



AGRICULTURAL IMPACT ASSESSMENT

159 & 163 Sulphur Springs Road City of Hamilton

Prepared For 2691715 Ontario Limited and
Mizrahi Developments

March 2025

Description
PROJECT No.:

DATE:



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SCALE:

CHECKED BY:

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The Biglieri Group has been retained by 2691715 Ontario Limited and Mizrahi Developments to undertake an Urban Boundary Expansion to include the lands municipally known as 159 and 163 Sulphur Springs Road ("Subject Site") within the City of Hamilton Urban Boundary. The intention is to redevelop the property with a mix of townhouse dwellings and single-detached dwellings, with a maximum of 76 units on a private road.

The City of Hamilton's Urban Official Plan (UHOP) identifies that where applications for urban boundary expansion are made, an Agricultural Impact Assessment may be required (UHOP policy F.1.2.9 j)). This is a permissive, but not mandatory, policy. Schedule I to the UHOP identifies that an Agricultural Impact Assessment can be required based on locational criteria. While City staff have asserted that an Agricultural Impact Study is required, the locational criteria to make one relevant in this situation has not been identified. Notably, the Subject Site does not constitute prime agricultural lands. This Agricultural Impact Assessment is being submitted notwithstanding that one is not required for purposes of a complete application under the *Planning Act*, RSO 1990, c P.13 or the UHOP.



Figure 1: Subject Site

The Subject Site is partially within the urban boundary of the City of Hamilton, with the remainder located outside. The lands within the Urban Boundary are currently zoned Agricultural 'A' in Zoning By-law 87-57. The lands to the east and south are predominantly single detached dwellings on large, estate parcels. The lands to the north and east are impacted by natural heritage features, including a Provincially Significant Wetland (PSW) to the east and the Dundas Conservation Area to the north.

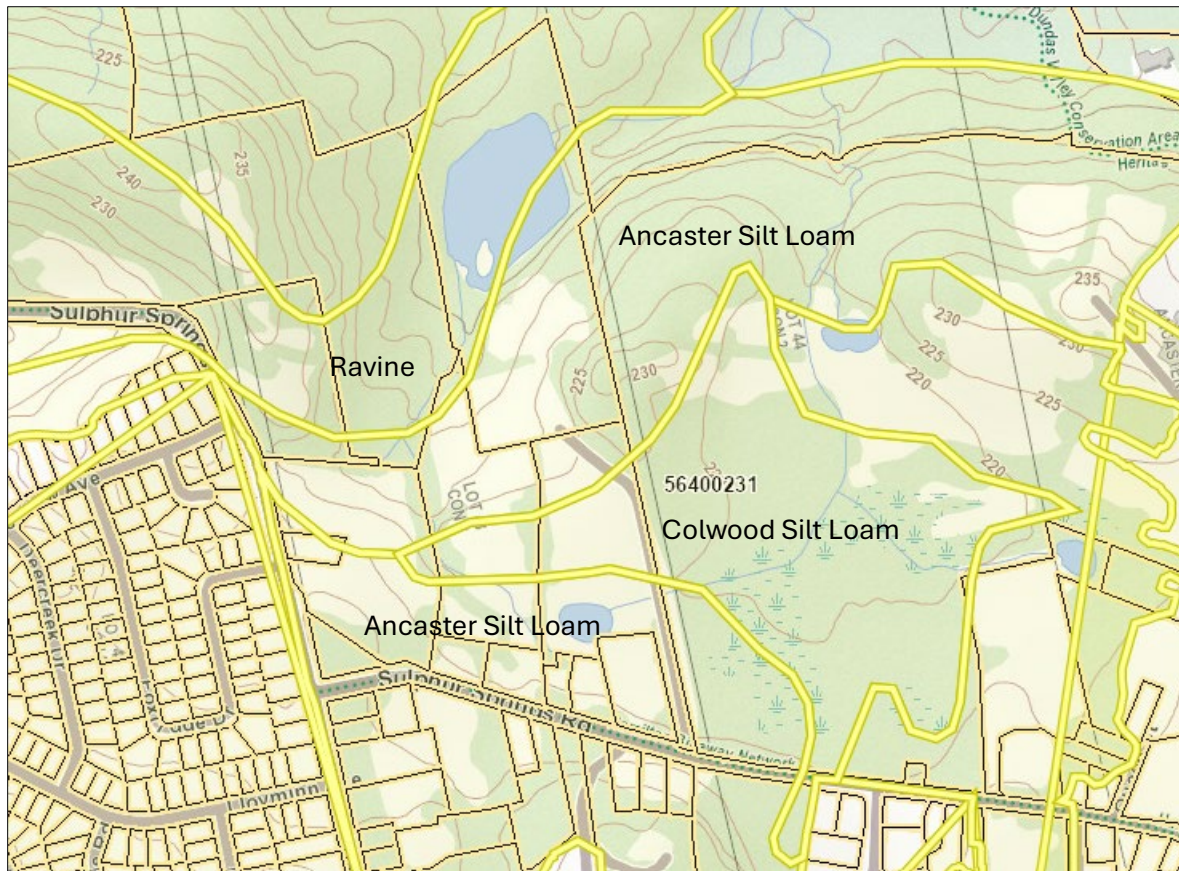


Figure 2: CLI mapping (source: AgMaps)

The Subject Site is approximately 9.9 hectares (24.4 acres) in size, with 6.3 hectares (15.5 acres) being developable. The neighbouring properties to the west, which are also outside of the City's Urban Boundary, are all smaller in size 3 hectares (7 acres). Based on Ministry of Agriculture, Food and Agribusinesses, the Subject Site and surrounding lands have the following Canada Land Institute Agricultural Capability:

- Ancaster Silt Loam, 5T
- Colwood Silt Loam, 2W
- Ancaster Silt Loam, 6T

The Canada Land Institute provides mapping for all lands within the country and classifies them into seven (7) categories, graded from lands having no limitations to having no capacity to support agricultural crop production based on numerical codes. Further subclasses were created to identify further restrictions to agricultural production on the lands and are provided alphabetical codes. As is identified above, there are three classes of soils on the property, which are characterized as follows:

- Class 2 – soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices;
- Class 5 – soils in this class have very severe limitations that restrict their capability to producing perennial forage crops, but improvement practices are feasible;
- Class 6 – soils in this class are capable of producing perennial crops only, and improvement practices are not feasible

Based on the above soil classifications, the Class 2 soils on their own have few limitations to their capability to support crops, and are typically considered to be prime agricultural lands. The Class 5 and 6 soils are not considered to be prime for agricultural uses and are typically low yielding and better suited as pasture lands. The subcategories further describe the lands on the Subject Site and surrounding properties as:

- T – adverse relief because of steepness or pattern of slopes;
- W – excessive soil moisture

Based on the information above, the soil capability of the Subject Site and the surrounding lands are limited for agricultural cultivation.

In addition to soil capability, the Ontario Ministry of Agriculture, Food and Rural Affairs (“OMAFRA”) provides guidance for agricultural operations in their “Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas”. This document was created to provide guidance to municipalities, decision makers, farmers, and others to interpret the former Provincial Policy Statement (2014) regarding the uses permitted in Prime Agricultural Areas. Although the Provincial Policy Statement has been replaced by the Provincial Planning Statement (2024), this remains a helpful guidance document when evaluating proposed agricultural and agriculture-related uses, as well as minimum farm size. One of the key themes in the document is ensuring that agricultural parcels are of an appropriate size to support current farming operations and to provide flexibility for future potential uses. Typically, OMAFRA guidance has encouraged a minimum lot size of 40 hectares (100 acres) for new farm parcels in good general agricultural areas and 16 hectares (40 acres) for lands within Specialty Crop areas. The Subject Site and surrounding lands are not identified as being within a specialty crop area, and therefore a new viable agricultural lot size would be 40 hectares, which is significantly greater than the Subject Site or any surrounding properties.

It is recognized that greenhouse operations can operate successfully on smaller agricultural parcels and are not reliant on soil capability, however, they require flat sites to accommodate the greenhouse structures. The rolling topography of the Subject Site, and the surrounding lands, does not support a greenhouse operation.

With respect to the potential of the Subject Site or any surrounding lands being capable of supporting livestock operations, this would be significantly restricted by the Minimum Distance Separation (MDS) calculation requirement. As the City of Hamilton Urban Boundary is immediately adjacent to the area, a Type B land use would be incorporated into the calculation for any new or expanding livestock facility or manure storage. The Type B land use classification is used to recognize a more

sensitive land use, such as an urban area with more houses which may be impacted by odour, and will create a setback for new and expanding livestock operations which is twice the distance of the standard MDS setback. As such, this would eliminate all potential for livestock uses within this area. Based on the above review, it is my professional opinion that the proposed application will have no impact on the agricultural potential of the subject property, nor those in the immediate area.

Respectfully submitted,
The Biglieri Group Ltd.

A handwritten signature in black ink, appearing to read 'Rachelle Larocque', with a stylized, cursive script.

Rachelle Larocque, M.Sc., BES, MCIP, RPP
Partner



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