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May 27, 2020

County of Peterborough
Planning Division
470 Water Street
Peterborough, ON K9H 3M3

Attn: Keziah Holden, B.A., MCIP, RPP
Senior Planner

**Re: Peterborough County Agricultural System Refinement
1060 Centre Line, Township of Selwyn (Lot 18, Concession 6, Smith Ward)
EcoVue Reference 20-2003**

Dear Keziah:

The following report provides site-specific information regarding the above-noted property as it relates to the refinement of the Provincial agricultural land base mapping in Peterborough County. It is our understanding that the County will be discussing the implementation of the Provincial Agricultural System with the applicable Ministries later this year, and providing draft mapping to the public for review and comment throughout the refinement process. We wish to submit this report early in the process to ensure that the County is considering site-specific information for the subject property.

1.0 INTRODUCTION

Sean Wilson (landowner) retained EcoVue Consulting Services to prepare a report to submit to the County of Peterborough regarding the site-specific characteristics of his farm located at 1060 Centre Line Road (Lot 15, Concession 6, Geographic Township of Smith) in Selwyn Township (subject lands) to supplement the County's refinement process for the Provincial agricultural land base system (**Figure 1 – Location**). More specifically, this report will detail the agricultural capacity of the subject lands, and justification for removing the area from the proposed "Prime Agricultural" area identified in the proposed Provincial Agricultural System. Our rationale for removing the property from the Prime Agricultural System is consistent with the intent of Provincial policy, as well as the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) 2020 Implementation Procedures.



Figure 1- Location of the subject lands at 1060 Centre Line Road, Township of Selwyn, in the County of Peterborough.

1.1 Description of the Subject Lands

The Wilson farm is approximately 100 acres (40 hectares), 78 acres of which are workable, and used for growing a rotation of cash crops (corn, oats and soybeans) and gourmet garlic. The fields are bordered by hedgerows which connect to a forested area of the property which includes an unevaluated wetland. A large stretch of Provincially Significant Wetland (more than 1.46 hectares) associated with Miller Creek are located approximately 180 metres to the west of the farm. Canadian Land Inventory (CLI) mapping identifies the majority of the subject lands as Class 4T (**Figure 2 – CLI Mapping**). Class 4 soils have “*moderately severe limitations that restrict the range of crops or require special conservation practices or both*”. The main limitation in this case is topography. Existing buildings on the property include a residential dwelling, shed and barn.

At present, the subject lands are designated Prime Agriculture on Schedule “A1” – Land Use Plan – Rural Component Smith & Ennismore Wards, to the County of Peterborough Official Plan (CPOP) (**Figure 3 – Schedule “A1”, Selwyn Official Plan**). The Wilson property is on the northern edge of a greater area currently designated Prime Agriculture in the CPOP. The lands located to the north of the property are designated Rural. The property is zoned the Agricultural (A) Zone in the Township of Selwyn Comprehensive Zoning By-law (**Figure 4 – Zoning By-law 2009-021**). The Wilson farm lies at the boundary between large areas of the Township zoned Rural (RU) to the north, and Agricultural (A) to the south. In the Provincial Agricultural System land base mapping, the subject lands are included in the area proposed as “Prime Agricultural”, and the lands located to the north and west of the subject lands are proposed as “Candidate” (**Figure 5 – Provincial Agricultural System**).

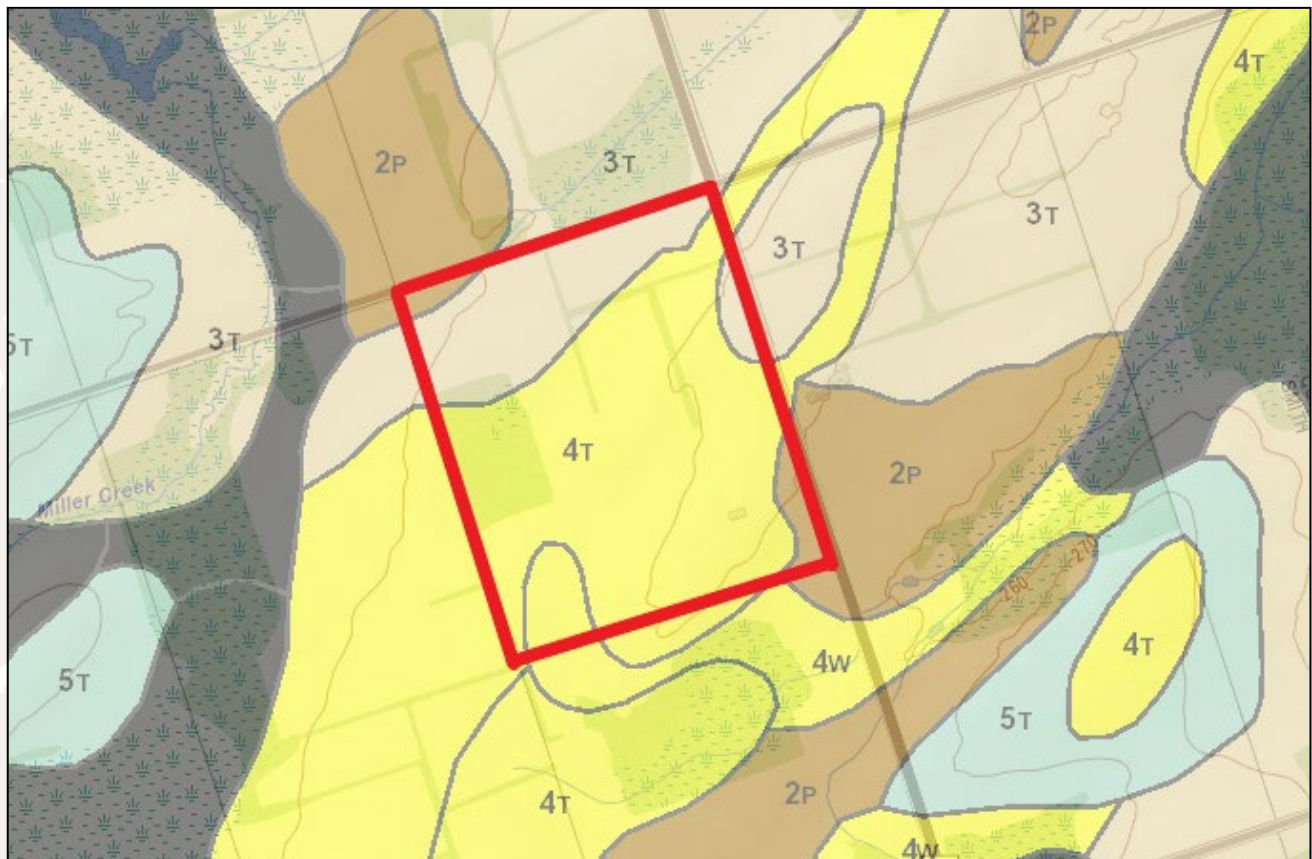


Figure 2 - Canada Land Inventory (CLI) mapping for the subject lands. The majority of the subject lands are categorized as 4T indicating moderately severe limitations to cultivation.

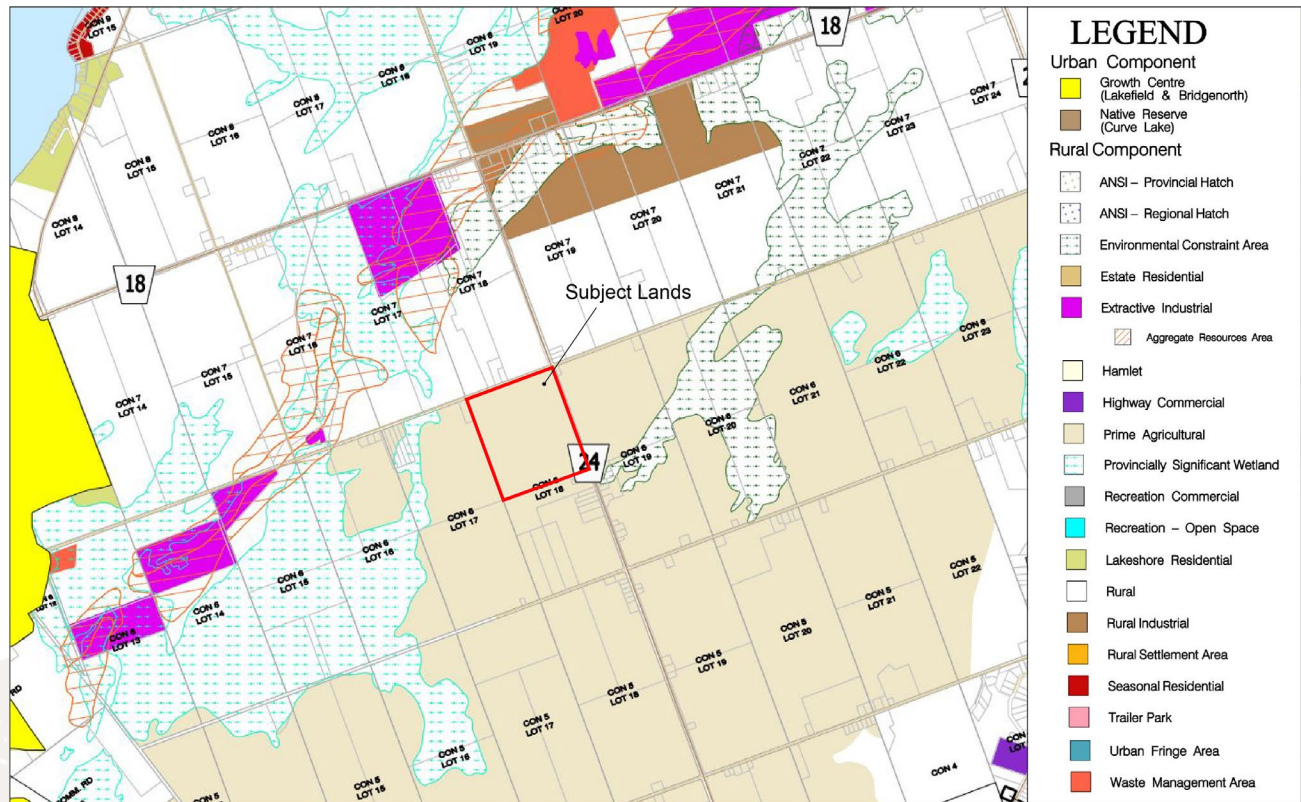


Figure 3 – Excerpt from Schedule “A1” to the Township of Selwyn Official Plan depicting the Prime Agriculture designation which applies to the subject lands.

1.2 Background

The Wilson family has been farming the subject lands since 2010. Coming from a long family tradition of farming in Flamborough Township on the Niagara Escarpment, Sean Wilson began working his property in Selwyn as a conventional grain farmer in cash crops. Despite the inputs available to farmers to improve crop yields, his profits were roughly \$100-\$200 per acre in a good year (versus \$600-\$800 per acre in Flamborough Township). Since 2016, his yields of grain crops have become so poor that the family has had no choice but to file insurance claims each year to help compensate for financial loss. According to Mr. Wilson, the insurance claims do not cover the cost of seed, fertilizer, spray, fuel and other capital expenses. Therefore, over the past four years, his grain farming operation has run at a loss (insurance claim documents are included as **Appendix A**).

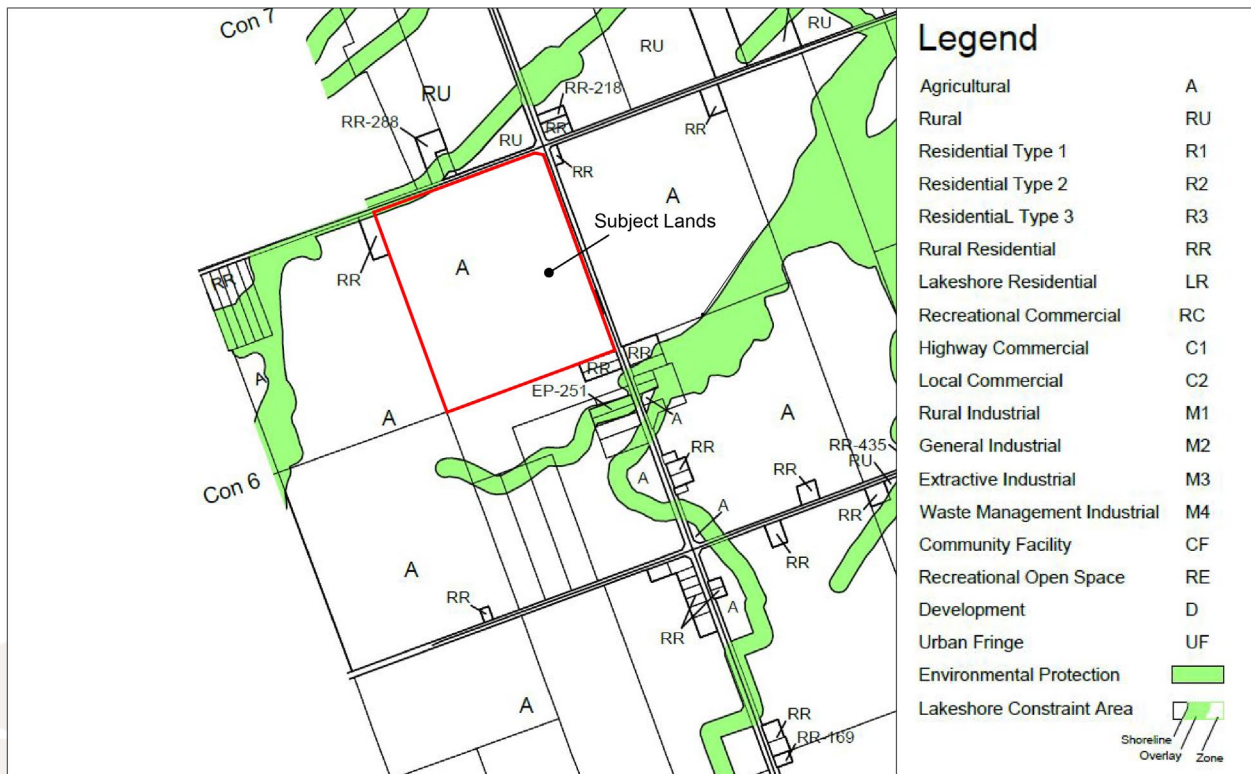
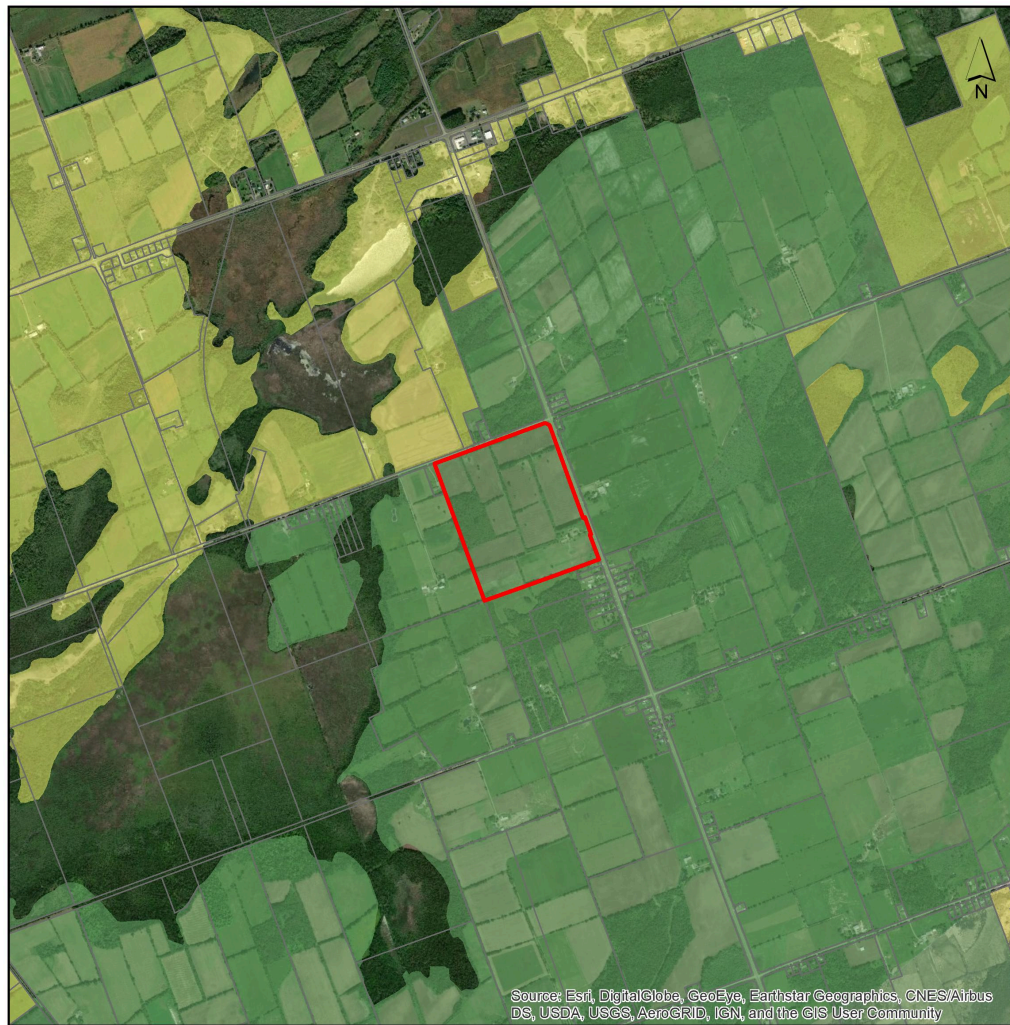


Figure 4 – Excerpt from the Township Comprehensive Zoning By-law 2009-021 depicting the zoning on the subject lands. The subject lands are zoned Agricultural (A) Zone.

As a result, Mr. Wilson has chosen to diversify his income from farming and is focusing on developing a gourmet garlic cultivation and processing business to provide a direct “farm to table” product. The demand for high quality and local garlic is growing exponentially in Canada, and currently, demand greatly outweighs supply. Garlic is cited as the second most profitable crop to grow in Canada (next to gourmet mushrooms and fresh culinary herbs).¹ Though many local farmers supply a fresh, local or organic product at farmers markets, very few producers are able to supply mainstream grocery stores or the restaurant industry. Mr. Wilson wishes to provide a high quality, local, and semi-processed product (e.g., peeled and vacuum packed) for commercial purposes. The Wilson family is looking to expand their garlic farm to include the necessary

¹ 3 Profitable Speciality Crops for Canadian Farmers. July 10, 2019. <https://farmgrants.ca/3-profitable-specialty-crops-canadian-farmers/>.



Legend

Subject Property (1060 Centre Line)

Parcel

Agricultural Land Base

ID

Candidate Area

Prime Agricultural Area

1:25,000
0 375 750 1,500 Meters

Figure 5 - The location of the subject lands on the periphery of the Provincial Agricultural System. The subject lands are proposed to be designated Prime Agricultural with Candidate areas to the north and west.

processing facility, however this requires a significant financial investment. To finance the project, the Wilsons planned to sever a small parcel from their farm property for the development of a single-detached dwelling (as the majority of farmers have done throughout history). However, being situated within the Prime Agriculture designation, they are unable to create any new lots on the property for residential purposes (PPS, s. 2.3.4.3).²

In the opinion of EcoVue and the Wilson family, the soils on the subject lands do not meet the required criteria to be classified as “Prime Agricultural”, as conventional farming is not profitable on the property due to poor soil quality (soil quality testing is included in **Appendix B**). Designating the subject lands as Rural, and outside of the Provincial Agricultural System would better reflect the agricultural capacity of the soils. This designation would also provide a more suitable diversity of permitted uses, representing the most logical and efficient use of the subject lands. A Rural designation would improve the quality of life for the Wilson family as farmers, allowing them to diversify and grow their farm into a sustainable operation that will support regional food security. This in turn, would support provincial policy goals such as protecting agricultural lands for agricultural use, supporting the viability of rural areas, sustaining the financial well-being of the Province and the local municipality over the long-term, as well as the development of complete and healthy communities.

2.0 PROVINCIAL POLICY

2.1 The Provincial Policy Statement (2020)

The Provincial Policy Statement 2020 provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating development and use of land, while also supporting the provincial goal of enhancing quality of life for all Ontarians. All planning decisions must be consistent with the PPS. Policies of the PPS may be complemented by provincial plans (i.e. A Place to Grow) or by locally-generated policies regarding matters of municipal interest (i.e. Official Plans). The Province directs municipalities to

² PPS, 2020. s. 2.3.4.3: “*The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1 (c)*”. Section 2.3.4.1 (c) permits lot creation for a residence surplus to a farming operation as a result of a farm consolidation provided a number of conditions are met.

identify provincial interests and set out appropriate land use designations and policies within Official Plans.

s.1.1.1: *“Healthy, liveable and safe communities are sustained by:*

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long-term”.*

As mentioned above, designating lands which are not agriculturally productive as “Prime Agricultural” results in a disadvantage to those attempting to make a living as farmers by severely limiting the range of permitted uses to those that are agricultural in nature. Though agriculture-related and on-farm diversified uses (OFDUs) are permitted on Prime Agricultural lands, these activities require significant start-up funds. If a farm could be profitable from highly productive soils (Class 1-3), the affordability of starting an agriculture-related or OFDU might be reasonable. However, developing an agriculture-related use or OFDU on unproductive lands is nearly impossible for most farmers and such restrictions are detrimental to the overall viability of farms and the protection of farmland for agriculture in the long-term. Thus, designating lands which are not agriculturally productive as Prime Agricultural is inconsistent with Policy 1.1.1 of the PPS.

s.1.1.5.2: *“On rural lands located in municipalities, permitted uses are:*

- a) the management or use of resources*
- b) resource-based recreational uses (including recreational dwellings);*
- c) residential development, including lot creation, that is locally appropriate;*
- d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
- e) home occupations and home industries;*
- f) cemeteries; and*
- g) other rural land uses”.*

The PPS identifies several permitted uses on rural lands. Included among these is “*residential development, including lot creation, that is locally appropriate*” in addition to “*agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices...*”. In the Township of Selwyn, one consent for severance for residential purposes on rural lands has been deemed appropriate in the local Official Plan. Therefore, multi-lot or large-scale changes in land use that might be incompatible with agriculture or the viability of the agricultural system are not permitted. Residential development is also restricted on rural lands by A Place to Grow: Growth Plan for the Greater Golden Horseshoe.

s. 1.1.5.3: *“Recreational, tourism and other economic opportunities should be promoted”.*

Though agricultural, agriculture-related and OFDUs are permitted on Rural and Prime Agricultural Lands, s. 1.1.5.3 recognizes that rural areas may be economically depressed, and that Ontario’s population is slowly moving out of rural areas and into urban centres. Promoting a variety of economic opportunities helps to provide economic incentives for people to stay in rural areas, which are important to the economic success of the Province and quality of life. As stated previously, identifying the appropriate designation (in this case based on soil quality) is important to permitting the appropriate range of land uses, which can help to maintain the economic integrity of the community and province over the long-term.

s. 1.7.1: *“Long-term economic prosperity should be supported by:*

i) sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the agri-food network”.

Removing the subject lands from the Prime Agriculture designation as well as the Prime Agricultural area of the Provincial agricultural land base would remove the property from the Provincial Agricultural System. However, the result would represent an opportunity to sustain and enhance the viability of agriculture on the subject lands. The Rural land use designation would reflect the agricultural capacity of the farm while also permitting a range of locally appropriate land uses. This, in turn, would result in an agriculture-related use or OFDU becoming feasible through the creation and sale of one lot for rural residential purposes. Therefore, a potential Rural designation would support the protection of agricultural lands for local food production and help to maintain and improve the regional agri-food network.

s. 2.3.1: *“Prime agricultural areas shall be protected for long-term use for agriculture”.*

The PPS defines “Prime agricultural areas” as lands *“where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture”.*

Prime agricultural lands generally include lands identified within Class 1 to 3 by the Canada Land Inventory (CLI). Although the subject lands are Class 4, they have been included in the proposed Agricultural System as “Prime Agricultural” because of the Prime Agriculture designation in the local Official Plan, as well as their proximity to prime agricultural lands and other working farms. That said, it is clear when viewing the Provincial Agricultural land base mapping that the subject lands are located at the edge of a prime agricultural area. Including the subject lands as part of the Provincial Agricultural System is unnecessary in terms of maintaining the viability and geographic connectivity of the system as a whole. Therefore, it is our opinion that the subject lands should not be considered as part of a Prime Agricultural Area, as defined in the PPS.

Additionally, the 2014 PPS required planning authorities to use an agricultural systems approach while the 2020 PPS provides more flexibility (bold added for emphasis):

s. 2.3.2: *“Planning authorities shall designate prime agricultural areas and specialty crop areas in accordance with guidelines developed by the Province, as amended from time to time. Planning authorities are **encouraged** to use an agricultural system approach to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network”.*³

Though the property does not need to be included to maintain the functionality and geographic continuity of the system (as explained above), it is also no longer a requirement for municipalities to use a systems approach to planning for agriculture. Therefore, retaining unproductive lands within the system identified by the Province is no longer required. Though it is important to discourage development that is incompatible with the connectivity and viability of the agricultural system, none of the uses permitted on Rural lands (according to the PPS) should result in incompatible development (e.g., residential development that is locally appropriate).

1.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

Provincial plans, such as A Place to Grow, build upon the policy foundation provided by the PPS. They are to be read in conjunction with the PPS, but prevail over the policies of the PPS where there is a conflict (or the policies are more stringent), except where the relevant legislation provides

³ In the 2014 PPS, s. 2.3.2 read as “Planning authorities shall designate prime agricultural areas and specialty crop areas in accordance with guidelines developed by the Province, as amended from time to time”.

otherwise. All planning decisions must conform or not conflict with provincial plans, as the case may be.

- s. 1.1:** *"The finite supply of quality agricultural lands that feed the region and beyond must be protected to ensure a vibrant rural and productive agricultural economy and a secure food supply for future generations" and "[o]pportunities to support a diversified rural economy should be promoted by protecting farmland and the viability of the agri-food sector in rural areas. Healthy rural communities are important to the vitality and well-being of the larger region".*

Following the guidance of the PPS, A Place to Grow requires the protection of quality agricultural lands and recognizes the importance of a diversified rural economy to achieving this objective. However, as discussed previously, Provincial agricultural policy fails to recognize that restricting farmers to agricultural, agriculture-related and OFDUs to diversify the rural economy on Class 4-7 lands severely restricts the ability of farmers to contribute to a vibrant or productive agricultural system, therefore reducing support to Provincial policy directives.

- s. 2.2.9.3:** *"Subject to the policies in Section 4, development outside of settlement areas may be permitted on rural lands for:*
- a) the management or use of resources*
 - b) resource-based recreational uses; and*
 - c) other rural land uses that are not appropriate in settlement areas provided they:*
 - i. are compatible with the rural landscape and surrounding local land uses;*
 - ii. will be sustained by rural service levels; and*
 - iii. will not adversely affect the protection of agricultural uses and other resource-based uses such as mineral aggregate operations.*

Section 2.2.9.3 of A Place to Grow outlines the land uses which are considered appropriate on Rural Lands. From the above, it is clear that rural residential uses that are compatible with the rural landscape and surrounding local land uses, which do not adversely affect the agricultural system or other agricultural uses (and can be sustained by rural service levels) are considered appropriate. Removing the subject lands from the Agricultural System and re-designating the property as Rural provides greater support for the overall intent of the policy objectives in rural areas as well as those specific to protecting quality farmland. Overall, recognizing the actual agricultural capacity and financial limitations of farmers on poor agricultural lands (and designating these lands appropriately) is important to realizing the vision set out in Section 1.1 of A Place to Grow (cited above).

- s. 4.2.6.2:** *“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”.*
- s. 4.2.6.4:** *“The geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network will be maintained”.*
- s. 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. For upper-tier municipalities, the initial implementation of provincial mapping may be done separately for each lower-tier municipality. After provincial mapping of the agricultural land base has been implemented in official plans, further refinements may only occur through a municipal comprehensive review”.*

Therefore, though A Place to Grow requires that prime agricultural areas be designated in accordance with mapping issued by the Province, two things are clear from the above policy:

- 1) That the intent of the policy is to protect farmland for long-term use for agriculture and to maintain the geographic continuity and functional/economic connections within the system; and
- 2) That refinement or augmentation of the system is acceptable during a municipal comprehensive review (MCR).

As previously discussed, removing the subject lands from the areas designated prime agricultural in accordance with provincial mapping will allow the farm on the subject property to grow into a more sustainable and diversified business by allowing locally appropriate residential development (including lot creation) to facilitate an agriculture-related garlic processing business. As discussed above, removing the subject lands from the agricultural land base will also not affect the geographic continuity or functionality of the system since the subject lands are located on the periphery of the system.

2.0 IMPLEMENTATION PROCEDURES FOR THE AGRICULTURAL SYSTEM IN ONTARIO'S GREATER GOLDEN HORSESHOE

The implementation procedures provide supplementary direction to the refinement procedures referred to in A Place to Grow: *“Prime agricultural areas must be identified as directed in these*

implementation procedures to consistently protect and achieve geographic continuity of the agricultural land base” (pg. 8). The overall intent of the policy and accompanying guidelines is to protect high quality farmland from outward population growth, thereby preventing fragmentation and conversion of prime agricultural areas into non-agricultural uses.

The Provincial agricultural land base and definition of “Prime Agricultural Areas” includes non-prime agricultural soils (CLI classes 4-7). The intent of this policy is to recognize the importance of rural areas in linking areas of prime agricultural soils (as well supporting the overall agri-food network):

s. 1.6: *“While protection of prime agricultural areas has been provincial policy since 1970s, the Agricultural System approach broadens the land protection concept by recognizing the important role of rural lands in agricultural production and the agri-food network. Even if rural lands do not include prime agricultural land (i.e. CLI Classes 1 to 3 land), these lands are often used to grow crops or raise livestock and may link prime agricultural areas into a continuous land base and/or support assets that are part of the agri-food network. In essence, they are integral to a functional agricultural land base”.*

While it is evident that it is important not to fragment agriculturally productive areas and prevent non-agricultural development that might inhibit these agricultural uses, removing the subject property from the system would not have this effect as the property is on the periphery of the system. The lands are currently under agricultural production, but it is unsustainable given the soil conditions, which cannot support the surrounding agricultural system or agri-food network in the long-term. Once again, it is evident that Provincial policies are based on the assumption that established farms on Class 4-7 soils are productive, self-sustaining, and an overall asset to the agricultural system, which is not necessarily accurate.

Section 1.6 of the guidelines speaks further to the role of the elements of the agri-food network, as mapped by the Province:

s. 1.6: *“A key focus of the Agricultural System approach is agricultural viability. To help support the integration of agricultural viability with the agricultural land base, OMAFRA has mapped elements of the agri-food network and identified a range of information and tools that may be used to support the agri-food sector. Municipalities and others can use the mapping and tools to identify existing agri-food clusters and assess the potential to develop new opportunities”.*

The agri-food network includes: *“the infrastructure, services and other agri-food assets that are needed to sustain and enhance agriculture and the prosperity and viability of the broader agri-food*

sector” (pg. 21). The current mapping of the system provided through the Agricultural System Portal does not identify any aspects of the agri-food network nearby to the subject lands. Therefore, there are no existing assets of the agri-food network that would be negatively affected by re-designating the subject lands.

The guidelines outline the process that OMAFRA followed in designating prime agricultural areas within the provincial system:

- s.2.1.1:**
1. *“Areas already designated as prime agricultural areas in approved official plans as per the most up-to-date mapping available to OMAFRA.*
 2. *Areas identified by OMAFRA as meeting the definition of prime agricultural areas”.*

The subject lands were previously identified in the local Official Plan as Prime Agriculture, and are likely included in the provincial agricultural land base for this reason. According to the guidelines, approximately 83% of the prime agricultural areas shown on the provincial land base map were previously designated as such by local municipalities. It is unlikely that the subject lands would meet the definition of prime agricultural area on their own due to lower quality soils, their location on the periphery of the system, as well as a lack of connection with any mapped elements of the agri-food network.

Also noteworthy is the description of the lands where the Prime Agriculture and Rural designations should be applied. The local policies in the CPOP state that:

- s. 6.2.1.1:** *“The Prime Agriculture designation applies to areas where Class 1, 2 and 3 lands under the Canada Land Inventory Soil Capability for Agriculture or speciality crop land predominate”;*
- s. 6.2.2.1:** *“The Rural designation applies to areas where Class 4, 5, 6 and 7 and Organic soils under the Canada Land Inventory Soil Capability for Agriculture predominate and areas where previous non-farm development has effectively limited the future of intensive farm activity”.*

In addition to these criteria, interviews were conducted with planners who practiced in the area during the 1980s and 1990s when local municipalities were required to add a Prime Agriculture designation to their Official Plans. According to these interviews, proper block mapping based on CLI and ground-truthing for prime agricultural areas was never undertaken, and the current designations, which reflect the work from the 1980s and 1990s, likely do not accurately reflect prime agricultural areas. Additionally, the Prime Agriculture designations were not subject to public review

or an open Official Plan update process. Therefore, the Prime Agriculture designation may have been applied to the subject lands in error in the local Official Plan, and the subsequent designation in the Provincial Agricultural System may also be in error.

The guidelines state that “[w]hile OMAFRA’s mapping is based on best available data and reasoned assumptions, like all models, it may not capture exceptions or unique local circumstances. This prime agricultural area mapping is intended to be reviewed and refined by municipalities based on the methodology outlined in Section 3.3” (pg. 18).

Additionally, “[t]echnical changes that may be based on updated mapping or data, as well as issues raised by landowners will be considered based on the criteria discussed in Section 3.3.2.1” (pg. 31).

During the refinement process, “refinements to prime agricultural areas...are to be based on consistency with the Agricultural System mapping method, purpose and outcomes” (pg. 36), including those based on “more precise local information”. The guidelines further outline the circumstances in which a refinement (reduction in prime agricultural land area) may be approved by the Province which include:

“To make minor technical adjustments (e.g., to account for distortion from map projections or discrepancies based on map scales)” (pg. 36).

In our opinion, the proposed removal of the Wilson farm from the Provincial Agricultural System is consistent with the Agricultural System mapping method, purpose and outcomes and, given the scale of the proposed change, constitutes a minor technical adjustment. Overall, the removal meets the intent and purpose of the implementation guidelines by providing a higher degree of agricultural land protection than what is currently proposed.

3.0 SUMMARY

It is clear from this analysis of the subject property that the lands do not qualify as Prime Agricultural Lands by definition, and are not integral to the geographic continuity or function of the Provincial Agricultural System. It is also clear from the insurance and soil quality testing records provided by the Wilson family that conventional agricultural production is not profitable or sustainable on the subject lands. Therefore, the cultivation of conventional crops on the subject lands cannot support the agricultural system or regional food security in the long-term.

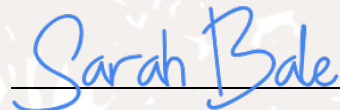
Removing the subject lands from the Prime Agriculture designation of the local Official Plan and Prime Agricultural Area of the Provincial Agricultural System (and re-designating the lands as Rural) constitutes a minor technical adjustment which is consistent with the Implementation Procedures for the Provincial Agricultural System, as well as the relevant polices of the PPS and A Place to Grow.

In summary, the proposed change will allow at least 98% of the farm to grow and prosper by better reflecting the agricultural capacity of the subject lands and permitting an appropriate range of land uses. Permitting locally appropriate lot creation for rural residential purposes will facilitate the development of an agriculture-related garlic processing business, which will result in better protection of the agricultural land base than would be achieved otherwise. Should the subject lands remain as Prime Agricultural in the Provincial system, agricultural use of the subject lands will likely cease due to poor fertility and a lack of opportunity to engage in a diversified rural economy.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

ECOVUE CONSULTING SERVICES INC.



Sarah Bale B.Sc. M.Sc. M.E.S. (Planning)
Planner



J. Kent Randall B.E.S. MCIP RPP
Principal Planner



cc: Caitlin Robinson, Interim Planner, Selwyn Township

Attachments:

Appendix A – Agricor Crop insurance performance histories

Appendix B – Soil test results from 2018

Appendix A

Agricor Crop Insurance Documents

Wilson Farm



CUSTOMER CROP HISTORY REPORT

Report Time: 10:32, Wednesday, February 26, 2020. Datamart last updated: 03:51, Wednesday, February 26, 2020



Web Reports

CUSTOMER: 41330168 SEAN WILSON & THERESA WILSON

1060 CENTRE LINE
SELWYN, ON
K9J 6X5

LOT: 15 CON: 6
GEO TOWNSHIP:
ENNISMORE
COUNTY: PETERBOROUGH

CROP: CORN (004) (G1)

H: 705-927-0515
B: 705-292-5456

RM: WENDELL JOYCE
ADJ: BILL ADAM

CROP YR	CI STA	RMP OR MR STA	AFY	CVRG	ECVG	ACVG	PRICE OPT CD	PRICE OPT AMT	TOTAL ACRES	TOTAL YIELD	TOT YIELD PER ACRE	EFF ACRES	EFF YIELD	YIELD PER ACRE	CLAIM AMOUNT	MAX LIABILITY	PREMIUM AMOUNT	SRCHRG DISCOUNT	USAB ACRES	USAB CLASS	DOM CROP SYS	DOM CROP SEL	LLSC	MR PAYOUT	MR PREMIUM
2020	ACT	0	0	90%	0	0%	02	3.8	0.00	0	0.00	0	0	0.00	0	\$0.00	0		78.00	1	004	004	N	\$0.00	\$0.00
2019	ACT	0	117.33	90%	0	0%	02	4	22.00	0.00	0.00	22.00	0.00	0.00	\$5,631.28	\$9,292.52	\$222.40	-10%	78.00	1	005	004	N	\$0.00	\$0.00
2018	NIL	0	117.28	90%	0	0%	02	3.85	0.00	0	0.00	0	0	0.00	0	\$0.00	0	-10%	78.00	1	005		N	\$0.00	\$0.00
2017	NIL	0	117.29	90%	0	0%	02	3.85	0.00	0	0.00	0	0	0.00	0	\$0.00	0	-10%	78.00	1	005		N	\$0.00	\$0.00
2016	NIL	0	117.35	90%	0	0%	02	4.05	0.00	0	0.00	0	0	0.00	0	\$0.00	0	-10%	78.00	1	005		N	\$0.00	\$0.00
2015	ACT	0	113.48	90%	0	0%	02	3.7	31.00	3,910.80	126.15	31.00	3,910.80	126.15	0	\$11,714.53	\$288.61	-5%	78.00	1			N	\$0.00	\$0.00
2014	ACT	0	110.00	90%	0	0%	02	3.68	38.00	4,731.64	124.52	38.00	4,731.64	124.52	0	\$13,844.16	\$416.10	0%	78.00	1			N	\$0.00	\$0.00
PREV YEARS															\$0.00	\$0.00	\$0.00							\$0.00	\$0.00
TOTAL:															\$5,631.28	\$34,851.21	\$927.11							\$0.00	\$0.00
AVG:															\$804.47	\$4,978.74	\$132.44							\$0.00	\$0.00

* IN THE CROP YEAR COLUMN INDICATES HISTORICAL ENDORSEMENTS.
PERSONAL AND CONFIDENTIAL. ERRORS AND OMISSIONS EXCEPTED.

CUSTOMER CROP HISTORY REPORT

Report Time: 10:33, Wednesday, February 26, 2020. Datamart last updated: 03:51, Wednesday, February 26, 2020

 Web Reports															CUSTOMER: 41330168 SEAN WILSON & THERESA WILSON										H: 705-927-0515 B: 705-292-5456				
															1060 CENTRE LINE					LOT: 15 CON: 6 GEO TOWNSHIP: ENNISMORE COUNTY: PETERBOROUGH					RM: WENDELL JOYCE ADJ: BILL ADAM				
															SELWYN, ON K9J 6X5					CROP: OATS (109) (G1)									
CROP YR	CI STA	RMP OR MR STA	AFY	CVRG	ECVG	ACVG	PRICE OPT CD	PRICE OPT AMT	TOTAL ACRES	TOTAL YIELD	TOT YIELD PER ACRE	EFF ACRES	EFF YIELD	YIELD PER ACRE	CLAIM AMOUNT	MAX LIABILITY	PREMIUM AMOUNT	SRCHRG DISCOUNT	USAB ACRES	USAB CLASS	DOM CROP SYS	DOM CROP SEL	LLSC	MR PAYOUT	MR PREMIUM				
2020	ACT	0	1,661.47	85%	0	0%	01	0	0.00	0	0.00	0	0	0.00	Q	\$0.00	0	5.06%	78.00	1	004	004	N	\$0.00	\$0.00				
2019	NIL	0	1,661.47	85%	0	0%	01	0.1149	0.00	0	0.00	0	0	0.00	Q	\$0.00	0	4.88%	78.00	1	005	004	N	\$0.00	\$0.00				
2018	ACT	0	1,729.05	85%	0	0%	01	0.1036	27.00	33,400.02	1,237.04	27.00	33,400.02	1,237.04	\$650.78	\$3,868.97	\$152.01	-5%	78.00	1	005		N	\$0.00	\$0.00				
2017	ACT	0	1,525.00	85%	0	0%	01	0.095	10.00	29,365.57	2,936.56	10.00	29,365.57	2,936.56	Q	\$1,231.44	\$52.40	0%	78.00	1	005		N	\$0.00	\$0.00				
PREV YEARS															\$0.00	\$0.00	\$0.00							\$0.00	\$0.00				
TOTAL:															\$650.78	\$5,100.41	\$204.41							\$0.00	\$0.00				
AVG:															\$162.70	\$1,275.10	\$51.10							\$0.00	\$0.00				

* IN THE CROP YEAR COLUMN INDICATES HISTORICAL ENDORSEMENTS.
PERSONAL AND CONFIDENTIAL. ERRORS AND OMISSIONS EXCEPTED.

CUSTOMER CROP HISTORY REPORT

Report Time: 10:35, Wednesday, February 26, 2020. Datamart last updated: 03:51, Wednesday, February 26, 2020



Web Reports

CUSTOMER: 41330168 SEAN WILSON & THERESA WILSON
1060 CENTRE LINE
SELWYN, ON
K9J 6X5

LOT: 15 CON: 6
GEO TOWNSHIP:
ENNISMORE
COUNTY: PETERBOROUGH

H: 705-927-0515
B: 705-292-5456

RM: WENDELL JOYCE
ADJ: BILL ADAM

CROP: SOYBEANS (005) (G1)

CROP YR	CI STA	RMP OR MR STA	AFY	CVRG	ECVG	ACVG	PRICE OPT CD	PRICE OPT AMT	TOTAL ACRES	TOTAL YIELD	TOT YIELD PER ACRE	EFF ACRES	EFF YIELD	YIELD PER ACRE	CLAIM AMOUNT	MAX LIABILITY	PREMIUM AMOUNT	SRCHRG DISCOUNT	USAB ACRES	USAB CLASS	DOM CROP SYS	DOM CROP SEL	LLSC	MR PAYOUT	MR PREMIUM
2020	ACT	0	28.37	90%	0	0%	02	10.05	0.00	0	0.00	0	0	0.00	<u>0</u>	\$0.00	0	5.51%	78.00	1	004	004	N	\$0.00	\$0.00
2019	NIL	0	28.37	90%	0	0%	02	9.15	0.00	0	0.00	0	0	0.00	<u>0</u>	\$0.00	0	5.51%	78.00	1	005	004	N	\$0.00	\$0.00
2018	ACT	0	28.94	90%	0	0%	02	9.95	33.00	841.40	25.50	33.00	841.40	25.50	<u>\$168.25</u>	\$8,540.18	\$258.06	4.81%	78.00	1	005		N	\$0.00	\$0.00
2017	ACT	0	29.94	90%	0	0%	02	10.55	66.00	1,649.00	24.98	66.00	1,649.00	24.98	<u>\$1,339.32</u>	\$18,736.27	\$581.46	2.69%	78.00	1	005		N	\$0.00	\$0.00
2016	ACT	0	31.37	90%	0	0%	02	10	70.00	1,601.66	22.88	70.00	1,601.66	22.88	<u>\$3,718.80</u>	\$19,735.40	\$473.90	-15%	78.00	1	005		N	\$0.00	\$0.00
2015	ACT	0	30.17	90%	0	0%	02	9.45	38.00	1,367.22	35.98	38.00	1,367.22	35.98	<u>0</u>	\$9,737.00	\$266.00	-10%	78.00	1			N	\$0.00	\$0.00
2014	ACT	0	29.40	90%	0	0%	02	10.24	39.00	1,320.10	33.85	39.00	1,320.10	33.85	<u>0</u>	\$10,552.32	\$346.71	-5%	78.00	1			N	\$0.00	\$0.00
2013	ACT	0	30.00	90%	0	0%	02	11.14	75.00	2,025.60	27.01	75.00	2,025.60	27.01	<u>0</u>	\$22,526.97	\$765.75	0%	0	0	0	0	N	\$0.00	\$0.00
PREV YEARS															\$0.00	\$0.00	\$0.00							\$0.00	\$0.00
TOTAL:															\$5,226.37	\$89,828.14	\$2,691.88							\$0.00	\$0.00
AVG:															\$653.30	\$11,228.52	\$336.48							\$0.00	\$0.00

* IN THE CROP YEAR COLUMN INDICATES HISTORICAL ENDORSEMENTS.
PERSONAL AND CONFIDENTIAL. ERRORS AND OMISSIONS EXCEPTED.



Appendix B

Soil Fertility

Wilson Farm



A & L Canada Laboratories Inc.



Report Number:C18263-10243
Account Number:00018

2136 Jetstream Road, London, Ontario, N5V 3P5
 Telephone: (519) 457-2575 Fax: (519) 457-2664

To:CAVAN AGRI SERVICES
 1377 COUNTY ROAD 10
 CAVAN, ON L0A 1C0

For:SEAN WILSON

Copy To:Copy Fertilizer To
 Agrico Canada Ltd
 Unit 6-2896 Slough S



705-944-5525

Report Date:2018-09-25 **Print Date:**2019-04-03

SOIL TEST REPORT

Page:1

Sample Number	Lab Number	Organic Matter	Phosphorus - P ppm Bicarb	Phosphorus - P ppm Bray-P1	Potassium K ppm	Magnesium Mg ppm	Calcium Ca ppm	Sodium Na ppm	pH	pH Buffer	CEC meq/100g	Percent Base Saturations % K	Percent Base Saturations % Mg	Percent Base Saturations % Ca	Percent Base Saturations % H	Percent Base Saturations % Na
I	25952	3.6	9 VL	11 VL	82 L	58 VL	3870 VH	17 L	7.8		20.1	1.0	2.4	96.2		0.4

Sample Number	Sulfur S ppm	Zinc Zn ppm	Manganese Mn ppm	Iron Fe ppm	Copper Cu ppm	Boron B ppm	Soluble Salts ms/cm	Saturation %P	Aluminum Al ppm	Saturation %Al *	Nitrate Nitrogen NO3-N ppm	K/Mg Ratio	ENR	Field ID	Chloride Cl ppm
I	9 VL	2.9 L	78 VH	56 VH	0.7 M	0.5 L		1 VL	558	0.0 G		0.42	48		

OE VL = VERY LOW L = LOW M = MEDIUM H = HIGH VH = VERY HIGH * G = GOOD, M = MARGINAL, MT = MODERATE PHYTO-TOXIC, T = PHYTO-TOXIC, ST = SEVERE PHYTO-TOXIC

SOIL FERTILITY GUIDELINES (lbs/ac)

Sample Number	Previous Crop	Intended Crop	Yield Goal	Lime Tons/Acre	N	P2O5	K2O	Mg	Ca	S	Zn	Mn	Fe	Cu	B
I	Garlic	Garlic	600 cwt	0.0	150	230	300	55	0	20	4.5	0	0	1	2.0

Crop yield is influenced by a number of factors in addition to soil fertility. No guarantee or warranty concerning crop performance is made by A & L.



C18263-10243

This report is not an original A&L Canada report. This report was printed from the A&L Data-Web, some data may have been altered by the end user.
 A&L Canada is a laboratory accredited by Standards Council of Canada / CAEAL and OMAF

A & L Canada Laboratories Inc.

Report Number:C18263-10243

Account Number:00018

To:CAVAN AGRI SERVICES
1377 COUNTY ROAD 10
CAVAN, ON L0A 1C0

2136 Jetstream Road, London, Ontario, N5V 3P5
Telephone: (519) 457-2575 Fax: (519) 457-2664

For:SEAN WILSON

Copy To:Copy Fertilizer To
Agrico Canada Ltd
Unit 6-2896 Slough S



705-944-5525

Report Date:2018-09-25 Print Date:2019-04-03

SOIL TEST REPORT

Page:2

SOIL NUTRIENT REMOVAL GUIDELINES (lbs/ac)

Sample Number	Crop	Yield Goal	Lime Tons/Acre	N	P2O5	K2O	Mg	Ca	S	Zn	Mn	Fe	Cu	B
1	Garlic	600 cwt		0	0	0	0	0	0					



C18263-10243

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A&L Canada is a laboratory accredited by Standards Council of Canada / CAEAL and OMAF



1377 County Road 10

Cavan, Ontario L0A 1C0

705-944-5777

Attention: Sean Wilson

April 22nd, 2019

Fall Broadcast Garlic 'Starter'

3.8-18.1-19.7 -S=11.64 -Mg=5.74

@ 600lbs/acre

Spring Broadcast Garlic

37.7-0-0 -S=8

@ 150 lbs/acre

*If you have Winter Wheat, then the same Spring Broadcast Garlic Blend can be used at 230 lbs/acre

Thanks

Adam Shea

ashea@nexicom.net

705-879-5380



SOIL OPTIMUM LEVELS BASED ON CEC

FACT SHEET

		CEC			
		0-6	7-15	16-25	26+
P	PPM SOIL				
	POOR	0 - 25	0 - 23	0 - 18	0 - 13
	MED	26 - 55	24 - 43	19 - 33	14 - 23
	GOOD	56 - 93	44 - 83	34 - 55	24 - 43
	HIGH	94 +	84+	56 +	44+
K	POOR	0 - 45	0 - 60	0 - 80	0 - 100
	MED	46 - 90	61 - 120	81 - 160	101 - 200
	GOOD	91 - 180	121 - 240	161 - 320	201 - 400
	HIGH	181+	241 +	321+	401+
Ca	POOR	0 - 200	0 - 400	0 - 600	0 - 1000
	MED	201 - 400	401 - 800	601 - 1200	1001 - 2000
	GOOD	401 - 800	801 - 1600	1201 - 2400	2001 - 6000
	HIGH	801+	1600 +	2400+	6000+
Mg	POOR	0 - 25	0 - 50	0 - 75	0 - 100
	MED	26 - 50	51 - 100	76 - 150	101 - 200
	GOOD	51 - 100	101 - 200	151 - 300	201 - 600
	HIGH	101+	201+	301+	601+
% SATURATION OF CATIONS					
% K Saturation		4 - 6	3 - 5	2 - 4	2 - 3
% Mg Saturation		10 - 20	8 - 20	5 - 20	5 - 20
% Ca Saturation		60 - 80	60 - 80	60 - 80	60 - 80

A & L CANADA
LABORATORIES, INC.

2136 Jetstream Rd.
London, ON N5V 3P5

Phone: 519-457-2575
Fax: 519-457-2664
Aginfo@alcanada.com
www.alcanada.com

Fact Sheet No. 553
Revised 11/2013