

July 25, 2018

Mr. Pat Mulqueen
Nextnine Limited
First Canadian Place, 58th Floor
P.O. Box 192
Toronto, Ontario M5X 1A6

Dear Mr. Mulqueen:

RE: INITIAL ASSESSMENT OF AGRICULTURAL CAPABILITY FOR THE BIG BAY GOLF COURSE NEXTNINE LANDS

Colville Consulting Inc. has completed an initial assessment of the Agricultural Capability for the Big Bay Golf Course Nextnine lands located at 173, 201, and 225 Big Bay Point Road, in the Town of Innisfil, County of Simcoe. These properties, henceforth referred to as the Subject Lands, are located on the west side of West Street, south of Big Bay Point Road, and to the east of the Friday Harbour Flats. The Subject Lands are approximately 16.30 hectares in size.

REVIEW OF BACKGROUND INFORMATION

Colville Consulting was retained to assess the agricultural capability of the Subject Lands and provide an opinion as to whether these lands would be suitable for agriculture.

The Subject Lands are designated Greenlands in the County of Simcoe Official Plan. The majority of the Subject Lands are mapped as Natural Environmental Area and a small area is designated Rural Area within the Town of Innisfil Official Plan. The Greenlands and Natural Environment Area designations reflect the fact that the lands are primarily forested, despite the fact that the Subject Lands are located within the Agricultural General Zone according to the Town of Innisfil's Zoning By-law.

The Agricultural Systems Portal for the Greater Golden Horseshoe and the Agricultural Information Atlas, two of the Ontario Ministry of Agriculture, Food and Rural Affairs' (OMAFRA) online resource mapping tools, were accessed to obtain Provincial information for the Subject Lands. The agricultural land base for the Greater Golden Horseshoe (GGH) is comprised of both Prime Agricultural Areas and rural designated lands. Candidate areas for inclusion within the agricultural land base have also been identified within the GGH. It is important to note that the Subject Lands are not within the Agricultural Land Base nor are they within the Candidate Areas. This indicates that the Province does not consider the Subject Lands to be part of the agricultural land base within the GGH.

The Soil Survey of Simcoe County, Report No. 29 of the Ontario Soil Survey (1962) was reviewed to determine the soil series that were mapped on the Subject Lands. This information was correlated with the soils information contained in the Agricultural Systems Portal.

The soils mapped on the Subject Lands include the Sargent gravelly sandy loam, Schomberg silty clay loam – stony phase and Simcoe silty clay loam - stony phase. All three soils are rated Canada Land Inventory (CLI) Class 3. The main limitations for agricultural production of common field crops is low fertility and droughtiness for the Sargent soils; moderate levels of Stoniness for the Schomberg; and poor drainage and very stony conditions associated with the Simcoe soil series.

A review of aerial photography confirms that the lands are forested. There are no agricultural investments or improvements (e.g., tile drainage) on site. There does not appear to be any agricultural operations or

investments on adjacent land parcels or in close proximity to the Subject Lands. The Agricultural Systems Portal also does not identify any agricultural related services or operations on or near the Subject Lands.

SITE VISIT

I visited the Subject Lands on July 11, 2018 to obtain an initial assessment of the site conditions and soil landscape. The Subject Lands were accessed from Big Bay Point Road. The site topography appeared to be generally flat but quite hummocky, with low amplitude upland ridges separating low lying poorly drained areas. The slopes were relatively gently 3 to 5% in the uplands and level to nearly in the low areas. However, the site topography does not lend itself to a more uniform agricultural condition suitable for modern farming practices, should the lands ever be cleared. The poorly drained areas may not be suitable for agricultural crop production without drainage improvements and potentially some land forming to promote surface drainage.

Of note was the level of stoniness observed. There are many large stones and boulders observed at the surface confirming the Provincial soils information regarding the stony phase of these soils. However, the level of stoniness appears to be greater than what has been reported in the Agricultural Systems Portal.

The surrounding land uses include a large development under construction to the west and south of the Subject Lands and residential development to the north and east of the Subject Lands. The existing Big Bay Point Golf Course is directly across Big Bay Point Road to the north. Establishing a livestock facility on the Subject Lands is likely to conflict with the minimum distance separation (MDS) requirements. Establishment of most types of agricultural operations is likely to increase the potential for conflict with the surrounding non-agricultural land uses already present in the area.

PRELIMINARY ANALYSIS OF SUBJECT LANDS

Based on a review of the background information and an initial site visit, the Subject Lands do not appear to be suitable for investment in agriculture. The site conditions are likely the reason that the lands have remained in a forested condition and were never cleared for agricultural uses. A significant investment would be required to remove the trees, stones/boulders and improve drainage. Installation of tile drainage may not even be feasible due to the presence of, and high frequency of the large stones and boulders likely present below the surface.

The Subject Lands are not located within an agricultural area. The surrounding land uses, present and planned for, are not conducive to the establishment of an agricultural operation. In my opinion, these lands have a marginal capability for agricultural production of common field crops. However, due to the significant investment that would be required to remove the forest cover and the large volume of stones and boulders, it is unlikely that it would practical or economically feasible to do so.

Please call me at 905-935-2161 or email sean@colvilleconsultinginc.com if you have any questions regarding this preliminary assessment.

Yours sincerely,



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