

August 16, 2023

Ministry of Municipal Affairs and Housing

777 Bay Street, 17th floor

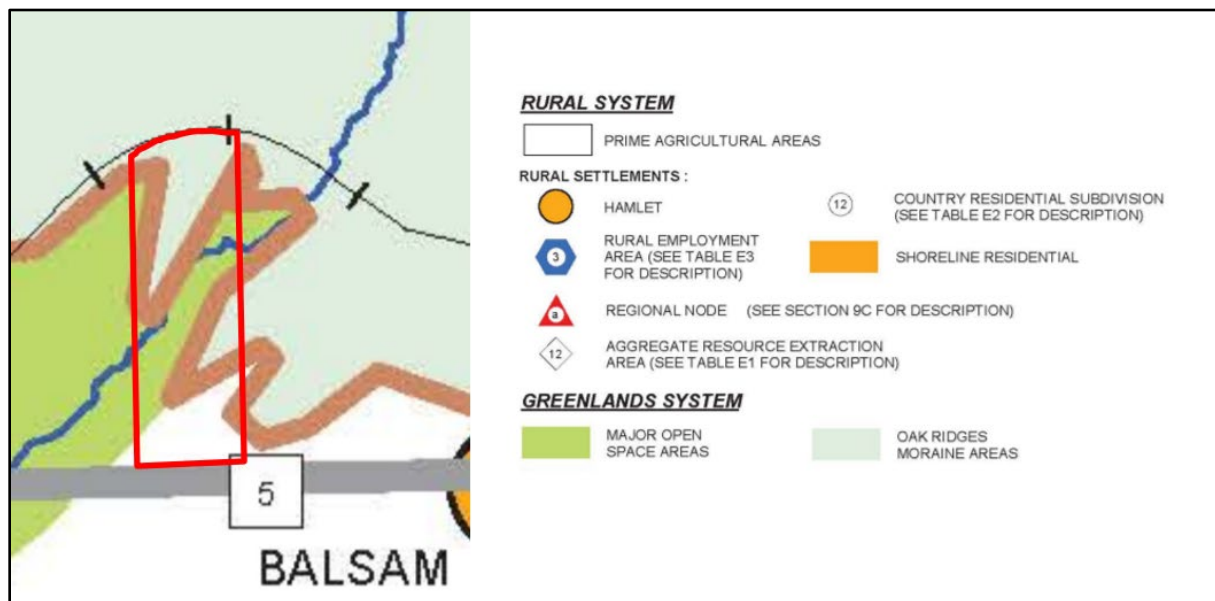
Toronto, Ontario M7A 2J3

RE: ERO 019-7195
Comments on Durham Region Official Plan
Osler Farm - 0 Ninth Concession Rd, Part of Lot 6, Concession 9, Pickering
TBG File: 21808

SUBJECT SITE

The Biglieri Group Ltd. (“TBG”) represents Fourteen Estates, owner of ‘Osler Farm’, which is located west of the Hamlet of Balsam on Ninth Concession Road (“Subject Site”). The Subject Site is legally described as Con 9 Pt Lot 6 Now 40R12698 Part 1. The Subject Site is approximately 49 hectares in size, with 400m of frontage along Ninth Concession Road, and has a lot depth of approximately 1200m. The Subject Site is currently designated in the in force Durham Region Official Plan, 2020 Office Consolidation, as *Major Open Space, Prime Agricultural Areas, and Oak Ridges Moraine Areas* (see Figure 1).

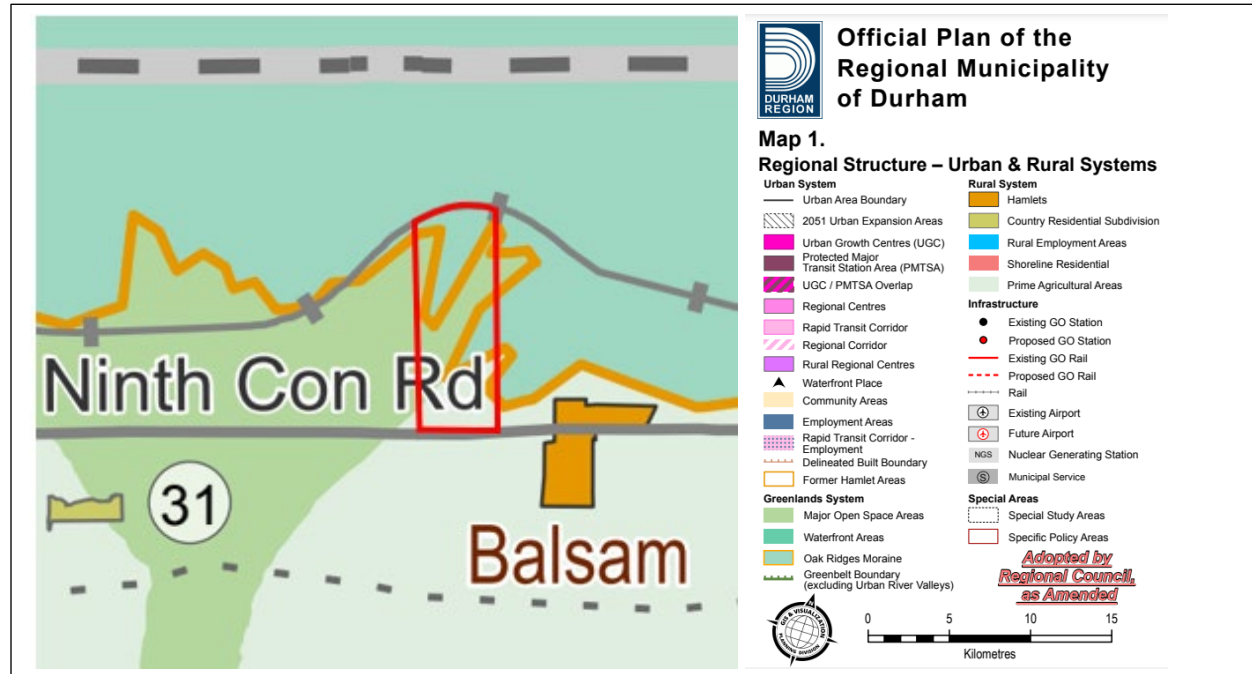
Figure 1. Current Official Plan Designation



DRAFT OFFICIAL PLAN DESIGNATION

The Regionally adopted Envision Durham Official Plan designates the Subject Site as *Major Open Space*, *Oak Ridges Moraine*, and *Prime Agricultural Area* as seen in Figure 2.

Figure 2.



PREVIOUS CORRESPONDENCES & COMMENTS

Clark Consulting Services submitted an Agricultural Land Report (the “ALR”) to the Region of Durham in February of 2022 to inform the Envision Durham process (see Appendix A). The Report concluded that agricultural uses are not predominant in the area west of Balsam and north of Regional Road 5 (which are dominated by *Natural Area* lands). Ultimately, the report concludes that the Subject Site does not meet the definition of *Prime Agricultural Land* per the PPS and is not part of the Agricultural System, as defined by the PPS.

Regional Staff did not provide a response to these materials and it does not appear that they were considered in the determination of the *Prime Agricultural Area* designation as is being proposed. In particular, the June 7, 2022 “Envision Durham – Implementation of the Provincial Agricultural System” report (“Envision Durham Report”) appears to have ignored these materials. Line 4.6 of the Envision Durham Report outlines the manner in which the Region undertook its assessment of the Agricultural System. Line 4.6 does not list a review of reports and commentary received from the public as a consideration. Further, line 4.2 and 4.3 of the Envision Durham Report give the impression that the municipal review was segmented to an exclusive review of, “*Areas currently designated as Major Open Space Areas in the ROP have been identified by the Province as Prime Agricultural Areas, or as Candidate Areas that could either become Prime Agricultural Areas or remain as Major Open Space Areas*”. This statement suggests that the Region did not turn its mind to assessing existing Regional *Prime Agricultural Areas* to determine if whether they are appropriately designated or if they should be redesignated.

RECOMMENDATION

It is our recommendation that the adopted Official Plan be amended prior to approval by the Minister and that the portions of the Subject Site currently designated *Prime Agriculture Area* be redesignated *Major Open Space*.

The current Envision Durham Municipal Comprehensive Review process is the appropriate time to make such an amendment. According to the Growth Plan for the Greater Golden Horseshoe ("Growth Plan") policy 4.2.6.9:

"Upper- and single-tier municipalities may refine provincial mapping of the agricultural land base at the time of initial implementation in their official plans, based on implementation procedures issued by the Province. ... After provincial mapping of the agricultural land base has been implemented in official plans, further refinements may only occur through a municipal comprehensive review."

The ongoing Municipal Comprehensive Review represents an important opportunity to review the Subject Site, and designate it appropriately based on the current and historic use patterns of the Subject Site and surrounding lands. Any opportunity for redesignation following the conclusion of this process will not be readily available.

To provide context and substance to our recommendation, we again refer Regional staff to the previously submitted ALR which outlines the reasons for this recommendation. The ALR prepared by Clark Consulting Services identified that most of the Subject Site is heavily treed and includes significant woodlands, wet areas and dramatic slopes, making it less suited for appropriate agricultural conditions. Additionally, the neighbouring lands north of Regional Road 5 do not have agricultural uses as their predominant use, and as such the Subject Site does not fit the definition of *Prime Agricultural Area* by being in a location where there is a local concentration of farms with ongoing agricultural activities.

It is important to note that the *Prime Agricultural Area* designation will constrain permitted uses on the Subject Site (in comparison to the *Major Open Space* designation). Accordingly, the *Prime Agricultural Area* designation should not be maintained on lands which cannot realistically be used for the agriculture purposes permitted in the designation. To do so would not represent good planning and would not meet the intention of the applicable Provincial policies and plans.

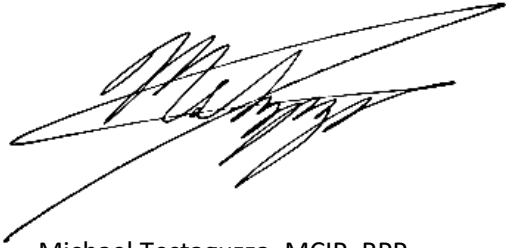
As such, it is our professional recommendation that the portions of the Subject Site designated as *Prime Agricultural Areas* on Map 1 of the adopted Official Plan be re-designated to *Major Open Space*. This will allow those portions of the lands to align with the designation of the majority of the Subject Site. The *Major Open Space* designation will allow for a broader range of uses on the Site which better reflects the existing uses and physical realities of the Subject Site.

Alternatively, TBG's client would also support designation of the Site as part of the *Balsam Hamlets* designation.

Should you have any questions or require any additional information, please contact the undersigned at your earliest convenience.

Respectfully,

THE BIGLIERI GROUP LTD.

A handwritten signature in black ink, appearing to read 'M. Testaguzza', with a long horizontal flourish extending to the right.

Michael Testaguzza, MCIP, RPP
Partner

A handwritten signature in black ink, appearing to read 'C. McCoy', with a long horizontal flourish extending to the right.

Cameron McCoy, MPI
Junior Planner

APPENDIX 1

AGRICULTURAL LAND REPORT PREPARED BY CLARK CONSULTING SERVICES

Agricultural Land Report

Review of Prime Agricultural Area Designation



CLARK
CONSULTING SERVICES

Site No. 2 Location: Regional Road 5, Part of Lot 6, Concession 9, City of Pickering, Region of Durham

CCS Project No.: 4932

Date: January 26, 2022
Revised: February 7, 2022

Roll No.: 1801 030 007 07800

Region of Durham: Prime Agricultural Areas, Major Open Space Areas, Oak Ridges Moraine Areas

City of Pickering OP: Natural Areas, Prime Agricultural Areas, Prime Agricultural Areas on the Oak Ridges Moraine, Oak Ridges Moraine Countryside Areas, Oak Ridges Moraine Natural Core Areas

Subject Land Size: 49 ha

Prepared for: Biglieri Group on behalf of Fourteen Estates

Prepared by: Clark Consulting Services



Subject Lands – Regional Road 5, Pickering



1. INTRODUCTION

Clark Consulting Services (CCS) was retained by the Biglieri Group to review the existing designation of the subject lands as part of a Prime Agricultural Area and prepare a report for submission to the Region of Durham for consideration during the Regional Official Plan review, or Envision Durham.

A site visit was conducted on January 3, 2022 to review the property and neighbouring land uses. A review of the applicable planning documents was completed and the following report prepared.

2. SUBJECT LANDS

The land subject to this review is located on the north side of Regional Road 5 west of Balsam. *Figure 1* illustrates the general location.



Figure 1 - Location Map

The subject lands are generally shaped as a rectangle with the northern limit curved to follow a rail line. The total area is approximately 49 ha. There are two open fields of approximately 10 ha in total area. The rest of the parcel is heavily treed and the land is sloped upward towards the north. There is about 20 m of difference in elevation between the lowest and highest points on the land. There is no evidence of intensive farming or investment on these lands as seen from the site visit and aerial imagery.



3. PURPOSE OF REPORT

The Region of Durham is in the process of reviewing and updating the Durham Regional Official Plan. This review was launched in 2019 and the Official Plan review looks at:

- How and where the cities and towns may grow.
- How to use and protect land and resources.
- What housing types and job opportunities are needed for residents.
- How people and goods move across the region and beyond.

The Agricultural System (mapped and published by the Province in 2018) includes lands comprised of Prime Agricultural Areas, Specialty Crop Areas and Rural Lands. The intention of the Agricultural System is to maintain the viability and growth of the agricultural and agri-food sector.

The subject lands are largely within the Oak Ridges Moraine and Natural Heritage System. Based on Natural Heritage mapping provided by the Province, the subject lands are part of an extensive Natural Heritage System including Provincially Significant Earth and Life Science Areas. A large part of the subject lands is identified as Woodland, and there are identified Wetlands in the southern and northern areas of the property.

This report will review the subject lands, neighbouring land uses, and how the subject land interfaces with the Natural Heritage System and the local agricultural community.

4. REVIEW OF PLANNING DOCUMENTS

Land use within the City of Pickering is guided by various planning documents including the Provincial Policy Statement, the Oak Ridges Moraine Conservation Plan, the Greenbelt Plan, the Growth Plan for the Greater Golden Horseshoe, the Region of Durham Official Plan, and the City of Pickering Official Plan. These documents include, where provided, policies on the determination of Prime Agricultural Lands, Natural Lands and Rural Lands.

4.1. Provincial Policy Statement (PPS)

The Provincial Policy Statement describes agricultural lands and uses in the following ways:

- **Prime Agricultural Lands** - *‘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’.*
- **Prime Agricultural Area** - *‘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 areas may be identified by the Ontario Ministry of*



Agriculture and Food using guidelines developed by the province as amended from time to time. A prime agricultural area may also be identified through an alternative agricultural land evaluation system approved by the Province’.

- **Agricultural Condition** - *‘in regard to prime agricultural land outside of specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored’.*
- **Agricultural System** - *‘a system comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:
a) An agricultural land base comprised of prime agricultural areas, including specialty crop areas, and rural lands that together create a continuous productive land base for agriculture; and
b) An agri-food network which includes infrastructure, services, and assets important to the viability of the agri-food sector’.*
- **Agricultural Uses** - *‘the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment’.*
- **Agri-food Network** - *‘within the agricultural system, a network that includes elements important to the viability of the agri-food sector such as regional infrastructure and transportation networks; on-farm buildings and infrastructure; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities’.*
- **Agriculture-related Uses** - *‘those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity’.*

4.2. Oak Ridges Moraine Conservation Plan (ORM)

Portions of the subject lands are within the Oak Ridges Moraine (ORM). Approximately 50% of the open field areas are within the ORM.

4.3. Greenbelt Plan

The Greenbelt Plan describes the Agricultural System as providing *‘a continuous, productive and permanent agricultural land base and a complementary agri-food network that together enable the agri-food sector to thrive’.* It says the Agricultural System is comprised of Prime Agricultural Areas, Specialty Crop Areas and Rural Lands. It says the Agricultural System is delineated by the LEAR system, assessing soils, climate, productivity and land fragmentation, among other factors. The subject land is within the Greenbelt Area Boundary.



4.4. Growth Plan for the Greater Golden Horseshoe

The Growth Plan, in Section 4.2.6, says that *‘Prime agricultural areas, including specialty crop areas, will be designated in accordance with mapping identified by the Province and these areas will be protected for long-term use for agriculture’*.

4.5. Region of Durham Official Plan

The Region of Durham Official Plan designates the subject lands as Prime Agricultural Areas, Major Open Space Areas, and Oak Ridges Moraine Areas. Sub-Section 10A.1 says, *‘Major Open Space Areas are designated on Schedule ‘A’ and include key natural heritage and hydrologic features, prime agricultural lands as well as lands of lesser agricultural significance’*.

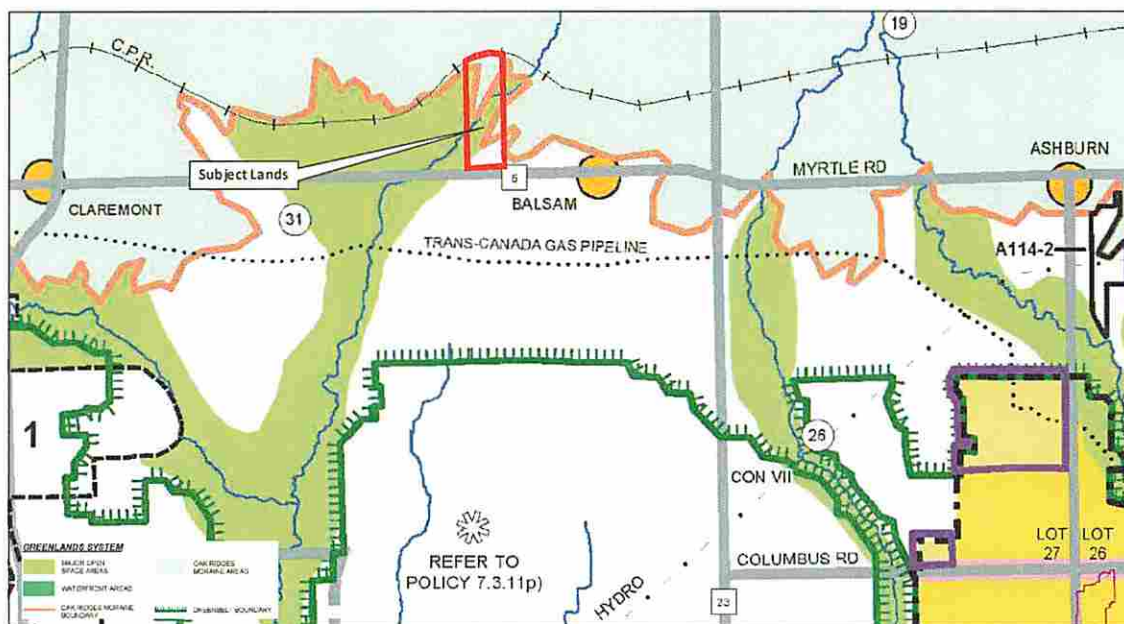


Figure 2 – Region of Durham Official Plan Excerpt, Schedule ‘A’, Map ‘A4’

4.6. City of Pickering Official Plan

The Official Plan of the City of Pickering designates the subject land as *“Natural Areas, Prime Agricultural Areas, Prime Agricultural Areas on the Oak Ridges Moraine, Oak Ridges Moraine Countryside Areas, Oak Ridges Moraine Natural Core Areas”* within the Greenbelt Boundary as shown on Figure 3 - Schedule 1, Sheet 3 of 3 – City of Pickering Official Plan.

The subject lands are somewhat surrounded by natural lands and the Hamlet of Balsam to the east.



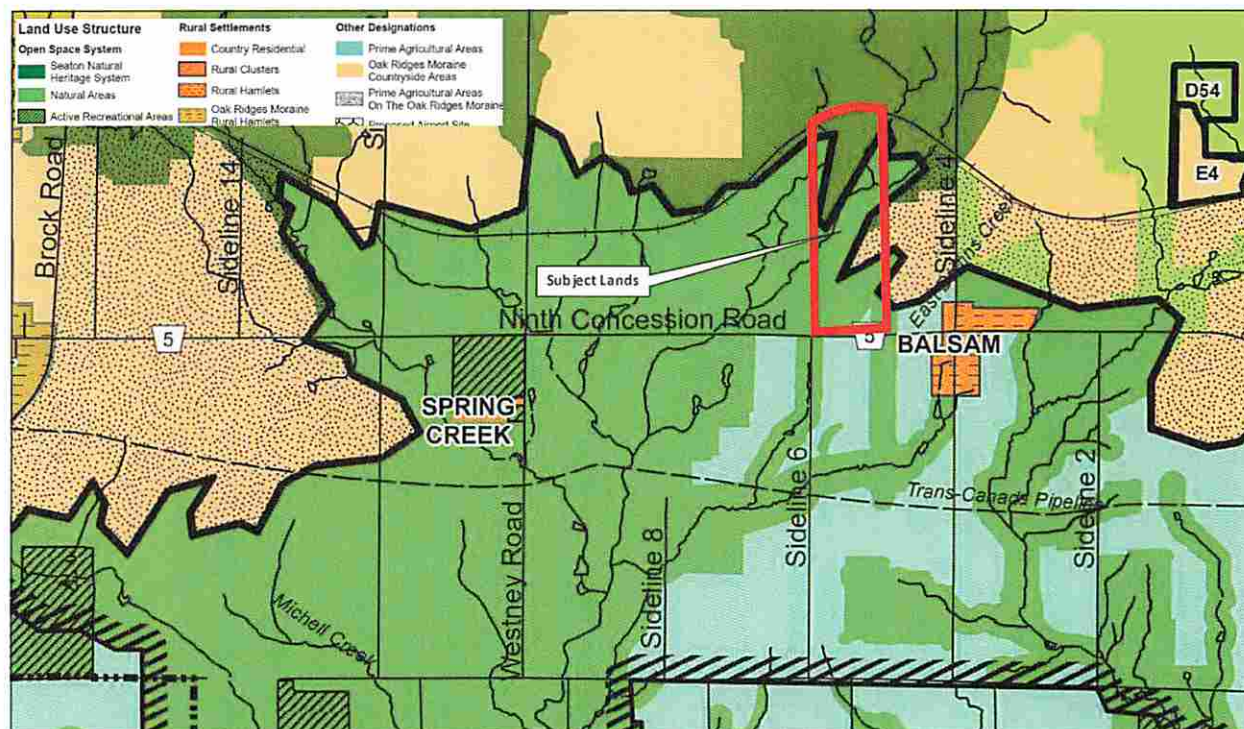


Figure 3 – City of Pickering Official Plan Excerpt, Schedule 1, Sheet 3 of 3

4.7. Provincial Agricultural Systems

The Province has implemented an Agricultural System approach to identify agricultural land within the municipalities that make up the Greater Golden Horseshoe. The Agricultural System includes mapping that shows Prime Agricultural Areas, Candidate Areas and Specialty Crop Areas. The Agricultural System Mapping has been prepared to guide how municipalities prepare their Official Plan Land Use Schedules at the time of municipal comprehensive review.

The subject lands are within the Greater Golden Horseshoe, and therefore are included in the land base for the Agricultural System Mapping. *Figure 4* shows how the subject lands are within the Prime Agricultural Areas and on the edge of the Candidate Areas.

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) describes the Agricultural System as being comprised of two components; an agricultural land base and an agri-food network.

OMAFRA has prepared Publication 856, *Implementation Procedures for the Agricultural System in Ontario's Greater Golden Horseshoe, Supplementary Direction to A Place to Grow: Growth Plan for the Greater Golden Horseshoe*, to help municipalities implement the Agricultural System references and policies found in the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan, the



Oak Ridges Moraine Conservation Plan, and the Niagara Escarpment Plan and reference them into their Official Plan documents and schedules.

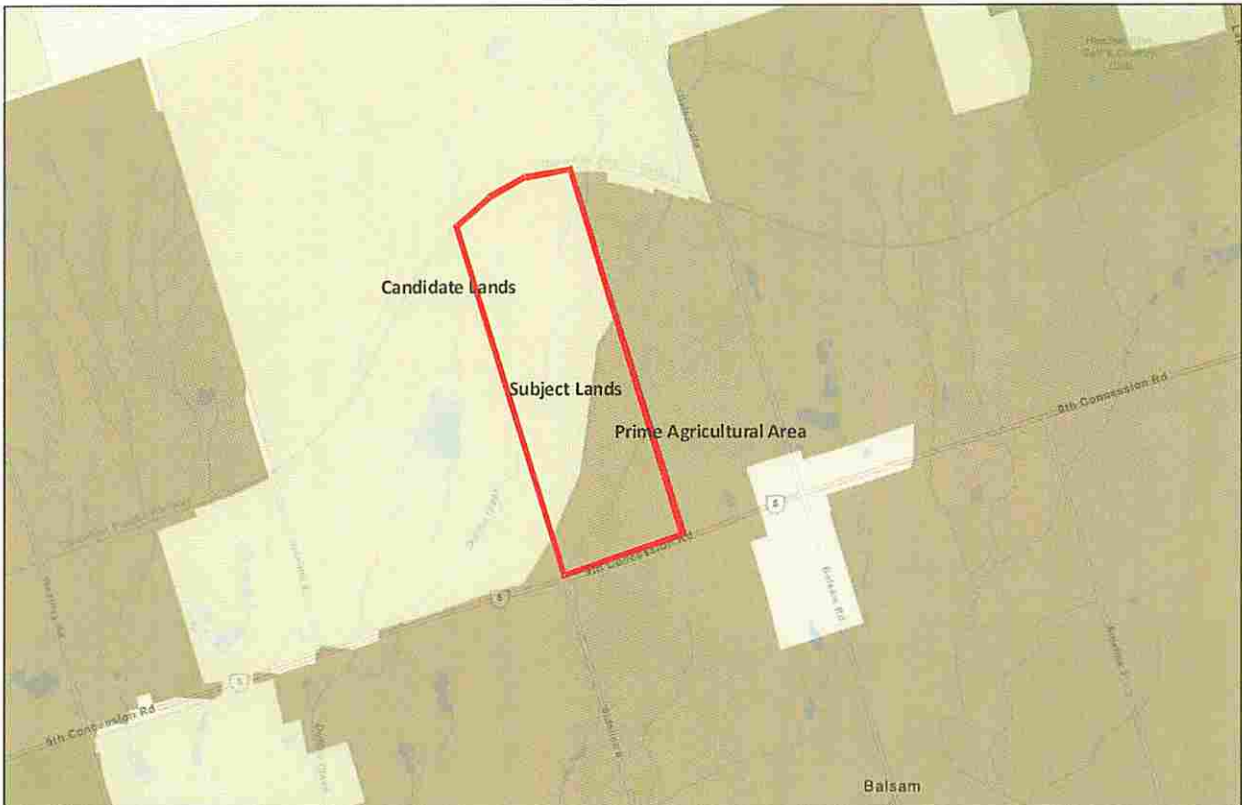


Figure 4 – Provincial Agricultural System Mapping

Section 3.3.4 of Publication 856, that to “achieve conformity with the applicable provincial land use plans and consistency with the PPS, agricultural land base mapping refinements and official plan policies need to work together”. Official Plan policies need to “address the protection of prime agricultural areas, including specialty crop areas, for long-term use in agriculture”.

The Province recognizes that the Agricultural System Mapping, as published, is to be refined by municipalities and included in their updated Official Plan Schedules (both upper tier and lower tier municipalities).

Section 3.3.2 says that, “OMAFRA and MMAH will support municipalities as they undertake the refinement process. OMAFRA will share data and work with municipalities to address data errors, incorporate new information supplied by municipalities and consider issues raised by landowners”. The subject lands are largely natural with a landform of complex slopes and the majority of the property is not representative of Prime Agricultural Soils. The subject lands are a candidate for



refinement within the Regional Official Plan to remove them from Prime Agricultural Areas, and the information within this report may be used by the Region to consider this refinement.

4.8. Description of the Subject Land and Planning Policies

The above planning documents provide policies for determining and designating lands as Prime Agricultural. The following are comments on how the subject lands compare to the intent of 'Prime Agricultural' in these planning documents:

1. The subject lands **are not within, or part of**, Specialty Crop Areas.
2. The lands are mapped as Class 1 and 2 soils (please see further information in Section 5 below).
3. The local area north of Regional Road 5 is **not** predominately agricultural, so is not a Prime Agricultural Area, as defined in the PPS.
4. The subject lands are not in an Agricultural Condition, as defined in the PPS.
5. The subject lands only have a portion of its area suitable for Agricultural Uses. The local area north of Regional Road 5 has very limited land areas available for Agricultural Uses.
6. The subject lands are **not** within an Agri-Food Network.
7. Limited Agriculture related uses were noted on or adjacent to the subject lands.
8. The description of the determination of lands within the Agricultural System does not appear to describe the subject lands. The subject lands are a poor candidate for inclusion in the Agricultural System, based on the factors of:
 - a. soils assessment (this has not been completed based on weather conditions during this review)
 - b. productivity (there is limited productivity on the subject lands and limited productivity in the local land area north of Regional Road 5)
 - c. land fragmentation (the majority of the surrounding land uses north of Regional Road 5 are non-farm in nature).
9. The subject lands have a **very low significance** with regard to agricultural production.

5. REVIEW OF SOILS – AVAILABLE INFORMATION

Soils in the City of Pickering were studied, mapped and presented in a report called 'Soil Survey of Ontario County', Report No. 23 of the Ontario Soil Survey. This survey was published in 1956 and describes soils on the subject lands and the local area. The associated mapping is found as part of the 1956 report. An excerpt from that mapping is included below as *Figure 4 - 1956 Soil Mapping*.

5.1. Soil Mapping - AgMaps

The OMAFRA online mapping, AgMaps, includes the soils mapping from the 1956 report under the



'Ontario Soil Survey Complex' tab. The soil map shows that the majority of the subject lands are Bondhead sandy loam (Bsl) with areas of Bottom Land throughout the northern portion.



Figure 5 - AgMaps Soil Mapping

5.2. Soil Descriptions

The soils are described in the report as follows:

Bondhead loam

Over a large area of the southern half of Ontario County, the soil materials consist of till derived from limestone of the Trenton formation.

The Bondhead soils are developed from loam and sandy loam calcareous till. The till is light brownish-grey in colour and contains numerous limestone fragments.

These soils occupy an area of approximately 75,000 acres in the southern part of the County, extending from Whitby in the south to Lake Simcoe in the north. The soils of this series also occur in York, Simcoe, Durham and Victoria Counties.

The topography ranges from gently sloping to steeply sloping, but in general, the steeper slopes are more frequent. The soils are open, and therefore have good internal drainage. Stones and boulders are common but can be readily removed.



Practically all of the Bondhead soils are used for agricultural purposes. Dairy farming is the main enterprise, consequently grain, hay and pasture are the chief crops grown. The soils are suitable for growing many different crops, but erosion control must be practiced, especially on the steeper slopes. Erosion can be serious under the present system of cultivating up and down the hill. Canning crops grow well on these soils, but for best results, fertilizer and manure must be used.

Bottom Land

Soils occurring along stream courses, which are subject to periodic flooding, are classified as Bottom Land. The alluvial materials that are deposited vary considerably in texture. The soil is used chiefly for permanent pasture. Where the drainage is fairly good, grain and hay crops are sometimes grown. Often these alluvial soils are very fertile and hence supply good pasture.

5.3. Soil Capability

Soils in the City of Pickering, mapped and described in the Soil Survey of Ontario County, are rated for their capability for agricultural production within the Canada Land Inventory, or CLI. This includes a numerical rating system for the soils with ratings from 1 to 7, with 1 being a soil with little or no constraints to agricultural production to 7, which has little or no capability for agricultural production.

The soils mapped on the subject lands are rated CLI 1 (Bondhead loam) and Bottom Land rated 5. As we reference back to the definition of Prime Agricultural Lands in the PPS, we note that these include lands that are comprised of Classes 1, 2 and 3 soils. The mapping indicates the majority of the subject lands are Class 1 soils. As noted during the site visit, the ability for intensive agriculture is limited based on slopes and heavily treed areas. Instead of productivity and investment, we see rough pasture and heavily treed/wet areas. This is not indicative of prime farming lands.

A physical review of soils may be made when the conditions permit. This involves test pits in the surface soils to determine the type and depth of the soil layers. This type of review requires access to the surface soils. At this time, the lands are covered in snow and the surface soils are frozen. At this time, we cannot test pit the lands to better understand the nature of the open fields. We can see the slopes and we can see the forested areas. The visual evidence is that the soils are generally poor.

Further review of the soils may not add information about the nature of the soils on the majority of the property.



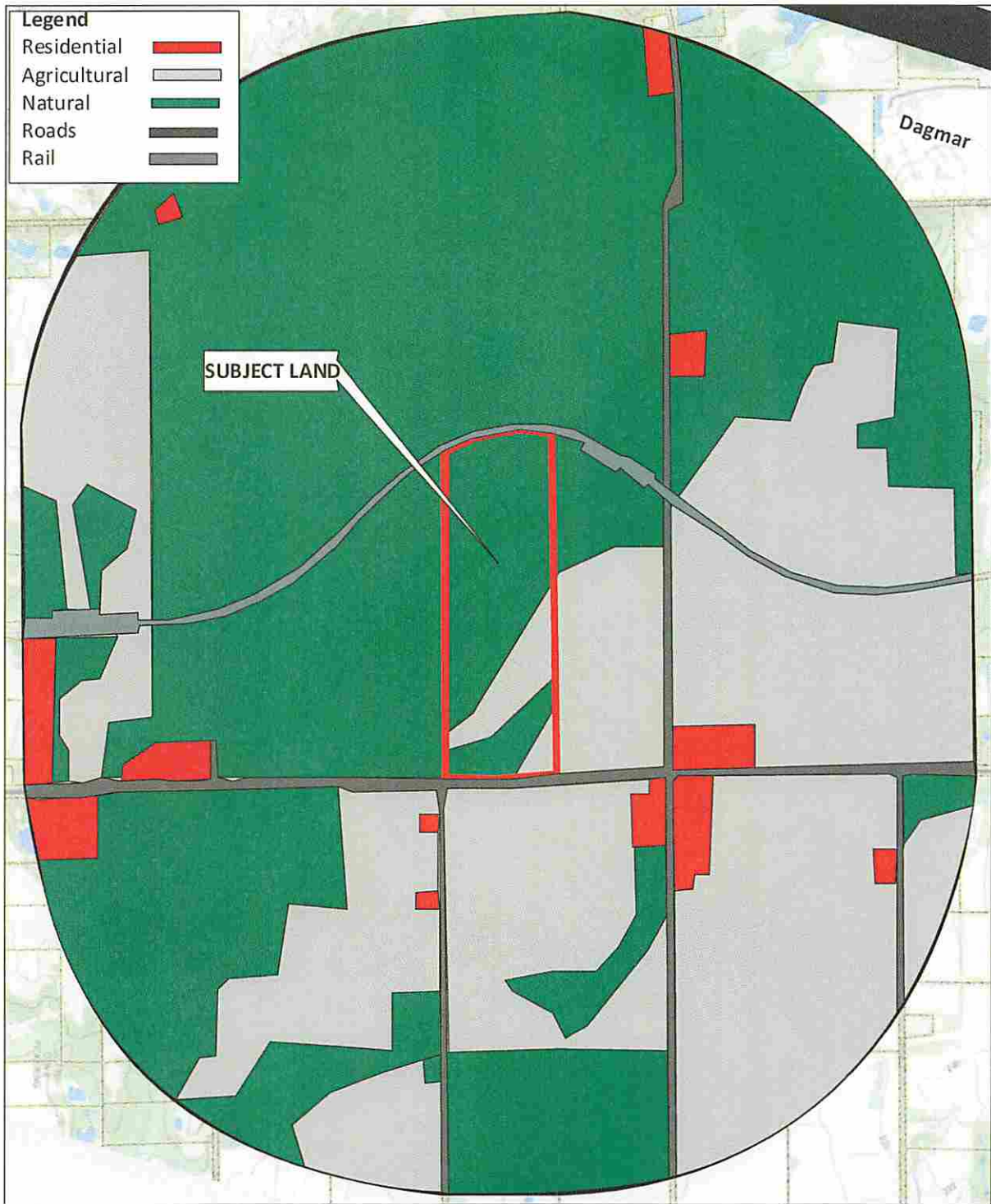


Figure 6 – Adjacent Land Use Map



6. LAND USE REVIEW

North

The lands to the north are heavily treed and sloped.

West

The lands to the west are heavily treed opening to rough lands and residential uses.

South






The lands to the south are agricultural.

East

The lands to the east are agricultural and hamlet.

CCS has prepared a review of land uses in an area extending around the subject lands. Land uses have been placed within categories including Residential, Agricultural, Natural, Roads and Rail. The Residential category includes residential subdivisions, individual lots and large rural estate lots. We have presented these various categories graphically on a sketch and have added a table showing the percentage area each category covers within the review area. The review area, including the subject lands, is approximately 1,232 ha. From this review, we can see that Agricultural Land represents 34% of the review area.

TABLE 1 – LAND USE

	<i>CATEGORY</i>	<i>AREA HA</i>	<i>PERCENT</i>
	Residential	33	3
	Agricultural	422	34
	Natural	736	60
	Roads	29	2
	Rail	12	1
	TOTAL	1,232	100

6.1. Neighbouring Land Use Review

The first observance from the review of lands in the local area is that agricultural uses are more prevalent south of Regional Road 5 and east of Balsam. The area of the subject lands and to the north and west of the subject lands has some dramatic slopes and is heavily treed. Agriculture is not



a dominant use within this area. There are a few residential lots, large and small, west of the subject lands. The hamlet of Balsam is nearby, to the east of the subject lands.

The second observance is that the agricultural uses south of Regional Road 5 are mixed with some pasture, some cropland and some small livestock operations.

The third observance is that the local area includes ski hills to the north and recreational trails through local hills. The area is very rural but does not exhibit a strong agricultural presence.

7. CONCLUSIONS

Clark Consulting Services was asked to review a 49 ha land parcel on the west side of the Hamlet of Balsam on the north side of Regional Road 5 in the City of Pickering. The property is heavily treed and includes significant woodlands, wet areas and dramatic slopes.

A review of neighbouring lands shows that agricultural uses are not a predominant use north of Regional Road 5 and west of Balsam. There are a few residential uses grouped a

Based upon this review and assessment, it is our opinion that the subject lands do not exhibit the factors you would associate with a Prime Agricultural Area (investment in agriculture, open areas being farmed, open fields with good fencing, buildings, silos, barns and equipment).

The subject lands, and the lands around the subject lands on the north side of Regional Road 5, do not appear to fit the definition of Prime Agricultural Land as provided in the Provincial Policy Statement (PPS). The lands are not within a Prime Agricultural Area or are part of an Agricultural System or an Agri-Food Network. CCS submits that these lands should not be included within the Prime Agricultural Areas designation as part of Envision Durham and the Comprehensive Municipal Review.

Clark Consulting Services respectfully submits this Review of Prime Agricultural Area to the Region of Durham. We welcome comments and are available for discussion of this conclusion.

Sincerely,



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



FIGURES (ILLUSTRATED WITHIN THE AGRICULTURAL LAND REPORT)

Figure 1 - Location Map

Figure 2 - Region of Durham Official Plan Excerpt, Schedule 'A', Map 'A4'

Figure 3 - City of Pickering Official Plan Excerpt, Schedule 1, Sheet 3 of 3

Figure 4 – Provincial Agricultural System Mapping

Figure 5 - AgMaps Soil Mapping

Figure 6 - Adjacent Land Use Map

TABLE

Table 1 – Land Use

ATTACHMENT

A – Curriculum Vitae of Robert K. Clark

z:\4392-9th Concession-Biglieri\Site No. 2-Prime Ag Review-Part of Lot 6-Concession 9 (Revised-February 7, 2022)



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

Mr. Clark has no perceived or actual conflicts of interest in preparing this AIA.
Mr. Clark maintains membership in good standing with the Ontario Institute of Agrologists (P.Ag.).





Education

1972
Master of Science,
Resource Development and
Resource Economics,
University of Guelph

1970
Bachelor of Science (Eng.)
Water Resources Engineering,
University of Guelph

CONTACT



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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.

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

CURRICULUM VITAE

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

Contact



T 905-885-8023
bob@clarkcs.com
www.clarkcs.com

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 Omemee, 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 Manvers, 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; Cataraqui 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.

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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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