods and services upon which the surrounding agricultural community is dependent.	No significant agricultural community impact, lands are idle and do not contribute to agricultural community goods or services.	No mitigation required.	None
Loss of community benefits for agri-tourism, products for retail market/local food or educational benefits.	No impact, no agri-tourism, market gardening or educational programs on farm.	No mitigation required.	None



# Township of Oro-Medonte

## Official Plan Land Use Schedule A



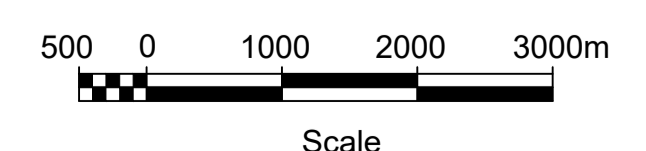
### LEGEND

-  Rural
-  Agricultural
-  Residential
-  Rural Settlement Area
-  Rural Residential
-  Restricted Rural
-  Industrial
-  Commercial
-  Shoreline
-  Recreational
-  Major Open Space
-  Environmental Protection One
-  Environmental Protection Two
-  Oro Moraine Core/Corridor Area
-  Oro Moraine Enhancement Area
-  Mineral Aggregate Resources - Licenced
-  Mineral Aggregate Resources - Potential
-  Airport
-  Mt. St. Louis Moonstone
-  Hawkestone Expansion Area
-  Hawkestone Residential Area
-  Edgar Centre Special Policy Area
-  Special Purpose Community Area
-  Eighth Line Special Policy Area
-  Open Waste Disposal Area
-  Closed Waste Disposal Site
-  Oro Moraine Boundary
-  Oro Moraine Planning Area

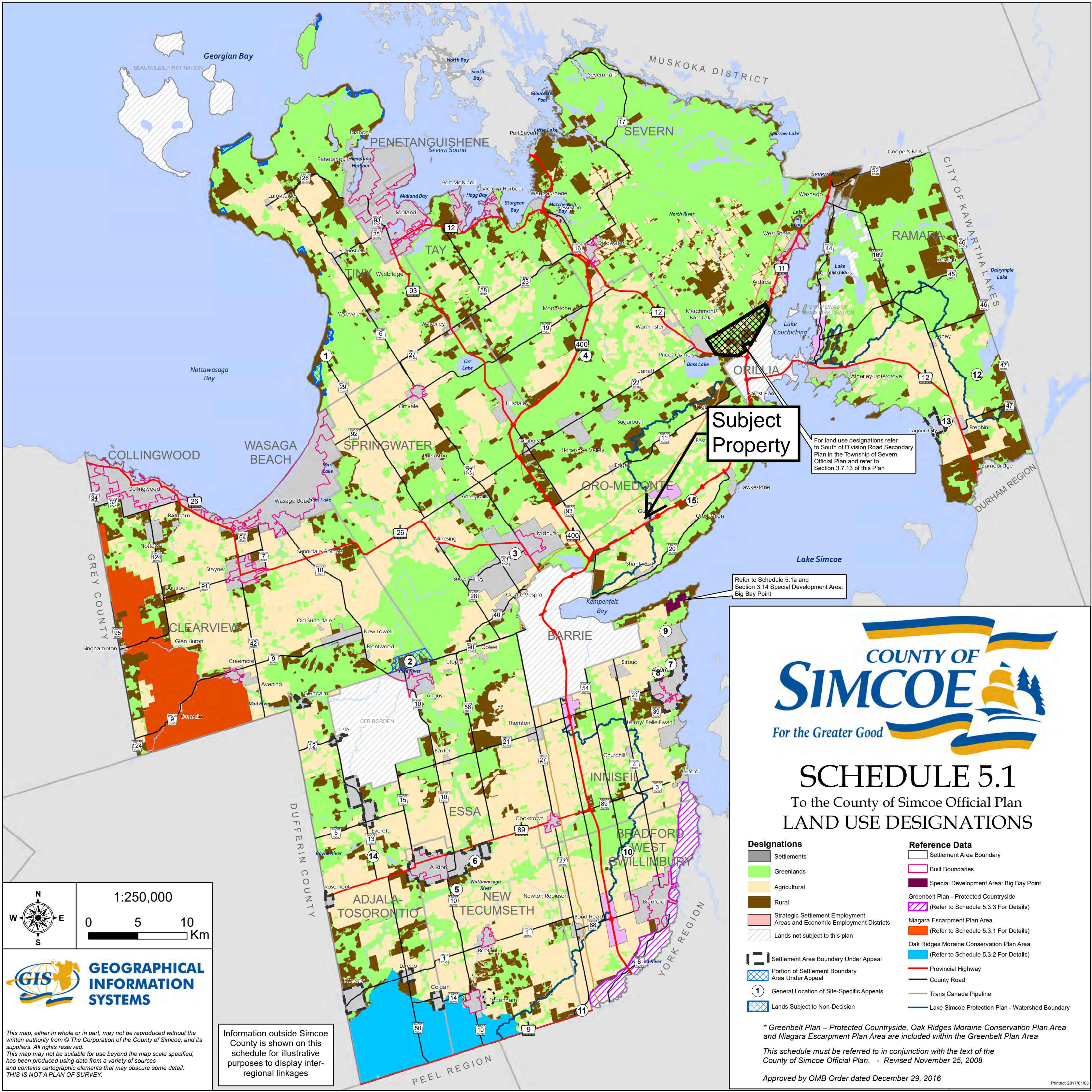
Subject Property



Office Consolidation  
April 2017







**Subject Property**

For land use designations refer to South of Division Road Secondary Plan in the Township of Severn Official Plan and refer to Section 3.7.13 of this Plan

Refer to Schedule 5.1a and Section 3.14 Special Development Area: Big Bay Point



# SCHEDULE 5.1

## To the County of Simcoe Official Plan

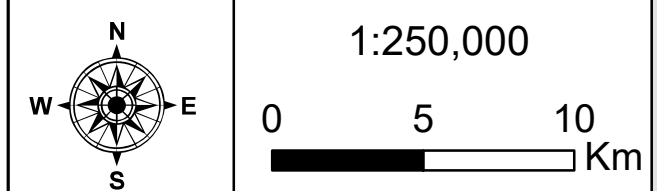
### LAND USE DESIGNATIONS

Designations	Reference Data
Settlements	Settlement Area Boundary
Greenlands	Built Boundaries
Agricultural	Special Development Area: Big Bay Point
Rural	Greenbelt Plan - Protected Countryside
Strategic Settlement Employment Areas and Economic Employment Districts	(Refer to Schedule 5.3.3 For Details)
Lands not subject to this plan	Niagara Escarpment Plan Area
Settlement Area Boundary Under Appeal	(Refer to Schedule 5.3.1 For Details)
Portion of Settlement Boundary Area Under Appeal	Oak Ridges Moraine Conservation Plan Area
General Location of Site-Specific Appeals	(Refer to Schedule 5.3.2 For Details)
Lands Subject to Non-Decision	Provincial Highway
	County Road
	Trans Canada Pipeline
	Lake Simcoe Protection Plan - Watershed Boundary

\* Greenbelt Plan – Protected Countryside, Oak Ridges Moraine Conservation Plan Area and Niagara Escarpment Plan Area are included within the Greenbelt Plan Area

This schedule must be referred to in conjunction with the text of the County of Simcoe Official Plan. - Revised November 25, 2008

Approved by OMB Order dated December 29, 2016



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 This map may not be suitable for use beyond the map scale specified, has been produced using data from a variety of sources and contains cartographic elements that may obscure some detail. THIS IS NOT A PLAN OF SURVEY.

Information outside Simcoe County is shown on this schedule for illustrative purposes to display inter-regional linkages



# Ontario Agriculture Systems



5/4/2021, 4:37:09 PM

Agricultural Land Base



Specialty Crop Area

Prime Agricultural Area



Greater Golden Horseshoe

Candidate Area

1:36,112

0 0.2 0.4 0.8 mi

0 0.35 0.7 1.4 km

OMAFRA, Province of Ontario, Esri Canada, Esri, HERE, Garmin,

# Minimum Distance Separation I

Melville Court  
Prepared By: Paul Neals, B.Sc.Agr, P.Ag., Orion Environmental Solutions Inc.

**Description:** Settlement Boundary Expansion  
**Application Date:** Wednesday, May 5, 2021  
**Municipal File Number:**  
**Proposed Application:** New or expanding settlement area boundary  
Type B Land Use


<b>Applicant Contact Information</b> Rod Miskey DonCor Developments Inc. 1004 Line 4 North Oro-Medonte, ON, Canada L0L 2L0	<b>Location of Subject Lands</b> County of Simcoe, Township of Oro-Medonte ORO, Concession: 5, Lot: 20 Roll Number: 434601000233120
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**Calculation Name:** *Farm 1*  
**Description:** 200 Line 5 North Oro-Medonte

<b>Farm Contact Information</b> unknown unknown 200 Line 5 North Oro-Medonte, ON, Canada	<b>Location of existing livestock facility or anaerobic digester</b> County of Simcoe, Township of Oro-Medonte ORO, Concession: 5, Lot: 19 Roll Number: 434601000233100
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The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Dairy, Milking-age Cows (dry or milking) Large Frame (545 - 658 kg) (eg. Holsteins), Tie Stall [Livestock barn is currently unoccupied]	143	204.3	1,461 m <sup>2</sup>

 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

**Existing Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Design Capacity (NU):** 204.3

**Potential Design Capacity (NU):** 204.3

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	=	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
<b>0.7</b>	<b>X</b>	<b>405.44</b>	<b>X</b>		<b>437 m (1434 ft)</b>	<b>441 m (1447 ft)</b>
		<b>0.7</b>	<b>X</b>	<b>2.2</b>		
					Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
					<b>437 m (1434 ft)</b>	<b>464 m (1522 ft)</b>

**Calculation Name:** *Farm 2*  
**Description:** 217 Line 5 North Oro-Medonte

<b>Farm Contact Information</b> unknown unknown 217 Line 5 North Oro-Medonte, ON, Canada	<b>Location of existing livestock facility or anaerobic digester</b> County of Simcoe, Township of Oro-Medonte ORO, Concession: 6, Lot: 19 Roll Number: 434601000301300
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The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

# Minimum Distance Separation I

Melville Court

Prepared By: Paul Neals, B.Sc.Agr, P.Ag., Orion Environmental Solutions Inc.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	156	52.0	580 m <sup>2</sup>

 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

**Existing Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Design Capacity (NU):** 52.0

**Potential Design Capacity (NU):** 52.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	=	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
<b>0.8</b>	<b>X</b>	<b>264</b>	<b>X</b>		<b>325 m (1067 ft)</b>	<b>651 m (2136 ft)</b>
					Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
					<b>325 m (1067 ft)</b>	<b>651 m (2136 ft)</b>

**Calculation Name:** *Farm 3*

**Description:** 192 Line 4 North Oro-Medonte

**Farm Contact Information**


Jim Partridge  
192 Line 4 North  
Oro-Medonte, ON, Canada

**Location of existing livestock facility or anaerobic digester**

County of Simcoe, Township of Oro-Medonte  
ORO, Concession: 4, Lot: 19  
Roll Number: 434601000224600

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Shortkeepers (12.5 - 17.5 months)	153	76.5	924 m <sup>2</sup>

 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

**Existing Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Design Capacity (NU):** 76.5

**Potential Design Capacity (NU):** 76.5

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	=	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
<b>0.8</b>	<b>X</b>	<b>294.75</b>	<b>X</b>		<b>363 m (1191 ft)</b>	<b>980 m (3215 ft)</b>
					Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
					<b>363 m (1191 ft)</b>	<b>958 m (3143 ft)</b>



## Minimum Distance Separation I

Melville Court

Prepared By: Paul Neals, B.Sc.Agr, P.Ag., Orion Environmental Solutions Inc.

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### Preparer Information

Paul Neals  
B.Sc.Agr, P.Ag.  
Orion Environmental Solutions Inc.  
1930 George Johnston Road  
Minesing, ON, Canada L9X 1C1  
Phone #1: 705-794-7107  
Email: paul@orionenvironmentalsolutions.com

Signature of Preparer: \_\_\_\_\_

Paul Neals, B.Sc.Agr, P.Ag.

Date: \_\_\_\_\_

May 12/2021

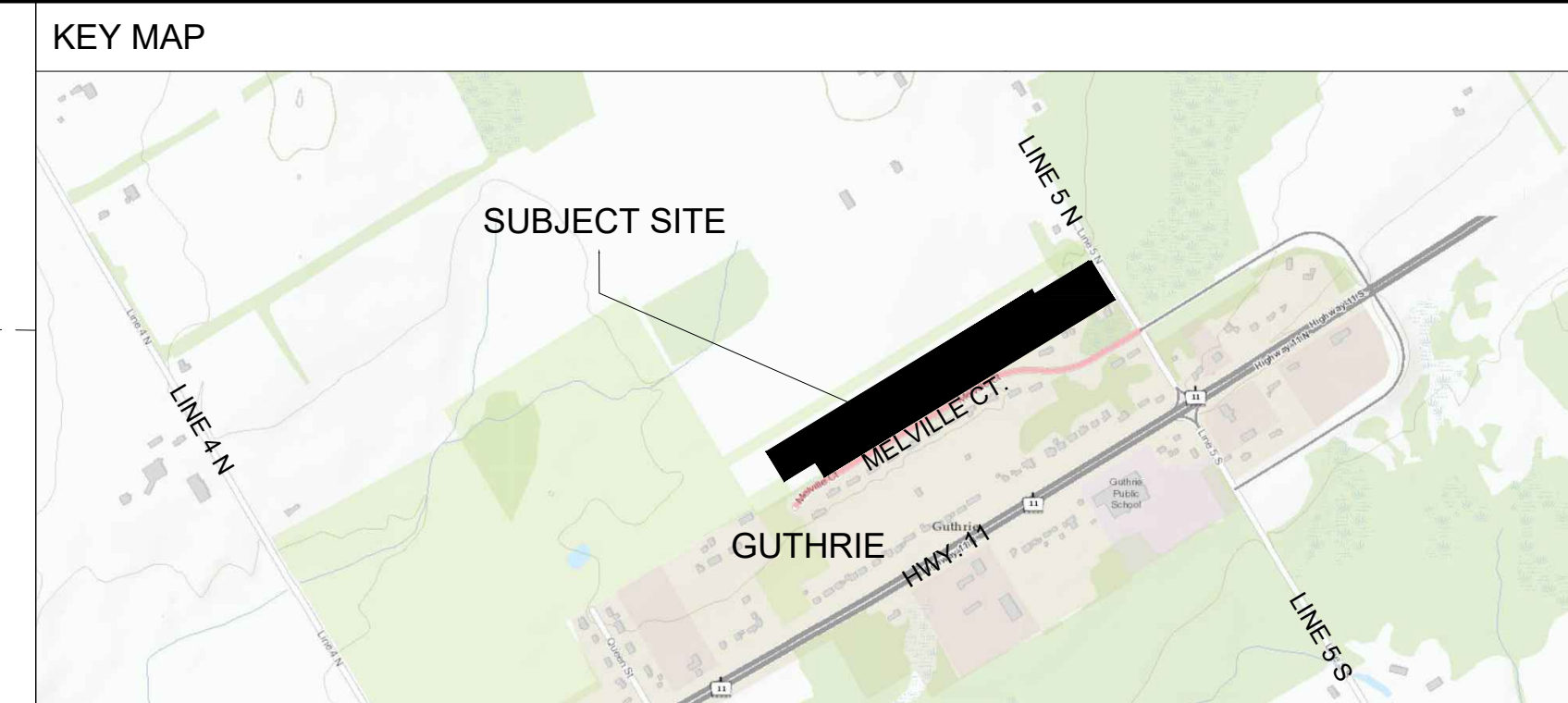
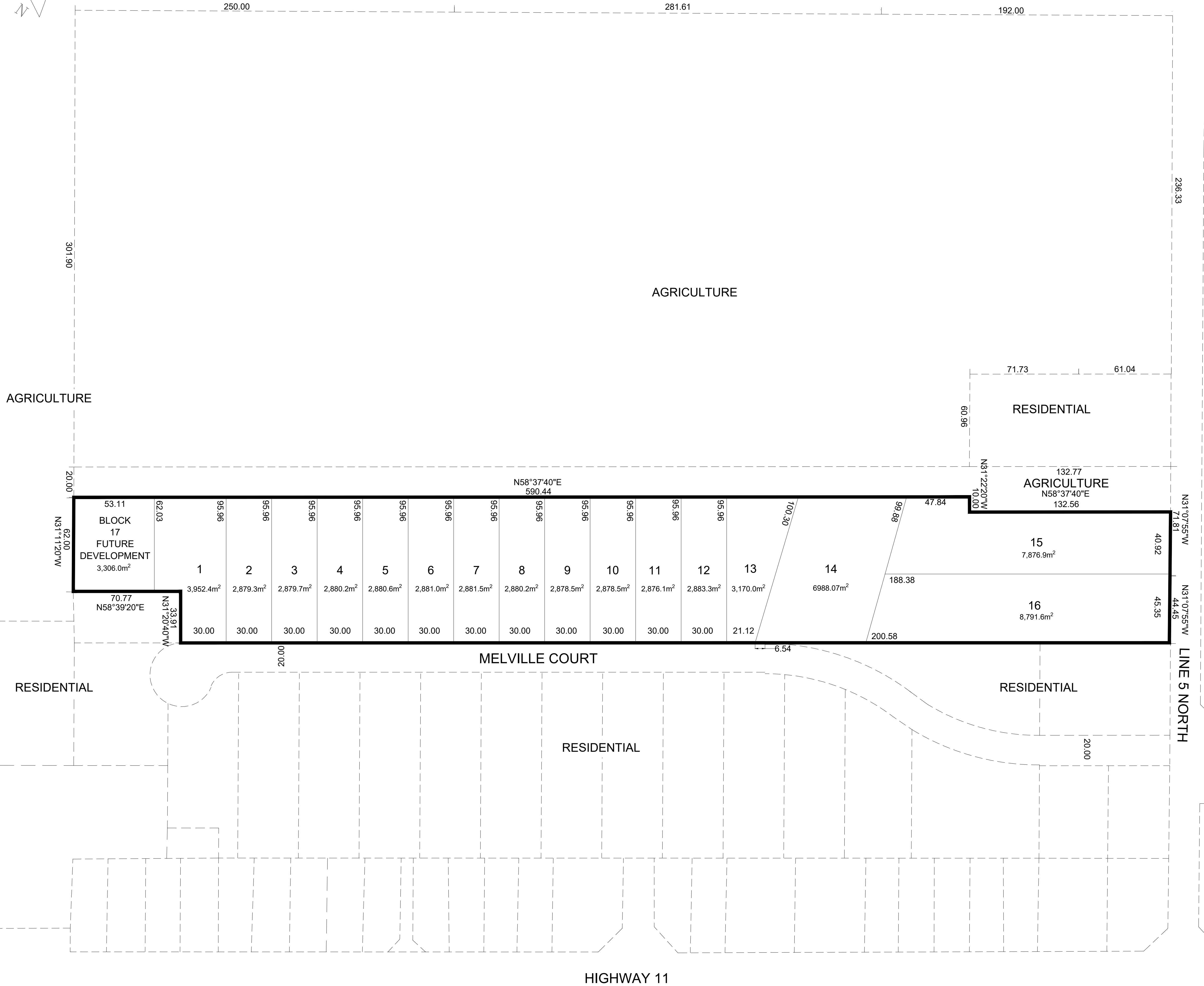
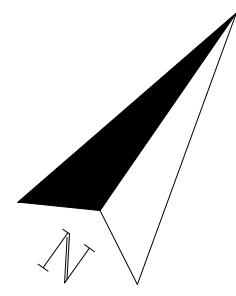
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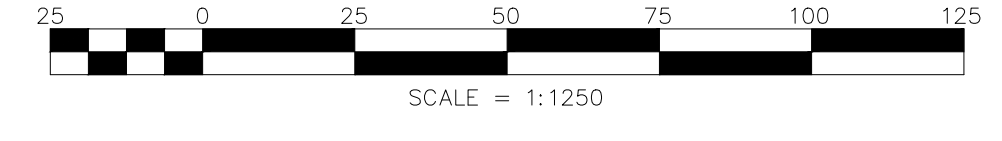
### NOTE TO THE USER:

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.





**DRAFT PLAN OF SUBDIVISION**  
 EAST HALF OF LOT 20, CONCESSION 5  
 FORMERLY IN THE  
 TOWNSHIP OF ORO  
 NOW IN THE  
 TOWNSHIP OF ORO-MEDONTE  
 COUNTY OF SIMCOE  
 2010



**LEGEND**

SUBJECT LANDS

**OWNER'S CERTIFICATE**

I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS, TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE COUNTY OF SIMCOE FOR APPROVAL.

DATE \_\_\_\_\_ DONCOR DEVELOPMENT INC.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE \_\_\_\_\_

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT**

- |                  |  |
|------------------|--|
| a) SHOWN ON PLAN | h) MUNICIPAL WATER                       |
| b) SEE KEY PLAN  | i) SAND                                  |
| c) SHOWN ON PLAN | j) SHOWN ON PLAN                         |
| d) RESIDENTIAL   | k) ALL MUNICIPAL SERVICES TO BE PROVIDED |
| e) SHOWN ON PLAN | l) NONE                                  |
| f) SHOWN ON PLAN |  |
| g) SHOWN ON PLAN |  |

**LAND USE STATISTICS**

Land Use	Lot / Block No.	Area (ha.)	Units
RESIDENTIAL SINGLE LOT	1-16	6.24	16
FUTURE DEVELOPMENT	17	0.33	
<b>TOTAL</b>		6.57	16

SOURCE:  
 - 1.0m CONTOUR INTERVALS: FIRST BASE SOLUTIONS, VuMAP, 2020

**SCHEDULE OF REVISIONS**

No.	Date	Description	By
1	Jan. 3, 2022	Application;	A.S.

**IPS INNOVATIVE PLANNING SOLUTIONS**  
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS  
 647 WELHAM ROAD, UNIT 9, BARRIE, ONTARIO, L4N 0B7  
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: Jan 3, 2022	Drawn By: A.S.
File: 06-188	Checked: D.V. / J.H.

**PAUL NEALS**

B.Sc.Agr., P.Ag.

Senior Environmental Planner/Professional Agrologist

**PROFILE**

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2016 to present    Principal, Orion Environmental Solutions, Inc.  
1995-2016    Vice-President, Azimuth Environmental Consulting, Inc.  
1990-1995    Senior Environmental Planner/Agrologist, Gartner Lee Limited  
1980-1990    Planner/Agrologist, Land Use and Environmental Planning Dept.,  
Design and Development - Transmission Division, Ontario Hydro  
1980    Resource Technician, Nottawasaga Valley Conservation Authority  
1975-1979    B.Sc. Agriculture - University of Guelph

**EXPERIENCE**

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**2016 to present    Principal, Orion Environmental Solutions**

In 2016 Mr. Neals started Orion Environmental Solutions providing expertise to his clients in the areas of Agricultural Impact Assessment., Minimum Distance Calculations, Project Management/Approval Facilitation, Development Land Management, Environmental Due Diligence/Issue Identification, Environmental Policy Review and Development, Environmental Assessment Planning Process Implementation Full and Class EA Project Management and Public Consultation Program Management.

- Environmental Director responsible for the overall management of the natural heritage components for the Link 427 design build/operation/maintenance project involving extension of Highway 427 to Major MacKenzie Drive. Orion is providing expertise to assist in the management of the Vegetation Restoration/Ground Water/Fisheries/Wildlife/Agriculture/Waste Management and Contamination/Habitat Management/Species at Risk and liaison with the project staff from the Ministry of Transportation and Infrastructure Ontario.
- Project Management and approvals facilitation for numerous Environmental Impact Studies for development approvals in Simcoe County and Greater Toronto Area involving provincially and locally

significant wetlands, cold and warm water fisheries, designated significant natural heritage features, Species at Risk, ground /surface water protection, Areas of Natural and Scientific Interest.

- Undertook agricultural impact assessments for residential and commercial development approvals in Simcoe County, the Greater Toronto Area and throughout southern Ontario. Assessed the impact of the loss of agricultural land and the Minimum Separation Distance requirements for development based on the surrounding existing agricultural operations.

**1995 – 2016 Vice-President, Azimuth Environmental Consulting, Inc.**

Mr. Neals is a founding member of Azimuth Environmental Consulting, Inc. Throughout his 40-year career he has been involved with hundreds of projects utilizing his expertise in environmental assessment process, public consultation, impact analysis, natural resource inventories, land use/socioeconomic analysis and interpretation, and route/site selection.

- Environmental Manager responsible for the overall management of the natural heritage components for the Highway 407 East Phase 2 design build/operation/maintenance project involving 32km of new freeway. Azimuth is providing expertise in the Vegetation Restoration/Ground Water/Fisheries/Wildlife/Agriculture/Waste Management and Contamination/Habitat Management/Species at Risk, preparation of the Class EA for the truck layby and highway maintenance facilities, provide environmental input into the Community Value Plan and provide environmental monitoring during construction.
- Project Management and field studies for numerous Environmental Impact Studies for development approvals in Simcoe County and Greater Toronto Area involving provincially and locally significant wetlands, cold and warm water fisheries, designated significant natural heritage features, Species at Risk, ground /surface water protection, Areas of Natural and Scientific Interest.
- Project Manager for Block 40/47 environmental studies for the preparation of the Master Environmental Servicing Plan. Responsible for coordination of ecology and hydrogeological disciplines, liaison with Ministry of Natural Resources and Forestry, Toronto Region Conservation Authority and City of Vaughan. Provided expert testimony before the Ontario Municipal Board



to on the environmental matters and agriculture to obtain approval of the zoning amendments to permit the submission of draft plans.

- A working knowledge of the municipal/provincial/federal guidelines, statues and policies governing infrastructure and land development approvals in Ontario.
- Environmental Planner/Class EA process advisor on Municipal Class EA projects involving municipal roads, water supply and sewage treatment systems. Responsible for implementation of Class EA planning process, public consultation, land use/socioeconomic impact assessment, evaluation methodologies for the assessment of alternatives, government agency liaison, public liaison committee consultation and report preparation.
- Acted as municipal peer reviewer for numerous Environmental Impact Studies to provide staff with opinion on the degree of compliance with EIS requirements and the thoroughness and accuracy of the study.
- Project Manager/Environmental Planner for the numerous route selection studies for natural gas transmission pipelines. Responsible for the development and implementation of the route selection planning process, land use/agricultural/socioeconomic impact assessment, public/agency consultation, impact mitigation study on preferred route, and preparation of the Environmental Report, subject to review by the Ontario Energy Board. Presented expert testimony on the environmental issues associated with the aforementioned projects before the Ontario Energy Board. All project approved.
- Environmental Planner on Ministry of Transportation Class EA Group B and C projects encompassing route selection for new provincial 400 series highways, road maintenance construction projects, truck inspection facility and numerous highway upgrade projects. Responsible for environmental planning process, preparation of the Transportation Environmental Study Report or Screening Report, coordination of the environmental/land use/socioeconomic studies, public and agency consultation.
- Project Manager on a number of Secondary Plan studies in Central Ontario. Responsible for the coordination of the natural heritage inventory, integration of ground and surface water studies into protection of the natural heritage features for the delineation of the limits of the Environmental Protection areas and the developable lands. Undertook a lead role in

facilitating approvals through affected municipalities, conservation authorities and provincial ministries.

- Undertook agricultural impact assessments for residential and commercial development approvals in Simcoe County, the Greater Toronto Area and throughout southern Ontario for Environmental Assessment Act and Ontario Energy Act approvals for hydro transmission rights-of-way, provincial highways and natural gas pipelines. Assessed the impact of the loss of agricultural land and the Minimum Separation Distance requirements for development based on the surrounding existing agricultural operations.
- Project Manager and Environmental Planner for landfill site selection studies. Responsible for planning process development, data collection, identification and evaluation of candidate areas and candidate site, government and public consultation program, evaluation methodology and preparation of the environmental assessment report.

**1990 – 1995 Senior Environmental Planner, Gartner Lee Limited**

Mr. Neals was a Senior Environmental Planner with Gartner Lee Limited. Environmental assessment projects Paul has undertaken include waste management studies for landfill site selection, landfill operations, EA's for provincial highways and natural gas pipeline projects, site plans for aggregate pit expansion and management of environmental studies for private electricity generation facilities.

**1980-1990 – Planner Agrologist, Land Use & Environmental Planning Dept.  
Design & Development Transmission Division, Ontario Hydro**

Mr. Neals undertook environmental, land use and agricultural impact studies required to obtain approval under the Environmental Assessment Act for the construction of transmission facilities throughout northern and southern Ontario. Responsible for management in interdisciplinary team, route selection process, field studies and impact assessment, public and agency consultation and report preparation. Provided expert testimony before the Consolidated Hearings Board.

**PROFESSIONAL AFFILIATIONS, CERTIFICATION & TRAINING**

Ontario Institute of Agrologists (1982 - 1994, 2015 – 2021)

Member of Barrie Huronia Rotary Club

# CURRICULUM VITAE

CHARLES F. BURGESS, B.Sc., Dip. F.T., MCIP, RPP

ISA-ON-2456A

---

## Professional Achievements

- Successfully practiced in resource management and planning in both the public and private sectors related to disciplines such as forestry, mineral aggregate resources, natural heritage protection, and watershed planning
- Established successful working relationships with representatives from government, agricultural community, development industry, non-governmental organizations, aggregate producers, and the general public
- Fulfilled various resource management and planning responsibilities related to forestry (tree marking, tree planting, timber cruising), natural heritage planning and the identification of significant woodlands, and watershed management
- Recognized in the industry as a resource management professional that exhibits tact and diplomacy in every-day work

## Professional Experience

- |   |              |
|---|--------------|
| ▪ Burgess Gleason Environmental                     | 2020-Present |
| ▪ Skelton Brumwell & Associates Inc.                | 2018-2020    |
| ▪ Lake Simcoe Region Conservation Authority         | 2009-2018    |
| ▪ Dufferin Aggregates                               | 2008-2009    |
| ▪ Lake Simcoe Region Conservation Authority         | 2007-2008    |
| ▪ Nottawasaga Valley Conservation Authority         | 1992-2007    |
| ▪ Mississippi Valley Conservation Authority         | 1991-1992    |
| ▪ Ministry of Natural Resources (Pembroke District) | 1986-1991    |

## Education

- Bachelor of Science Degree (B.Sc. – Major - Natural Science)  
Lakehead University (Graduated - 1990)
- Forestry Technician Diploma (Dip. F.T.)  
Sir Sandford Fleming College (Graduated - 1985)

## Affiliation

- ✓ Member of the Canadian Institute of Planners (MCIP)
- ✓ Member of the Ontario Professional Planners Institute (OPPI)
- ✓ Registered Professional Planner (RPP)
- ✓ Certified Arborist (ISA – ON-2456A)

## Detailed Professional Experience

- LSRCA; Dufferin Aggregates; NVCA; MVCA; Consulting;
  - ✓ Resource management
  - ✓ Watershed planning
  - ✓ Public policy formulation and interpretation
  - ✓ Identification of natural heritage systems
  - ✓ Key natural heritage feature identification and protection
  - ✓ Site evaluations
- Ministry of Natural Resources (Pembroke District)
  - ✓ Tree marking
  - ✓ Timber cruising to determine species composition and density
  - ✓ Forest Resource Inventory (FRI) mapping and interpretation
  - ✓ Forest surveying
  - ✓ Tree planting
  - ✓ Crown land and County forest management