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R 773612 to  
R 773622 inclusive  
R 782439 to  
R 782442 inclusive

- (a) J.E. Gillespie, B.S.A., M.S.A., a soil research scientist with extensive experience in soil surveys of several counties in Ontario, and presently under contract with Canada Agriculture to prepare soil reports for publication on the soils of Northern Ontario. For the purpose of this hearing he took core samples at a number of locations to determine soil components and texture. The maps filed as Exhibits 190, 191 and 192 also indicated this area has a frost-free period in excess of 160 days, a growing season in excess of 210 days, and "heat units" for corn of approximately 3300. In his opinion the combination of good soil, Class 2, and unique climate affords better than average yields. He found the lands in Referral No. 52 to be less desirable than the others because the southerly one-third of the parcel was Welland clay, a Class 3 soil which is inferior to the Haldimand clay existing on the other lands referred to the Board.
- (b) Robert Wilcox, graduate of Ontario Agricultural College, employed by the Ministry of Agriculture and Foods for many years, familiar with the Niagara Region, active in the promotion of fruit and grape growing, and provides advice to interested persons on suitability of lands for fruit, grapes, etc., and varieties most likely to succeed. In his opinion, climatic advantages and the benefit of air circulation produced by the escarpment extend the area suitable for grapes for a distance of one to two miles south of the height of land with a limit generally of approximately 1½ miles. He stressed the fact that Bartlett pears can be grown in all areas where grapes may be grown.
- (c) Ralph R. Krueger, B.A., M.A., Ph.D. (Geography), presently the President of the Canadian Association of Geographers, a well-known author of many publications in the fields of planning and urban-rural land uses in addition to several related to tender fruit and grape lands in the Niagara Region, and a study of the orchard industry in the Okanagan Valley. In his opinion, Niagara has the best record with respect to less frost damage and less wind damage; the escarpment is not the southern boundary of the fruit belt, orchards and vineyards exist above the escarpment; soils that are good for grapes are also good for apples, pears, plums, prunes and corn; frost hazard is lessened by air drainage (the flow or circulation of air) which is promoted by the escarpment, the Niagara Gorge, gullies and ravines, and by the proximity of bodies of water; the lands in the Referrals fall into the category of prime agricultural lands with good soil and climatic advantages; expansion of grape growing of Concords, Niagaras and French hybrids in the future would have to take place above the escarpment because lands below the escarpment are intensively used now and are required for tender fruits and vinifera grapes.

On the evidence at this hearing the Board finds that the lands in Referrals 48, 53, 54, 67, 73 and 74 are good agricultural lands which because of climatic advantages have good potential for such crops as grapes (other than



growing, and provides advice to interested persons on suitability of lands for fruit, grapes, etc., and varieties most likely to succeed. In his opinion, climatic advantages and the benefit of air circulation produced by the escarpment extend the area suitable for grapes for a distance of one to two miles south of the height of land with a limit generally of approximately 1½ miles. He stressed the fact that Bartlett pears can be grown in all areas where grapes may be grown. PDS-C-53-2022

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On the evidence at this hearing the Board finds that the lands in Referrals 48, 53, 54, 67, 73 and 74 are good agricultural lands which because of climatic advantages have good potential for such crops as grapes (other than vinifera), pears, apples, plums, prunes, corn and other grain crops, and are capable of better than average yields; the lands in Referral 49 have a lesser value and a more limited potential than the above-mentioned, and the lands in Referral 52 have the least value for agricultural purposes of those Referrals mentioned in this paragraph.

The picture is less clear with respect to housing requirements over the 20-year planning period, and what constitutes a desirable surplus over minimum