

December 23, 2021

Hamid Ghadaki
Senior Project Manager
Times Group Corporation
3985 Highway 7 East, Suite 202,
Markham, ON L3R 2A2

Dear Mr. Ghadaki:

**Re: Hoffman Productivity Indices (HPI) Memo for
for 4721 and 5061 Stouffville Road, Whitchurch-Stouffville**

Colville Consulting Inc. was initially retained by Times Group Corporation to complete an Agricultural Characterization Report (ACR) of the property located at 4721 and 5061 Stouffville Road, in the Town of Whitchurch-Stouffville, Regional Municipality of York. The intent of this ACR was to characterize the agricultural resources and farm operations on the property

Times Group has been advancing a trail connection with the Town of Whitchurch-Stouffville, along the east side of the creek on the 4721 Stouffville Road property. The conveyance of this trail connection would have the effect of creating a revised 4721 Stouffville Road parcel (the Subject Lands). The ACR information was then used to assess the agricultural priority of the Subject Lands and provide an opinion as to whether the lands could be removed from the agricultural land base. The Subject Lands are located southeast of the intersection of McCowan Road and Stouffville Road and are shown in Figure 1.

As part of this ACR, a soil survey was completed on June 14, 2021 to refine the agricultural soil capabilities on the Subject Lands. Figure 2 shows the results of the soils survey on the Subject Lands. Mapping and information from the regional soil survey (*Soil Survey of York County, Report No. 19 of the Ontario Soil Survey, 1955*) was refined to reflect the site-specific conditions present on the Subject Lands. Information obtained through this soil survey was subsequently used to update the Canada Land Inventory (CLI) capability of soils on the Subject Lands and calculate the Hoffman Productivity Indices (HPI) rating. The HPI was calculated to determine whether the relative agricultural productivity of the Subject Lands meets the criteria for prime agricultural lands (CLI Class 1 – 3).

Evaluation of Agricultural Productivity

The Hoffman Productivity Indices (HPI) are used to relate the productivity of land to the CLI Capability (based on expected yields). Assuming the same level of management is applied to different CLI classes, the productivity for each class will differ. Hoffman (1971) determined the average yields produced for common field crops on CLI classes 1 through 4 lands. He determined that CLI Class 2 lands produce yields approximately 20% less than CLI Class 1 lands and therefore has a value of 0.80 relative to a CLI Class 1

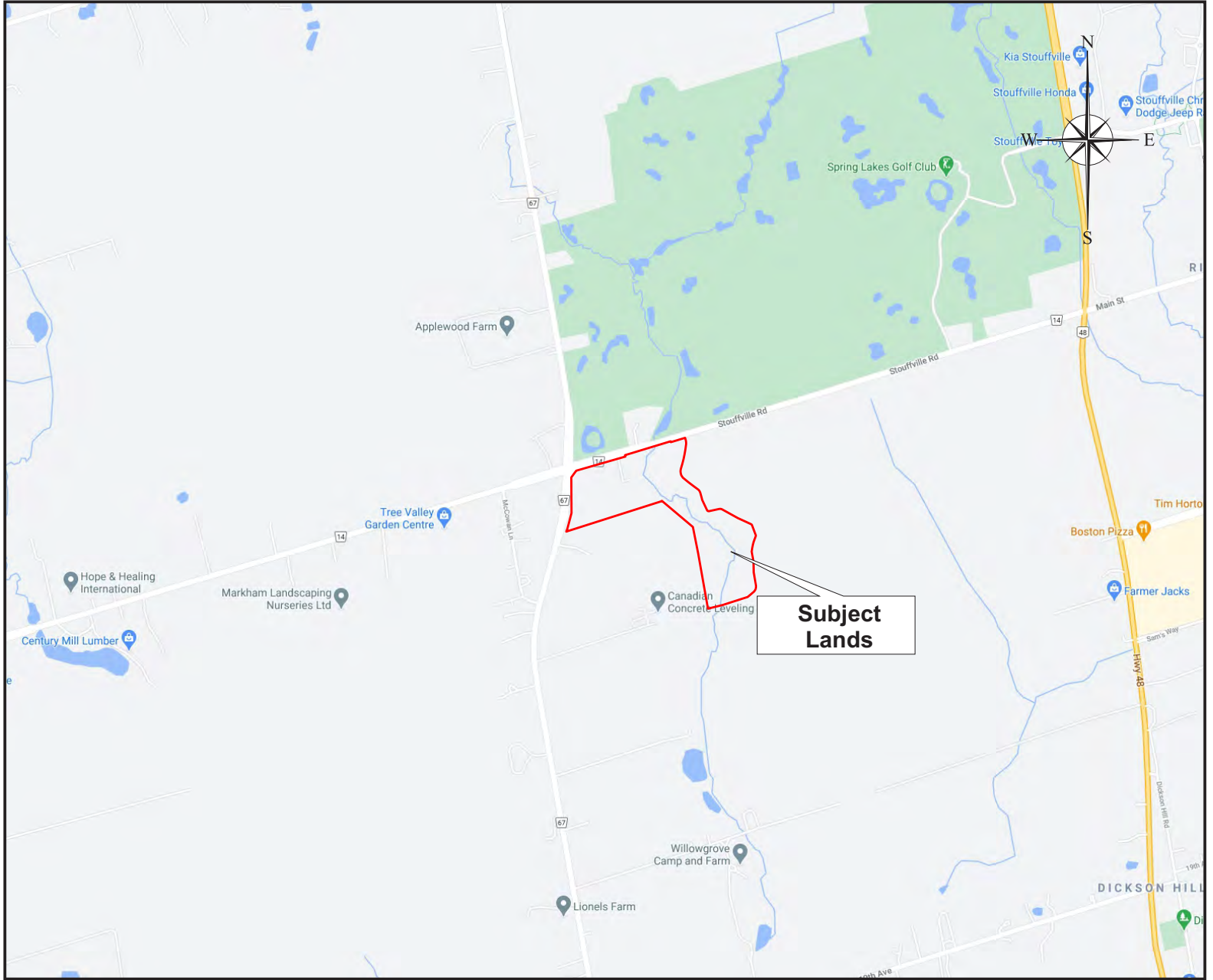


FIGURE 1
Location Map

**HPI Memorandum for
4721 Stouffville Road, Whitchurch-Stouffville**

Prepared for:
Times Group Corporation

Prepared by:
COLVILLE CONSULTING INC.

DATE: December 2021

FILE: C20114A



Legend

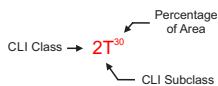
- Subject Lands
- CLI Boundary
- Proposed 3 m Trail
- Surface Elevation Contour (1m)
- Creek
- ! Registered Water Well (MECP WWR)
- Soil Survey Investigation Location

Soil Symbol	
Soil Series Name	Soil Symbol
→ WBU ←	Percentage
Slope Class → c1 ←	Stoniness

Soil Series	
ALU - Alluvial	
SMF - Smithfield Clay Loam	
SMG - Schomberg Clay Loam	
WBU - Woburn Loam	
NM - Not Mapped	

Slope Classes (%)	
A a - Level slopes (0.0 - 0.5%)	
B b - Nearly level slopes (0.5 - 2.0%)	
C c - Very Gentle slopes (2.0 - 5.0%)	
D d - Gentle slopes (5 - 9%)	
E e - Moderate slopes (9 - 15%)	
F f - Strong slopes (15 - 30%)	
G g - Very Strong slopes (30 - 45%)	
Simple Slopes (uniform, lengths > 50 metres) denoted in upper case	
Complex Slopes (short, irregular slopes) denoted in lower case	

Stoniness/Rockiness	
0 - Non	
1 - Slightly	
2 - Moderately	
3 - Very	
4 - Exceedingly	
5 - Excessively	



CLI AGRICULTURAL CAPABILITY CLASSES

- Class 1** - Soils in this class have no significant limitations to use for common field crops
- Class 2** - Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices.
- Class 3** - Moderately severe limitations that reduce the choice of crops, or require special conservation practices.
- Class 4** - severe limitations that restrict the choice of crops, or require special conservation practices and very careful management, or both.
- Class 5** - Very severe limitations that restrict their capability to produce perennial forage crops, improvement practices are feasible.
- Not Mapped** - Areas that have been extensively modified due to construction and/or landforming which have significantly altered the original soil profile. These are disturbed lands are not classified by the CLI Classification System.

CLI AGRICULTURAL CAPABILITY SUBCLASSES

- I** Inundation by streams or lakes: flooding by streams and lakes cause crop damage or restricts agricultural use.
- T** Topography - limitations from both the percent of slope and the pattern or frequency of slopes in different directions.

Figure 2
Refined Soils and CLI Mapping

HPI Memo for
4721 Stouffville Road, Whitchurch-Stouffville

Prepared for:

Times Group Corporation

Prepared by:

COLVILLE
CONSULTING INC.

DATE: December 2021

FILE: C20114A

soil. The value for a CLI Class 3 soil is 0.64 and for a CLI Class 4 soil the value is 0.49. The values for CLI Classes 5, 6, & 7 were obtained through extrapolation.

The HPI was calculated based on our refined soil survey for the Subject Land to assess the relative productivity of the lands for common field crop production.

An HPI rating above 0.9 is considered to be equivalent in productivity to a CLI Class 1 soil. An HPI of between 0.73-0.89 is equivalent in productivity to a CLI Class 2 soil and an HPI in the range of 0.58-0.72 is equivalent in productivity to a CLI Class 3 soil, and so forth.

Table 1 below show the results of the HPI calculations using the refined soil survey results. As shown in Table 1, the overall productivity of the Subject Lands was calculated to have an HPI of 0.57 which is equivalent in productivity to CLI Class 4 lands.

Table 1: Relative Agricultural Productivity for Subject lands					
CLI CLASS	AREA (HA)	Percentage	Points	HPI	Total Productivity Index Range
1	0.40	2.90%	1	0.03	0.90 – 1.00
2	3.78	27.45%	0.8	0.22	0.73 – 0.89
3	3.23	23.49%	0.64	0.15	0.58 - 0.72
4	2.08	15.07%	0.49	0.07	0.43 - 0.57
5	3.92	28.49%	0.33	0.09	0.28 - 0.42
6	0.00	0.00%	0.17	0.00	0.10 - 0.27
7, O, & NM	0.36	2.60%	0.02	0.00	0.00 – 0.09
	13.77	100.00%		0.57	CLI Class 4

Based on the results of the soil survey and updates to the CLI capabilities of soils on the Subject Lands, the HPI score for the property was calculated to be 0.57. This HPI score demonstrates that the overall productivity of the Subject Lands is equivalent to that of CLI Class 4 lands which are considered to be non-prime agricultural land.

Sincerely,



Sean Colville, B.Sc., P.Ag.
President, Colville Consulting Inc.



Brett Espensen, B.A., EP, CISEC
Agricultural Technician, Colville Consulting Inc.