

MEMORANDUM

To: Alex O'Hara; Agriculture and Land

From: Tobin Stetson P. Eng, Soil and Water Engineer, PEI Agriculture and Land

Tel: (902) 314-0783

Date: April 13th, 2022

Subject: Review of Agriculture Land in Rice Point (PID 203000 & 808154)

As requested, our Agriculture Resource Division reviewed Property Identification numbers (PID) 203000 and 808154 in Rice Point, from the perspective of agriculture and its value for that sector.

Our background review determined the following information. Please refer to the map provided to describe the features found on this property.

These two adjoining parcels are 37 acres in size with about 32.5 acres cleared. In total there are however about 29.1 acres of arable farmland, with the buffer zones, cleared but non-farmed areas, and wooded areas all removed.

The farm is located along a shoreline, and there is a stream tributary running north to south within. The stream would have a 15-meter 'no-touch' buffer on both sides, while the shoreline would also have the same buffer.

The topography is gently rolling and climbs in elevation on the western side of PID 808154. Some areas have complex topography with manageable slopes and several areas of concentrated flows (ie surface water channeling). The grade varies from 6.3% to 2.2% to 0.9%. One of the longer slope lengths is 760 feet. There are no high slope areas in this farm (i.e. 9% or greater) as defined in the Prince Edward Island Environmental Protection Act.

The only soil type on the subject parcels is Charlottetown. Charlottetown is a Podzol order soil and is classified as a sandy loam. Depending on the slope, would be a Class 2 or 3 soil. Of the arable farmland on this property, 86% would be Class 2, and the remaining 14% would be Class 3 because of a higher slope. On PEI there is no Class 1 soil. Charlottetown is the most common and productive soil type for agricultural production in Prince Edward Island. Charlottetown soil has good moisture holding capacity but also well drained and is suitable to almost any cropping system.

PEI soils are naturally acidic and benefit from frequent lime application for pH correction. A large portion of the grain size distribution is sand and therefore applying organic amendments, such as manure, provides nutrients and material to maintain organic matter.



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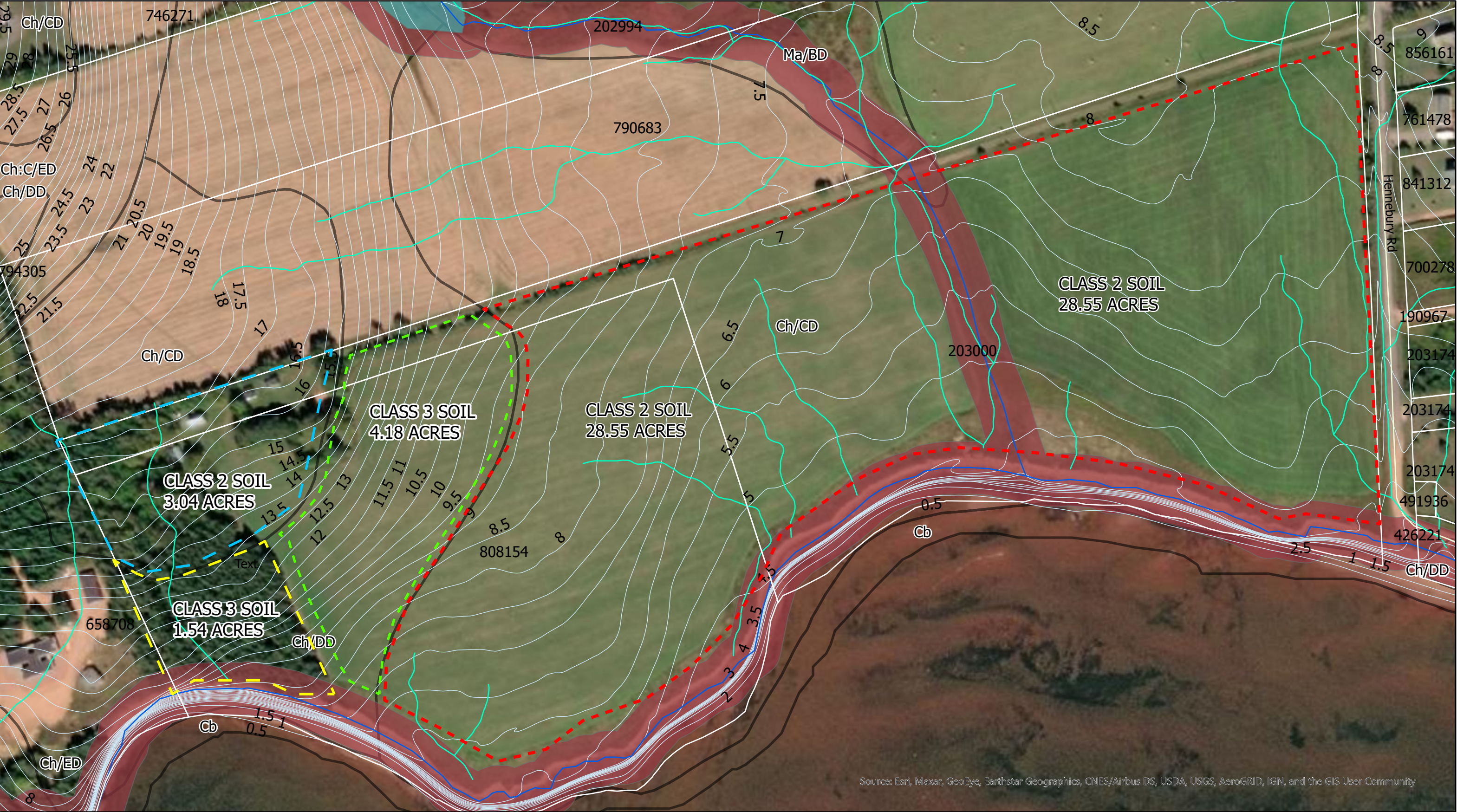
From historical satellite and aerial imagery interpretation, the rotation of this farm is estimated to be a small cereal grain, oilseed and forage rotation.

Assuming that the soil health and soil nutrients levels are suitable and with proper management, this farm would be considered a productive area for agriculture. The cropping system/rotation in use may require enhanced soil conservation measures or features. For example, potato production may need additional grass waterways over a hay and grain rotation. Buffer zones are required to be maintained regardless of the cropping system.

If you require additional details, please contact us.

Tobin Stetson P.Eng
Soil and Water Conservation Engineer
PEI Department of Agriculture and Land

PID 203000 & 808154 - RICE POINT, PEI



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

- Conc_Flow
- PEI Streams_Dec_2020
- ROADS_rtes_hwys_only
- 50cm Contours
- PEI_15m_STREAM_WETLAND_BUFFERS_Updated_Dec_2020
- PEI_WETLAND_AND_SANDDUNE_INVENTORY_2010_Updated_Dec_2020
- PropsLines_Jan20
- Soil_region

