

AGRICULTURAL IMPACT ASSESSMENT UPDATE FOR ARKELL SUBDIVISION

PREPARED FOR:

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376 Maltby Rd. E,
Guelph, ON
&
Sloot Construction Ltd.
661 Watson Road S
Puslinch ON
&
John Sloot Investments Ltd.

PREPARED BY:



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MAY 2026

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1.0 INTRODUCTION

1.1 Site Location and Purpose

Stovel and Associates Inc. (“SAI”) was retained by Timberworx Custom Homes Inc. (Timberworx), Slood Construction Ltd. (Slood), and John Slood Investments Ltd. to complete an Agricultural Impact Assessment (“AIA”) of a proposed residential subdivision in the Township of Puslinch (Arkell). Additional lands have been conditionally purchased by the ownership group to provide for an entrance onto Arkell Road. These additional lands are approximately 1.6 ha in size and are owned by Victor Satzewich and Linda Mahood (605 Arkell Road). The project is referred to as Arkell Subdivision. The lands proposed for residential development (including a portion of the Satzewich/Mahood parcel) are approximately 18.8 ha in size and are located on Part of Lots 7, 8 and 9, Concession 10.

Watson Road abuts the property on the southwestern limits of the site and Wellington County Road 37 (also known as Arkell Road) is located on the west/northwestern limits of the site (see Figure 1).

In the context of this report, the lands in question are referred to as the site, subject lands or subject property.

The purpose of this AIA is to evaluate potential impacts on agriculture from the proposed residential subdivision and identify mitigation measures to abate these impacts to the extent feasible.

This report generally follows the direction provided with the Province’s *Draft Agricultural Impact Assessment Guidance Document*, released in March 2018 by the Ministry of Agriculture, Food, and Rural Affairs (“OMAFRA”), *Agricultural Impact Assessment (AIA) Guidance Document (Publication 861)* by the Ontario Ministry of Agriculture, Food and Agribusiness and the AIA direction set out in the County of Wellington Official Plan (“County OP”). The report also addresses the planning policies related to the consideration and protection of agricultural resources, as set out in the Provincial Planning Statement, 2024, and the County of Wellington Official Plan.

1.2 History

In 2006, Mr. Tom Kukovica (the owner of the subject property at the time) applied for Draft Plan of Subdivision, Official Plan Amendment and Zoning Bylaw Amendment. The applications were deemed complete in September 2006. The proposal included 35 residential lots (minimum 1 acre in size) serviced by private individual wells and septic systems. The application was circulated to public agencies for comment and to landowners within 120m of the site. Following the receipt of the comments, replies were prepared by the Kukovica consulting team.

Astrid J. Clos Planning Consultants (“AJC Planning”) conducted a review of the Municipal Comprehensive Review from The County of Wellington – Progress Report #3. The letter prepared by Astrid Clos. requests that the Proposed Kukovica Subdivision be considered as a Hamlet Expansion (March 19, 2021). The following excerpt from AJC Planning summarizes the proposal:

“JOHN SLOOD INVESTMENTS LIMITED and SLOOD CONSTRUCTION LTD. is the owner of the property abutting the Arkell Hamlet and is legally described as Part of Lots 7, 8 and 9, Concession 10, Township of Puslinch. County Official Plan Amendment, Zone Change and Draft Plan of Subdivision applications were deemed to be complete in September 2006 for this property.

Please find this documentation attached for your reference.

These applications propose to expand the Arkell Hamlet to the east by approximately 18.2 hectares and change the zoning to implement a proposed residential Draft Plan of Subdivision to permit 35 residential lots. The area breakdown is provided below:

1.65 hectares (area of 3 severed lots)

1.83 hectares (area within the Hamlet)

18.2 hectares (area of Hamlet expansion)

21.68 hectares (Total Draft Plan Area)”

In 2021, the current ownership group engaged with the Township of Puslinch and County of Wellington to resolve technical issues associated with the proposed development. Updated technical analysis was submitted to the municipality for technical peer review. The findings of these updated reports are summarized in this document. The updated reports include the following:

- *Planning Justification Report (SAI, 2026).*
- *Nitrate Impact Assessment (Crozier, 2024).*
- *Functional Servicing and Stormwater Management Report (Crozier, 2025).*
- *Groundwater Supply Assessment (ARL Groundwater Resources Ltd, 2023).*
- *Water Balance Assessment (Crozier, 2025).*
- *Traffic Impact Study (Crozier, 2025).*

This AIA incorporates relevant information from these aforementioned reports.

1.3 Data Collection and Review

In addition to the plans and reports that were specifically prepared for the submission of the planning applications, the following background materials were also reviewed:

- Soil data resource information which includes Ontario Soil Survey reports and mapping, the provincial digital soil resource database, Canada Land Inventory Agricultural Capability mapping, and information from on-site investigations;
- Aerial photography (historic and recent drone survey) with scale of 1:10,000 or smaller;
- OMAFRA's Agricultural System Portal for information on specialty crops, drainage, surrounding crops and livestock, etc.;
- OMAFRA's constructed and agricultural Artificial Drainage Mapping; and
- Parcel mapping/fabric of the area.

An agricultural land use survey was also conducted (2023 and 2024), with additional information gathered from Google Satellite Imagery. Aerial photographic mapping and roadside images have been utilized to gain a better understanding of the agricultural operations and activities in both the primary and secondary study areas (see Section 2.0). Farm Data Sheets were also delivered to all potential livestock operations in

the Secondary Study area (Appendix A). A summary of the results of the agricultural land use survey is provided in Section 2.0 of this report.

1.4 Overview of Subdivision Proposal

The subject land is designated Hamlet, Prime Agricultural and Secondary Agricultural (Figure 2). The subject land is zoned Agriculture (Figure 3).

The proposed development is comprised of 44 lots suitable for the construction of single detached dwellings (See Figure 4 below). The lots are proposed to be created through a Plan of Subdivision. The residential lots will be serviced utilizing advanced tertiary septic systems and private, drilled individual wells. Proposed lot sizes range from approximately 0.2 to 0.4 ha in size (with one Block +/- 4.5 ha). Lot frontages range from 30-43 m, not including the lots on curves or cul de sacs. Each home is expected to have a double-car garage with additional parking for a minimum of two cars within each driveway.

The proposed development will have two entrances; one access onto Watson Road and one access onto Arkell Road. The road cross-section utilizes a urban section with pavement, curb, and gutter. The road section has been designed using a standard 20m right of way.

The internal road network sets out the following:

- There is approximately 1200m of road in the proposed subdivision;
- The roads are mainly double-loaded.
- Three cul de sacs are proposed.

The engineering proposal includes design elements to capture additional runoff water and to promote infiltration. A stormwater management pond is proposed at the northeast portion of the site.

The current conceptual layout for the proposed development includes a Park in the southwestern portion of the site. Discussions with the municipality will be required to determine if a Park is required or if the municipality will require cash in lieu for parkland dedication.

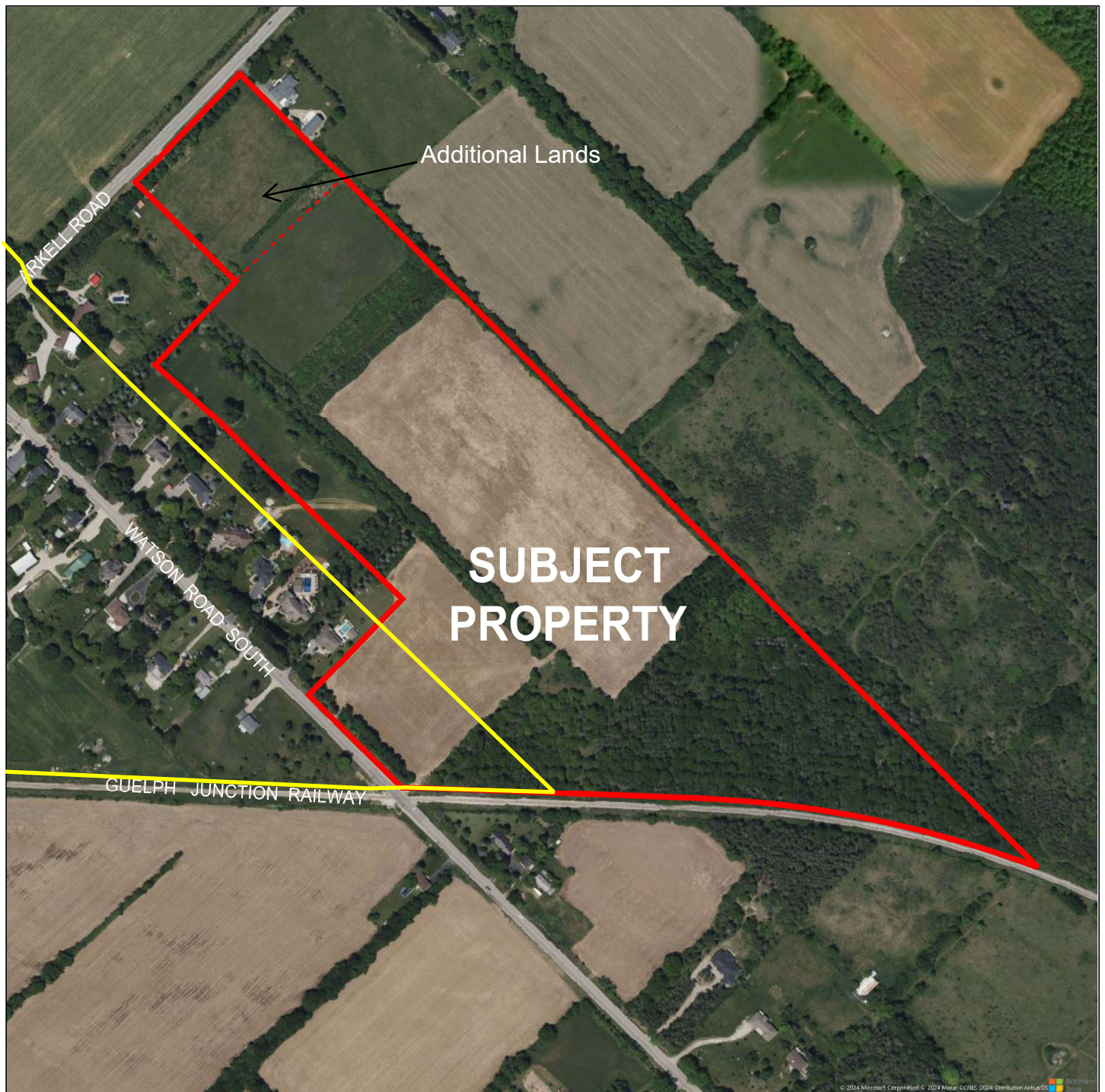


Figure 1

Site Location

Legend



Site Boundary



Hamlet of Arkell Limits

Part of Lots 7,8 & 9 Concession 10
Township of Puslinch,
Wellington County Arkell, Ontario

Date: March 5, 2024

50 0 50 100
Meters
1:5000



Sources:

Aerial Imagery Provided By Microsoft Corporation @
2024 Maxar CNES (2024) Distribution Airbus DS.

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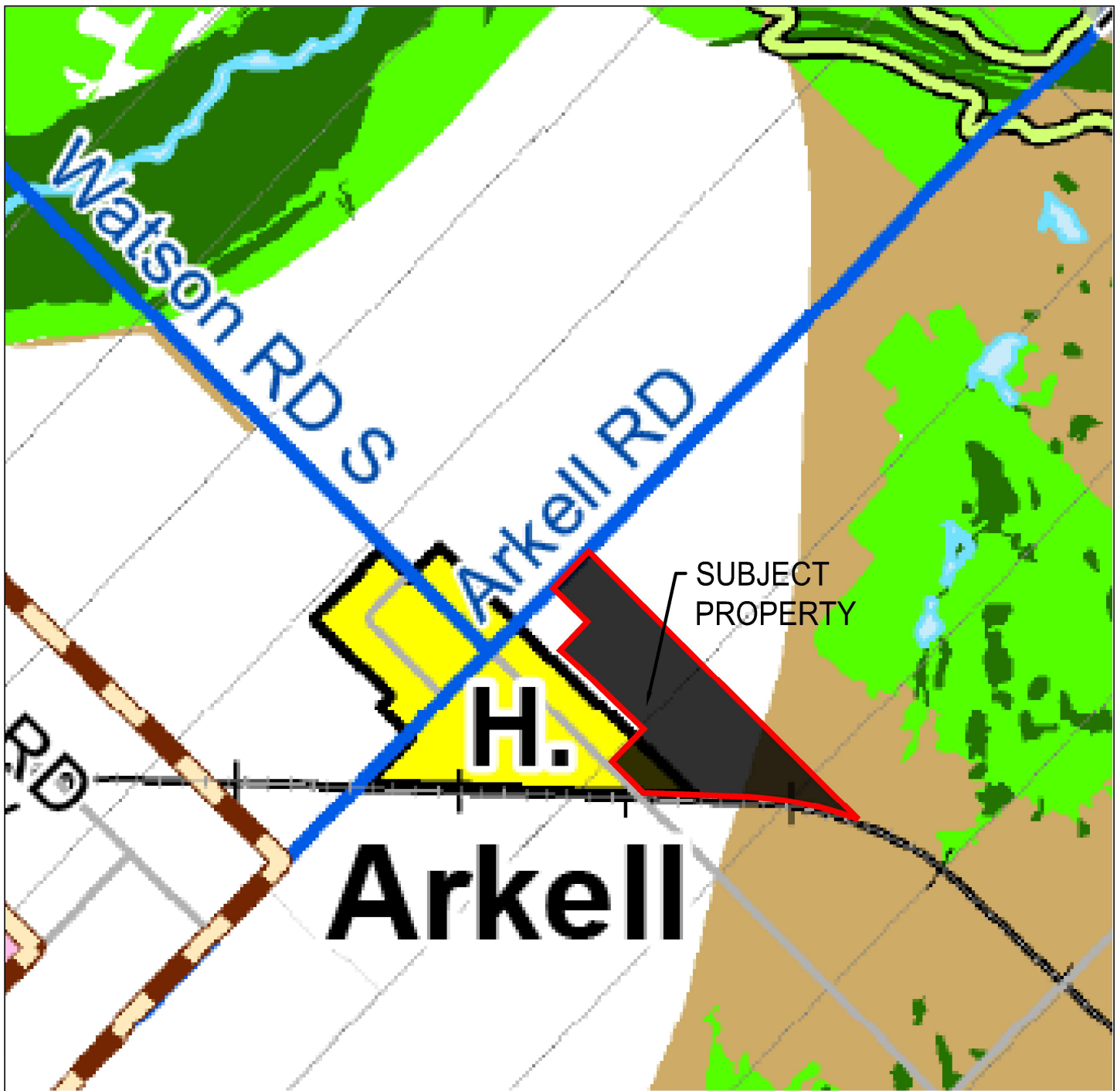


Figure 2

County Official Plan Land Use Designation

Sources:

County of Wellington Official Plan
Schedule B7 - Land Use - Puslinch

The Greenlands System

- Core Greenlands
- Greenlands
- Earth Science ANSI

The Rural System

- Prime Agricultural
- Secondary Agricultural
- H. Hamlet Area
- U.C. Secondary Urban Centre
- Mineral Aggregate Area
- Recreational
- Rural Employment Area
- C.R. Country Residential
- PA Policy Area
- Regionally Significant Economic Development Study Area
- Site Boundary

Other

- Landfill Site
- Proposed Interchange
- Proposed Major Roadways
- County Roads
- Provincial Highway
- ++++ Railways
- Waterbody
- Watercourse

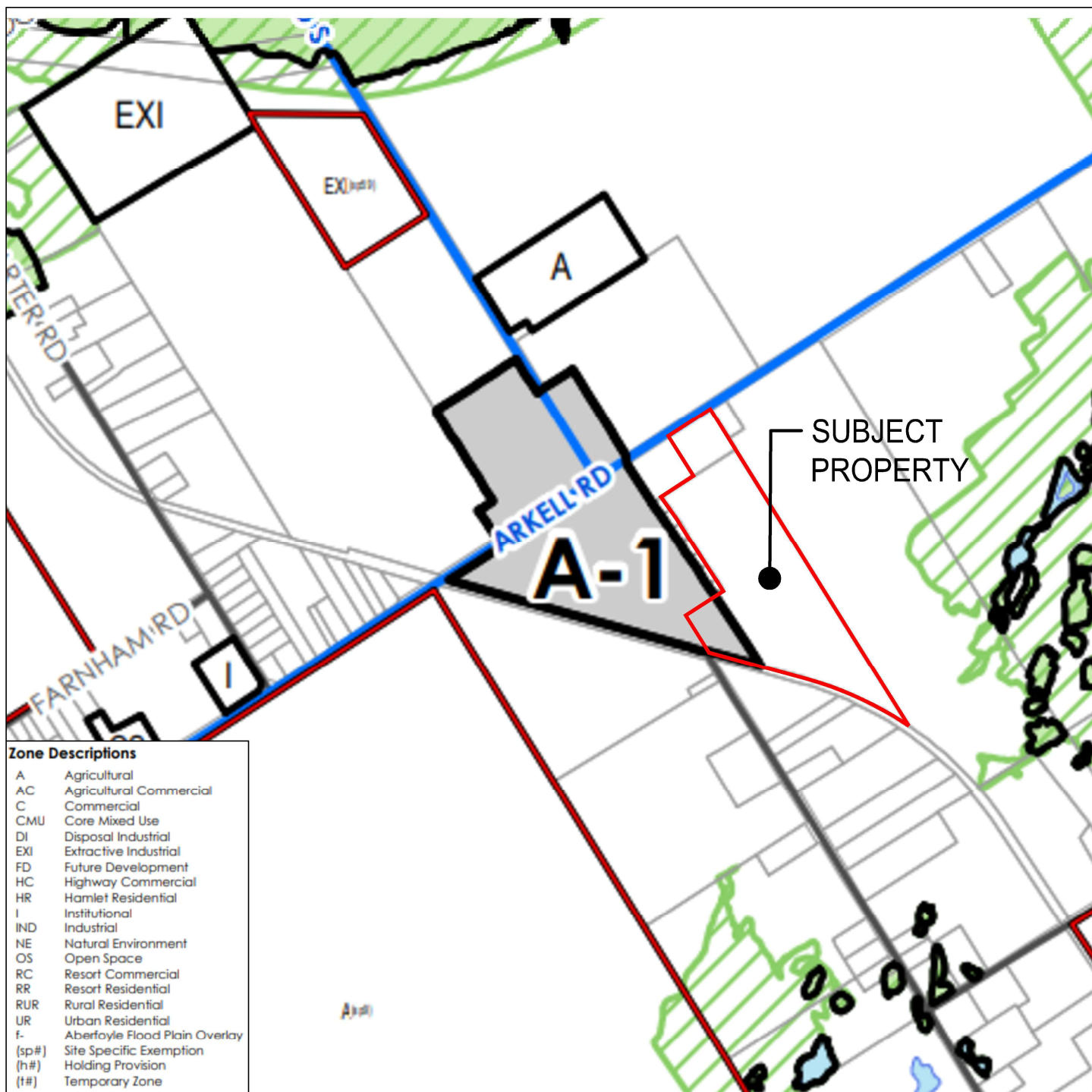
Part of Lots 7,8 & 9 Concession 10
Township of Puslinch,
Wellington County Arkell, Ontario

Date: March 5, 2024

NOT TO SCALE
N.T.S.

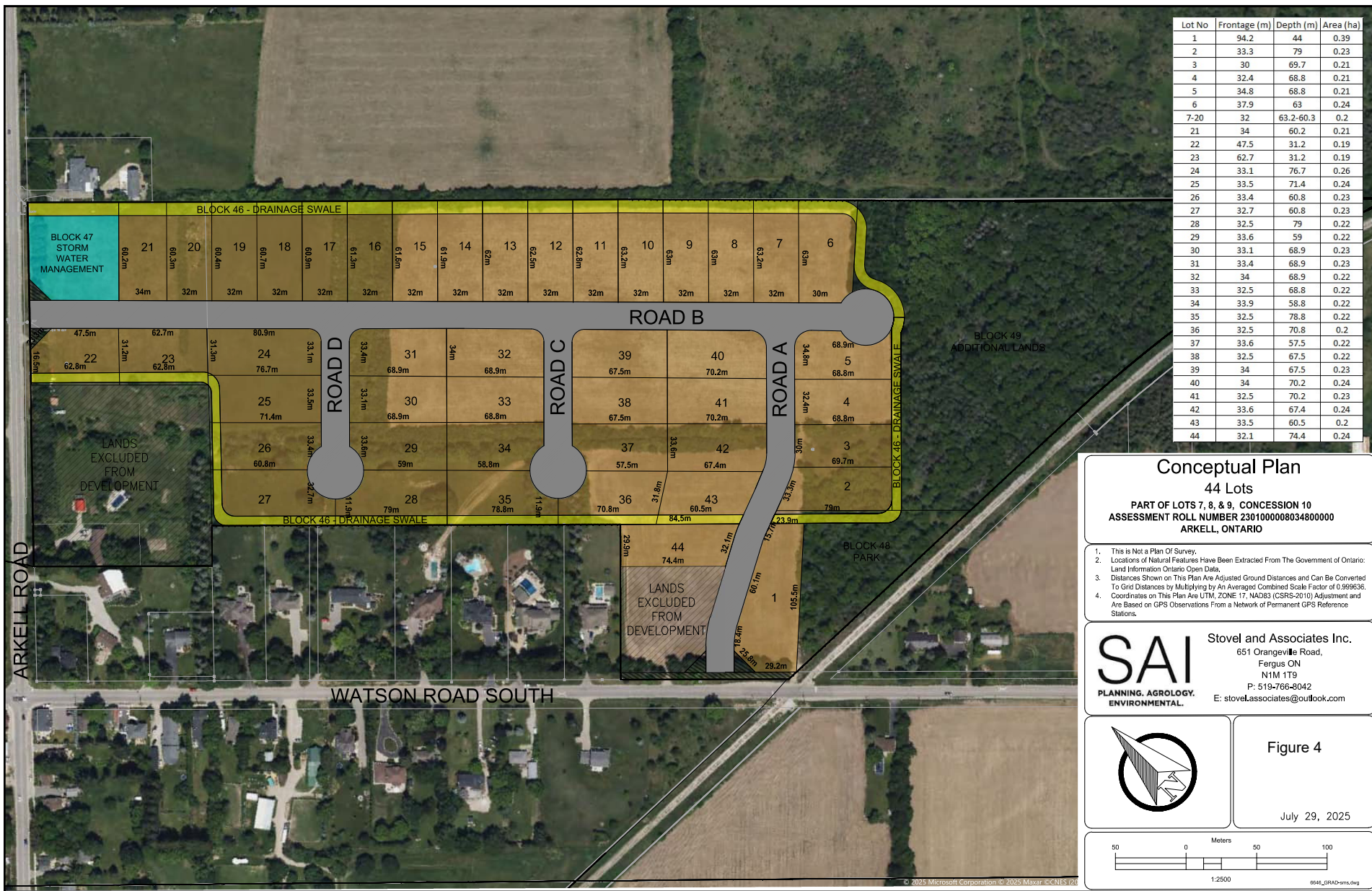
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Sources:

TOWNSHIP OF PUSLINCH - ZONING BY-LAW
No. 023-18 SCHEDULE 'A'



Lot No	Frontage (m)	Depth (m)	Area (ha)
1	94.2	44	0.39
2	33.3	79	0.23
3	30	69.7	0.21
4	32.4	68.8	0.21
5	34.8	68.8	0.21
6	37.9	63	0.24
7-20	32	63.2-60.3	0.2
21	34	60.2	0.21
22	47.5	31.2	0.19
23	62.7	31.2	0.19
24	33.1	76.7	0.26
25	33.5	71.4	0.24
26	33.4	60.8	0.23
27	32.7	60.8	0.23
28	32.5	79	0.22
29	33.6	59	0.22
30	33.1	68.9	0.23
31	33.4	68.9	0.23
32	34	68.9	0.22
33	32.5	68.8	0.22
34	33.9	58.8	0.22
35	32.5	78.8	0.22
36	32.5	70.8	0.2
37	33.6	57.5	0.22
38	32.5	67.5	0.22
39	34	67.5	0.23
40	34	70.2	0.24
41	32.5	70.2	0.23
42	33.6	67.4	0.24
43	33.5	60.5	0.2
44	32.1	74.4	0.24

Conceptual Plan

44 Lots

PART OF LOTS 7, 8, & 9, CONCESSION 10
ASSESSMENT ROLL NUMBER 2301000008034800000
ARKELL, ONTARIO

1. This is Not a Plan Of Survey.
2. Locations of Natural Features Have Been Extracted From The Government of Ontario: Land Information Ontario Open Data.
3. Distances Shown on This Plan Are Adjusted Ground Distances and Can Be Converted To Grid Distances by Multiplying by An Averaged Combined Scale Factor of 0.999636.
4. Coordinates on This Plan Are UTM, ZONE 17, NAD83 (CSRS-2010) Adjustment and Are Based on GPS Observations From a Network of Permanent GPS Reference Stations.



SAI
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ENVIRONMENTAL.

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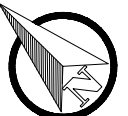


Figure 4

July 29, 2025

50

0

50

100

Meters

1:2500

6646_ERAD-oms.dwg

2.0 DESCRIPTION OF AGRICULTURAL RESOURCE BASE

The following paragraphs describe the agricultural resource base on the site and surrounding area. The description is divided into the following categories:

- Agricultural land uses and agricultural operations.
- Parcel size.
- Soils and soil capability for agriculture.
- Microclimate; and
- Agricultural drainage.

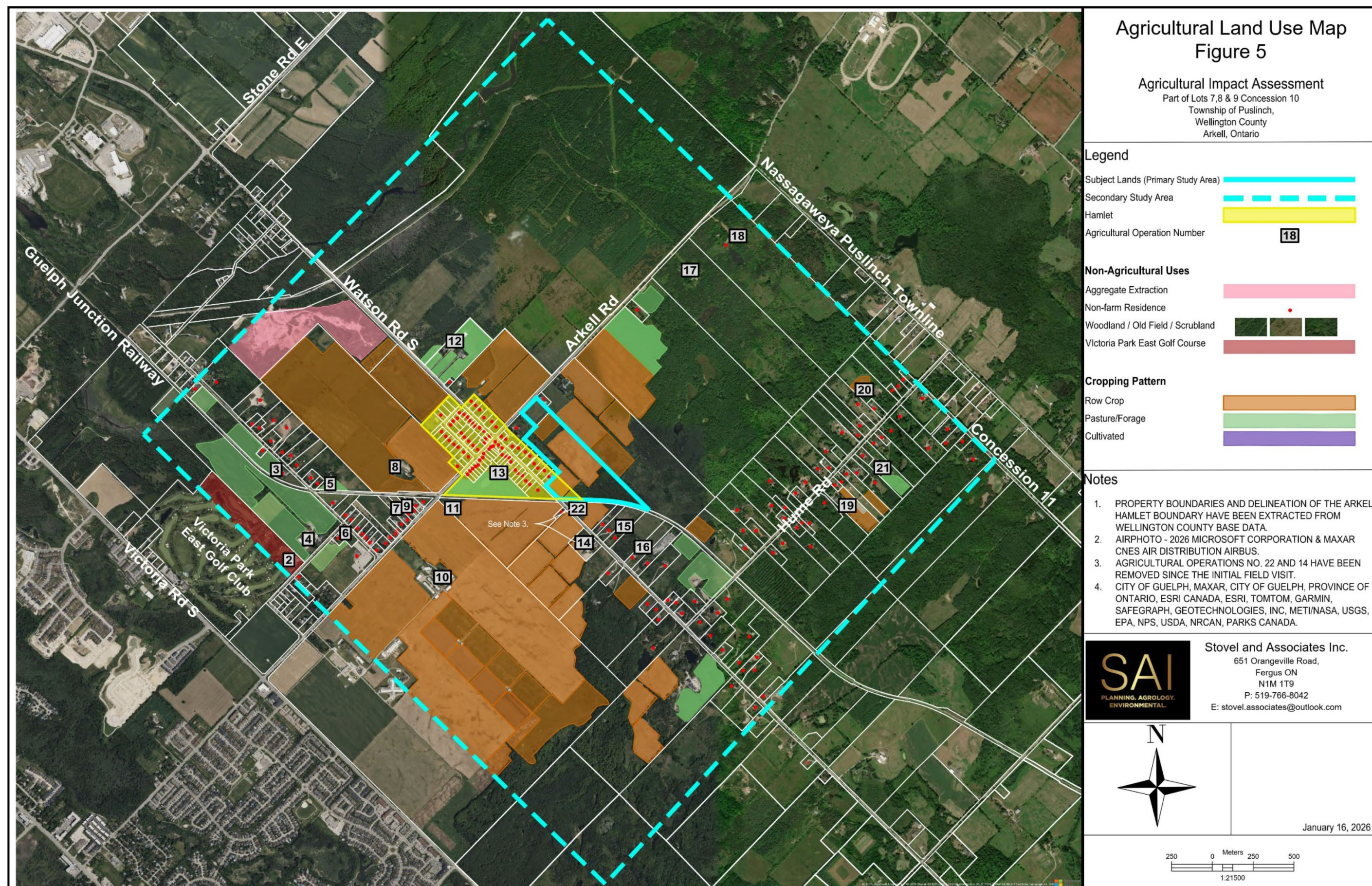
The examination is based on a study area comprised of a 'Primary Study Area' and a 'Secondary Study Area'. The Primary Study Area ("PSA") is the area for consideration for redesignation to a settlement area, or in this case, the PSA is the subject lands.

The Secondary Study Area ("SSA") includes a larger area surrounding the Primary Study Area. For this assessment, a SSA of approximately 1.5 km from the subject lands was established.

Figure 5 provides the Agricultural Land Use Map. Figure 5 identifies the adjacent properties, existing crops, barns, other forms of agricultural infrastructure, non-farm land uses, and residential structures within the SSA. The inventory of existing agricultural land uses, cropping patterns, and structures is based on observations made during reconnaissance surveys in 2023 and 2024. A review of historic aerial photography was also undertaken to confirm that the agricultural production patterns and livestock types in the Primary and Secondary Study Areas remain relatively consistent over the last two decades.

It is noted that a significant portion of the SSA is included in the settlement boundaries of Arkell. Approximately 30 Hectares of the SSA is included in the settlement boundary. Residential land uses predominate in this area. Over the past two decades, several residential units have been added to Arkell, including a subdivision in the northwestern portion of Arkell.

Accompanying the Agricultural Land Use Map is an Agricultural Operations Summary. Each agricultural operation that was observed in the field was summarized. The description of these operations includes the following: type of operation, associated crop type, a brief description of onsite infrastructure, and other related notes about the agricultural operation. Appendix B provides a photograph of the agricultural operation noted on the Agricultural Land Use Map.



2.1.1 Primary Study Area – Agricultural Land Use

The Primary Study Area (PSA) includes the subject lands. No active agricultural buildings or other forms of capital investment related to agriculture are located onsite.

There are no agricultural operations in the PSA.

Agricultural land uses comprise approximately 7.1 ha or 41 % of the PSA. The agricultural uses within the PSA are primarily cash crop land. Additional land uses on the PSA include old fields, hedgerows, and a plantation.

The land uses immediately adjacent to the PSA include:

- Residential lots in Arkell,
- Non-farm residential units,
- Guelph-Junction Railway corridor,
- Old fields,
- Plantation/Woodlands/Scrublands, and
- Common Field Croplands.

2.1.2 Secondary Study Area – Agricultural Land Use

The Secondary Study Area (SSA) includes a portion of the Hamlet of Arkell and several non-agricultural land uses (i.e. rural residential lands, recreational lands associated with the GRCA-operated Starkey's Hill (37 ha), a gravel pit and old field/reforestation area managed by the City of Guelph). Several active agricultural or agricultural-related operations, including agricultural research station associated with the University of Guelph. This operation is described as follows:

- 700 Acres
- Horses:
 - 60 Medium-framed
 - Manure Type: V1 (Very Low Storage Odour Potential, Solid, inside, bedded pack) + V2 (Very Low Storage Odour Potential, Solid, outside, covered).
- Swine:
 - 350 Sows with litter
 - 120 Breeder gilts
 - 1000 Weaners
 - 500 Feeders
 - Manure Type: V5 (Very Low Storage Odour Potential, Liquid, inside, underneath slatted floor) + M1 (Medium Storage Odour Potential, Liquid, outside, no cover, straight walled storage)
- Chickens:
 - 6000 Layer Hens
 - 3000 Layer Pullets
 - 1000 Broiler breeder growers
 - 1000 Broiler breeder layers
 - 3000 Broilers on any length of cycle
 - Manure Type: V2
- Turkeys
 - 500 Broilers
 - 500 Hens
 - 500 Toms

- Manure Type: V2
- Unoccupied Livestock Barn:
 - 1000 Housing Capacity
 - Manure Type: V1 + V2

The residential and commercial/institutional uses associated with the settlement of Arkell exist west and north of the site.

Table 1 provides a summary of agricultural cropping systems in the Secondary Study Area. There are no speciality crop lands on the subject property or in the Secondary Study Area. The area estimates associated with this Table are derived from field investigations conducted by SAI and supplemented by background mapping and aerial photography.

Table 1 - Summary of Agricultural Cropping Systems

Crop Type	Subject Lands (ha)	%	Subject Lands Within Hamlet (ha)	%	Secondary Study Area (ha)	%	Totals (ha)	%
ROW CROP	7.1	41.0%	1.1	73.0%	281.2	20.6%	289.4	21.0%
PASTURE/FORAGE	0.0	0.0%	0.0	0.0%	56.4	4.2%	56.4	4.1%
SMALL GRAINS	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%
SPECIALTY CROP	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%
REMAINING AREA	10.2	59.0%	0.4	27.0%	1023.0	75.2%	1034	75.0%
TOTAL	17.3	100.0%	1.5	100.0%	1361.0	100.0%	1379.8	100.0%

The Agricultural Land Use mapping and aerial breakdown in Table 1 illustrates that this portion of the Township of Puslinch is representative of a non-prime agricultural area. The extent of non-agricultural land uses is significant. Overall, both the Primary and Secondary Study Areas are not representative of normal agricultural production land uses in the Township of Puslinch and County of Wellington.

The University of Guelph research facility (which is approximately 800 m south west of the subject property) represents the most significant agricultural use and agricultural-related use in the Secondary Study Area.

Background information (OMAFRA. Ontario Agricultural Systems – Dairy Cattle and Milk Production Heat Map) indicates a dairy farm at 86 Farnham Road. However, a recently obtained Farm Data Sheet (October 17, 2022 – Appendix A) for this property indicates that there is no livestock at the property and all structures are used for hay and equipment storage purposes.

A review of environmental approvals for agricultural purposes indicates that there are no Permits to Take Water for agricultural use in the SSA and there is a Pesticides Operator at 142 Hume Road.

2.2 Parcel Size

Parcel size mapping was reviewed for the PSA and SSA. The PSA and SSA are highly fragmented due to historic severance activity in the area. In addition, both the PSA and SSA are included in the Hamlet of Arkell. In addition, the GJR has also resulted in a severed (and oddly shaped) parcel fabric for a portion of the PSA and SSA.

The two largest parcels in the SSA are owned by government institutions, not farmers. The largest parcel in the SSA is owned by the City of Guelph and is not used for agricultural production (310.4 ha). The University of Guelph Research facility is set on a land base of 245.83 ha.

The minimum farm parcel size in the Prime Agricultural Area (as set out in the County of Wellington Official Plan) is 35 ha (10.3.2). The average parcel size in the SSA is 6.1 ha and the average size of agricultural parcels in the SSA is 28.1 ha.

Based on an analysis of the property fabric data, it is concluded that the PSA and SSA is fragmented with a significant proportion of non-local ownership. The parcel size and land ownership characteristics of the PSA and SSA are not consistent with a prime agricultural area.

2.3 Soil and CLI – Soil Capability for Agriculture

Soils in the Secondary Study Area consist of three soil series: Dumfries sandy loam, Burford loam, and Guelph loam. The following description of these soils has been taken from the Soil Survey of Wellington County. Report No. 35. of the Ontario Soil Survey (1963). Figure 6 illustrates the soils mapped in the Secondary Study Area, and the associated Canada Land Inventory – Soil Capability for Agriculture classification for these soil series. Based on this background mapping, approximately 53.6% of the Secondary Study Area is mapped as prime agricultural lands. The PPS defines prime agricultural land as *specialty crop areas and/or Canada Land Inventory (CLI) Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection*. This estimate does not exclude lands that have been removed from agricultural production, such as residential lots associated with the Hamlet of Arkell or rural residential lots.

Dumfries loam

“The Dumfries soils have developed from stony soil material derived mainly from limestone. The material is therefore calcareous and free carbonates can be found at depths of 18 to 24 inches except in places of severe erosion where they occur at the soil surface.

The topography is hilly; slopes are steep, irregular and short; depressions or “potholes” are common. Since water runs rapidly off the steep slopes or readily percolates through the stony materials the Dumfries soils are well drained. However, within the areas shown on the soil map there are often areas of poorly drained soils too small to be delineated. These potholes contain water during a large part of the year, cannot be easily drained and therefore are not arable.

Surface erosion has occurred on most of the cultivated slopes. Indeed, the soil loss has been so great on many of the knolls that the whole profile has been removed and only the light grey parent materials remain. Erosion is slight where the land has been kept under grass or tree cover. Stones and boulders are numerous both on the surface and throughout the soil mass. As a result, stone removal becomes an annual chore and the presence of frequent stone piles interferes with cultivation.” (Pages 23-24).

Within the Secondary Study Area, background mapping illustrates the location of the Dumfries loam in the southern and eastern portion. Mapping of Canada Land Inventory (“CLI”) – Soil Capability for Agriculture illustrates these soils as Class 6T and Class 3FM (50%)/Class 5PT (50%) (AgMaps, 2024). The southern portion of the subject lands is mapped as Dumfries sandy loam with a complex polygon unit of Class 3FM/Class 5PT.

The Burford loam soils occur over much of the Secondary Study Area, including the subject lands.

“Burford loam soils are well-drained, consisting of loam surface horizons on gravel deposits. The gravel was deposited by glacial meltwaters in the form of spillways that are most common in the southern part of the County the largest of which occurs on the terraces that border the Speed River. The deposits are stratified with a considerable range in the size of the material from one stratum to another. The materials vary in size from fine sand to cobbles and where these deposits occur adjacent to the stony till of the Dumfries soils, strata consisting of large stones are found.

The topography is gently undulating except along the edge of the terraces where slopes are often steep. Gravel, stones, and cobbles are usually present on the soil surface and throughout the soil profile but they usually do not interfere with cultivation. Where the loam surface is thin stones are more numerous and may interfere with cultivation, especially in those areas associated with the Dumfries soils.

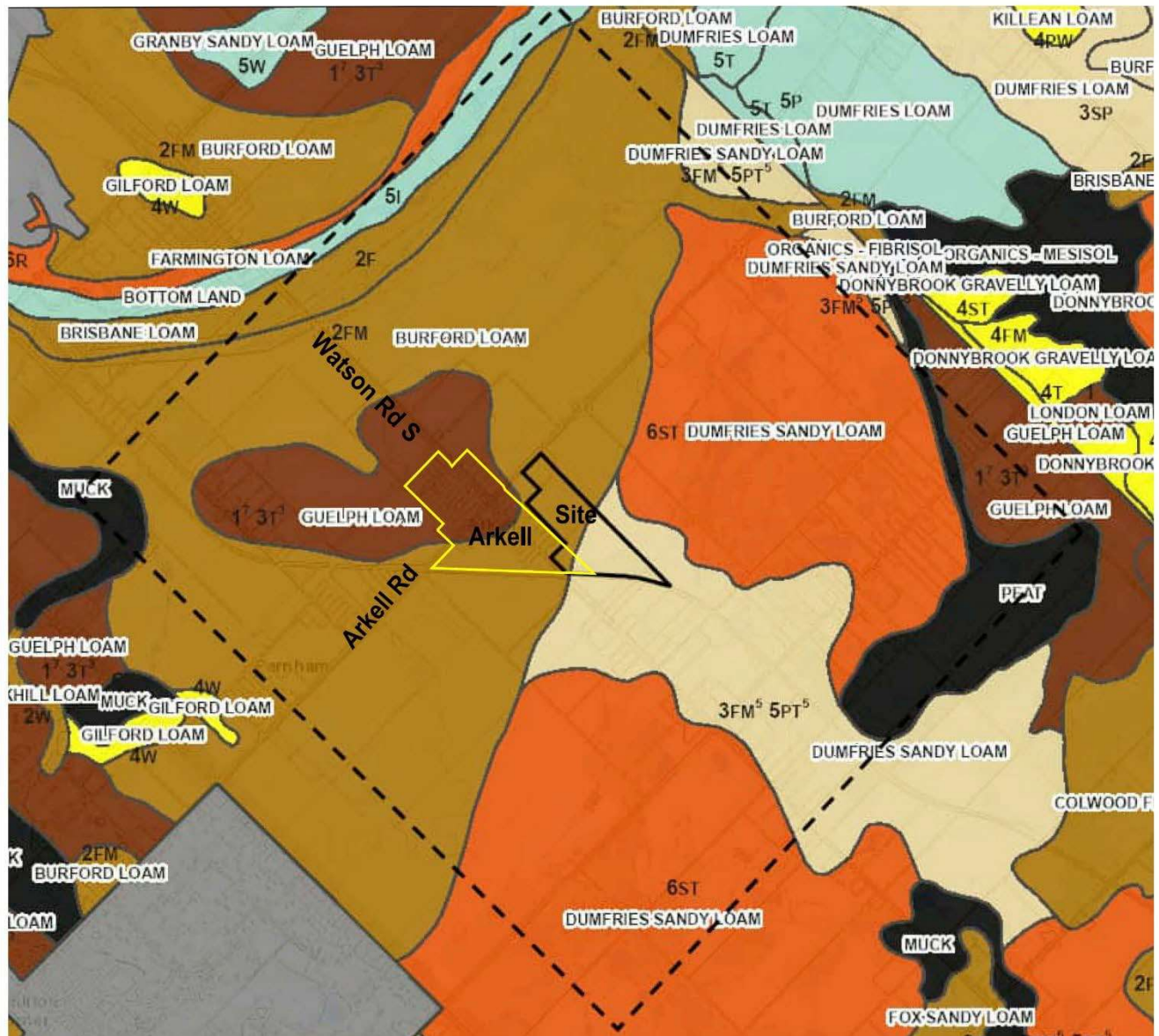


Figure 6
CLI Soil Capability for Agriculture

- Legend**
- Subject Lands (Primary Study Area)
 - - - Secondary Study Area
 - Hamlet of Arkell Limits
- Soil Capability for Agriculture**
- Unclassified
 - Class 1
 - Class 2
 - Class 3
 - Class 4
 - Class 5
 - Class 6
 - Class 7

Agricultural Impact Assessment

Part of Lots 7, 8 & 9 Concession 10
Township of Puslinch,
Wellington County
Arkell, Ontario

Date: January 16, 2026

200 0 200 400
Meters
1:31961.364



Sources:

SHAPEFILE PROVIDED BY THE ONTARIO
MINISTRY OF AGRICULTURE, FOOD AND RURAL
AFFAIRS (OMAFRA) AGMAPS (2024).

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The Burford soils are classified as Grey-Brown Podzolic and have a very dark greyish-brown surface soil about four inches thick. Immediately below the surface is a yellowish-brown Ae horizon which is thin and slightly acidic. As in many Grey-Brown Podzolic soils, this horizon is browner in the upper portion than in the lower. However, in cultivated fields the brown layer is often absent and the horizon is a uniform colour. The B horizon is always located immediately above the calcareous gravel. It is dark brown and contains a considerable concentration of translocated clay. The depth of the profile to the underlying gravel varies from 12 to 30 inches within very short distances.

The Burford soils are producing crops such as spring grains, winter wheat, hay, pasture, and silage corn. They are suitable for orchards and certain canning crops but are not being used for these crops to any great extent. For the most part, the agriculture on these soils is of the generalized type. Dairying is not developed intensively except in the vicinity of Guelph where there is a continuous demand for dairy products. The underlying gravel is in demand for the construction of highways and county roads and the manufacture of certain building materials. Most of the deposits are deep and well-sorted. Large gravel pits are located on the outskirts of Guelph.

Because of the open nature of the Burford soils, moisture deficiencies exist during every growing season. The Burford soils also have a low to medium content of essential plant nutrients." (Pages 34-35).



Within the Secondary Study Area, background mapping illustrates the location of the Burford loam in the western and northern portions. On the subject lands, the Burford loam is mapped in the north-central portion of the site. Background mapping of CLI-Soil Capability for Agriculture illustrates these soils as Class 2FM.

Guelph loam

The Guelph loam soils occur around the City of Guelph. Within the Secondary Study Area, Guelph loam soils are mapped in proximity to the settlement of Arkell (north and northwest of the settlement). Guelph loam soils are amongst some of best agricultural soils in Ontario.

“The Guelph loam soil parent material consists of glacial till derived from the grey and brown limestones of the underlying rock strata. The soils are predominantly loams although some small areas of sandy loam occur east of Oustic. The higher sand content in these soils may be due to the influence of the outwash sands that completely surround them.

In general, there are very few field stones or boulders; the only handicap to cultivation is the frequency and steepness of slopes. The soils are well drained both internally and externally but retain adequate amounts of moisture for the needs of crops. Erosion hazard is great on the steep slopes.

The surface soil is dark greyish brown and moderately high in organic matter content. Below the surface layer is a brown layer which becomes lighter in colour with depth and rests on a dark brown to dark yellowish brown layer containing more clay than the layers above or below it. The depth of soil to the unaltered parent material is approximately twenty-four inches except where water erosion has removed the upper portion of the soil. The Guelph soils are classified as Grey-Brown Podzolic.” (Page 25).

Table 2: Canada Land Inventory – Soil Capability for Agriculture

CLI CLASS	SSA (ha)	%	PSA (ha)	%
Class 1	72.7	5.3%	0.0	0.0%
Class 2	548.3	40.3%	8.9	47.3%
Class 3*	101.4	7.5%	4.2	22.3%
Class 4	0.0	0.0%	0.0	0.0%
Class 5*	90.6	6.7%	4.2	22.3%
Class 6	459.4	33.8%	0.0	0.0%
Class 7	0.0	0.0%	0.0	0.0%
Class O	58.6	4.3%	0.0	0.0%
Hamlet	30.0	2.2%	1.5	8.1%
Total	1361	100.0%	18.8	100%

*The southern portion of the subject land is mapped as complex polygon unit of Dumfries sandy loam with a Class 3FM(50%)/Class 5PT(50%). The size of this polygon is estimated to be 8.4 ha, therefore 4.2 ha were attributed to Class 3 & Class 5 in Table 2.

2.4 Microclimate for Speciality Crop Production

Climate data from the OMAFA document titled “*Agronomy Guide for Field Crops - publication 811 (June 2009)*” was reviewed. The subject lands are located within 2700-2900 average accumulated crop heat units (CH-MI) available for corn production in Ontario. The crop heat units (CHU) index was originally developed for field corn and has been in use in Ontario for 30 years. The CHU ratings are based on the total accumulated crop heat units for the frost-free growing season in each area of the province. CHU averages range between 2500 near North Bay to over 3500 near Windsor. The higher the CHU value, the longer the growing season and the greater the opportunities for growing high-value crops. The subject property is located within the 2700-2900 average accumulated crop heat units (CH-MI) and as such, the agricultural lands are not subject to special climate conditions. Given the typical climatic conditions, there are limited opportunities for growing specialty crops on a large commercial basis in the Secondary Study Area and therefore there are no properties that have been identified as a specialty crop area in the County of Wellington Official Plan (as they do not meet the criteria as identified by the Province).

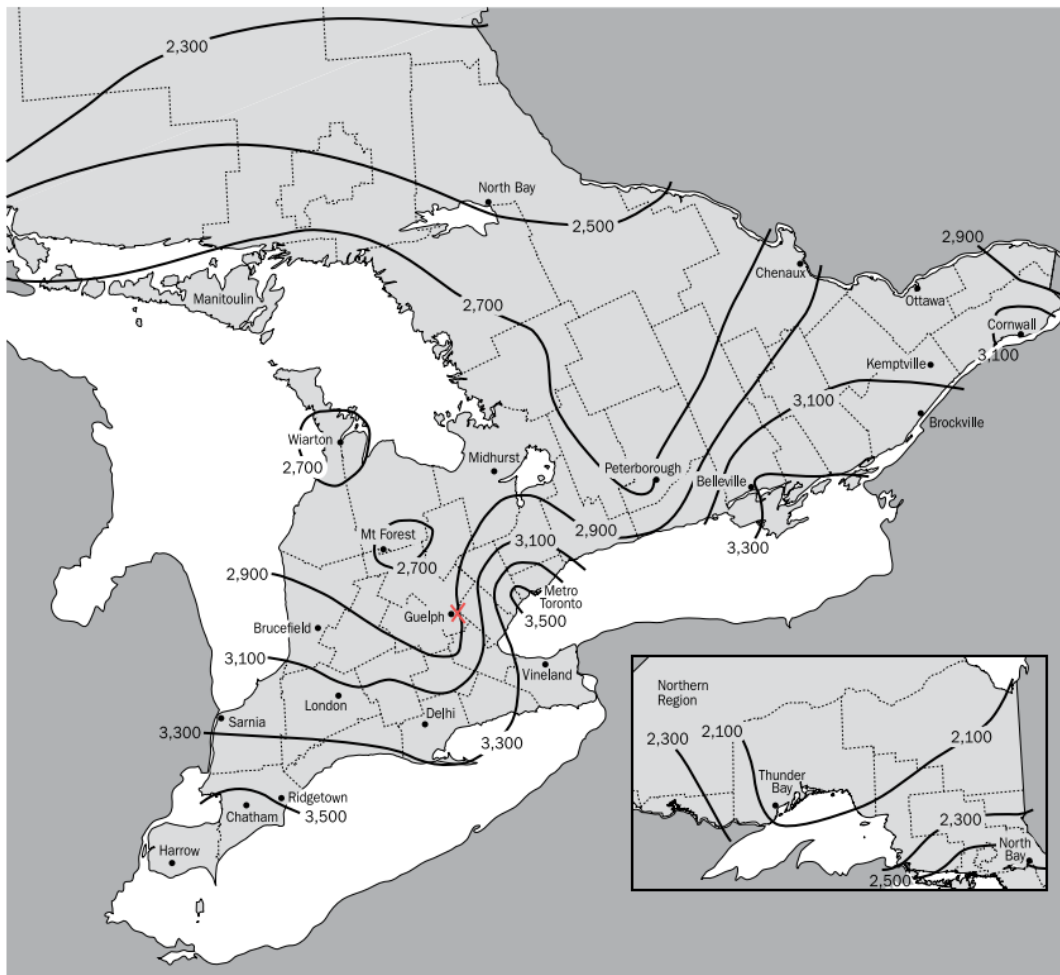
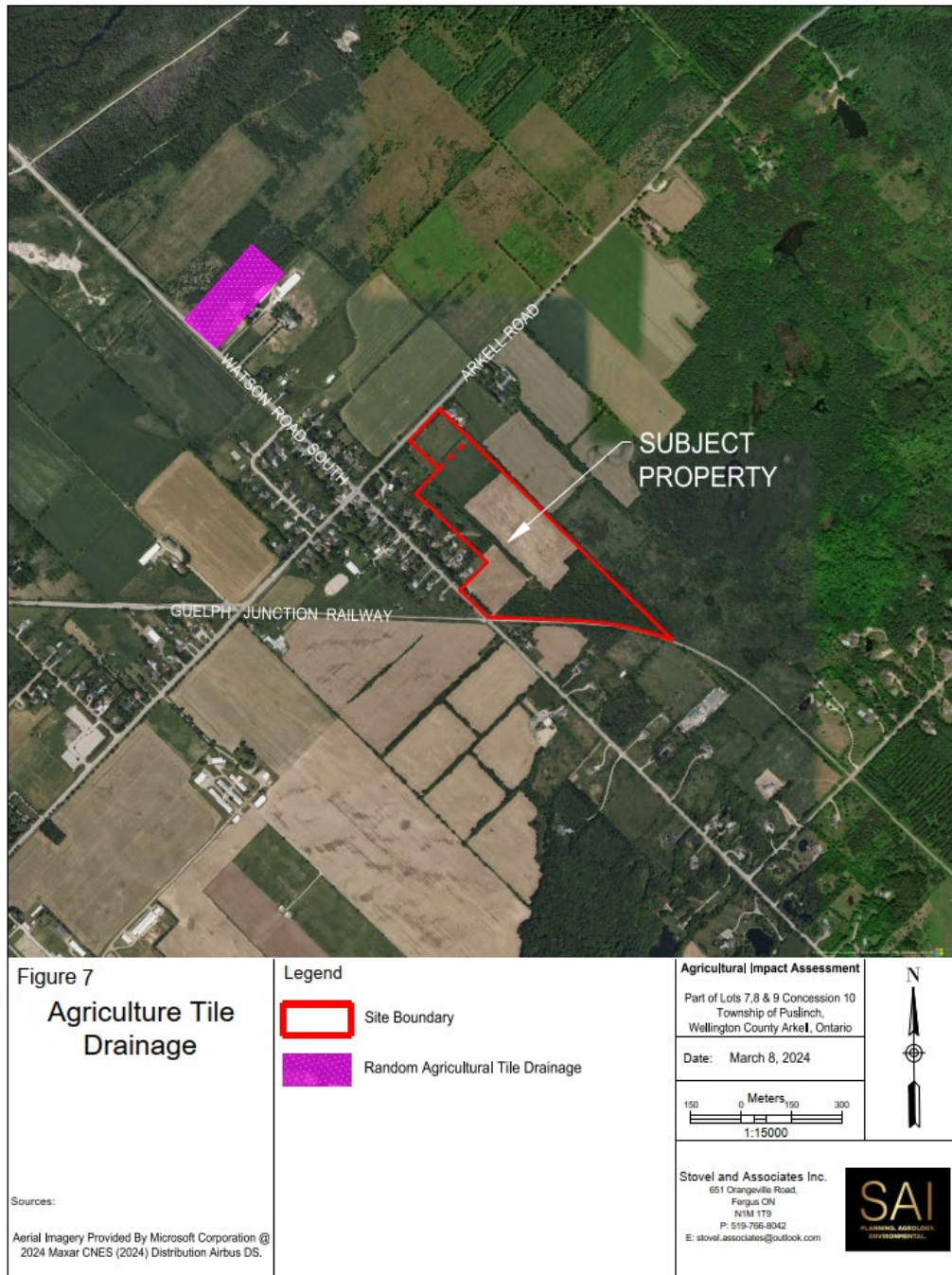


Figure 1-1. Crop heat units (CHU-M1) available for corn production.

This map is based on weather data from 1971–2000 with a common season start date across the province of May 1.
Source: Weather Innovations Inc. (WIN)

2.5 Agricultural Tile Drainage

Figure 7 illustrates the distribution of tile drainage (random tile drainage) in the study area. There are no systematic tile drainage or constructed drains in the Secondary Study Area. Approximately 4.25 ha of random tile drainage are reported in the Secondary Study Area. The subject lands are not tile drained



3.0 IMPACT ASSESSMENT AND MITIGATION MEASURES

The following section discusses the potential for agricultural impacts resulting from the proposed residential development operation. The impact assessment has been subdivided into two sections: direct impacts and indirect impacts. Mitigation measures are described, where relevant, to ensure that the impact on agriculture is minimized.

3.1 Direct Impacts

Direct impacts relate to considerations such as the removal of agricultural structures and infrastructure related to agriculture and the consumption of agricultural lands.

Agricultural Structures

The proposed residential subdivision will not result in the removal of any agricultural structures or infrastructure related to agriculture.

No mitigation measures are required.

Consumption of Prime Agricultural Lands in a Prime Agricultural Area

The proposed develop would result in the consumption of approximately 13 ha of Class 2-3 soils. A portion of these lands are already located within the Hamlet of Arkell settlement area.

The agricultural capability of soils on the site is comparatively low due to inherent low fertility and moisture holding deficiencies. The lands associated with the Paris Galt Moraine (south and east of the site) are constrained by steep, undulating topography and are not considered to be prime agricultural lands. The orientation and size of the remaining agricultural fields is relatively small, and the lands are not considered to be large enough to be a viable farm parcel.

As previously stated, the subject lands and the SSA are highly fragmented and not reflective of a prime agricultural area when compared with prime agricultural areas in the County of Wellington and Township of Puslinch.

Consideration of Alternative Locations

Alternative locations were assessed by SAI for a Proposed Expansion of the Hamlet of Arkell. (SAI, Jan 06, 2023 – Letter Report submitted to Meagan Ferris, Manager of Planning and Environment). A copy of this report is included in Appendix C.

Six properties were selected for comparison purposes. Each parcel immediately abuts the existing Hamlet boundary. All six parcels are comprised of higher-capability agricultural lands than the subject property. From an agricultural perspective, the subject property represents the lowest priority option for protection.

It is important to recognize that existing, active livestock operations are located on lands north and west of the Hamlet of Arkell. There is an existing horse farm to the north of Arkell. The MDS I setback from this facility would impact potential settlement expansions in this general area. The University of Guelph agricultural research farm is located west of Arkell. The MDS I setback for westerly expansion of Arkell would not be feasible given the size of this livestock operation. The completed MDS I analysis demonstrates that the proposed development can comply with the applicable MDS I setbacks.

3.2 Indirect Impacts

Indirect impacts relate to the potential for creating land use conflicts with adjacent agricultural operations and the potential for influencing water levels/wells, traffic, noise. These are addressed in the following paragraphs.

Land Use Conflicts

Land use conflicts can occur when non-agricultural land uses are established in agricultural areas. The main type of concern relates to odour, and in Ontario, OMAFA has developed the Minimum Distance Separation (MDS) formulae to identify potential land use conflicts. MDS I setbacks are calculated based on several factors such as the size of livestock operation (i.e. livestock numbers and/or size of land base of the farm), type of livestock operation, method of storing manure, and the type of non-agricultural land use being proposed.

As previously noted, agricultural operations in proximity to the subject property were inventoried. Farm Data Sheets were delivered to all agricultural operations. Livestock operations were identified on the Agricultural Land Use Map (Figure 5). There are no livestock operations mapped in proximity to the subject property.

Several small livestock operations were recorded in the Secondary Study Area, including:

- #5 – small hobby farm (horse),
- #12 – large equestrian facility,
- #13 – small hobby farm (horse),
- #14 – barn has been removed,
- #22 – structure has been removed.

To further assess potential land use conflicts associated with livestock operations, Minimum Distance Separation (MDS I) calculations were completed utilizing the OMAFA AgriSuite MDS Formulae Implementation Guidelines.

MDS I calculations were completed for the livestock facilities located at 756 Watson Road South and 930 Watson Road. The calculations identified MDS I setbacks of approximately 322 m and 177 m, respectively. Mapping illustrating the MDS I arcs in relation to the subject lands and existing Hamlet of Arkell boundary is included on Figure 8 below and the calculations can be found in Appendix D.

The MDS I analysis demonstrates that the proposed subdivision is not constrained by applicable MDS I setbacks associated with existing livestock operations. Existing non-agricultural land uses and existing settlement development within Arkell are located closer to the identified livestock facilities than portions of the proposed development.

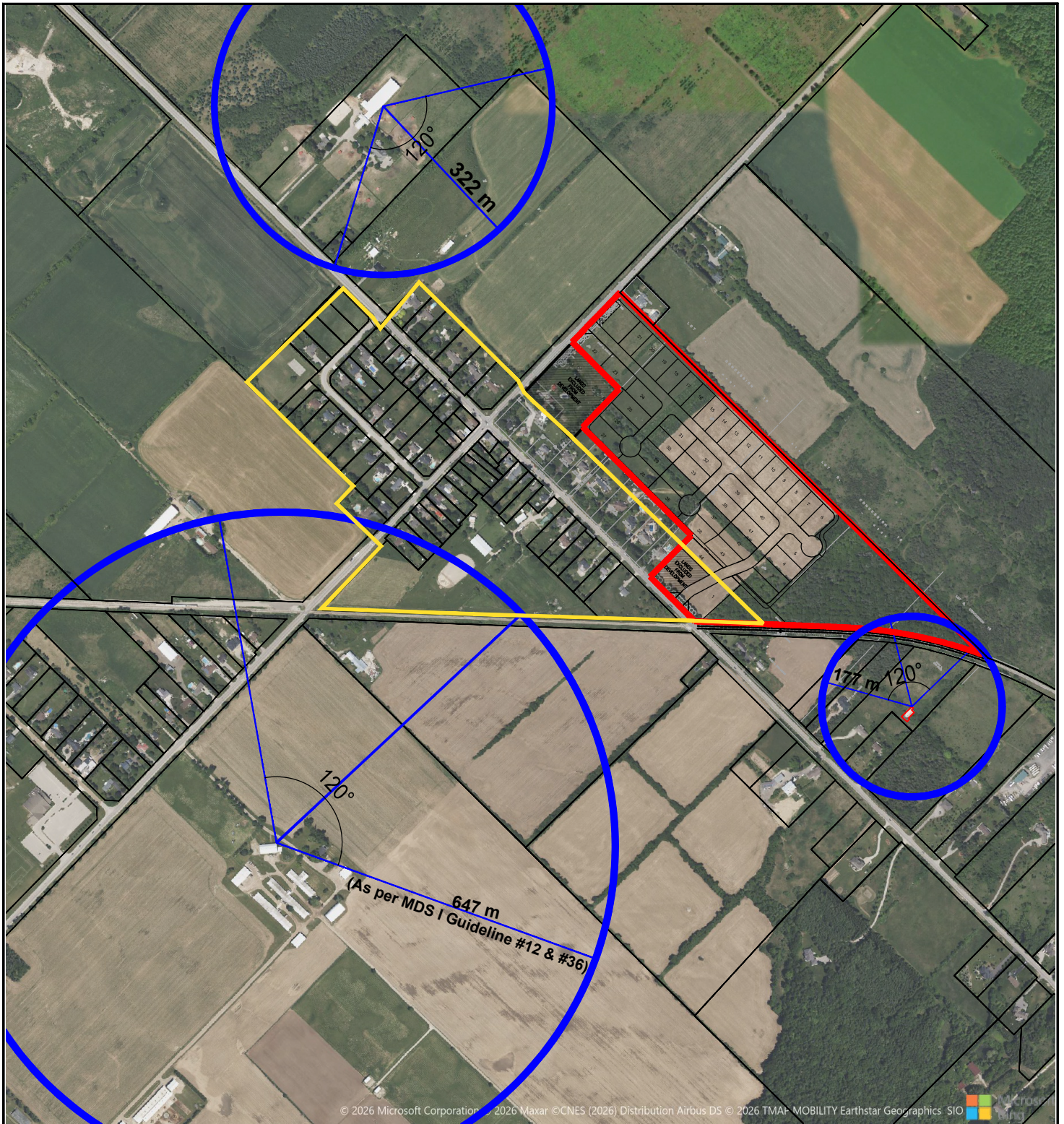
The MDS I analysis was completed in accordance with the OMAFA Minimum Distance Separation Formulae Implementation Guidelines, including Guideline #12 and Guideline #36 related to expanding settlement area boundaries and existing non-agricultural uses.

#12. Existing Uses that Do Not Conform to MDS

An MDS I setback is required for proposed development or dwellings, even though there may be existing or approved development or dwellings nearby that do not conform to MDS I requirements.

However, a reduced MDS I setback may be permitted provided there are four, or more, non-agricultural uses, residential uses and/or dwellings closer to the subject livestock facility than the proposed development or dwellings and those four or more non-agricultural uses, residential uses and/or dwellings are:

- *located within the intervening area (120° field of view shown in [Figure 4](#) in Section 7 of this MDS Document) between the closest part of the proposed development or dwelling and the nearest livestock facility or anaerobic digester;*
- *located on separate lots; and*
- *of the same or greater sensitivity (i.e., Type A or Type B in accordance with Implementation Guidelines #33 and #34) as the proposed development or dwelling.*



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Legend

 EXISTING HAMLET BOUNDARY LIMIT

 SUBJECT LANDS

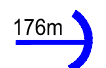
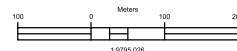
 MDS ARC

Figure 8: MDS

PART OF LOTS 7, 8, & 9 CONCESSION 10
ASSESSMENT ROLL NUMBER 2301000008034800000
ARKELL, ONTARIO

SAI
PLANNING. AGROLOGY.
ENVIRONMENTAL.

Stovel and Associates Inc.
651 Orangeville Road
Fergus, Ontario
N1M 1T9
T: 519-766-8042
E: stovel.associates@outlook.com



DATE:
28-May-26



If ALL of the above conditions are met, the MDS I setback for the proposed development or dwelling may be reduced such that it is located no closer to the livestock facility or anaerobic digester than the furthest of the four non-agricultural uses, residential uses and/or dwellings as shown in Figure 4.

#36. Non-Application of MDS Within Settlement Areas

MDS I setbacks are NOT required for proposed land use changes (e.g., consents, rezonings, redesignations, etc.) within approved settlement areas, as it is generally understood that the long-term use of the land is intended to be for non-agricultural purposes.

The proposed development will not result in an MDS I impact on the local agricultural community. A *Minimum Distance Separation (MDS) Analysis* can be found in Appendix D.

Water

ARL Groundwater Resources Ltd. ("ARL") completed a Groundwater Supply Assessment to address impacts related to servicing the proposed development. ARL concluded that:

Construction of new supply wells associated with a multi-lot residential development on the property has the potential for interference to occur among individual wells as the development is built out. This interference could come in the form of (a) turbidity interference resulting from the process of well drilling and development and (b) water level interference when the wells are operating. The turbidity interference is a temporary problem that should dissipate after the well drilling and development operations are complete. Notification of adjacent well owners and monitoring when each new well is constructed will help to mitigate potential turbidity interference. Measures to minimize the effects of water level interference include optimizing the pump settings to maximize drawdown in each of the individual wells. Consideration could also be given to implementing an outdoor water use bylaw or similar instrument to manage water use during the warm weather months of the year when water demand is higher.

Given that there are no active livestock operations in proximity to the subject property, potential impacts related to water levels/water quality in private wells on agricultural properties is not anticipated to be a concern. The proposed monitoring plan set out by ARL will be satisfactory to ensure no negative impacts.

Traffic

Traffic from the proposed residential development was assessed by Crozier's in a Traffic Impact Study ("TIS"). The proposed entrances for the residential subdivision (primary entrance on Watson Road and secondary entrance on Arkell Road) were assessed and determined to meet the minimum sight line distance requirements. No additional road improvements were recommended in the TIS.

Given the low number of agricultural operations in proximity to the subject lands, there are no significant impacts anticipated from traffic from the proposed residential subdivision on the agricultural operations in the Secondary Study Area.

Noise

A Noise and Vibration Feasibility Study was completed by HGC Noise Vibration Acoustics (April 7, 2026) to assess potential impacts associated with rail traffic from the Guelph Junction Railway (GJR), as well as traffic noise from Arkell Road and Watson Road South. The study concluded that rail traffic represents the primary source of transportation noise affecting the proposed development, while roadway traffic is considered a secondary source.

The study determined that the proposed residential subdivision is feasible from a noise perspective, subject to the implementation of recommended mitigation measures. Recommended measures include upgraded window glazing for select dwellings, central air conditioning or provision for future air conditioning, acoustic warning clauses, masonry/brick veneer construction for dwellings adjacent to the railway corridor, and a localized acoustic barrier for the southernmost dwelling closest to the rail line.

The study also included a vibration assessment associated with rail operations. The findings concluded that a minimum setback of 45 m from the railway right-of-way for the closest dwelling façades is appropriate to address vibration impacts. Subject to the implementation of the recommended mitigation measures and warning clauses, the proposed development is considered compatible with the surrounding transportation infrastructure.

3.3 Mitigation

The potential for impacts on the agricultural community is relatively low, given that there are no livestock operations near the site. Lower impact mitigation measures that should be considered as part of conditions of draft plan approval and site design include the following:

- Disclosure statements to notify potential purchasers of property that the land is in a prime agricultural area where periods of dust, noise, odour, and other impacts associated with nearby farms are common.

Edge planning measures are not deemed necessary given the fact that there are no livestock operations of adjacent lands and the site is well buffered by existing vegetation (i.e. plantation to the south, and hedgerow to the east). If the easterly hedgerow is removed (due to completion of a by-pass swale), edge planning measures will be required including the consideration of rear lot fencing and planting of native trees and shrubs (i.e., Lots 6-21).

4.0 PLANNING POLICY FRAMEWORK

The following documents were reviewed as part of this AIA:

- Provincial Planning Statement, 2024,
- County of Wellington Official Plan.

The following summarizes the main agricultural policies that were considered in this AIA.

4.1 Provincial Planning Statement 2024

The 2024 Provincial Planning Statement (PPS) was issued under Section 3 of the Planning Act and came into effect on October 20, 2024. The PPS establishes the policy foundation for regulating the development and use of land in the province and provides policy directions on matters of provincial interest related to land use planning and development. It provides a vision for land use planning in Ontario that encourages efficient use of land, resources and public investment in infrastructure. The PPS strongly encourages development that would provide long-term prosperity, environmental health, and social well-being. The 2024 PPS applies to planning decisions made on or after the effective date and applies to the consideration of the proposed official plan and zoning bylaw amendment applications. The following is a summary of the PPS policies that are relevant to the proposed development application.

The PPS is to be read in its entirety and applicable policies are to be applied to specific situations/applications. The following table provides a summary of relevant policies of the PPS and describes how the proposed development is consistent with this policy direction.

PPS (2024) policy 2.3.2 provides the following direction regarding settlement boundary expansions:

2.3.2 New Settlement Areas and Settlement Area Boundary Expansions

1. *In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following:*
 - a. *the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;*
 - b. *if there is sufficient capacity in existing or planned infrastructure and public service facilities;*
 - c. *whether the applicable lands comprise specialty crop areas;*
 - d. *the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
 - e. *whether the new or expanded settlement area complies with the minimum distance separation formulae;*
 - f. *whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and*
 - g. *the new or expanded settlement area provides for the phased progression of urban development.*
2. *Notwithstanding policy 2.3.2.1.b), planning authorities may identify a new settlement area only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.*

The following table documents conformity of the proposed development with policy 2.3.2.1 of the PPS, 2024.

Table 3: Assessment of Settlement Area Boundary Expansions (Policy 2.3.2.1)

Policy 2.3.2.1	Conformity	Analysis
<i>a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses</i>	Yes	The County of Wellington has examined rural residential growth as part of the Official Plan Review (Committee Report prepared by Jameson Pickard, September 12, 2024). Land Need Analysis conducted by the County of Wellington sets out the need for 250 units in the Township of Puslinch. The proposed development (44 units) provides approximately 17% of the needed growth.
<i>b) if there is sufficient capacity in existing or planned infrastructure and public service facilities</i>	Yes	There is not existing or planned infrastructure and public services facilities in the municipality. Capacity for private servicing was assessed by a Qualified Professional.
<i>c) whether the applicable lands comprise specialty crop areas</i>	Yes	Development is not comprised of Specialty Crop Areas.
<i>d) the evaluation of alternative locations which avoid prime agricultural areas and, where</i>	Yes	An alternate site location analysis was completed. The settlement of Arkell is

<i>avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas</i>		surrounded by good agricultural land so avoidance is not possible. The subject lands are deemed to be a reasonable alternative for expansion of the settlement boundary as the lands represent the lowest priority agricultural lands in the local area immediately adjacent to the settlement.
<i>e) whether the new or expanded settlement area complies with the minimum distance separation formulae</i>	Yes	The proposed Development complies with the MDS formulae.
<i>f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance</i>	Yes	AIA documents that impacts on the agricultural system are minimal.
<i>g) the new or expanded settlement area provides for the phased progression of urban development</i>	Yes	Proposed expansion of settlement represents a logical progression of development.

The proposed development is consistent with the agricultural provisions of the PPS, 2024.

4.2 County of Wellington Official Plan

The County of Wellington Official Plan was adopted by Wellington County Council on September 24, 1998, approved by the Ministry of Municipal Affairs on April 13, 1998, and came into effect on May 6, 1999. The County Official Plan, as amended, was last revised December 2025. The proposed development was declared complete in 2006.

Prime Agricultural Areas in the OP are defined as: “*Class 1, 2 and 3 agricultural soils, associated Class 4 to 7 soils and additional areas where there is a local concentration of farms which exhibit the characteristics of ongoing agriculture, and specialty crop land will be designated as prime agricultural areas. These areas will be protected for agriculture.*”

While a portion of the site is designated Secondary Agriculture and Hamlet, the majority of the site is designated Prime Agriculture.

Section 4.6.5 of the OP sets out the matters that must be documented in an AIA. Table 4 provides a conformity analysis of these provisions.

Table 4: Official Plan Requirements of an AIA – Arkell Subdivision Proposal

AIA Documentation Requirements	SAI Findings	Conformity
a) the opportunity to use lands of lower agricultural potential;	Site represents the lowest agricultural potential of all lands in proximity to Arkel	Yes
b) compliance with the <i>minimum distance separation formulae</i> for livestock operations;	- No livestock operations in proximity to the site. - No MDS impacts	Yes

c) the degree to which agricultural expansion may be constrained;	No livestock operations in proximity to the site. Expansion of agricultural facilities will not be impacted.	Yes
d) potential interference with normal agricultural activities and practices;	- Site is well separated from adjacent livestock operations. - No potential interference anticipated. - As part of development, warning clause will be prepared for each new landowner indicating that normal agricultural activities and practices are to be anticipated.	Yes
e) potential interference with the movement of agricultural machinery on roads;	- Traffic Impact Study completed. Entrances will have satisfactory sight lines. - No livestock operations in proximity to the site. - No impacts related to potential interference with movement of agricultural machinery on roads anticipated.	Yes
f) such other concerns as a Council may consider relevant.	No other concerns from Council at this point.	Yes

Section 4.8.2 sets out policy considerations for the evaluation of urban boundary expansions, including Hamlets. 4.8.2 f) and g) are relevant to this AIA.

f) prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across the County will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following;

- i) reasonable alternatives that avoid prime agricultural areas are evaluated; and;*
- ii) where prime agricultural areas cannot be avoided, lower priority agricultural lands are used;*

g) any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment;

As previously documented, the subject lands represent the lowest capability agricultural lands in proximity to Arkell. There are no reasonable alternatives of lower priority agricultural land available. From an agricultural perspective, the subject property represents the lowest priority option for protection. Impacts on agricultural operations will be minimal given that there is no MDS I conflict and there are no agricultural operations in proximity to the subject property. The proposed development will not result in any adverse impacts on the agri-food network.

5.0 CONCLUSIONS

Stovel and Associates Inc. (“SAI”) was retained by Timberworx Custom Homes Inc. (Timberworx), Sloot Construction Ltd. (Sloot) and John Sloot Investments Ltd. to complete an Agricultural Impact Assessment (“AIA”) of a proposed residential subdivision in the Township of Puslinch (Arkell). The proposed development is an expansion of an existing settlement area and was assessed based on the related policy structure. A portion of the subject lands is already included in the Hamlet boundary.

The project is referred to as Arkell Subdivision. The lands in question are approximately 18.8 ha in size and are located on Part of Lots 7, 8 and 9, Concession 10, Township of Puslinch, County of Wellington.

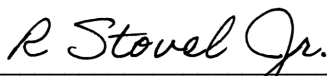
The subject lands do not include any forms of capital investment related to agriculture and there are no livestock barns in immediate proximity to the site. The completed MDS I analysis confirms that the proposed development is not constrained by surrounding livestock operations. The lands are fragmented and oddly shaped, since a railroad dissects through this portion of the Township of Puslinch. Approximately 40% of the site is cultivated for agricultural production and the lands are constrained by a variety of factors including excessive stoniness, low moisture holding capacity and low inherent fertility. The lands in question are not reflective of a prime agricultural area.

Relevant guidelines and planning policies were considered in the preparation of this AIA. Background documentation, including agricultural mapping and agricultural statistics, was supplemented by data collected through reconnaissance investigations of the Secondary Study Area and the examination of Farm Data Sheets provided by local farmers. Based on this information, it was concluded that the proposed development will not impact adjacent agricultural operations and is a reasonable use of land given the surrounding land uses. Based on a review of alternative locations for expansion of the Hamlet boundary, it was determined that the subject lands represent the lowest priority agricultural lands for protection.

The proposed development is consistent with the relevant planning policy framework set out in the PPS, 2024 and conforms to the County of Wellington Official Plan.



ROBERT P. STOVEL, MCIP, RPP, P.A.G.



ROBERT L. STOVEL, B.Sc.

Appendix A: Farm Data Sheets

FARM DATA SHEET

Minimum Distance Separation I (MDSI)

NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation.

935 WATSON RD S. PUSLINCH →
 Owner(s) of Livestock Facility NO LIVESTOCK ON PROPERTY FOR LAST 30 YEARS.

Contact Information

Email _____ Telephone _____
 Civic Address _____ Municipality _____
 Lot _____ Concession _____ Division _____
 Lot Size (where livestock facility is located) _____ hectares _____ acres

Signature of Livestock Facility Owner _____ Date _____

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. _____ ft²/m² _____ ft²/m²

Manure Storage Types Solid manure: 18% dry matter, or more

Liquid manure: <18% dry matter

- V1 Solid, inside, bedded pack
- V2 Solid, outside, covered
- V3 Solid, outside, no cover, ≥30% dry matter
- V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage
- V5 Liquid, inside, underneath slatted floor
- V6 Liquid, outside, with a permanent, tight-fitting cover

- L1 Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage
- L2 Liquid, outside, with a permanent floating cover
- M1 Liquid, outside, no cover, straight-walled storage
- M2 Liquid, outside, roof, but with open sides
- H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued)
Minimum Distance Separation I (MDSI)

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

FARM DATA SHEET **Minimum Distance Separation I (MDSI)**

NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation.

Owner(s) of Livestock Facility

Contact Information

Email

Telephone

Civic Address

Municipality

Lot

Concession

Division

Lot Size (where livestock facility is located) hectares acres

Signature of Livestock Facility Owner

Date

BARN(S) SIZE

Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. ft²/m² ft²/m²

Manure Storage Types

Solid manure: 18% dry matter, or more

Liquid manure: <18% dry matter

V1 Solid, inside, bedded pack

L1 Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage

V2 Solid, outside, covered

L2 Liquid, outside, with a permanent floating cover

V3 Solid, outside, no cover, ≥30% dry matter

M1 Liquid, outside, no cover, straight-walled storage

V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage

M2 Liquid, outside, roof, but with open sides

V5 Liquid, inside, underneath slatted floor

H1 Liquid, outside, no cover, sloped-sided storage

V6 Liquid, outside, with a permanent, tight-fitting cover

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	60	V1 + V2
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued)

Minimum Distance Separation I (MDSI)

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars	350	V5 + M1
	Breeder gilts (entire barn designed specifically for this purpose)	120	V5 + M1
	Weaners (7 – 27 kg)	1000	V5 + M1
	Feeders (27 – 136 kg)	520	V5 + M1
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)	6000	V2
	Layer pullets (day-olds until transferred into layer barn)	3000	V2
	Broiler breeder growers (males/females transferred out to layer barn)	1000	V2
	Broiler breeder layers (males/females transferred in from grower barn)	1000	V2
	Broilers on any length of cycle	2000	V2
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)	1000	V2
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)	500	V2
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)	500	V2
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)	500	V2
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*	1000	V1 + V2

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

FARM DATA SHEET

Minimum Distance Separation I (MDSI)

ALL POLE SHEDS ON THE PROPERTY
ARE NOW USED FOR HAY + EQUIPMENT
STORAGE - THE BANK BARN IS USED FOR
FAMILY ENTERTAINMENT UPSTAIRS + STORAGE DOWNSTAIRS

Owner(s) of Livestock Facility

NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation.

Contact Information

Email _____ Telephone _____
Civic Address 86 FARNHAM RD Municipality PUSLINCH
Lot 5 Concession 9 Division _____
Lot Size (where livestock facility is located) _____ hectares 70 acres

Signature of Livestock Facility Owner

Date Oct 17/22

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 4300 ft²/m²

Manure Storage Types Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter

- | | | | |
|----|---|----|---|
| V1 | Solid, inside, bedded pack | L1 | Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage |
| V2 | Solid, outside, covered | L2 | Liquid, outside, with a permanent floating cover |
| V3 | Solid, outside, no cover, ≥30% dry matter | M1 | Liquid, outside, no cover, straight-walled storage |
| V4 | Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage | M2 | Liquid, outside, roof, but with open sides |
| V5 | Liquid, inside, underneath slatted floor | H1 | Liquid, outside, no cover, sloped-sided storage |
| V6 | Liquid, outside, with a permanent, tight-fitting cover | | |

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued)

Minimum Distance Separation I (MDSI)

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
Veal	Turkeys at any other weights, or if unknown (by floor area)		
	Milk-fed		
Other	Grain-fed		
	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

FARM DATA SHEET **Minimum Distance Separation I (MDSI)**

NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation.

Owner(s) of Livestock Facility

Contact Information

Email _____ Telephone _____
 Civic Address 900 Watson Road S Municipality Puslinch
 Lot Pt. Lots 8 and 9 Concession 10 Division _____
 Lot Size (where livestock facility is located) 2.98 hectares 7.36 acres

Signature of Livestock Facility Owner

Date Dec 17th 2022

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. _____ ft²/m² _____ ft²/m²

Manure Storage Types Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter

- | | |
|--|--|
| V1 Solid, inside, bedded pack | L1 Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage |
| V2 Solid, outside, covered | L2 Liquid, outside, with a permanent floating cover |
| V3 Solid, outside, no cover, ≥30% dry matter | M1 Liquid, outside, no cover, straight-walled storage |
| V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage | M2 Liquid, outside, roof, but with open sides |
| V5 Liquid, inside, underneath slatted floor | H1 Liquid, outside, no cover, sloped-sided storage |
| V6 Liquid, outside, with a permanent, tight-fitting cover | |

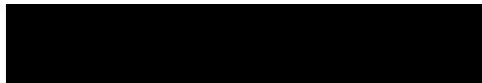
Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued)
Minimum Distance Separation I (MDSI)

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
Veal	Turkeys at any other weights, or if unknown (by floor area)		
Milk-fed			
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

On-site structures/shed are used for storage and are not capable for housing livestock.



Appendix B: Photo of Agricultural Operations and Table of Agricultural Operations

Ag Operation No.	Address	Description
-	Subject Lands	-
2	1096 Victoria Rd. S.	Two storage buildings, these are used as storage for the golf course. (No farm data sheet returned).
3	111 Carter Road	One remnant storage barn. (No farm data sheet returned).
4	86 Farnham Road	Two external storage structures, one concrete enclosed silo, room for external manure storage, two bank barns, Farm data sheet stated no animals are currently occupying any of the facilities (Farm data sheet was returned).
5	83 Carter Road	One bank barn capable of housing horses. Horses were observed during site visit. (Farm data sheet was not returned).
6	129 Farnham Road	One small wood barn. (Farm data sheet was not returned).
7	498 Arkell Road	One large implement shed, and one quonset style structure. (Farm data sheet was not returned).
8	540 Arkell Road	One gable barn, two storage barns (Farm data sheet was not returned).
9	508 Arkell Road	One small implement shed visible from aerial photography. One small gable styled barn was partially visible from road view. (Farm data sheet was not returned).
10	413 Arkell Road	3 large poultry barns, one large wooden bank barn, three implement sheds, one quonset style structure. Poultry Industry Council and UofG properties (Farm data sheet was returned).
11	529 Arkell Road	One large barn, one small storage barn, one external silo (Farm data sheet was not returned).
12	756-758 Watson Road South	Two large barns used for horses. (The Motts Equestrian Centre). (Farm data sheet was not returned).
13	857 Watson Road South	Two structures for livestock. Pasture area visible, horses were observed during site visits (Farm data sheet not returned) . This parcel is within the Hamlet of Arkell.
14	935 Watson Road South	Storage barn has been removed. Dallsons Electric Ltd. (Farm data sheet was returned).
15	930 Watson Road South	One small wood barn, possible used for horses. (Farm data sheet was not returned).
16	954 Watson Road South	One small implement shed. (Farm data sheet was not returned).
17	711 Arkell Road	Two small wooden barns possibly used for storage. No livestock observed at time of visit. (Farm data sheet was not returned).
18	735 Arkell Road	One large storage building. (Farm data sheet was not returned).
19	169 Hume Road	One small barn possibly used for horses. (Farm data sheet was not returned).
20	258 Hume Road	One medium barn with extension, no livestock observed at time of visit. (Farm data sheet was not returned).
21	217 Hume Road	One metal structure, and one storage barn. (Farm data sheet was not returned).
22	900 Watson Road South	Storage Barn has been taken down.

Operation #2: 1096 Victoria RD S



Operation #3: 111 Carter RD



Operation #4: 86 Farnham RD



Operation #5: 83 Carter RD



Operation #6: 129 Farnham RD



Operation #7: 498 Arkell RD



Operation #8: 540 Arkell RD



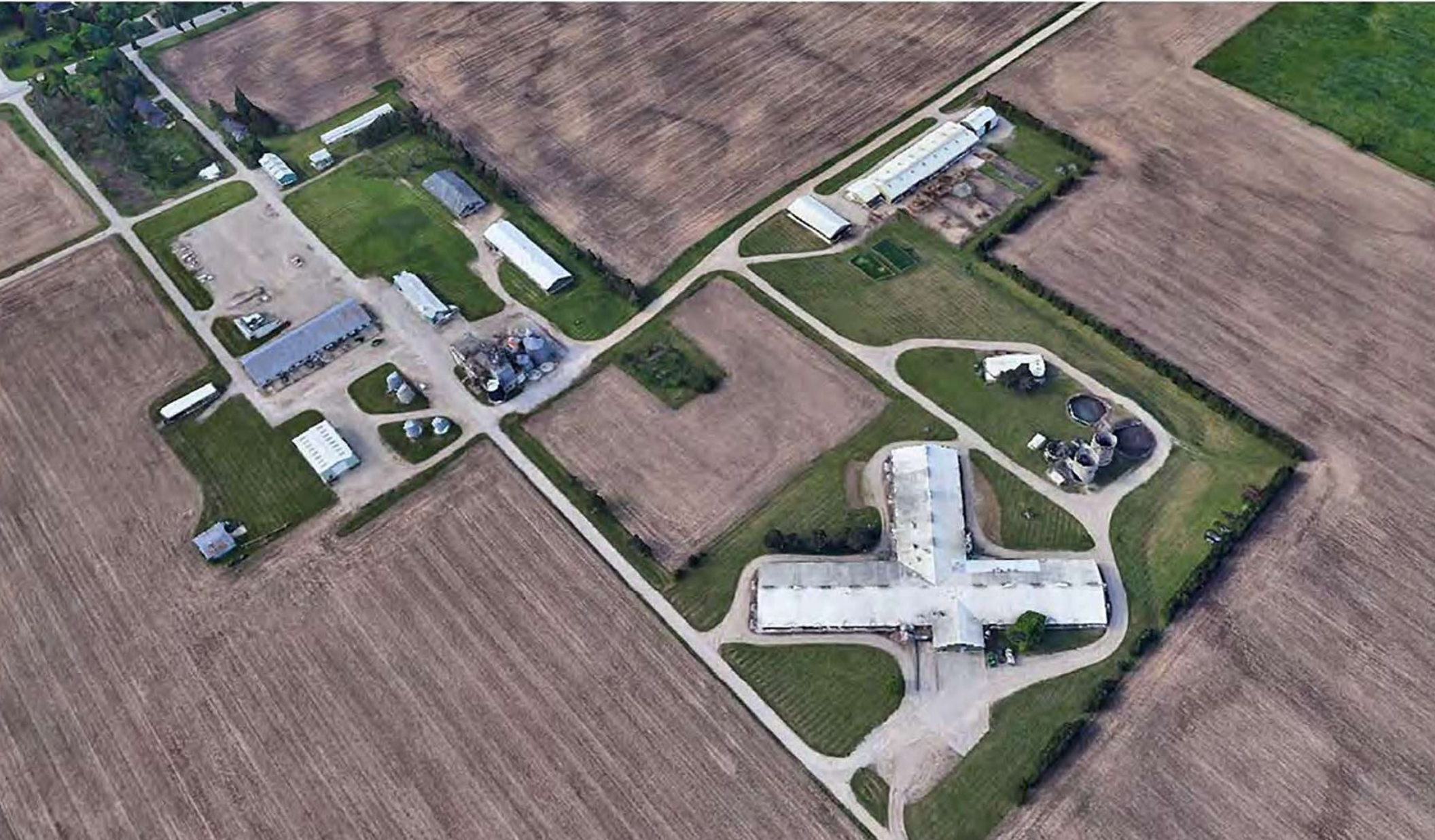
Operation #9: 508 Arkell RD



Operation #10: 413-483 Arkell RD



Operation #10: 413-483 Arkell RD



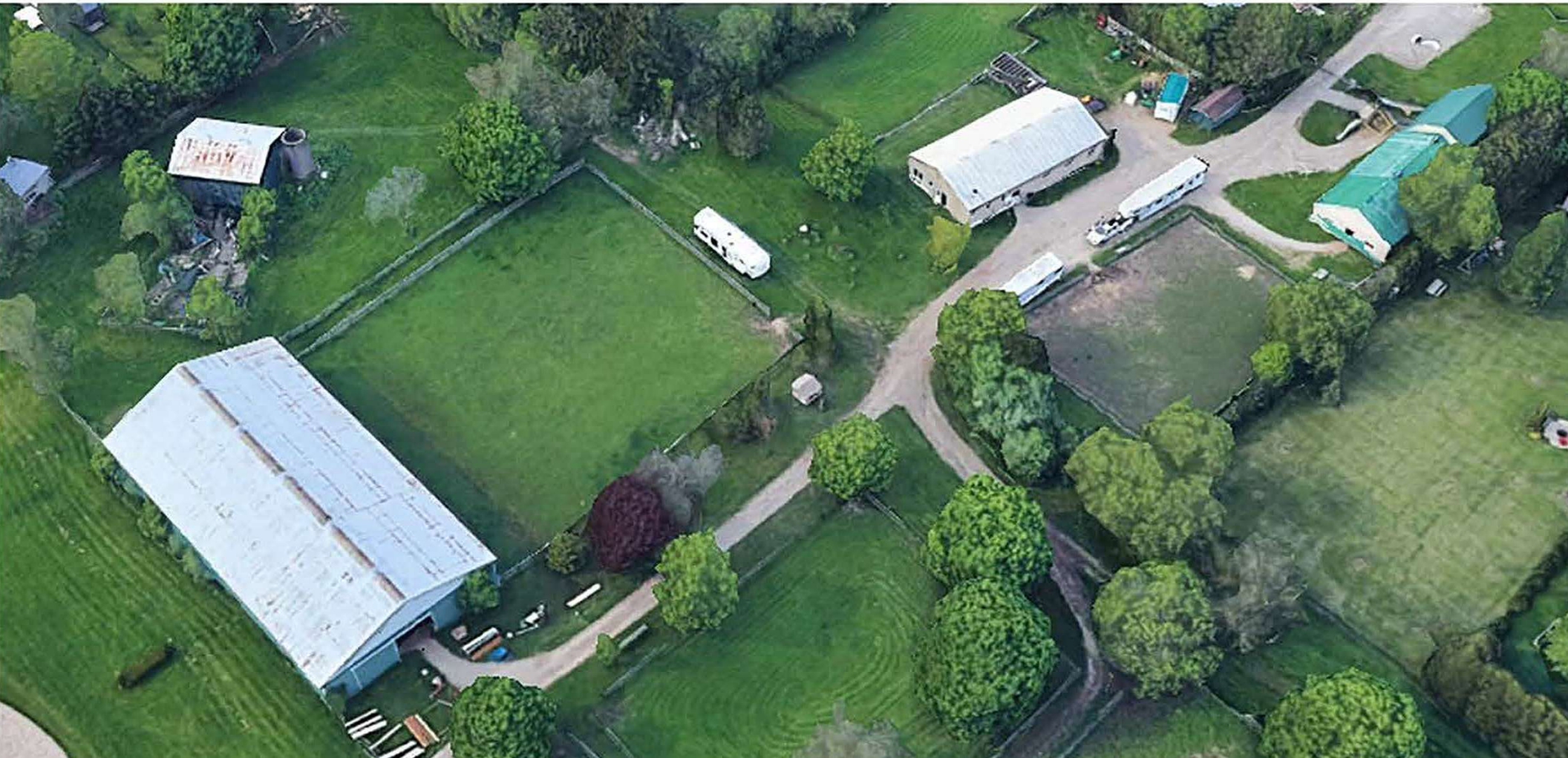
Operation #11: 529 Arkell RD



Operation #12: 756-758 Watson RD S

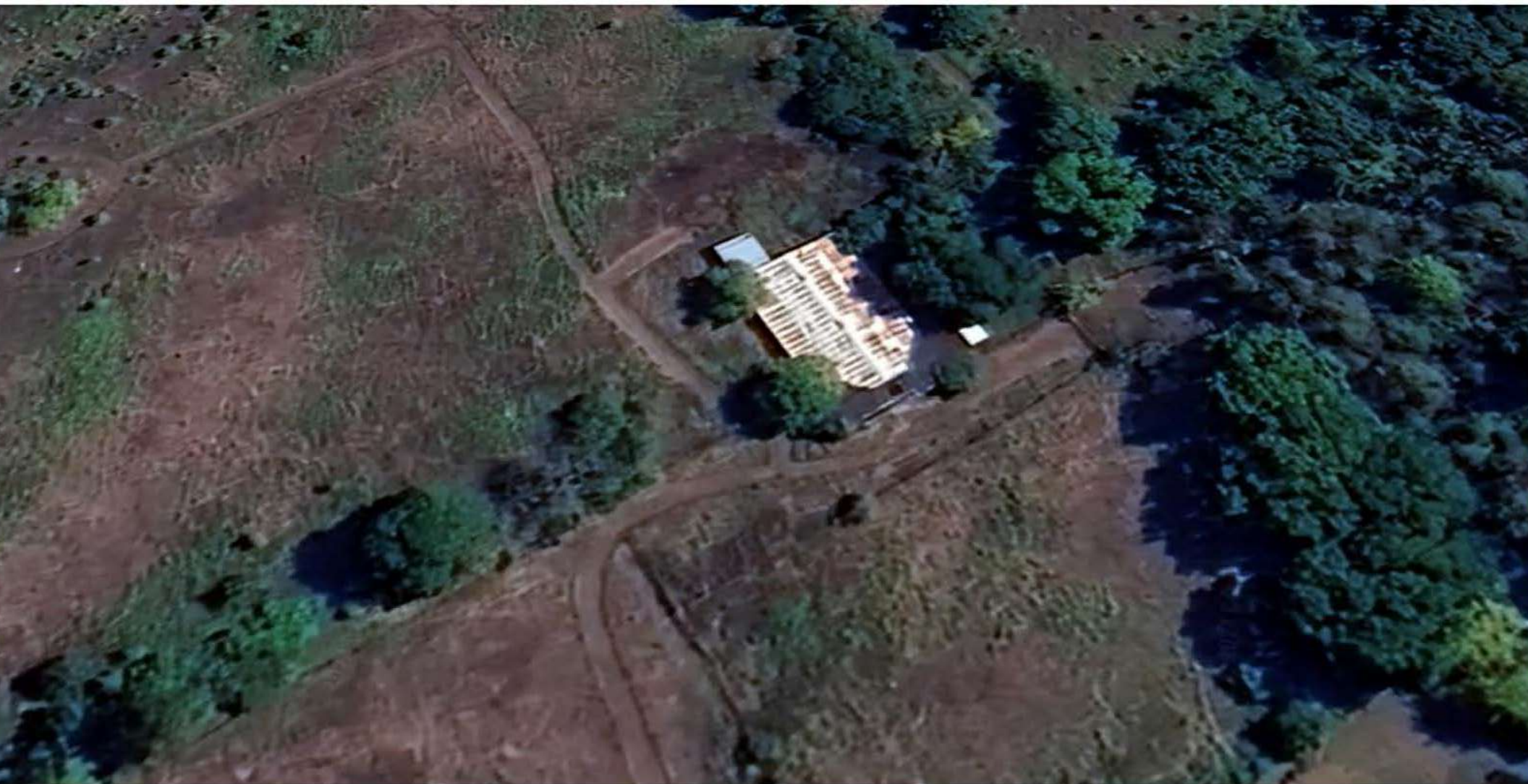


Operation #13: 857 Watson RD S



Operation #14: 935 Watson RD S - No longer exists

Operation #15: 930 Watson RD S



Operation #16: 954 Watson RD S



Operation #17: 711 Arkell RD



Operation #18: 735 Arkell RD



Operation #19: 169 Hume RD



Operation #20: 258 Hume RD



Operation #21: 217 Hume RD



Stovel and Associates Inc.
Planners, Agrologists and Environmental Consultants

January 06, 2023

Meagan Ferris, RPP, MCIP, Manager of Planning and Environment
County of Wellington Planning and Development
74 Woolwich Street
Guelph, ON
N1H 3T9

**RE: Alternate Site Evaluation – Proposed Expansion of the Hamlet of Arkell
Part of Lots 7, 8 and 9, Concession 10
Township of Puslinch
Related Applications: OP-2006-06, ZBA P10/2006, Draft Plan of Subdivision
Application 23T-06003**

Dear Meagan:

Stovel and Associates Inc. (“SAI”) is retained by 1000286480 Ontario Inc. and Sloot Construction Inc. (“Sloot”) to address the agricultural concerns associated with the above-mentioned planning applications. Please accept the following with respect to consideration of lower priority agricultural lands.

Background

An application for a residential subdivision was submitted to the County of Wellington in 2006 by Mr. Tom Kukovica. As part of this draft plan of subdivision application, an Official Plan Amendment (“OPA”) and Zoning By-law Amendment (“ZBA”) application was also submitted. Map 1 illustrates the location of the subject property.

Since that time, Sloot purchased a portion of the lands and in 2022, 1000286480 Ontario Inc. acquired an interest in the property.

The lands in question include a portion of the existing Hamlet of Arkell. For this investigation, the lands designated Hamlet will not form part of the agricultural analysis as these lands have already been removed from the Agricultural System. The remaining portion of the site is designated Prime Agricultural and Secondary Agriculture. These lands are approximately 15.2 ha in size and are the focus of this report.

The initial circulation of the application generated a series of comments from agencies. Of note are the comments from the County of Wellington (“County”) Planning and Development Department (November 11, 2006). The County recommended that the applicant consider alternative locations of lower-priority agricultural lands.

Agricultural Analysis

Map 2 illustrates the distribution of agricultural soils and the associated Canada Land Inventory ("CLI") – Soil Capability for Agriculture ratings on the subject property. The subject property is mapped as follows:

- Class 2 soils: 5.9 ha.
- Class 3 (50%) and Class 5 (50%) soils: 9.3 ha.

Map 3 illustrates the Alternate Site Locations for potential hamlet expansion for Arkell. Six properties were selected for comparison purposes. Each parcel immediately abuts the existing Hamlet boundary. All six parcels are comprised of higher-capability agricultural lands than the subject property.

From an agricultural perspective, the subject property represents the lowest priority option for protection.

We trust that you will find this report to be of sufficient detail. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

Robert Stovel

Robert P. Stovel, M.Sc., M.C.I.P., R.P.P., P. Ag.

cc. 1000286480 Ontario Inc. and Sloom Construction Inc.



Location of Subject Property

Map 1

Part of Lots 7, 8, & 9 Concession 10 Arkell
Alternate Site Evaluation



Stovel and Associates Inc.
551 Orangerville Road, Fergus On
N1M 1T9

P: 519-766-8042

E: stovel.associates@outlook.com

Client: Sloat Construction Inc.
1000286480 Ontario Inc.

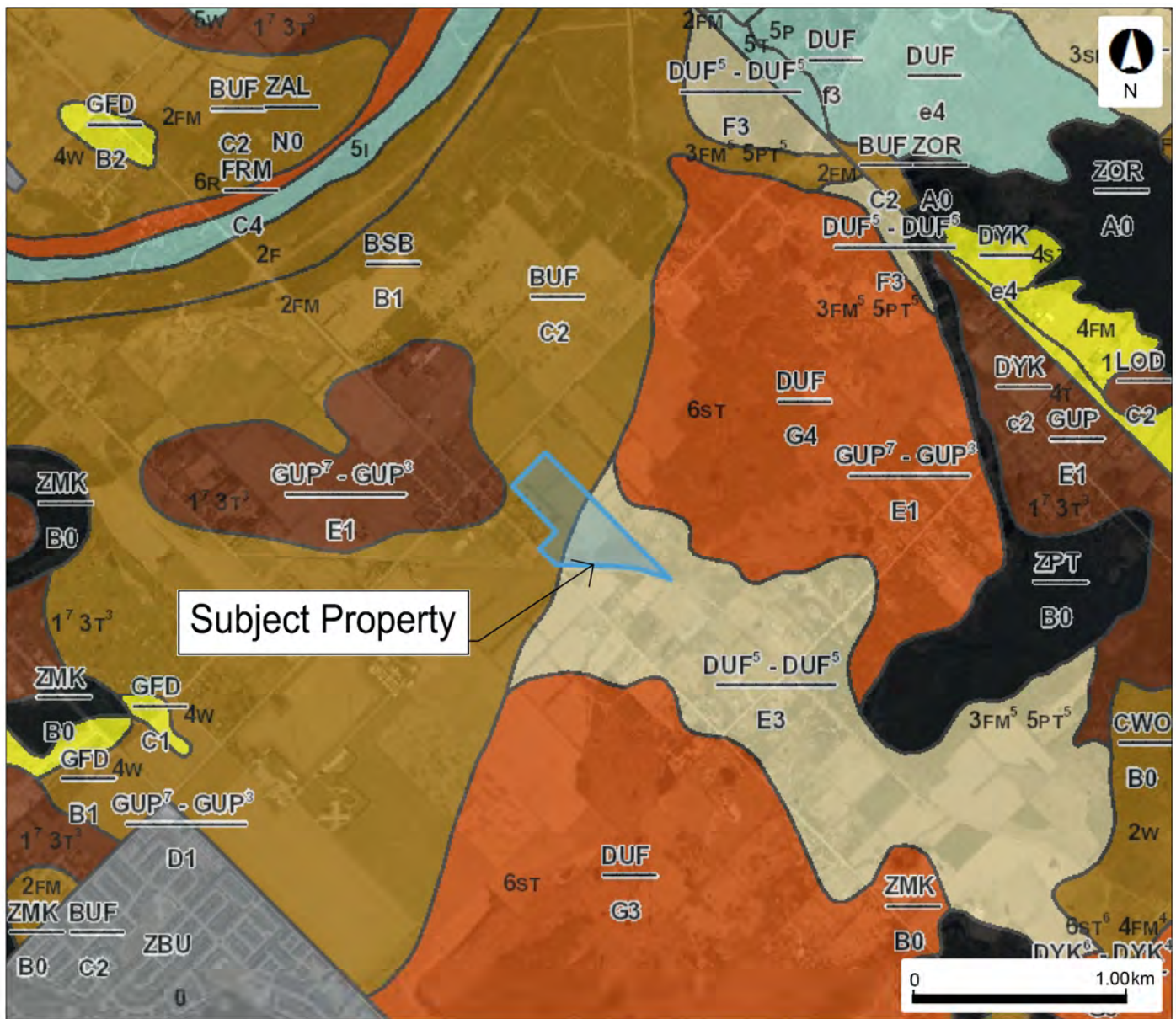
Date: 12-21-2022



Aprox. 1:15,000



Imagery Provided by Microsoft Corporation - MAXAR Distribution Airbus



Subject Property

Legend

- ☐ Soil Name Label
- ☐ Soil Code
- Soil Capability for Agriculture
 - ☐ Unclassified
 - ☐ Class 1 / 3T³
 - ☐ Class 2FM
 - ☐ Class 3FM⁵ / 5PT⁵
 - ☐ Class 4W
 - ☐ Class 5I
 - ☐ Class 6ST
 - ☐ Class 7
 - ☐ Organic Soil
 - ☐ Water

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) shall not be liable in any way for the use or any information on this map, of, or reliance upon, this map.

Soil Capability for Agriculture		Map 2
Part of Lots 7, 8, & 9 Concession 10 Arkell Alternate Site Evaluation		
SAI Stovel and Associates Inc. 8511 Orangewille Road, Fergus On N1M 1T1J		P: 519-766-8042 E: stovel.associates@outlook.com
Client: Sloat Construction Inc. 1000286480 Ontario Inc.		Date: 12-21-2022
	Aprox. 1:30,000	
PDF Taken from The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) AgMaps (2022). Derived by Stovel & Associates Inc. Date: 12-21-2022.		

Stovel and Associates Inc.
Planners, Agrologists and Environmental Consultants

August 13, 2025

Township of Puslinch C/O Lynne Banks and Monika Farncombe
7404 Wellington Rd 34
Puslinch ON
N0B 2J0

RE: Minimum Distance Separation (MDS) Analysis
Part of Lots 7, 8, and 9
Concession 10
Township of Puslinch
County of Wellington

Stovel and Associates Inc. (SAI) was retained by Shawn Marsh of 1000286480 Ontario Inc. to conduct an analysis of the Minimum Distance Separation (MDS) requirements associated with a proposed settlement boundary expansion in Arkell, Township of Puslinch.

Proposals for new or expanded settlement area must be consistent with the Provincial Planning Statement, 2024 (PPS, 2024). Policy 2.3.2.1 e) sets out the requirement to comply with minimum distance separation formulae, as noted below:

2.3.2.1 (New Settlement Areas and Settlement Area Boundary Expansions)

"In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following:

- a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;*
- b) if there is sufficient capacity in existing or planned infrastructure and public service facilities;*
- c) whether the applicable lands comprise specialty crop areas;*
- d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
- e) whether the new or expanded settlement area complies with the minimum distance separation formulae;*
- f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent*

- g) analysis, based on provincial guidance; and the new or expanded settlement area provides for the phased progression of urban development.”*

Study Methods

To evaluate potential Minimum Distance Separation (MDS) implications for the proposed development, a reconnaissance-level survey of agricultural operations on lands adjacent to the proposed development was completed (Figure 1). Three livestock operations were identified in proximity to the site:

- Farm #1: 857 Watson Road S – existing hobby horse farm in the settlement of Arkell.
- Farm #2: 756 Watson Road S – existing, large horse farm north of Arkell.
- Farm #3: 930 Watson Road S – existing vacant building potentially capable of housing livestock (i.e. horses).

Farm Data Sheets were circulated to these properties. No replies were received.

Background data were reviewed. County Planning Report, May 9th, 2023 – D13/TON provides information related to Farm #3 for an unrelated, prior consent application (Report Attached – Appendix A).

The Minimum Distance Separation (MDS) Formulae - Publication 853

An MDS I assessment is required for settlement expansions into agricultural lands to ensure appropriate separation from livestock operations, prevent land use conflicts, and protect agricultural viability. The following guidelines were determined to be relevant:

Guideline 12 – Existing Non-Conforming Uses:

An MDS I setback is required for new development even if there are existing or approved developments that do not meet the MDS standard. The setback may be reduced if four or more non-agricultural or residential uses, or dwellings, are located closer to the livestock facility than the proposed development, provided they are:

- *Located within the 120° intervening field of view,*
- *On separate lots, and*
- *Of equal or greater sensitivity (Type A or B usage).*

Guideline 36 – Non-Application Within Settlement Areas:

MDS I setbacks are not required for proposed land use changes, including severances, rezonings, or redesignations, when they occur within approved settlement areas, as the long-term intent is typically non-agricultural.

Findings

There are relatively few active livestock operations in proximity to the subject lands. The existing horse farm located at 857 Watson Road S (Operation #1) is within the Hamlet boundary for Arkell. As a result, Guideline 36 applies and no MDS I setback is required.

Operation #2 is an active horse farm north of the site, at 756 Watson Road S. This farm is approximately 570 metres from the site. Given the presence of more than four non-farm residences between this farm and the site, the calculated MDS I setback does not encroach into the subject lands as it would only extend to the fourth closest non-farm residence.

Operation #3 is a small, vacant building (potentially capable of housing horses) located at 930 Watson Road has a calculated MDS I setback of 176 metres (County Planning Report, May 9th, 2023 – D13/TON, see Appendix A). This setback extends 176 metres north of the barn and encroaches into the subject property by about 38.8 metres. The encroached area is not proposed for development and will not affect the project. Figure 2 illustrates the extent of the MDSI arc

No other MDS I setbacks apply to the proposed urban boundary expansion.

Conclusion

In accordance with OMAFRA's Publication 853, the proposed development will not result in any MDS I conflicts with agricultural operations. Based on this, the proposed settlement boundary expansion is consistent with PPS (2024) Policy 2.3.2.1 e). Should you have any concerns or questions, please do not hesitate to contact me.

Yours truly,

Rob Stovel

Robert P. Stovel, M.Sc., M.C.I.P., R.P.P., P. Ag.

Rob Stovel Jr.

Robert L. Stovel, B.Sc.

Figure 1 – Agricultural Operations Surrounding Site

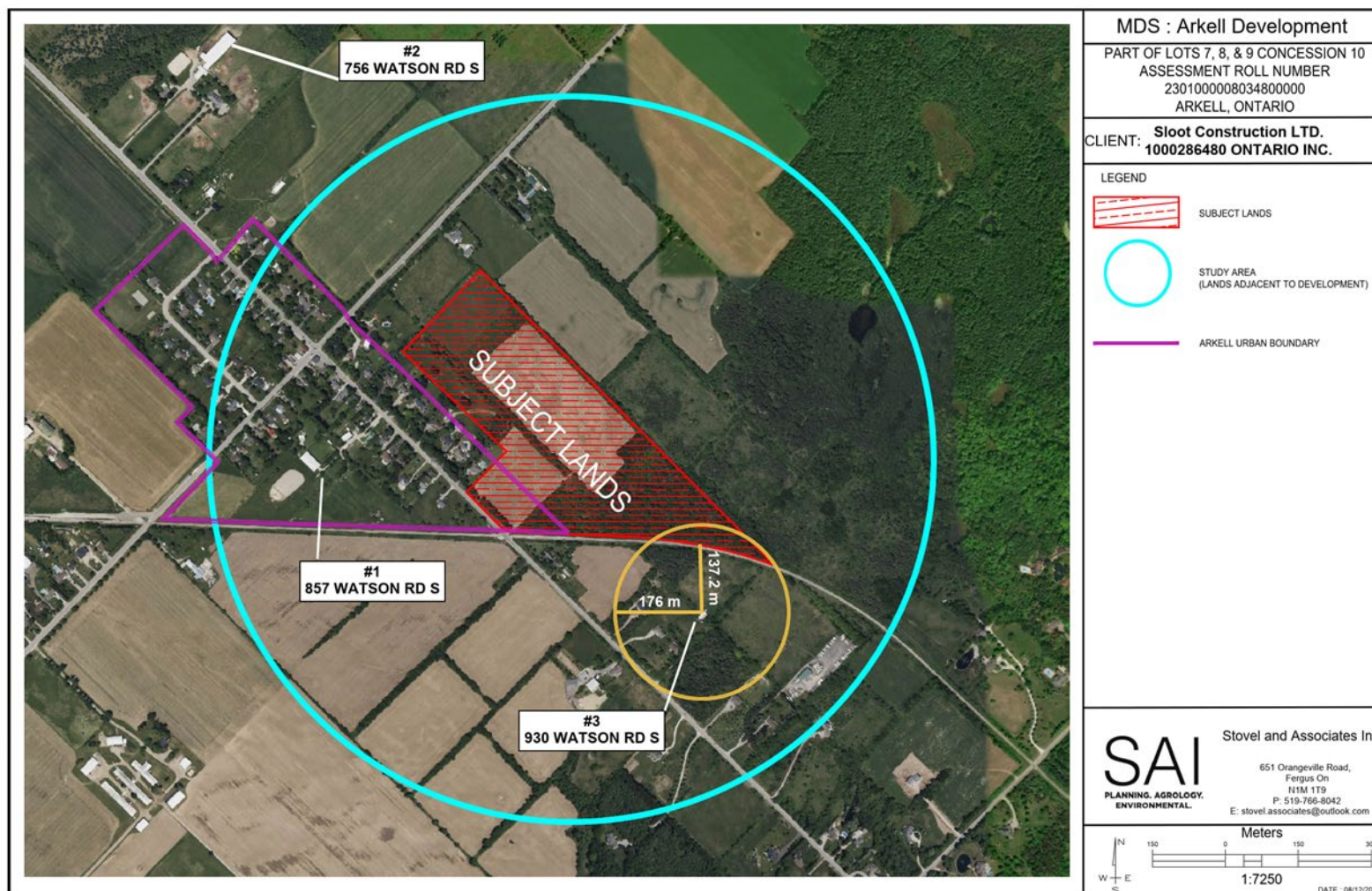
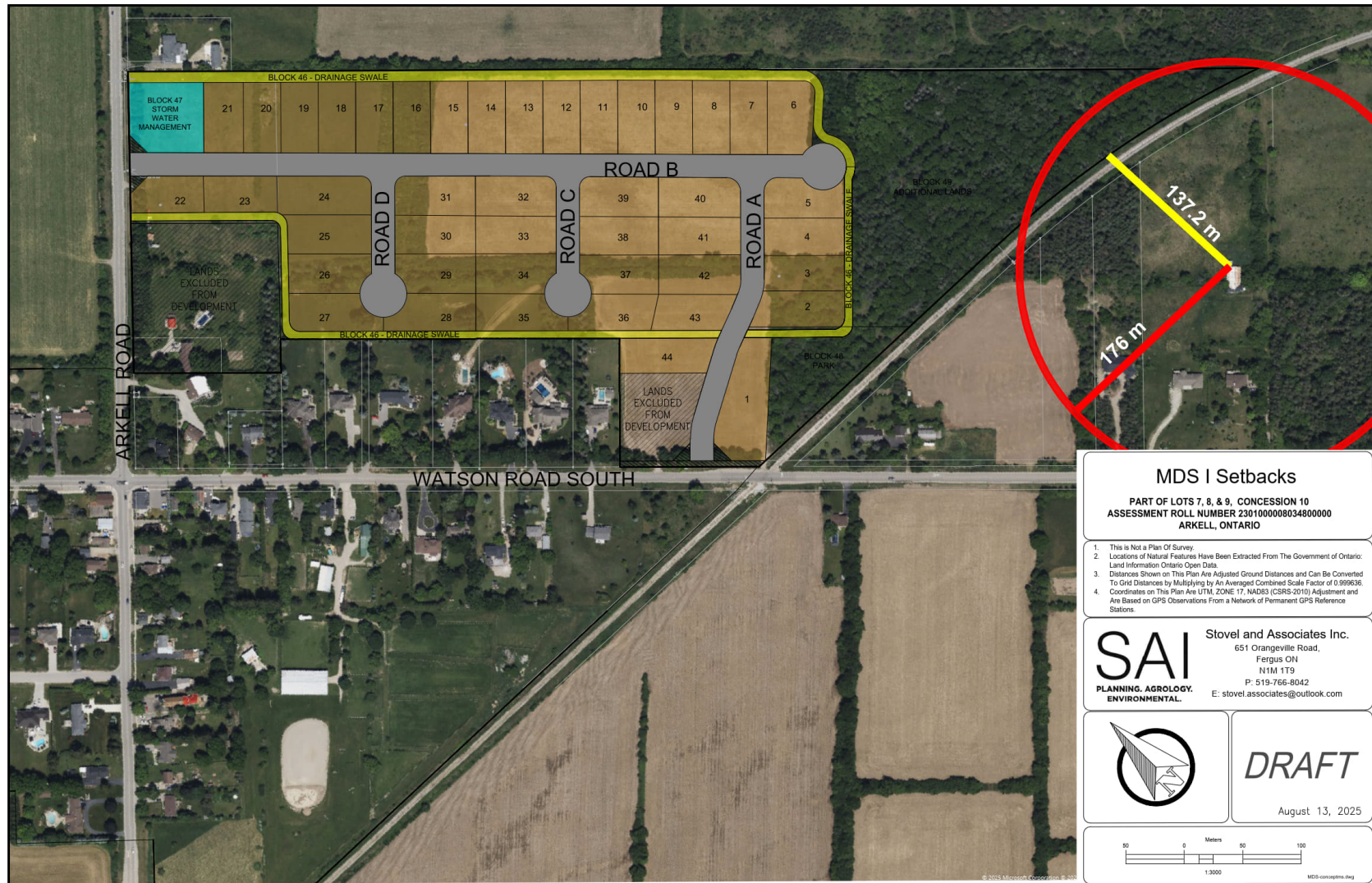


Figure 2: MDS Map



Appendix A: County Planning Report

Appendix A



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development
Department

MEETING DATE: May 9th, 2023
TO: Lynne Banks, Development and Legislative Coordinator
 Township of Puslinch
FROM: Zach Prince, Senior Planner
 County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13/TON (Tonin)**
Louis Tonin
900 Watson Rd S
Part Lots 8 and 9, Concession 10
SCHEDULES: **1 – Applicant's Sketch**

We have reviewed the application for minor variance and provide the following comments. These comments are offered without the benefit of a site visit.

Planning Opinion

The purpose of this application is for relief from Minimum Distance Separation Formula (MDS I) requirements to meet a condition of consent application B01/03 which was conditionally granted by the County of Wellington Land Division Committee in March 2023. The consent application would sever a 0.93 ha (2.29 ac) vacant parcel and a 1.97 ha (4.87 ac) lot with an existing dwelling and barn would be retained. As part of the related consent application, MDS I was reviewed by Planning staff and it was determined that relief would be required to the existing barns in the area. Due to the number of lots within the area, the proposal has been calculated as a Type B land use under Guideline #34.

With respects to the MDS relief, planning staff notes that the setback from the barn located on the retained lands is based on the farm data sheet provided on a neighbouring severance application indicating the capacity for 8 medium sized horses. The barn located at 935 Watson Rd S is based on the unoccupied barn requirements and similarly is being used in a recent consent application (B48/22). The barn located at 930 Watson Rd S is based on information provided by the owner that indicates there are 9 horse stalls in the building and is currently unoccupied. The surrounding area includes the adjacent Guelph Junction Rail Line, existing agricultural parcels and rural residential lots as seen in **Figure 1**.

This minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. We consider the request minor and have no concerns with the application.

PLANNING REPORT for the TOWNSHIP OF PUSLINCH
D13/TON – May 9th, 2023

Section of the By-law	Requirements	Proposed	Relief Requested
Section 4.16.2 - General Provisions MDS II New or Expanding Livestock Facilities and Manure Storage facilities. 935 Watson Road S	305 m (1,000 ft)	105 m (344 ft)	200 m (656 ft)
Section 4.16.2 - General Provisions MDS II New or Expanding Livestock Facilities and Manure Storage facilities. 930 Watson Road S	176 m (577 ft)	115 m (377 ft)	61 m (200 ft)
Section 4.16.2 - General Provisions MDS II New or Expanding Livestock Facilities and Manure Storage facilities. 900 Watson Road S	173 m (567 ft)	85 m (279 ft)	88 m (288 ft)

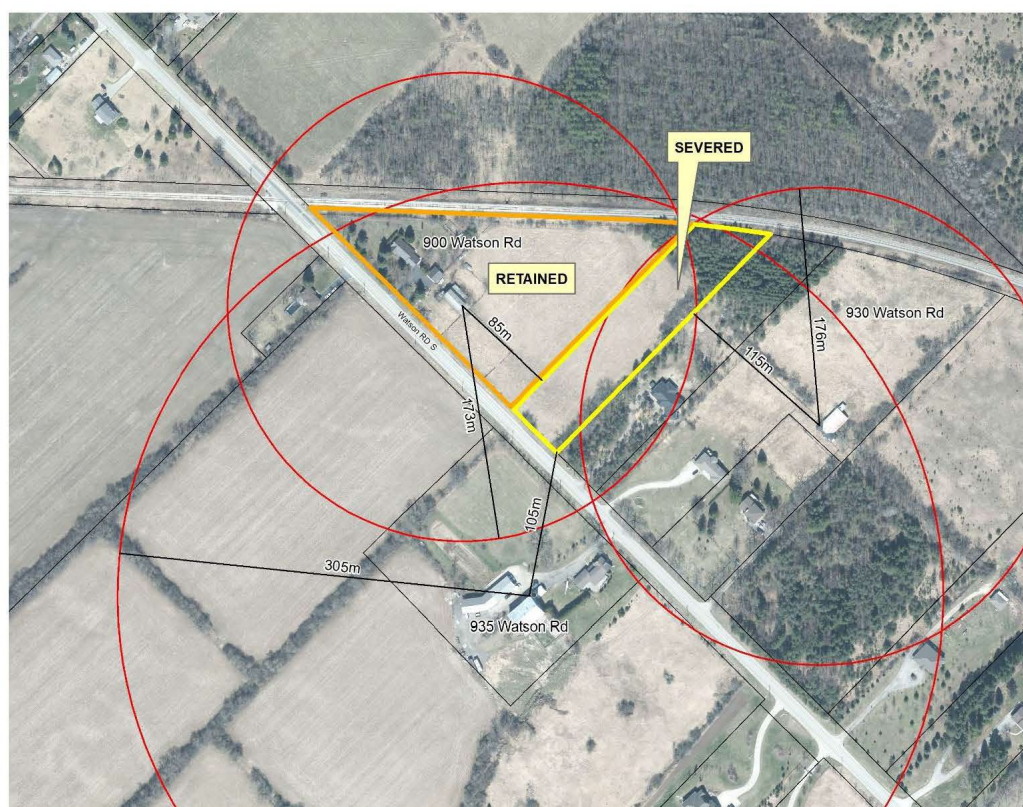


Figure 1 - Subject Property

PLANNING REPORT for the TOWNSHIP OF PUSLINCH
D13/TON – May 9th, 2023

Our discussion of this application relative to the four tests under the Planning Act is as follows:

Four Tests	Discussion
That the requested variance is minor in nature	- Consent application B01/23 was conditionally approved by the County of Wellington in March 2023 and this application is to satisfy a condition for MDS I relief. - There is a conditionally approved vacant lot located across the road from the proposed lot which requires the same MDS I relief, farm data sheets were provided for this application (B47/22). - The applicant has indicated the existing barn located on the retained lands (900 Watson) is vacant and have received a demolition permit to remove the structure. The owners of the neighbouring barns at 930 and 935 Watson Rd S have indicated the barn on their lands are vacant as well. - Due to the number of residential lots in the immediate area the proposed lot has been considered a Type B land use.
That the intent and purpose of the Zoning By-law is maintained	- The subject property is zoned Agricultural (A). The agricultural zone allows for residential uses. - The intent of the MDS I setback is to provide a minimum distance between livestock facilities and sensitive lands uses (i.e. dwellings). MDS setbacks are intended to promote and protect agricultural uses while also reducing odour complaints and land use incompatibility. - There are existing rural residential uses in the area which would impact the potential for future expansions to existing livestock buildings and new livestock buildings.
That the general intent and purpose of the Official Plan is maintained	- The property is designated Prime Agricultural, and Secondary Agricultural. - The Guelph Junction Rail line is an active rail line to the North of the property. - Rural residential uses and agricultural uses are permitted in the Official Plan. - The retained lands are adjacent to the Arkell Hamlet area - Local zoning by-laws implement MDS I requirements
That the variance is desirable and appropriate development and use of the land, building or structure	- The subject property is adjacent to existing rural residential uses and in close proximity to the Arkell Hamlet Area. - We do not anticipate that a new residential use in this location would hinder or preclude the present use or future potential for the agricultural operations in question given that a number of existing rural residential uses are existing in the immediate area.

Additional Comments

All 3 of the above noted barns are currently not housing livestock. Since the initial application the owner of 900 Watson Road S has applied for and received a demolition permit for the barn located on the retained lands. The owners of 935 Watson Road S have a conditionally approved severance on their lands in which MDS will also need to be addressed, through discussions with

the owner this barn may be demolished or rezoned to no longer house livestock. The owner of the barn at 930 Watson Road South indicating they do not intend to have livestock in the future.

I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application.

Respectfully submitted

Planning and Development Department



Zach Prince, RPP MCIP, Senior Planner

Map 3
Alternate Site Evaluation - CLI Soil Capability
for Agriculture Classes

Legal Description
PART OF LOTS 7, 8, & 9 CONCESSION 10
ASSESSMENT ROLL NUMBER 2301000008034800000
ARKELL, ONTARIO

- Notes
- All Coordinates were Determined Using NAD83 CSRS - UTM Zone 17.
 - This is Not a Plan of Survey.
 - Shapefiles Have Been Derived From "AgMaps" - Ontario / Ministry of Agriculture, Food and Rural Affairs

CLI Agricultural Capability Classes

Class 1	Soils in this class have no significant limitations in use for crops.
Class 2	Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices.
Class 3	Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices.
Class 4	Soils in this class have severe limitations that restrict the range of crops or require special conservation practices.
Class 5	Soils in this class gave very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible.
Class 6	Soils in this class are capable only of producing perennial forage crops, and improvement practices are not feasible.
Class 7	Soils in this class have no capacity for arable culture or permanent pasture.
Class 0	Organic Soils (not placed in capability classes).

Legend

Subject Lands

Existing Hamlet Boundary Limit

A

Alternate Site For Hamlet Expansion

Soil Capability For Agriculture

Unclassified

Class 1⁷ 3T³

Class 2FM & 2F

Class 3FM⁵ 5PT⁵

Class 4W

Class 5I

Class 6ST 6R

Class 7

Organic Soil

Water

Client: Sloat Construction Inc. & 1000286480 Ontario Inc.

SAI

PLANNING, AGROLOGY,
ENVIRONMENTAL.

Stovel and Associates Inc.
651 Orangeville Road,
Fergus On
N1M 1T9
P: 519-766-8042
E: stovel.associates@outlook.com

N

W E S

0 350 700

Meters

Approx. Scale 1 : 12,500

Date : 12/21/2022

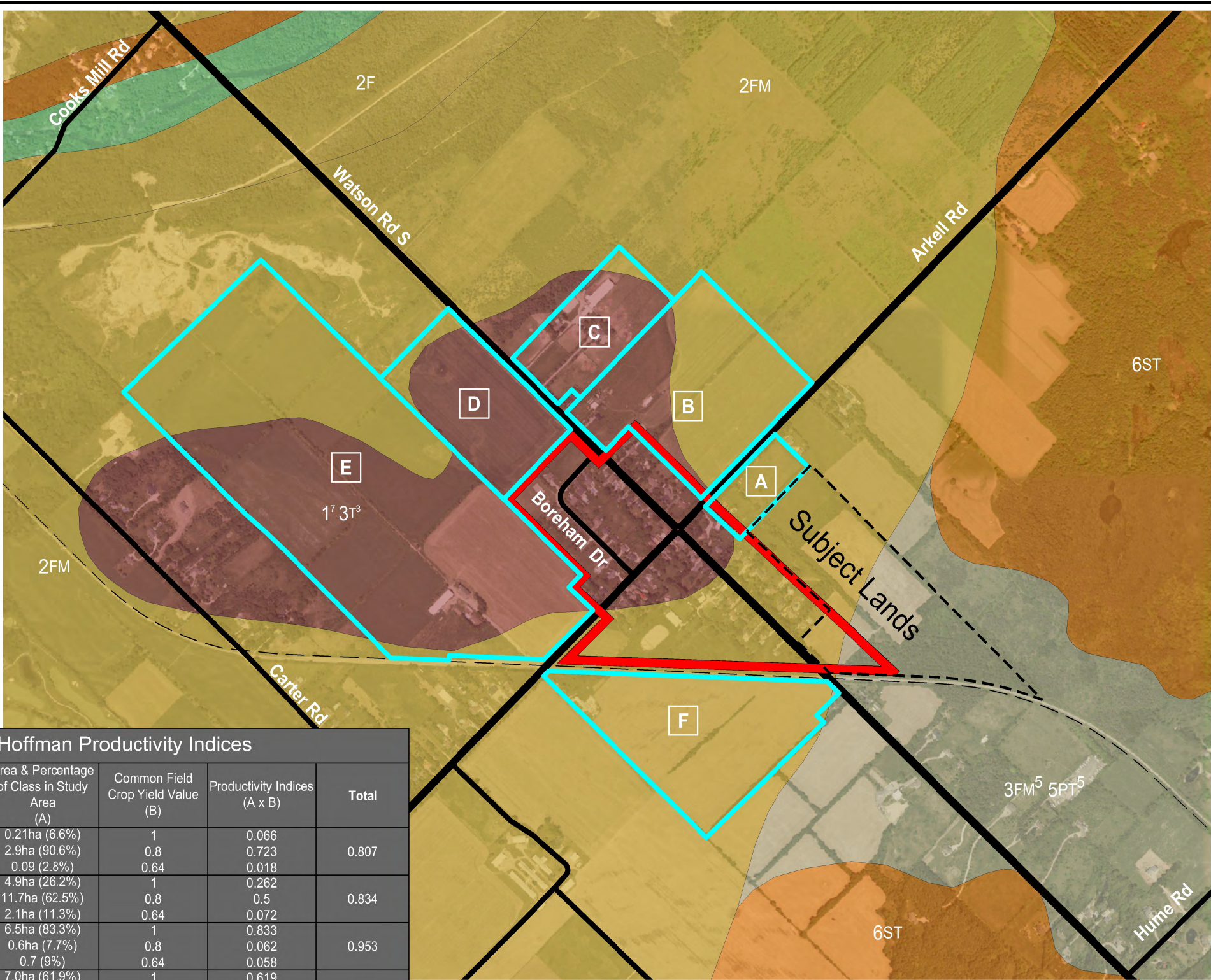
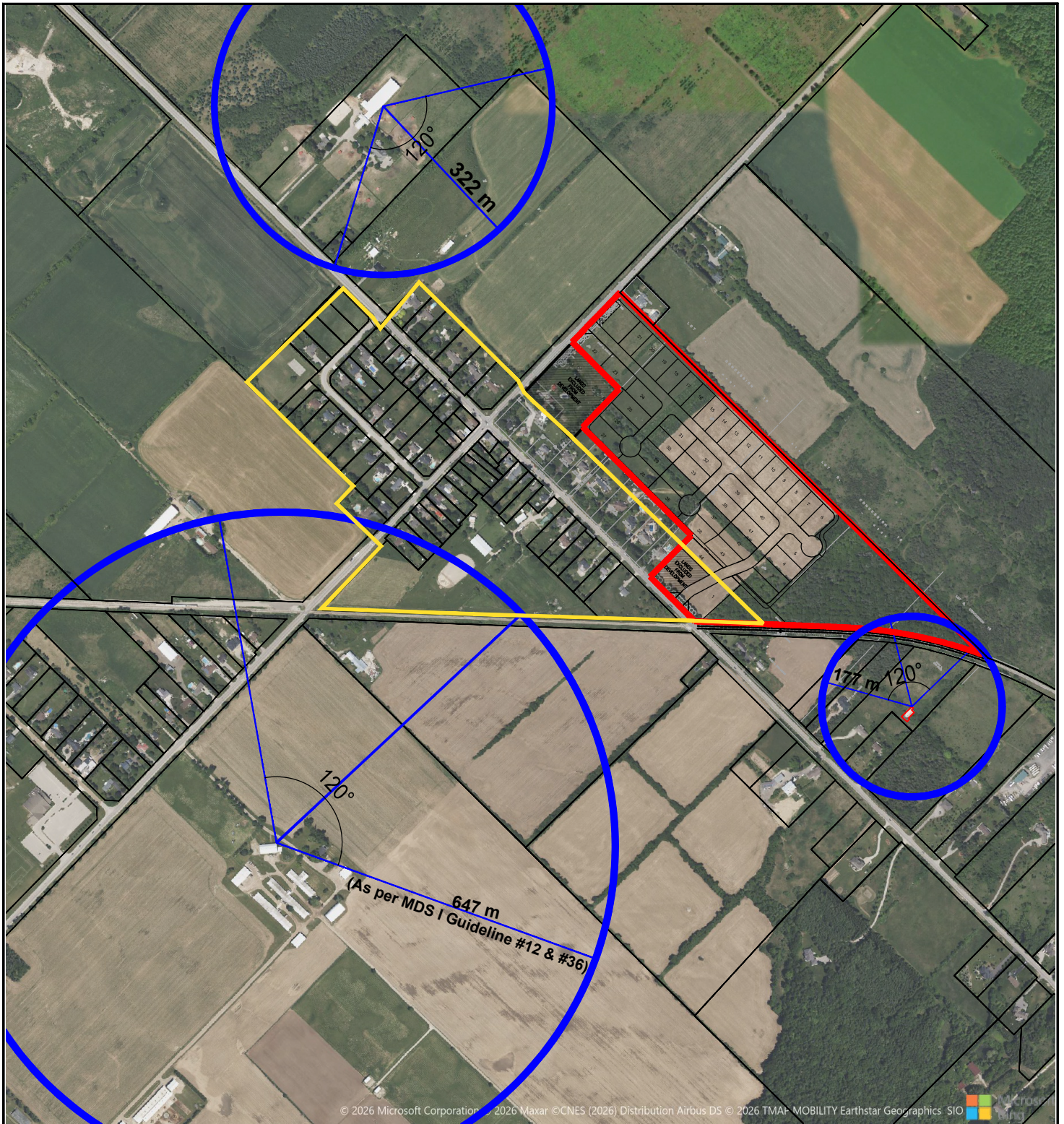


Table 1. Hoffman Productivity Indices

Location	CLI Class	Total Area (ha)	Area & Percentage of Class in Study Area (A)	Common Field Crop Yield Value (B)	Productivity Indices (A x B)	Total
Location 'A'	1	3.2	0.21ha (6.6%)	1	0.066	0.807
	2		2.9ha (90.6%)	0.8	0.723	
	3		0.09 (2.8%)	0.64	0.018	
Location 'B'	1	18.7	4.9ha (26.2%)	1	0.262	0.834
	2		11.7ha (62.5%)	0.8	0.5	
	3		2.1ha (11.3%)	0.64	0.072	
Location 'C'	1	7.8	6.5ha (83.3%)	1	0.833	0.953
	2		0.6ha (7.7%)	0.8	0.062	
	3		0.7 (9%)	0.64	0.058	
Location 'D'	1	11.3	7.0ha (61.9%)	1	0.619	0.881
	2		1.3ha (11.5%)	0.8	0.092	
	3		3.0ha (26.6%)	0.64	0.170	
Location 'E'	1	58.2	24.4ha (41.9%)	1	0.419	0.855
	2		23.3ha (39.9%)	0.8	0.319	
	3		10.5ha (18.2%)	0.64	0.117	
Location 'F'	2	17.2	17.18ha (99.88%)	0.8	0.799	0.800
	3		0.01ha (0.06%)	0.64	0.00038	
	5		0.01ha (0.06%)	0.37	0.00022	
Subject Property 1	2	15.5	7.2ha (46.4%)	0.8	0.371	0.642
	3		4.15ha (26.8%)	0.64	0.172	
	5		4.15ha (26.8%)	0.37	0.099	

Notes

1. Area of subject Land does not include the area within the Hamlet Boundary.



© 2026 Microsoft Corporation © 2026 Maxar © CNES (2026) Distribution Airbus DS © 2026 TMAI MOBILITY Earthstar Geographics SIO

Legend

 EXISTING HAMLET BOUNDARY LIMIT

 SUBJECT LANDS

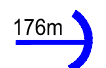
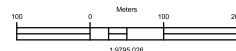
 MDS ARC

Figure 8: MDS

PART OF LOTS 7, 8, & 9 CONCESSION 10
ASSESSMENT ROLL NUMBER 2301000008034800000
ARKELL, ONTARIO

SAI
PLANNING. AGROLOGY.
ENVIRONMENTAL.

Stovel and Associates Inc.
651 Orangeville Road
Fergus, Ontario
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T: 519-766-8042
E: stovel.associates@outlook.com



DATE:
28-May-26



MDS I

General information

Application date May 28, 2026	Municipal file number	Proposed application New or expanding settlement area boundary
Applicant contact information ON	Location of subject lands County of Wellington Township of Puslinch PUSLINCH Concession 10, Lot 7, 8 and 0 Roll number: 2301000008034800000	

Calculations

930 Watson Road

Farm contact information ON	Location of existing livestock facility or anaerobic digester County of Wellington Township of Puslinch PUSLINCH Concession 10, Lot Part Lot 9 Roll number: 2301000008035050000	Total lot size 6.71 ac
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	9	9 NU	2250 ft²

Setback summary

Existing manure storage	No storage required (manure is stored for less than 14 days)		
Design capacity	9 NU		
Potential design capacity	9 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	163.33
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			177 m (581 ft)
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			No existing manure storage
Actual distance from manure storage			NA

Preparer signoff & disclaimer

Preparer contact information
Rob Stovel
Stovel and Associates Inc.
651 Orangeville Road
Fergus, ON
N1M 1T9
519-949-0269
robstovel@gmail.com

Signature of preparer

 Rob Stovel	05-28-2026 Date (Month-Day-Year)
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Note to the user

The Ontario Ministry of Agriculture, Food and Agribusiness (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFA will be considered to be the official version for purposes of calculating MDS. OMAFA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.



AgriSuite

MDS I

General information

Application date May 28, 2026	Municipal file number	Proposed application New or expanding settlement area boundary
Applicant contact information ON	Location of subject lands County of Wellington Township of Puslinch PUSLINCH Concession 10, Lot 7, 8, 9 Roll number: 2301000008034800000	

Calculations

756 WATSON RD S

Farm contact information ON	Location of existing livestock facility or anaerobic digester County of Wellington Township of Puslinch PUSLINCH Concession 10, Lot Pt Lot 5 Roll number: 230100000802400000	Total lot size 19.36 ac
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Livestock/manure summary				
Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	80	80 NU	20000 ft ²

Confirm Livestock/Manure Information (756 WATSON RD S)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM		
Design capacity	80 NU		
Potential design capacity	80 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	297.87
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			322 m (1056 ft)
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			322 m (1056 ft)
Actual distance from manure storage			NA

Preparer signoff & disclaimer

Preparer contact information
Rob Stovel
Stovel and Associates Inc.
651 Orangeville Road
Fergus, ON
N1M 1T9
519-949-0269
robstovel@gmail.com

Signature of preparer

 Rob Stovel	05-28-2026 Date (Month-Day-Year)
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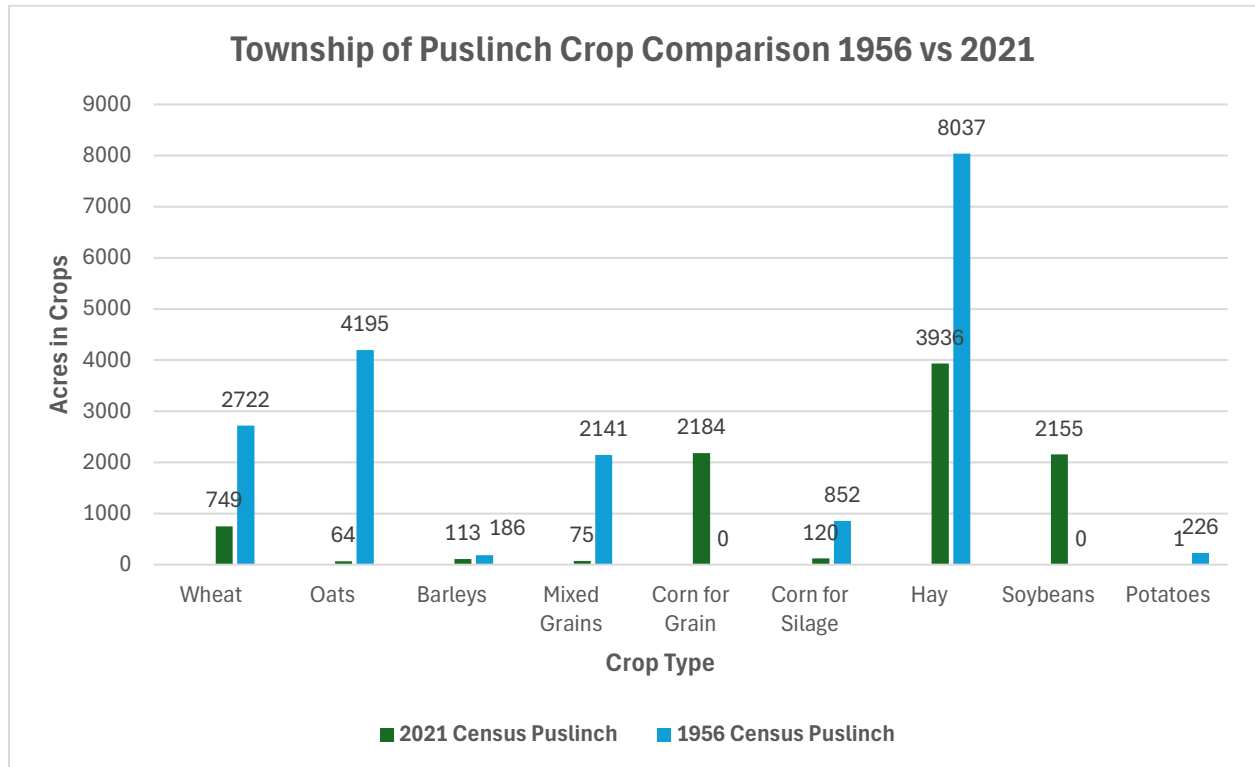
Note to the user

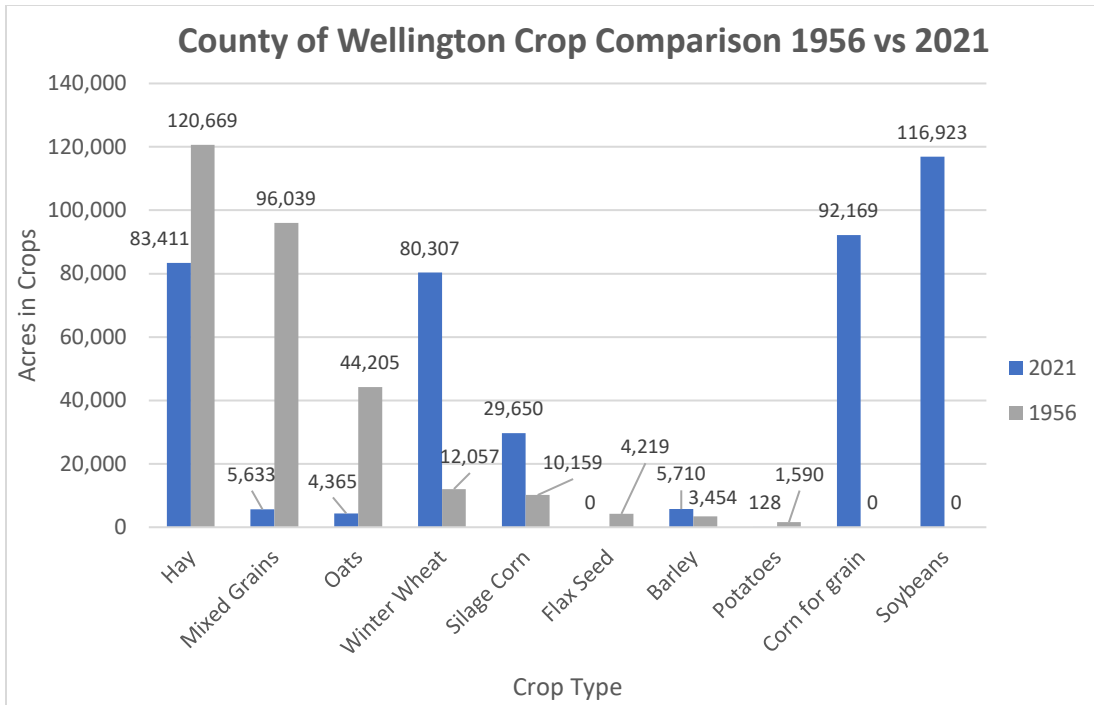
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Appendix E: Ontario Business, Agri-food, and Farm Data Profiles

County of Wellington and Township of Puslinch

Historic Comparison (1956 vs 2021)





Appendix F – Curriculum Vitae of Report Authors

ROBERT P. STOVEL, M.Sc., RPP, MCIP, P.Ag.

EDUCATION

M.Sc, Rural Planning, University School of Rural Planning and Development, University of Guelph, 1988.

B.A. Geography, Wilfrid Laurier University, 1986.

MEMBERSHIPS

Member of the Ontario Professional Planners Institute.

Member of the Canadian Institute of Planners.

Member of the Ontario Institute of Agrologists.

POSITIONS HELD

1995 - Present: Stovel and Associates Inc., Fergus, Ontario - President.

1993 - 1995: Ecological Services Group, Guelph, Ontario - Senior Project Manager.

1988 - 1992: Ecological Services For Planning Ltd., Guelph, Ontario - Planner.

EXPERIENCE

Extensive project experience on public sector and private sector developments. Planning assignments include site plan preparation, official plan amendments, zoning by-law amendments, consent applications, plan of subdivision and plan of condominium applications and peer review. These projects have required considerable government and non-government agency liaison, interdisciplinary team coordination and the integration of a variety of disciplines. I have been qualified to provide evidence at both the Ontario Municipal Board and Joint Board.

Hydroelectric and natural gas Environmental Assessment and Planning projects include: Union Gas 12 " Route Selection and Corridor Study (Orillia) and Lennox to Bowmanville 500 Kv Environmental Study and Monitoring Program.

Selected projects in planning projects include the following: selected plan review for the Town of Halton Hills planning department, testimony at the OMB related to the Hoddinott Plan of Condominium development, environmental planning evaluation in support of proposed residential severance in Ballinafad, planning opinion report for the Van Ryn application, and environmental and agricultural planning justification reports relating to estate residential development applications in the Town of Milton and the Town of Halton Hills.

Public sector projects include the following: planning/resources management review for the Town of Halton Hills (residential development), County of Grey (agricultural) and the Township of North Dumfries (aggregate); input to provincial highway expansion in the County of Peterborough (MTO Class EA of Highway 7) and the County of Essex (MTO Class EA of Highway 3); municipal landfill site searches and site expansions in the County of Victoria, County of Peterborough, County of Essex, and Regional Municipality of Haldimand-Norfolk; municipal road widening project in the Region of York (Weston Road); municipal bridge project in the Township of Mono (County of Dufferin); YDSS expansion project in the Town of Markham and Town of Pickering; and municipal water and sewage works EA in the City of Stratford.

- Coordinated private sector pit and quarry licence applications include: Flamboro Quarries Licence Expansion, Cox Construction's Puslinch Pit Expansion, Ospringe Pit Expansion, Lockhart Pit Expansion (Woolwich Township), and Shoemaker Pit (TMGL - Pilkington Township), Dufferin Construction - Wayside Borrow Pit (Hamilton Airport), Greenwood Construction (East Garafraxa Pit Expansion), MTO Highway 8 Bridge and Road Development in the City of Kitchener (MTO/Seegmiller), MTO 406 Aggregate Permit Project (Niagara).
 - Prepared Planning Impact Assessment for the proposed Audrey Meadows development (48 lots).
 - Prepared Planning Impact Assessment reports for Redi-Mix plant, and three mineral aggregate operations in the Chatsworth Township.
 - Prepared Planning Justification Report for the Trafalgar Road Sports Complex.
 - Prepared Planning Impact Studies for: Inverhaugh Pit, Puslinch Pit and Roszell Pit applications.
 - Prepared planning report for the Eisen Stone Yard project in the former Township of Nichol.
 - Prepared consent applications in both rural and urban settings in the County of Wellington.
 - Prepared Planning reports for the justification of golf course expansion and limited residential lot development adjacent to recreational uses in the County of Wellington.
 - Provided rural planning and agricultural examination of near urban area development in the Glen Williams and Glen Lamond area.
 - Examined the potential for agricultural conflicts for the proposed urban boundary adjustments in the urban areas of Fergus and Elora.
- Provided opinion evidence at Joint Board hearing on behalf of Town of Milton (Central Milton Holdings Limited).
- Completed Environmental Impact Study for proposed Audrey Meadows Estate Residential Subdivision in the Township of Puslinch.
- Completed Level 1 and/or Level 2 Natural Environment Reports for the following pit licence applications: Bosomworth Pit (Pilkington), Whitelaw Pit (Pilkington), Darrington Pit (Pilkington), Hale Farm (Minto), I-ON-X Acres Pit (Southwest Oxford), Schwartz Pit Expansion (Sullivan), Greenwood Pit (East Garafraxa), Palen Pit Expansion (Hibbert), Kraemer Pit (Huron East), Martin Pit (Huron East), and the Hartung Pit (North Perth).
- Completed the required seminar on the Ontario Wetland Evaluation System (3rd Edition), and the Wetland Environmental Impact Study, Technical Manual.
- Designed and implemented wetland monitoring programs for aggregate developments and estate residential developments.
- Completed wetland surveys in the following wetland complexes: Orangeville Reservoir, Hayesland-Christie, Dalrymple Lake, Star Wetland, Eramosa River Blue-Springs Creek, Philips Lake, Mossington Park, Cranberry/Oil Well bog, Humber River Marshes, Speed River, Beaverton River, Mill Creek, and Irish Creek.
- Completed forestry evaluations for woodlands in Puslinch Township, Centre Wellington, City of Hamilton, Woolwich Township, Southwest Oxford, Peel Region and Region of York.

CURRICULUM VITAE

Robert L. Stovel, B.Sc.

PROFESSIONAL PROFILE

Robert L. Stovel is a Planner with Stovel and Associates Inc. with professional experience in statutory land use planning, aggregate resource management, and agricultural land use planning across Ontario. His work involves the application and interpretation of provincial and municipal planning policy, including the Planning Act, Provincial Planning Statement, and the Aggregate Resources Act, in support of public and private-sector development applications.

Mr. Stovel works under the supervision of Registered Professional Planners and is progressively assuming increased responsibility in the preparation and coordination of planning materials, agency consultation, and policy analysis. He regularly liaises with municipal planning staff, conservation authorities, and provincial agencies, and contributes to interdisciplinary consultant teams addressing land use compatibility, agricultural protection, and resource management.

PROFESSIONAL EXPERIENCE

Planner

Stovel and Associates Inc., Fergus, Ontario, 2021 – Present

Mr. Stovel has worked on a range of public-sector and private-sector planning assignments involving aggregate resource development, agricultural land use planning, and rural development.

His responsibilities include:

- Preparation of Planning Justification Reports in support of Official Plan Amendments, Zoning By-Law Amendments, consents, and subdivision applications.
- Interpretation and analysis of provincial and municipal planning policy under the supervision of senior planners.
- Coordination with municipal planning staff, conservation authorities, and Provincial agencies.
- Participation in interdisciplinary consultant teams involving engineering, environmental, and agricultural specialists.

PLANNING COMPETENCIES & PROFESSIONAL EXPERIENCE

Preparation and evaluation of Planning Justification Reports for Official Plan Amendments, Zoning By-Law Amendments, consents, and plans of subdivision Application and interpretation of the Provincial Planning Statement and municipal Official Plans. Planning support for Aggregate Resources Act licence applications,

including land use compatibility and rehabilitation planning. Agricultural land use planning within Prime Agricultural Areas, including Agricultural Impact Assessments (AIAs) and Minimum Distance Separation (MDS I) analysis. Coordination with municipal staff, conservation authorities, and provincial agencies in support of planning approvals. Contribution to interdisciplinary planning teams addressing environmental, agricultural, and engineering considerations.

SELECTED AGGREGATE RESOURCE PROJECT EXPERIENCE

- Lockhart Pit Expansion (D & J Lockhart Excavators Ltd.), Township of Woolwich (Planning approvals and Aggregate Resources Act Licence Application), 2021-Present.
- Lichty Pit (James Thome Construction Ltd.), Township of Centre Wellington (Planning approvals and Aggregate Resources Act Licence Application), 2021-Present.
- Innes Line Pit (SAMI), Township of South-West Oxford (Planning approvals and Aggregate Resources Act Licence Application), 2021-Present.
- Leslie Expansion Pit (Leslie Sand and Gravel Inc.), Township of Guelph-Eramosa (Planning Approvals and Aggregate Resources Act Licence Application), 2024-Present.
- Township of Puslinch, Peer Review of Application, CBM Lanci Pit Expansion and Aberfoyle South Pit Expansion, 2023-Present.
- Town of Caledon, Peer Review of Agricultural Impact Assessment, CBM Caledon Quarry, 2024-Present.
- Town of Caledon, Assistance in preparing Site Plan Section, Caledon Aggregate Standards Manual, 2025-Present.
- Township of Melancthon, Peer Review of AIA and Site Plans, Strada Aggregates Inc., Strada Pit & Quarry, 2025-Present.
- Preparation of annual Compliance Assessment Reports (CARs) for active gravel pits across Ontario.
- Preparation and Peer Review of site plan amendments and partial surrender amendments for municipal and private-sector pit operations.

SELECTED MUNICIPAL & AGRICULTURAL PLANNING EXPERIENCE

- Preparation of Agricultural Impact Assessments (AIAs) for development proposals within Prime Agricultural Areas.
- Peer review of AIAs and Minimum Distance Separation (MDS I) calculations under senior planner supervision.
- Preparation of agricultural rehabilitation plans for disturbed and post-extraction landscapes.
- Background policy research for the County of Middlesex addressing minimum farm parcel size in the Prime Agricultural Area.
- Planning support for rural consents, severances, and subdivision applications in the County of Wellington.

EDUCATION

Bachelor of Science (B.Sc.)
Providence College, 2020

PROFESSIONAL OBJECTIVE

Actively working toward eligibility for the Registered Professional Planner (RPP) designation through progressive professional experience under the supervision of Registered Professional Planners.