

**AGRICULTURAL IMPACT ASSESSMENT FOR  
PUSLINCH WEST ESTATE SUBDIVISION**

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## 1.0 INTRODUCTION

### 1.1 Site Location and Purpose

Stovel and Associates Inc. (“SAI”) was retained by Cox Construction Ltd. (“Cox”), to complete an Agricultural Impact Assessment (“AIA”) of a proposed residential development in the Township of Puslinch (“Township”). The project is referred to as Puslinch West Estate Development. The lands in question are approximately 20.8 ha in size and are located on Part of Lots 11 and 12, Concession 4.

Forestell Road abuts the property on the eastern limits of the site (see Figure 1). The site also has frontage on Sideroads 10 and 12.

In the context of this report, the lands in question are referred to as the site, subject lands, subject property and Primary Study Area (“PSA”).

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

This report generally follows the direction provided *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

The subject property is a former licenced pit referred to as the Nigro Pit. The annual tonnage limit for the Nigro Pit was 500,000 tonnes. The pit licence was surrendered in 2017 following rehabilitation. In 2017, a rural residential severance was conditionally approved on the site (northeast corner).

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). This analysis determined that there was a need for 250 rural residential lots in Puslinch.

The development of the subject lands will provide rural residential housing, including Accessory Residential Units, available to residents of the Town and County.

In 2025, Cox engaged the Township of Puslinch and County of Wellington to discuss the merits of the proposed development. Planning and technical analysis was submitted to the County for review. The County determined that additional supporting documentation was required, including the completion of an AIA (Aldo Salis, OP-2025-13, Feb. 12, 2026).

The findings of these updated reports are summarized in this document. The updated reports include the following:

*“Planning staff note that the following additional supporting studies and/or materials are required:*

- *An Agricultural Impact Assessment that evaluates the impacts that the proposed development may have on agricultural activities in the area as outlined in section 4.6.5 of the County of Wellington Official Plan. The Provincial Guidelines may also be consulted.*
- *It is acknowledged a farm data sheet was submitted for the barn located at 4656 Sideroad 12. Please provide farm data sheets for barns located at 6649 Forestell Rd, 4642 Sideroad 10 N, 6848 Laird Rd W, 6841 Forestell Rd and for all other barns located within 1,500 m of the subject lands.*
- *A Traffic Impact Assessment in accordance with section 4.6.4 of the County of Wellington Official Plan. Please contact the Township of Puslinch to connect with their Traffic Consultant regarding further information on study requirements.*
- *A Environmental Impact Study in accordance with section 4.6.3 of the County of Wellington Official Plan.*
- *A Noise Impact Assessment*
- *A Servicing Options Assessment, in accordance with section 11.2.3 of the County of Wellington Official Plan.*
- *Please provide a copy of the previously approved Archaeological Assessment from the previous aggregate operation on the subject lands for our records.*

This AIA evaluates the impacts that the proposed development may have on agricultural activities in the area as outlined in Section 4.6.5 of the County of Wellington Official Plan.

### **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 (2025 and 2026), 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 Development Concept**

The subject land is designated Secondary Agricultural (Figure 2). The subject land is zoned Agriculture (Figure 3).

The proposed development is comprised of 39 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 0.4 to 0.7 ha in size. Lot frontages range from 50-60 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 one entrance onto Forestell Road and one entrance on Sideroad 10. The road cross-section will utilize an 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 1100m of road in the proposed subdivision;
- The roads are mainly double-loaded.
- 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.

## **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 country residential, 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 2025. 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.

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.

The site was progressively rehabilitated to an agricultural end use. Approximately 16.6 ha of the site is cultivated (based on 2025 area estimates), with the remainder of the lands in idle/old field conditions and in a pond. Prior to that, there have been no agricultural uses on the Subject Lands for the prior decade.

### **2.1.2 Secondary Study Area – Agricultural Land Use**

The Secondary Study Area (SSA) includes several non-agricultural land uses (i.e. rural residential lands, gravel pits, wetlands and old field/reforestation). Several active agricultural or agricultural-related operations are noted within the SSA.

The City of Guelph is located over 1 km from the subject lands but a portion of the City limits are within the 1.5 km SSA.

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.

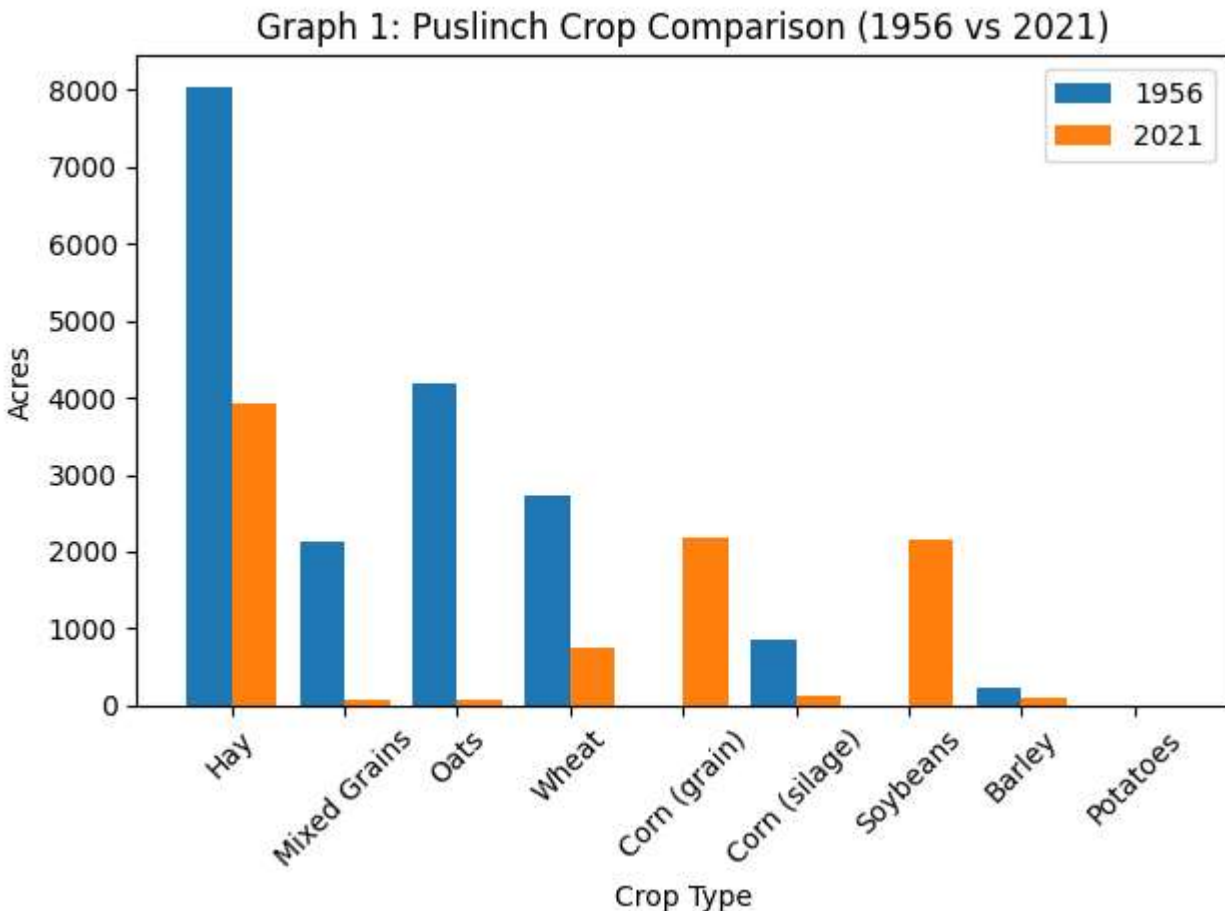
| <b>Crop Type</b>   | <b>Subject Lands (PSA) (ha)</b> | <b>%</b>      | <b>Secondary Study Area (ha)</b> | <b>%</b>      | <b>Totals (ha)</b> | <b>%</b>      |
|--|---------------------------------|---------------|----------------------------------|---------------|--------------------|---------------|
| <b>Row Crop / Small Grains / Forage</b>                              | <b>5.5</b>                      | <b>26.4%</b>  | <b>398.7</b>                     | <b>38.2%</b>  | <b>404.1</b>       | <b>38.0%</b>  |
| <b>Pastureland</b>   | <b>0.0</b>                      | <b>0.0%</b>   | <b>15.4</b>                      | <b>1.5%</b>   | <b>15.4</b>        | <b>1.4%</b>   |
| <b>Shrub/Scrub Lowland Complex</b>                                   | <b>9.1</b>                      | <b>44.0%</b>  | <b>220.0</b>                     | <b>21.1%</b>  | <b>229.1</b>       | <b>21.5%</b>  |
| <b>Aggregate Extraction</b>  | <b>0.0</b>                      | <b>0.0%</b>   | <b>296.5</b>                     | <b>28.4%</b>  | <b>296.5</b>       | <b>27.8%</b>  |
| <b>Remaining Area (Roads, Rural Residential, Secondary Ag lands)</b> | <b>6.2</b>                      | <b>29.7%</b>  | <b>113.4</b>                     | <b>10.9%</b>  | <b>119.6</b>       | <b>11.2%</b>  |
| <b>TOTAL</b>   | <b>20.8</b>                     | <b>100.0%</b> | <b>1044.0</b>                    | <b>100.0%</b> | <b>1064.8</b>      | <b>100.0%</b> |

The Agricultural Land Use mapping and aerial breakdown in Table 2 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.

A comparison of historical and contemporary agricultural data for the Township of Puslinch illustrates notable changes in cropping patterns over time. In 1956, agricultural production was characterized by a diversified system, with significant acreage devoted to hay (8,037 acres), oats (4,195 acres), and mixed grains (2,141 acres), reflecting a strong reliance on livestock-supporting crops. Wheat (2,722 acres) and silage corn (852 acres) were present but represented a smaller proportion of overall agricultural activity, and there was no measurable production of grain corn or soybeans.

In contrast, 2021 data indicates a substantial reduction in traditional grains, with oats (64 acres) and mixed grains (75 acres) representing only a minor component of agricultural production. While hay remains a significant land use (3,936 acres), cropping patterns have shifted toward more specialized production, including grain corn (2,184 acres), soybeans (2,155 acres), and continued wheat production (749 acres). Graph 1 illustrates this transition, highlighting the decline in diversified grain production and the increased

role of cash crops. These changes are consistent with broader agricultural trends and support the characterization of the area as part of an evolving agricultural landscape.

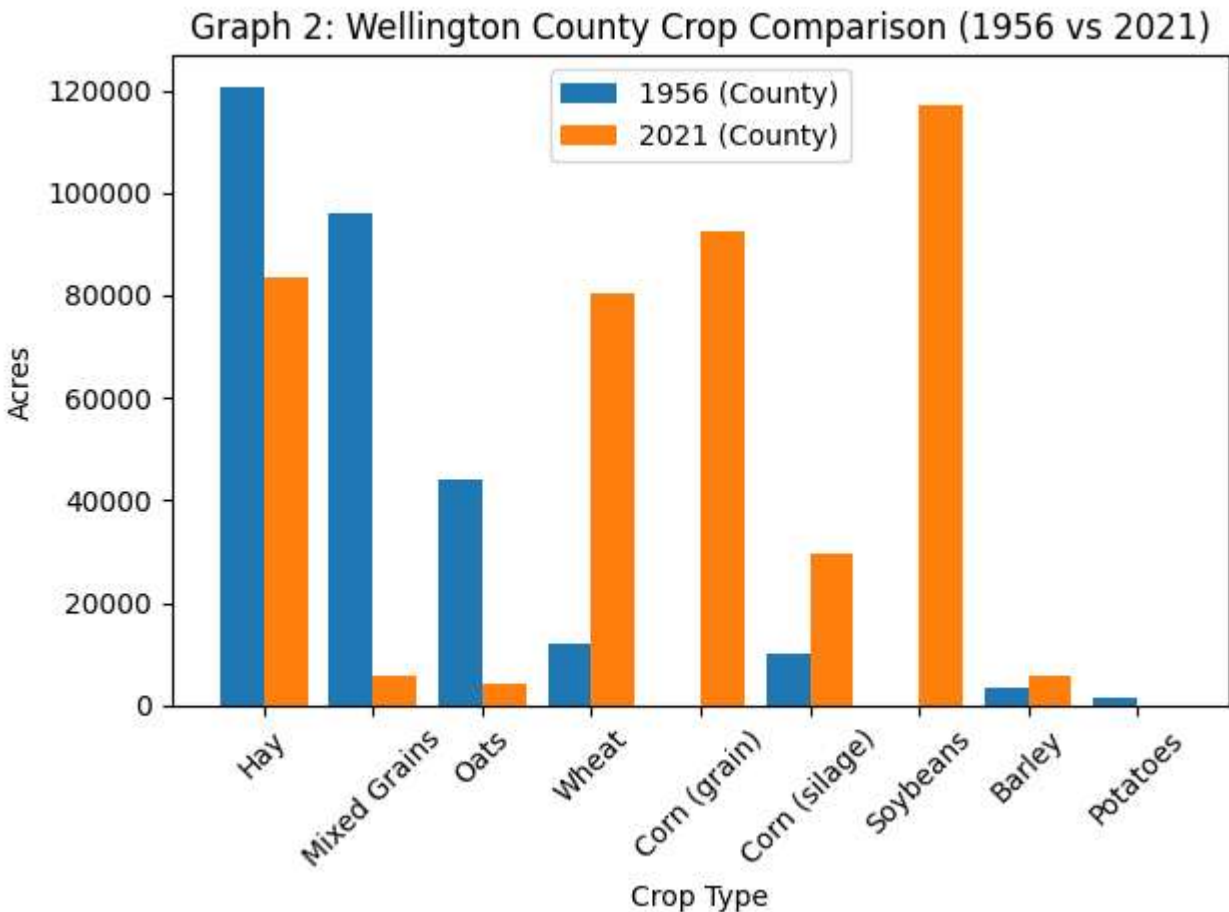


*Graph 1: Comparison of crop distribution in Puslinch Township (1956 vs. 2021). Blue bars represent 1956 Census data while orange bars represent 2021 Ontario agricultural statistics. Source: 1956 Census of Agriculture (from the Soil Survey of Wellington County, Report No. 35, 1963), and Ontario Agricultural Statistics (2021).*

A comparison of historical and contemporary agricultural data for Wellington County illustrates significant long-term changes in cropping patterns. In 1956, agricultural production was characterized by a diversified system, with substantial acreage devoted to hay (120,669 acres), mixed grains (96,039 acres), and oats (44,205 acres), reflecting a strong reliance on livestock-supporting crops. Wheat (12,057 acres) and silage corn (10,159 acres) were present but represented a smaller proportion of overall agricultural activity, and there was no measurable production of grain corn or soybeans.

In contrast, 2021 data indicates a marked shift in agricultural production, with a substantial decline in traditional grains such as oats (4,365 acres) and mixed grains (5,633 acres), alongside a significant increase in cash crops including grain corn (92,659 acres) and soybeans (116,923 acres). Wheat production has also increased considerably (80,307

acres), and silage corn remains an important component (29,650 acres). While hay continues to represent a significant land use (83,411 acres), cropping patterns have transitioned toward more specialized, market-oriented production systems. **Graph 2** illustrates this transformation, highlighting the decline in diversified grain production and the increasing dominance of row crops. These changes are consistent with broader agricultural trends across southern Ontario and reflect the continued evolution of the agri-food sector within Wellington County.



*Graph 2: Comparison of crop distribution in Wellington County (1956 vs. 2021). Blue bars represent 1956 County-level Census data, while orange bars represent 2021 County-level agricultural statistics. Source: 1956 Census of Agriculture (from the Soil Survey of Wellington County, Report No. 35, 1963) and Statistics Canada Census of Agriculture (2021).*

The Agricultural Land Use mapping illustrates a large poultry operation in the western extent of SSA (6649 Forestell Road). Aerial photography illustrates six large poultry barns. A Farm Data Sheet was circulated to the owner of this operation but no response was provided.

South of the PSA, three livestock operations were noted:

- Operation #1 (4656 Sideroad 12 N): Small poultry (eggs) was noted. 99 Layer Pullets.
- Operation #2 (4642 Sideroad 10 N): Small Horse Operation (3 horses reported by landowner).
- Operation #4 (6798 Concession 4): Small Horse Operation (3 horses reported by landowner).

According to background information from OMAFA's Ontario Agricultural Systems – Fruit Fields 2022 (AAFC) and Orchard Fields 2022 (AAFC) Heat Map, 6798 Concession 4 was documented. Figure 6 illustrates the background information from the Agricultural Systems Portal.

A review of environmental approvals for agricultural purposes indicates that there are no Permits to Take Water for agricultural use, and there is no Pesticides Operators within the SSA.

## **2.2 Parcel Size**

Parcel size mapping was reviewed for the SSA. The SSA is highly fragmented due to historic severance activity in the area. Within the SSA, approximately 475 ha consists of licenced and former gravel pits.

The minimum farm parcel size in the Prime Agricultural Area (as set out in the County of Wellington Official Plan) is 35 ha. The average parcel size in the SSA is 11.9 ha and the average size of agricultural parcels in the SSA is 25.1 ha (excluding licenced gravel pits). The subject property is approximately 20.8 ha in size and is less than the minimum parcel size set out in the County Official Plan.

Based on an analysis of property data, it is concluded that the PSA and SSA are fragmented with a significant proportion of non-agricultural uses (i.e., pits). The parcel size and land ownership characteristics of the PSA and SSA are not consistent with a prime agricultural area and much of the SSA has been correctly designated as Secondary Agriculture. Figure 7 illustrates the property fabric fragmentation.

## **2.3 Soil and CLI – Soil Capability for Agriculture**

Soils in the PSA are disturbed and not considered as agricultural soils for the purposes of classification under the Canada Land Inventory – Soil Capability for Agriculture system.

Soils in the Secondary Study Area consist of six soil series: Dumfries Sandy Loam, Burford Loam, Lily Loam, Killeen Loam, Guelph Loam and Granby Sandy 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 8 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.*

### **Dumfries Sandy 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 SSA, background mapping illustrates the location of the Dumfries loam in the southern 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). A small portion of the southwest section of the subject lands is mapped as Dumfries sandy loam with a complex polygon unit of Class 3FM/Class 5PT.

### **Burford Loam**

The Burford loam soils occur over much of the SSA.

*“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. (Page 34)*

Within the SSA, background mapping illustrates the location of the Burford loam in the central portion. Background mapping of CLI-Soil Capability for Agriculture illustrates these soils as Class 2FM. Within the SSA, much of the Burford Loam polygon has been utilized for mineral aggregate operations.

### **Guelph loam**

The Guelph loam soils occur around the City of Guelph. Within the SSA, a small portion of the northwest and northeast are mapped as Guelph loam soils. Guelph loam soils are amongst some of the 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)*

### **Lily Loam**

The Lily loam soils occur south of the PSA.

*“Like the Killeen soils the Lily soils are developed from the same materials as the Dumfries soils. The Lily soils occur in depressional areas between the hills. In such locations water tends to accumulate and the soils remain wet for most of the year.*

*The soils in these locations have characteristics that are greatly different from those of the soils occurring on the slopes where drainage is much better. The Lily soils differ from the adjacent upland soils especially in the darker colour of the surface soil due to organic matter accumulation, and to some extent, the accumulation of eroded surface soil carried down the slopes by running water.*

*The dark coloured surface soil is commonly eight to twelve inches thick, has a friable granular structure, and a neutral to slightly alkaline reaction. Below the surface layer is a grey layer which is strongly mottled. The colour becomes lighter and the structure coarser with depth.*

*Because of their stoniness and wetness, the Lily soils are seldom cultivated. They are used for rough pasture or for woodlots. In many places existing wood-lots contain trees and bushes of low quality. Replanting with the proper species and good management could make the woodlot an asset to the farm". (Page 24-25)*

Within the SSA, background mapping illustrates the location of the Lily Loam in the south-central portion. Background mapping of CLI-Soil Capability for Agriculture illustrates these soils as Class 6PW.

### **Granby Sandy Loam**

The Grandy Sandy Loam soils occur in the northeast section of the SSA.

*"The Granby soils are the poorly drained associates of the Fox soils but they do not always occur near them. Granby soils occupy depressional areas and occur in landscapes of soils developed on glacial till as well as those developed on kame or outwash materials. The Granby soils have developed from calcareous outwash sand. Since they occur in depressions, the soils are saturated with water for the greater part of the year. These soils occupy a total of 3,200 acres in the county.*

*The soil profile that is produced under these conditions is typically Dark Grey Gleysolic. In the uncultivated state an 8 inch surface horizon high in organic matter is always present. Under cultivation this dark surface becomes mixed with the underlying horizon resulting in an even thicker surface. The subsoil horizons are strongly mottled, grey in colour, and can be differentiated into two horizons on the intensity of the grey colour and of the mottling. The upper layer is often a darker grey than the lower but sometimes the reverse occurs. Some of these soils have uniform grey subsoil with few mottles. This condition seems to occur in soils that have remained saturated for long periods of time. The calcareous sand is generally present at about 18 inches.*

*The Granby soils are rarely cultivated but are covered by small bushes and trees. The trees have little economic value except where there are large numbers of white cedar. The cedar provide an income when marketed as posts and poles. When cleared the Granby soils are used for pasture or grazing land". (Page 33)*

Background mapping of CLI-Soil Capability for Agriculture illustrates these soils as Class 5W.

### **Killean Loam**

The Killean Loam soils occur south of the Primary Study Area.

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Part of Lots 11 & 12, Concession 4, Township of Puslinch

*The Killean soils which are in association with the Dumfries soils are imperfectly drained and occur on hummocky upland areas where surface run-off is low and permeability is slow. The material from which these soils have been derived is the same as that of the Dumfries series.*

*The profile of the Killean soil is similar to that of the Dumfries, except that the horizons are not as well developed and the soil colours are somewhat duller. The effects produced by imperfect drainage can be seen in the horizons below the surface. Where soils remain saturated for large portions of the year, mottles or blotches of yellow and orange colours appear. The Killean soil profiles are relatively uniform, the thickness, colour, texture and structure of the horizons being almost the same wherever these soils occur. There is some variability in the number of stones occurring on the surface.*

*Most of the Killean soils are cleared and used for pasture. Surface stones often interfere with cultivation but where they have been removed cereal grains are grown. Seeding operations are delayed in the spring by an excess of water. The presence of a high water table at certain periods of the year also has an adverse effect on the growth of certain legumes, especially alfalfa". (Page 24)*

Within the SSA, background mapping illustrates the location of the Killean Loam in the south-central portion. Background mapping of CLI-Soil Capability for Agriculture illustrates these soils as Class 5P.

The areal distribution of CLI – Soil Capability for Agriculture classes is summarized in the following table (Table 2). The PSA is disturbed due to historic aggregate operations, but for the purposes of Table 2, the original CLI capability ratings have been illustrated.

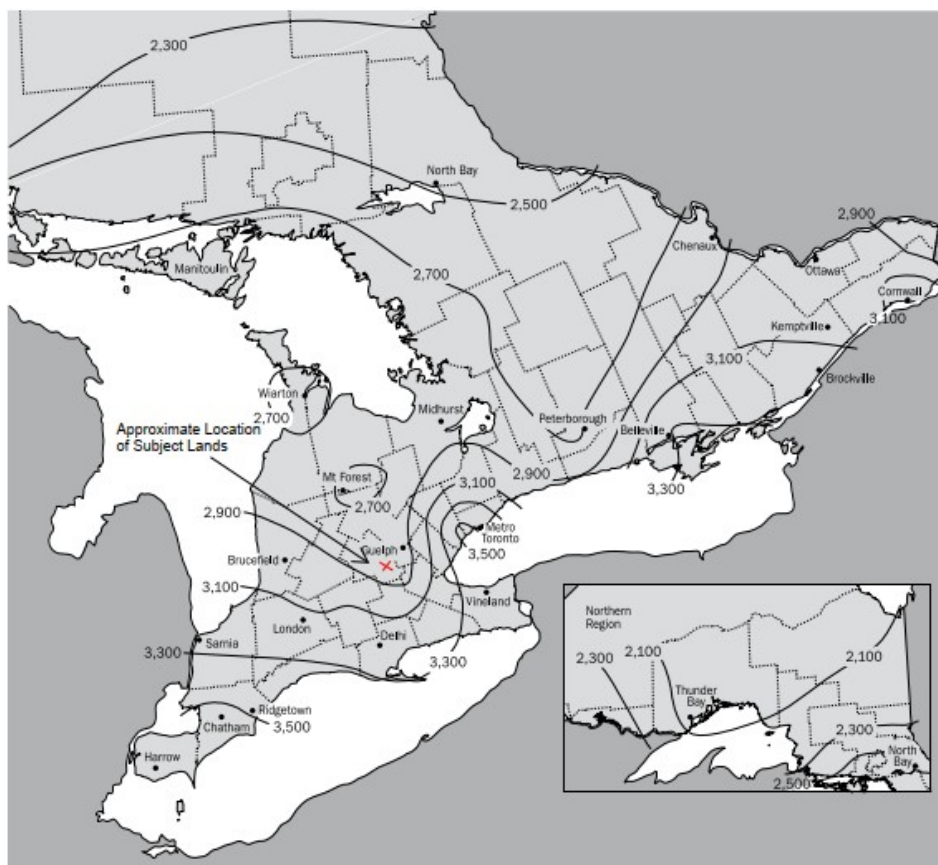
**Table 2: Canada Land Inventory – Soil Capability for Agriculture**

| <b>CLI CLASS</b> | <b>SSA (ha)</b> | <b>%</b>      | <b>PSA (ha)</b> | <b>%</b>    |
|------------------|-----------------|---------------|-----------------|-------------|
| Class 1          | 11.9            | 1.1%          | 0.0             | 0.0%        |
| Class 2          | 589.7           | 56.5%         | 20.3            | 97.7%       |
| Class 3          | 143.9           | 13.8%         | 0.2             | 1.1%        |
| Class 4          | 0.0             | 0.0%          | 0.0             | 0.0%        |
| Class 5          | 160.5           | 15.4%         | 0.2             | 1.1%        |
| Class 6          | 23.4            | 2.2%          | 0.0             | 0.0%        |
| Class 7          | 0.0             | 0.0%          | 0.0             | 0.0%        |
| Class O          | 114.6           | 11.0%         | 0.0             | 0.0%        |
| <b>Total</b>     | <b>1044.0</b>   | <b>100.0%</b> | <b>20.8</b>     | <b>100%</b> |

While background mapping identifies portions of the site as Class 2 soils, the lands have been significantly disturbed through historic aggregate extraction and are not considered viable prime agricultural lands.

## 2.4 Microclimate for Speciality Crop Production

Climate data from the OMAFRA 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 9 illustrates the distribution of tile drainage in the SSA. The PSA does not contain any agricultural drainage system, as the site is a former gravel pit. There is no systematic or random tile drainage reported within the SSA. There are no constructed drains within the SSA.

## **3.0 IMPACT ASSESSMENT AND MITIGATION MEASURES**

The following section discusses the potential for agricultural impacts resulting from the proposed residential development. 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 development 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 development will not result in the consumption of prime agricultural lands. There are no viable prime agricultural lands on the Subject Lands, as the site is an active or former gravel pit.

The Subject Lands are designated Secondary Agriculture and are Rural Lands.

### **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, OMAFRA 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 and mapped (see Agricultural Land Use Map - Figure 5). Farm Data Sheets were delivered to all agricultural operations.

Several livestock operations were recorded in the SSA, including:

- #1 – small farm (laying chickens),
- #2 – small farm (racing horses),
- #11 – large commercial farm (multiple chicken barns).

MDS I setbacks were calculated based on the information provided from the Farm Data Sheets and/or discussions with the farmers. Farm #1 has a calculated MDS 1 setback that impacts a small portion of the southerly extent of the subdivision. No modifications to the development concept will be required for this setback.

The remaining MDS I setbacks will not impact on the site because of Guideline #12 from *The Minimum Distance Separation (MDS) Document – Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks*.

#### **#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.*

*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.*

Figure 5 illustrates the calculated MDS I setbacks. The *Minimum Distance Separation (MDS) Analysis* can be found in Appendix C.

### Water

Groundwater Science Corp. (“GSC”) completed a Groundwater Supply Assessment to address impacts related to servicing the proposed development. GSC 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.*

No potential impacts on adjacent water users are anticipated.

### Traffic

Traffic associated with the proposed residential development was assessed by Paradigm Transportation Solutions Ltd. through the completion of a Traffic Impact Brief (TIB). The study evaluated anticipated traffic generation, access design, and available sight distance at the proposed site entrances.

The TIB estimates that the proposed development (39 single detached dwellings) will generate approximately 32 vehicle trips during the weekday AM peak hour and 40 vehicle trips during the weekday PM peak hour. This level of traffic corresponds to approximately one vehicle trip every two minutes during peak periods.

Based on this level of traffic generation, the study concludes that traffic from the proposed development would not be expected to significantly impact traffic operations on Forestell Road and Sideroad 10 N. Furthermore, the report concludes that the development is not forecast to significantly impact traffic operations within the surrounding road network.

A sight distance assessment was undertaken at both proposed access locations. The results indicate that the proposed street connections to Forestell Road and Sideroad 10 N provide sufficient sight distance in accordance with the Transportation Association of

Canada (TAC) Geometric Design Guide for Canadian Roads and the Township of Puslinch Entrance By-law.

The TIB identifies that removal of deciduous vegetation along Sideroad 10 N and consideration of intersection placement at the crest of the vertical curve may improve visibility for outbound motorists; however, these measures are identified as enhancements rather than requirements.

Based on the findings of the Traffic Impact Brief, no off-site transportation network improvements are required to support the proposed development.

### Noise

A Noise Feasibility Study (“NFS”) was completed by HGC Noise, Vibration, Acoustics in support of the application. Relevant Ministry guidelines were considered. The study examined the adjacent pit operations to determine if noise emissions would impact the proposed development. No noise-related impacts were anticipated.

### **3.3 Mitigation**

The potential for impacts on the agricultural community is relatively low. 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 an agricultural area where periods of dust, noise, odour, and other impacts associated with nearby farms are common.

Edge planning measures are not deemed appropriate at this stage of the development process but will be considered as part of the conditions of draft plan approval.

## **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**

The Provincial Planning Statement (PPS) 2024 sets out *policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario’s policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land province-wide, helping achieve* **Agricultural Impact Assessment – Cox Construction Ltd. – Puslinch West Estate Development**

Part of Lots 11 & 12, Concession 4, Township of Puslinch

*the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians. Municipal official plans are the most important vehicle for implementation of the Provincial Planning Statement and for achieving comprehensive, integrated and long-term planning.*

The following policies from the PPS help direct municipalities in making decisions related to planning applications on Rural Lands (Bolding has been added by the writer for emphasis).

Policy 2.6.1 sets out the policy framework for considering lot creation on rural lands.

### **2.6 Rural Lands in Municipalities**

1. *On rural lands located in municipalities, permitted uses are:*
  - a) *the management or use of resources;*
  - b) *resource-based recreational uses (including recreational dwellings not intended as permanent residences);*
  - c) **residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;**
  - d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;*
  - e) *home occupations and home industries;*
  - f) *cemeteries; and*
  - g) *other rural land uses.*
2. *Development that can be sustained by rural service levels should be promoted.*
3. *Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.*
4. *Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.*
5. *New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.*

**Rural lands are defined as:** *lands which are located outside settlement areas and which are outside prime agricultural areas.*

Therefore, policy 2.6.1 c) allows for residential development, including multi-lot projects, on rural lands outside of settlement areas.

The subject lands are designated Secondary Agricultural. In the County of Wellington, lands designated Secondary Agricultural are considered Rural lands.

There is one livestock barn south of the site that will not impact on the proposed development. Figure 5 illustrates the Agricultural Operations and MDS.

The subject land is a former pit. Extractable resources have been depleted within the area proposed to be developed. No prime agricultural soils will be consumed because of this development.

#### 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 site is designated Secondary Agriculture. There are no prime agricultural soils on the Subject Property.

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 – Puslinch West Estate Development Subdivision Proposal**

| AIA Requirements   | Documentation | SAI Findings   | Conformity |
|--|---------------|--|------------|
| a) the opportunity to use lands of lower agricultural potential;                             |               | <ul style="list-style-type: none"> <li>Site represents one of the lowest agricultural potential areas in the municipality.</li> </ul>  | Yes        |
| b) compliance with the <i>minimum distance separation formulae</i> for livestock operations; |               | <ul style="list-style-type: none"> <li>MDS I Setbacks will be regarded in the final design of the proposed development.</li> <li>No MDS impacts.</li> </ul>  | Yes        |
| c) the degree to which agricultural expansion may be constrained;                            |               | <ul style="list-style-type: none"> <li>No livestock operations in proximity to the site. Expansion of agricultural facilities will not be impacted.</li> </ul>   | Yes        |
| d) potential interference with normal agricultural activities and practices;                 |               | <ul style="list-style-type: none"> <li>Site is well separated from adjacent livestock operations.</li> <li>No potential interference anticipated.</li> <li>As part of development, warning clause will be prepared for each new landowner indicating that normal agricultural activities and practices are to be anticipated.</li> </ul> | Yes        |

|   |   |     |
|---|---|-----|
| e) potential interference with the movement of agricultural machinery on roads; | <ul style="list-style-type: none"> <li>• Traffic Impact Study completed. Entrance will have satisfactory sight lines.</li> <li>• No livestock operations in proximity to the site.</li> <li>• No impacts related to potential interference with movement of agricultural machinery on roads anticipated.</li> </ul> | Yes |
| f) such other concerns as a Council may consider relevant.                      | No other concerns from Council at this point.   | Yes |

As previously documented, the subject lands do not consist of prime agricultural soils and represent low priority lands in the municipality. From an agricultural perspective, the subject property represents the lowest priority option for protection. Impacts on agricultural operations are anticipated to be minimal. 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 Cox Construction Ltd. (“Cox”), to complete an Agricultural Impact Assessment (“AIA”) of a proposed residential development in the Township of Puslinch (Puslinch). The proposed development is a Country Residential Development and was assessed based on the related policy structure.

The project is referred to as Puslinch West Development. The lands in question are approximately 20.8 ha in size and are located on Part of Lots 11 and 12, Concession 4, in the Township of Puslinch, County of Wellington.

The subject land is a former pit. The site was rehabilitated back to agriculture. The site includes agricultural lands and a pond, with non-agricultural old fields.

The site is designated Secondary Agriculture and does not include any prime agricultural soils or forms of capital investment related to agriculture. The MDS I setbacks were reviewed and it was determined that no modifications to the proposed lot fabric were necessary to achieve compliance with the MDS I guidelines.

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 that the site is considered the low priority rural lands in the municipality.

The fragmented parcel fabric, prevalence of non-agricultural uses, and absence of active agricultural investment limit the long-term viability of the subject lands for commercial agriculture.

The proposal represents an appropriate form of rural residential development that avoids higher priority agricultural lands while maintaining compatibility with the surrounding agricultural system.

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 Stovel*

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**ROBERT P. STOVEL, MCIP, RPP, P.AG.**

*Rob Stovel Jr.*

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**ROBERT L. STOVEL, B.Sc**



Base Map Source:

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

**LEGEND**

-  SITE LOCATION
-  CITY OF GUELPH

**SITE LOCATION MAP  
FIGURE 1**

*PT LOT 11 and 12 CON 4  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON*

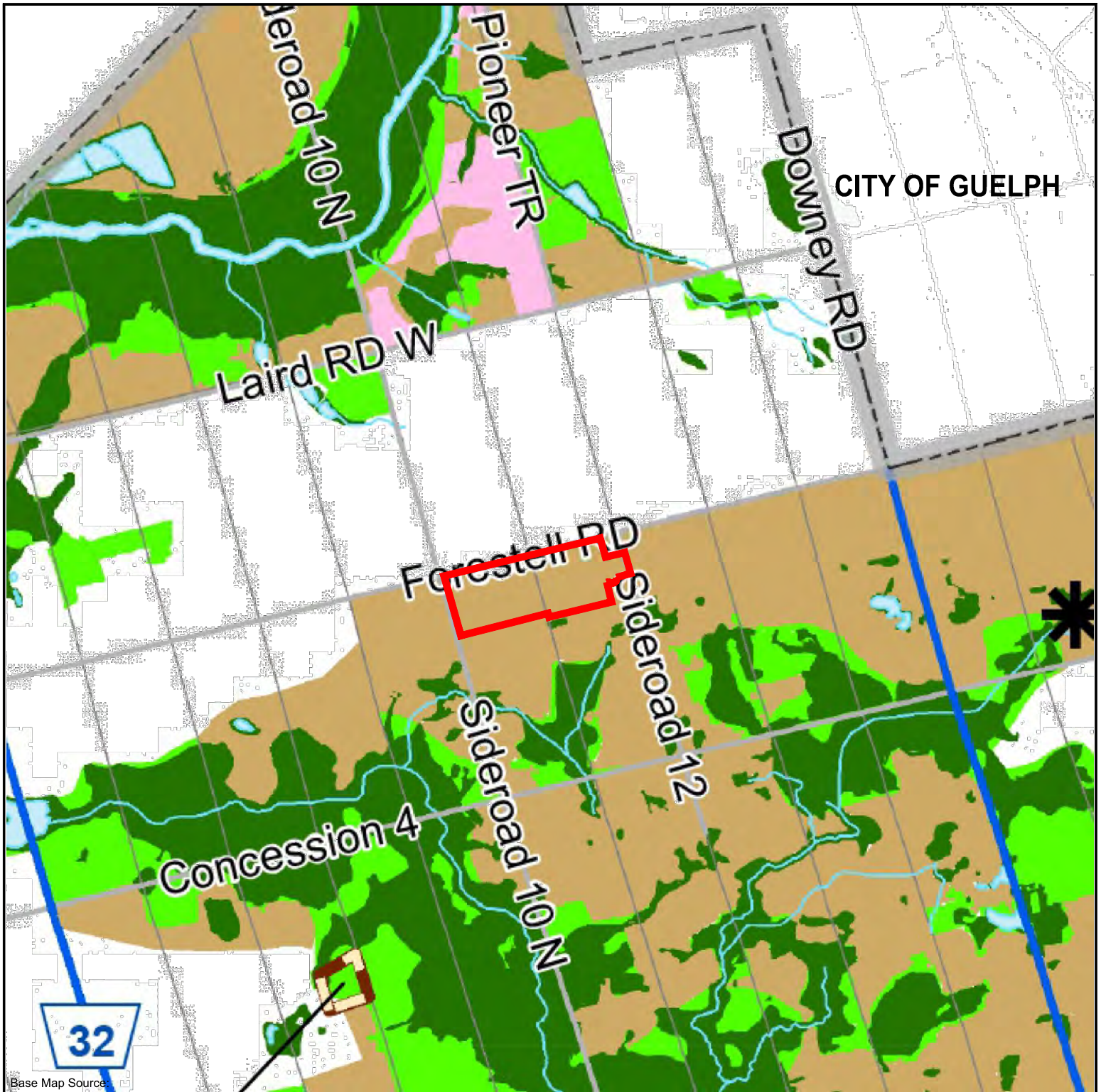
**SAI**  
PLANNING. AGROLOGY.  
ENVIRONMENTAL.

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E: [stovel.associates@outlook.com](mailto:stovel.associates@outlook.com)



DATE:  
31-Mar-26

FILE:  
Puslinch West Estate  
Development



CITY OF GUELPH

**LEGEND**

**The Greenlands System**

- Core Greenlands
- Greenlands
- Earth Science/ANSI

**The Rural System**

- Prime Agricultural
- Secondary Agricultural
- Hamlet Area
- Secondary Urban Centre
- Mineral Aggregate Area
- Recreational
- Rural Employment Area
- Country Residential
- Policy Area
- Regionally Significant Economic Development Study Area

**Other**

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

Mineral Aggregate Resources are identified on Schedule D of the Official Plan. Licensed Aggregate Operations are identified on Appendix 2 of the Official Plan.



**SITE LOCATION**

*PT LOT 11 and 12 CON 4  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON*

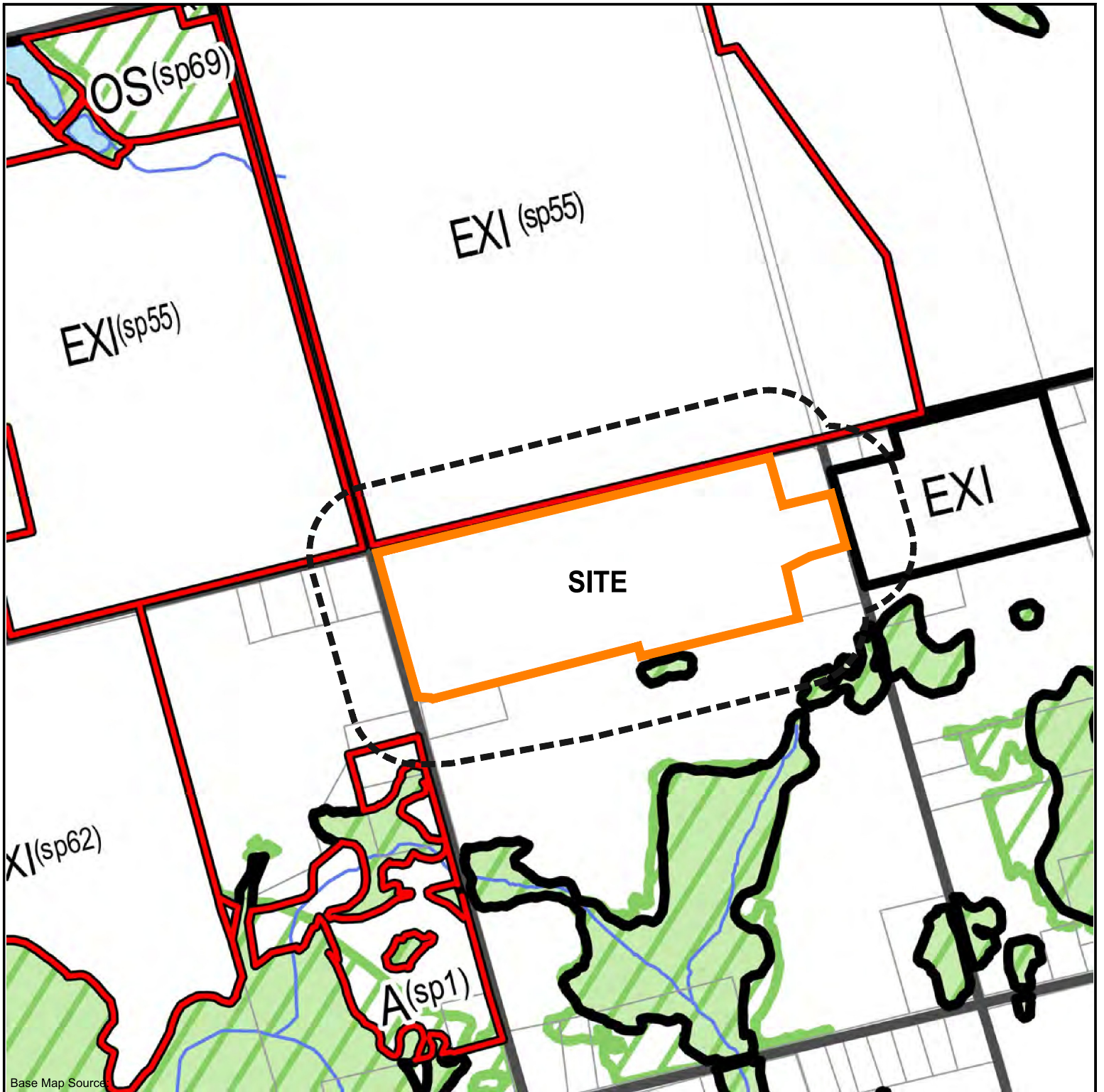
**SAI**  
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DATE:  
21-Nov-25

FILE:  
Puslinch West Estate  
Development



Base Map Source

**LEGEND**

-  SITE LOCATION
-  120 m Study Area
-  Site Specific Exemption
-  Zoning Limits
-  Environmental Protection Overlay
-  Natural Environment

**Zone Descriptions**

- A Agricultural
- AC Agricultural Commercial
- C Commercial
- CMU Core Mixed Use
- DI Disposal Industrial
- EXI Extractive Industrial
- FD Future Development
- HC Highway Commercial
- HR Hamlet Residential
- I Institutional
- IND Industrial
- NE Natural Environment
- OS Open Space
- RC Resort Commercial
- RR Resort Residential
- RUR Rural Residential
- UR Urban Residential
- T- Aberfoyle Flood Plain Overlay
- (sp#) Site Specific Exemption
- (h#) Holding Provision
- (t#) Temporary Zone

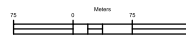
**Puslinch Schedule 'A' Zoning By-law No. 023**

**Figure 3**

*PT LOT 11 and 12 CON 4  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON*

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DATE:  
15-Dec-25

FILE:  
Puslinch West Estate  
Development

**PUSLINCH WEST DEVELOPMENT  
CONCEPT PLAN**

**Figure 4**  
Cox Construction Limited

PT LOT 11 and 12 CON 4  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

KEYMAP (NOT TO SCALE)



- NOTES
1. THIS IS NOT A PLAN OF SURVEY.
  2. ALL MEASUREMENTS SHOWN ARE IN METRES.
  3. THE SITE IS CURRENTLY ZONED A (AGRICULTURE).
  4. THE SITE IS DESIGNATED SECONDARY AGRICULTURAL.

**LEGEND**

- LANDS SUBJECT TO OPA
- WETLAND



| Description             | Lots / Blocks | Area        |
|-------------------------|---------------|-------------|
| Low Density Residential | 1 - 39        | 16.9        |
| Storm Water Management  | 40            | 1.7         |
| Road Network            |               | 2.3         |
| <b>TOTAL</b>            |               | <b>20.9</b> |

| LOT No. | SIZE (ha) | FRONTAGE (m) |
|---------|-----------|--------------|
| 1-7     | 0.41      | 54.0         |
| 8       | 0.41      | 48.0         |
| 9-14    | 0.41      | 44.0         |
| 15      | 0.41      | 24.5         |
| 16      | 0.44      | 23.0         |
| 17      | 0.41      | 36.7         |
| 18 & 19 | 0.42      | 34.8         |
| 20      | 0.42      | 35.8         |
| 21      | 0.42      | 37.7         |
| 22      | 0.46      | 61.8         |
| 23      | 0.47      | 60.9         |
| 24      | 0.42      | 54.4         |
| 25      | 0.42      | 54.4         |
| 26      | 0.47      | 60.9         |
| 27      | 0.46      | 60.8         |
| 28      | 0.50      | 53.6         |
| 29      | 0.42      | 62.8         |

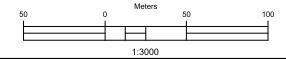
| LOT No. | SIZE (ha) | FRONTAGE (m) |
|---------|-----------|--------------|
| 30      | 0.48      | 63.0         |
| 31      | 0.41      | 62.3         |
| 32      | 0.42      | 62.3         |
| 33      | 0.44      | 62.3         |
| 34      | 0.44      | 60.3         |
| 35      | 0.41      | 54.6         |
| 36      | 0.74      | 79.5         |
| 37      | 0.44      | 77.7         |
| 38      | 0.44      | 77.7         |
| 39      | 0.45      | 78.4         |



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12/15/2025



# Agricultural Operations and MDS I Figure 5

PT LOT 11 and 12 CON 4  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

KEYMAP (NOT TO SCALE)



**NOTES**

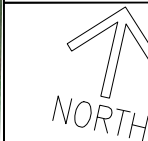
1. THIS IS NOT A PLAN OF SURVEY.
2. THE SITE IS CURRENTLY ZONED M4 (EXTRACTIVE INDUSTRIAL).
3. THE SITE IS DESIGNATED SECONDARY AGRICULTURAL.

**LEGEND**

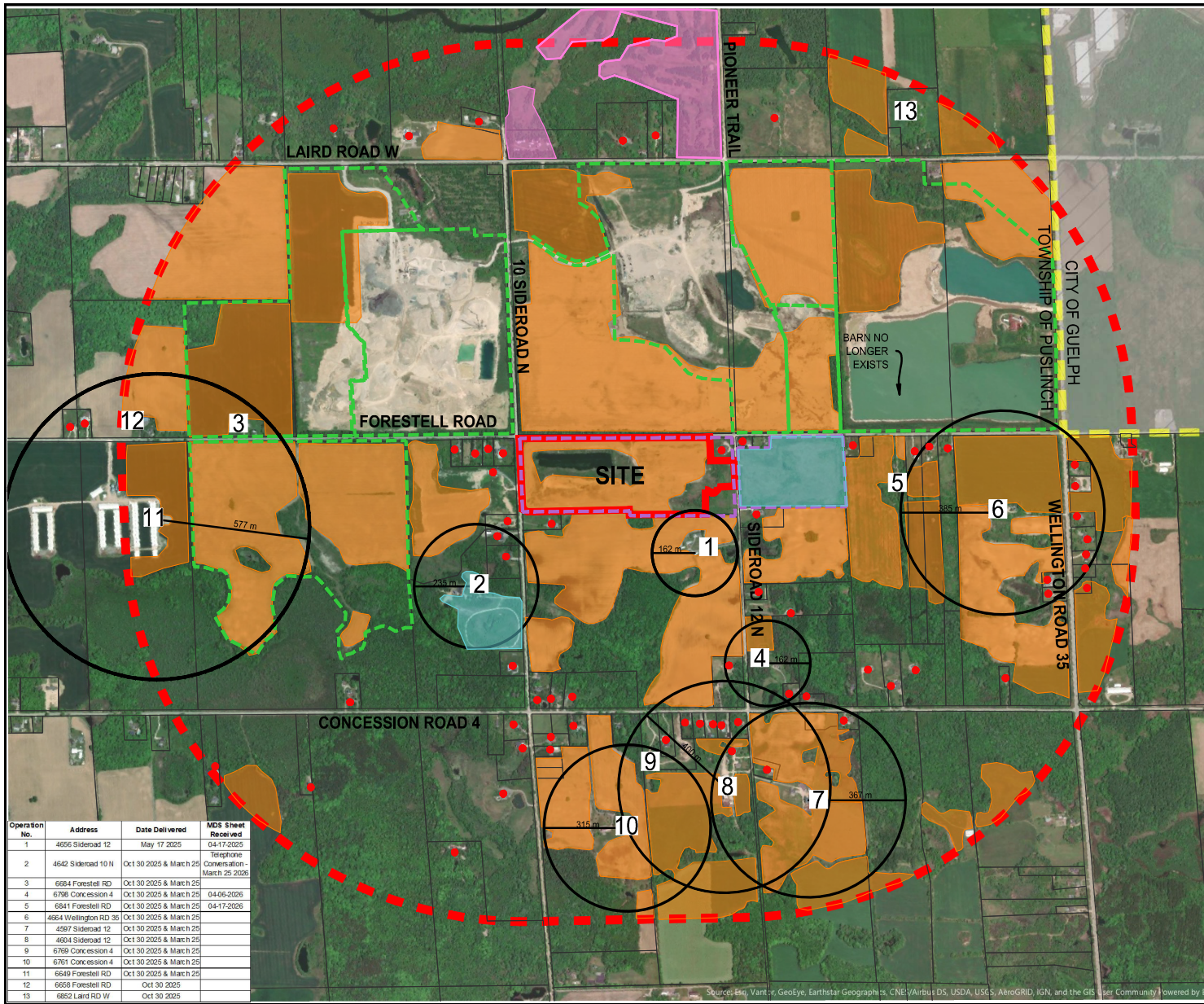
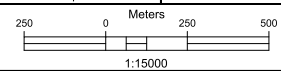
- SITE LOCATION
- 1500 m STUDY AREA
- MUNICIPAL BOUNDARY
- AGRICULTURAL OPERATION
- COMMON FIELD CROP
- RECREATIONAL
- PASTURELAND
- LICENSED AGGREGATE OPERATION
- INACTIVE AGGREGATE OPERATION
- Non-Farm Residence
- MDS I SETBACK



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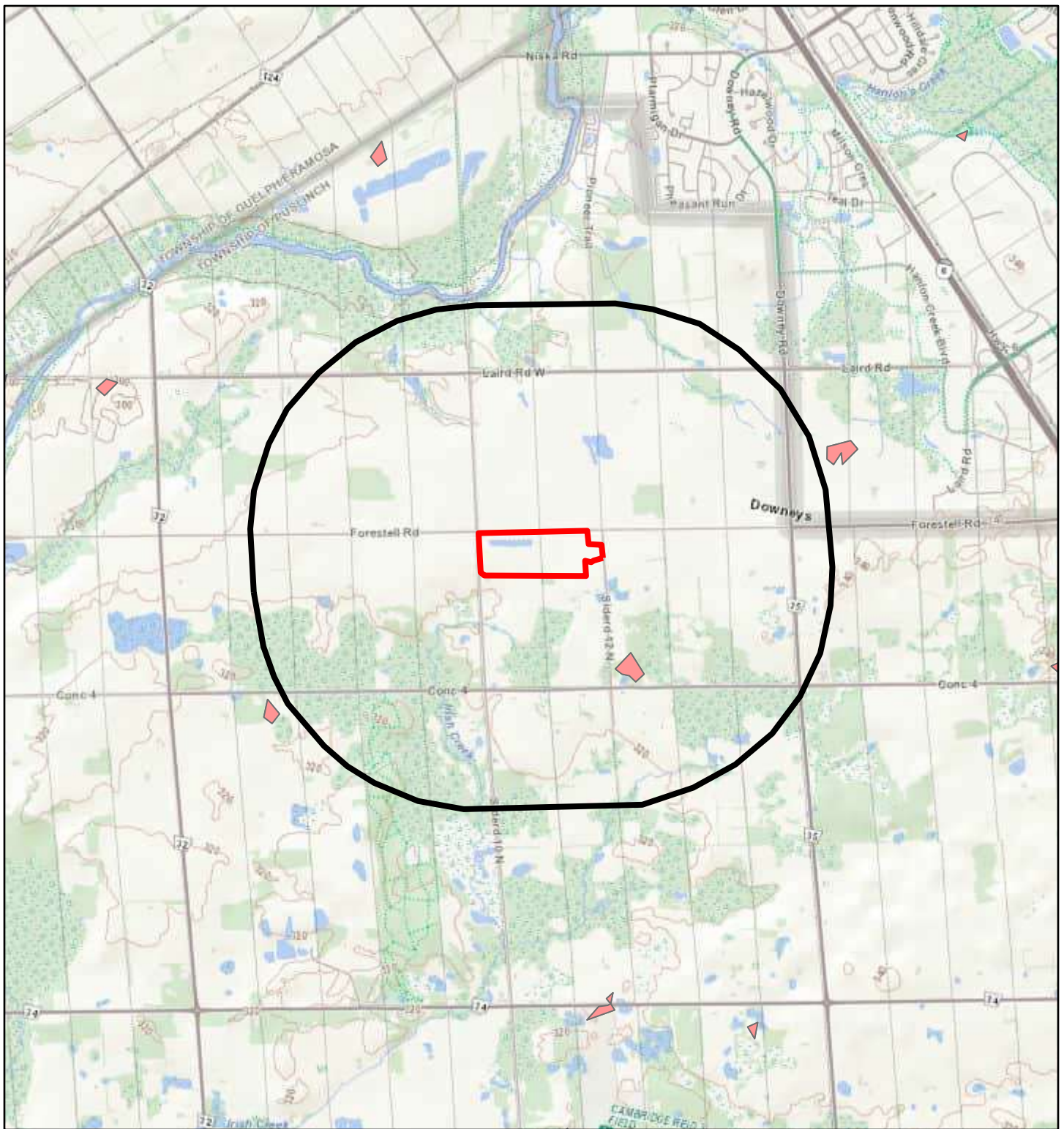
4/15/2026







| Operation No. | Address                | Date Delivered         | MDS Sheet Received           |
|---------------|------------------------|------------------------|------------------------------|
| 1             | 4656 Sideroad 12       | May 17 2025            | 04-17-2025 Telephone         |
| 2             | 4642 Sideroad 10 N     | Oct 30 2025 & March 25 | Conversation - March 25 2025 |
| 3             | 6664 Forestell RD      | Oct 30 2025 & March 25 |                              |
| 4             | 6796 Concession 4      | Oct 30 2025 & March 25 | 04-06-2026                   |
| 5             | 6841 Forestell RD      | Oct 30 2025 & March 25 | 04-17-2026                   |
| 6             | 466-4 Wellington RD 35 | Oct 30 2025 & March 25 |                              |
| 7             | 4567 Sideroad 12       | Oct 30 2025 & March 25 |                              |
| 8             | 4604 Sideroad 12       | Oct 30 2025 & March 25 |                              |
| 9             | 6769 Concession 4      | Oct 30 2025 & March 25 |                              |
| 10            | 6767 Concession 4      | Oct 30 2025 & March 25 |                              |
| 11            | 6640 Forestell RD      | Oct 30 2025 & March 25 |                              |
| 12            | 6658 Forestell RD      | Oct 30 2025            |                              |
| 13            | 6862 Laird RD W        | Oct 30 2025            |                              |

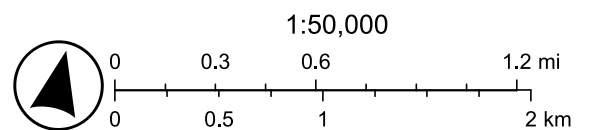
Source: Esri, Vantir, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Powered by Esri

# Ontario Agricultural Systems Portal - Figure 6

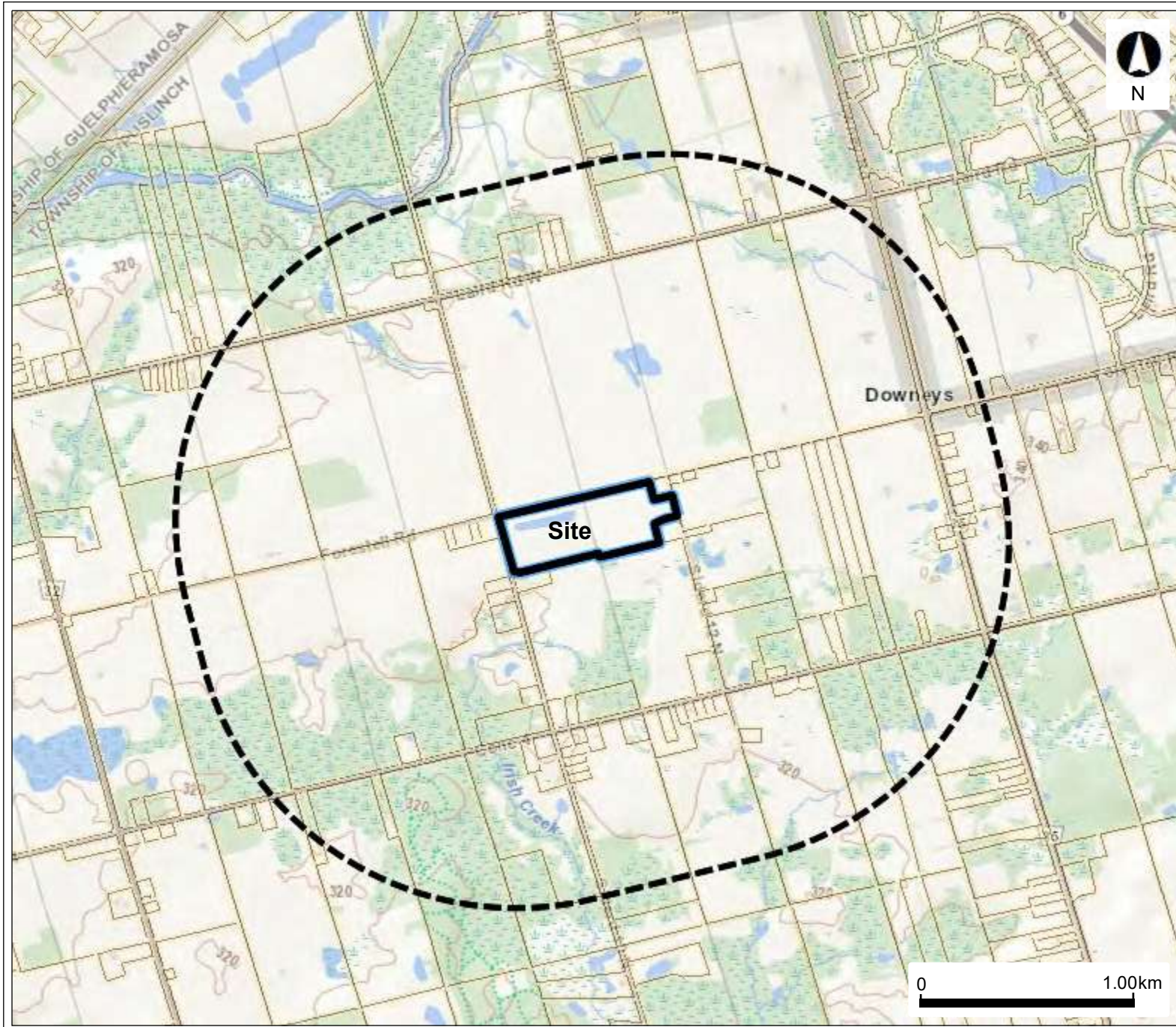


4/14/2026, 3:06:10 PM




-  Site (Primary Study Area)
-  Secondary Study Area
-  Fruit Fields 2022 (AAFC)
-  Orchard Fields 2022 (AAFC)



# Figure 7 Parcel Map



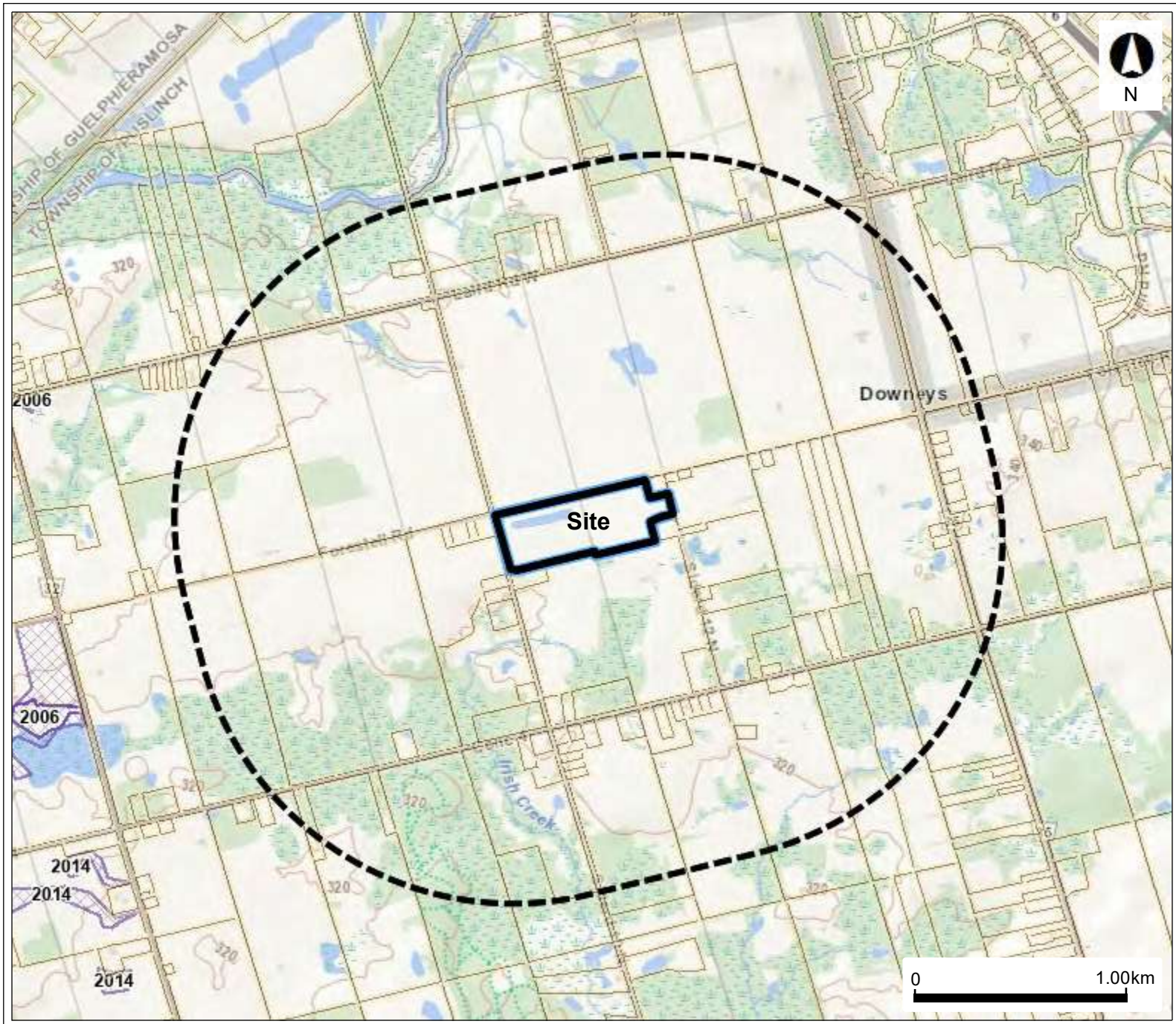
## Legend

-  Assessment Parcel
-  Site
-  Secondary Study Area

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 Agribusiness (OMAFRA) shall not be liable in any way for the use or any information on this map, or, reliance upon, this map.



Figure 9: Drainage Map



**Legend**

- Assessment Parcel
- Constructed Drains**
  - Open or Unknown
  - Closed/Tiled
- Agricultural Tile Drainage**
  - Random
  - Systematic
- Site
- Secondary Study Area

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## **Appendix A: Farm Data Sheets**



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

County of Wellington

**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. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Doreen Nigro

**Contact Information**

Email \_\_\_\_\_ Telephone 519-824-5868  
 Civic Address 4656 Side Road 12 N Municipality PUSHNICHT  
 Lot \_\_\_\_\_ Concession \_\_\_\_\_ Division \_\_\_\_\_  
 Lot Size (where livestock facility is located) \_\_\_\_\_ hectares 140.8 Acres

Signature of Livestock Facility Owner Doreen Nigro Date APR 14, 2025

**BARN(S) SIZE** Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 800 sq ft ft<sup>2</sup>/m<sup>2</sup> \_\_\_\_\_ ft<sup>2</sup>/m<sup>2</sup>

**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)  |                            |  |
| Dairy Cattle            | Shortkeepers (12.5 - 17.5 months)  |                            |  |
|                         | 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)  |                            |  |
| 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)**

County of Wellington

| 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)  |                            |  |
| Sheep                      | Feeders (27 - 136 kg)  |                            |  |
|                            | Ewes & rams (for meat lambs; includes unweaned offspring & replacements)   |                            |  |
|                            | Ewes & rams (dairy operation; includes unweaned offspring & replacements)  |                            |  |
| Goats                      | Lambs (dairy or feeder lambs)  |                            |  |
|                            | Does & bucks (for meat kids; includes unweaned offspring and replacements)   |                            |  |
|                            | Does & bucks (for dairy; includes unweaned offspring & replacements)   |                            |  |
| Chickens                   | Kids (dairy or feeder kids)  |                            |  |
|                            | Layer hens (for eating eggs; after transfer from pullet barn)  |                            |  |
|                            | Layer pullets (day-olds until transferred into layer barn)   | 99                         |  |
|                            | Broiler breeder growers (males/females transferred out to layer barn)  |                            |  |
|                            | Broiler breeder layers (males/females transferred in from grower barn)   |                            |  |
| Turkeys                    | Broilers on any length of cycle  |                            |  |
|                            | 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)  |                            |  |
| Veal                       | 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)  |                            |  |
|                            | 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.* | 40                         | N/A                                    |

\*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).

**QUESTIONS?**  
**PLEASE CONTACT**

County of Wellington  
 Planning and Development Department  
 74 Woolwich Street, Guelph  
 ON N1H 3T9

# FARM DATA SHEET

## 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 B BARTELS

### Contact Information

Email \_\_\_\_\_ Telephone 519-822-1600  
 Civic Address 6748 Concession 4 Municipality PUSWISCAH  
 Lot 13 Concession 4 Division \_\_\_\_\_  
 Lot Size (where livestock facility is located) \_\_\_\_\_ hectares 23 acres

Signature of Livestock Facility Owner [Signature] Date 6 Apr 26

**BARN(S) SIZE** Please provide the design capacity (Maximum number of livestock that can be reasonably housed in ALL of the livestock barns on the lot. 2050 ft<sup>2</sup>/m<sup>2</sup>

**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) | 3                          | V3                                     |
|   | Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)                  |                            |  |

FARM DATA SHEET (continued)

| 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)   |                            |  |
|                            | 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. |                            |  |

No livestock on property. No livestock barns. Property leased for cash crop only. No livestock for past 40 years  
*R. Stovel*

**QUESTIONS? PLEASE CONTACT**

Stovel and Associates Inc.  
 651 Orangeville Road,  
 Fergus ON N1M 1T9

P 519-766-8042  
 E: stovel.associates@outlook.com

FARM DATA SHEET

**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 Robert Land

**Contact Information**  
 Email robertland@bigemail.com Telephone 519 835 7147  
 Civic Address 891 Forestell Rd Municipality Rust. Twp  
 Lot 14 Concession AA Division \_\_\_\_\_  
 Lot Size (where livestock facility is located) 43 hectares 43 acres

Signature of Livestock Facility Owner *[Signature]* Date Apr 08, 2006

**BARN(S) SIZE** Please provide the design capacity (Maximum number of livestock that can be reasonably housed in ALL of the livestock barns on the lot. \_\_\_\_\_ ft<sup>2</sup>/m<sup>2</sup> \_\_\_\_\_ ft<sup>2</sup>/m<sup>2</sup>)

**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)                  |                            |  |

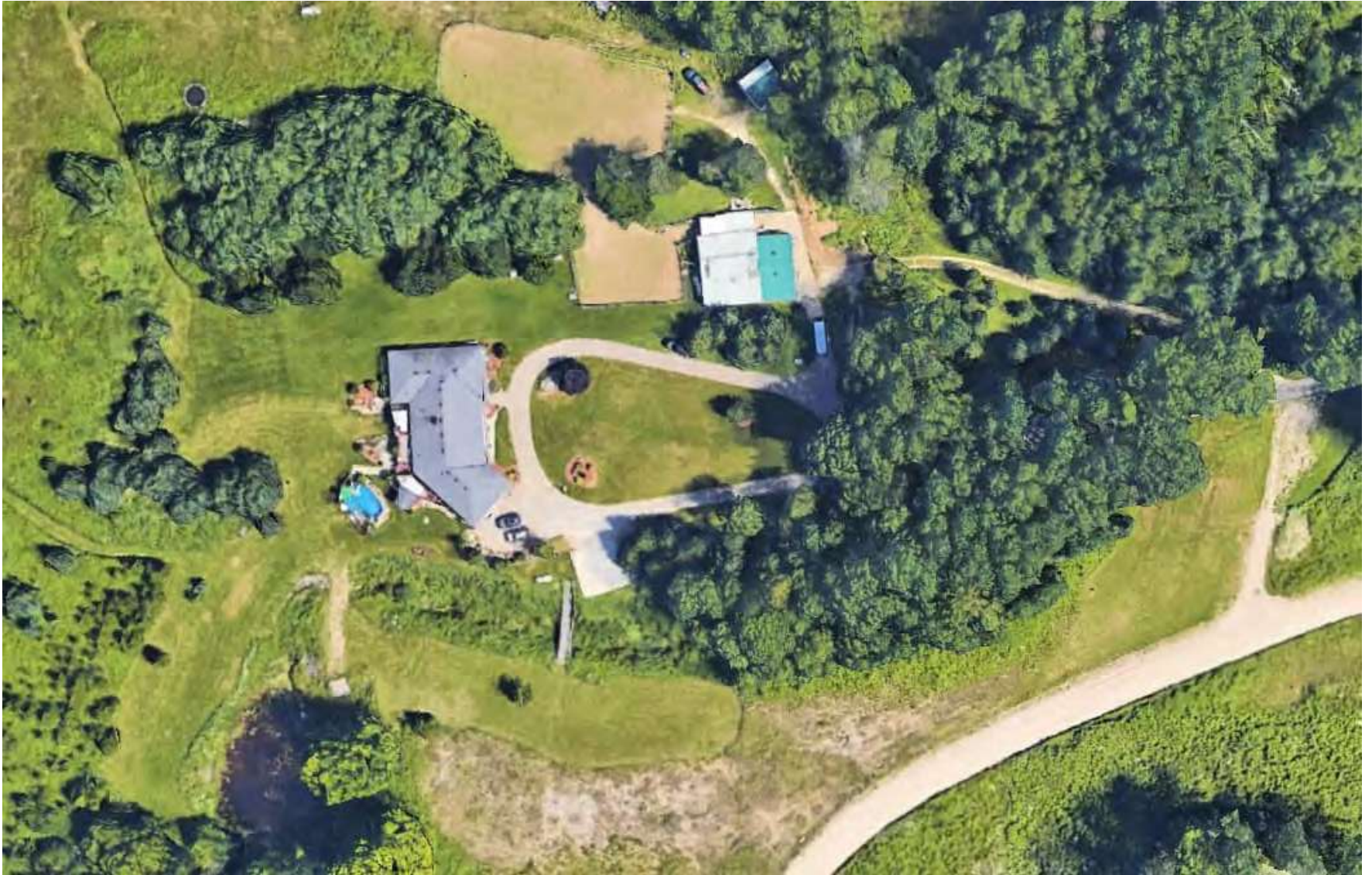
### Appendix B: Photo of Agricultural Operations and Table of Agricultural Operations

| Agricultural Operation # | Address                 | Description   |
|--------------------------|-------------------------|---|
| 1                        | 4656 Sideroad 12 N      | Farmstead with 2 implement sheds to store 6 tractors. 90 Chickens (Farm Data Sheet)   |
| 2                        | 4642 Sideroad 10 N      | Rural property with 3 racing horses and on-site track, as confirmed through correspondence with landowner (phone call).                       |
| 3                        | 6684 Forestell Road     | Remnant agricultural operation. No sign of livestock. Building is not capable of housing livestock.   |
| 4                        | 6798 Concession 4       | Farmstead within mixed agricultural landscape; 3 Horses (Farm Data Sheet)   |
| 5                        | 6841 Forestell Road     | No livestock present; property leased for cash cropping, with no livestock for approximately 40 years. Barn was demolished. (Farm Data Sheet) |
| 6                        | 4664 Wellington Road 35 | Agricultural property; no supporting documentation available.   |
| 7                        | 4601 Sideroad 12        | Active farm with multiple structures and visible livestock areas; no supporting documentation available.                                      |
| 8                        | 4604 Sideroad 12        | Agricultural operation with large buildings and yard area; no supporting documentation available.   |
| 9                        | 6769 Concession 4       | Agricultural property; no supporting documentation available. Building appears to be a shed for storage.                                      |
| 10                       | 6761 Concession 4       | Agricultural property surrounded by cultivated land; no supporting documentation available.   |
| 11                       | 6649 Forestell Road     | Active livestock operation (poultry). Farm Data Sheet was not returned.   |
| 12                       | 6658 Forestell Road     | Former Agricultural building and surrounding farmland; no supporting documentation available.   |
| 13                       | 6852 Laird Road W       | Former Poultry operation. Operation appears to be vacant.   |

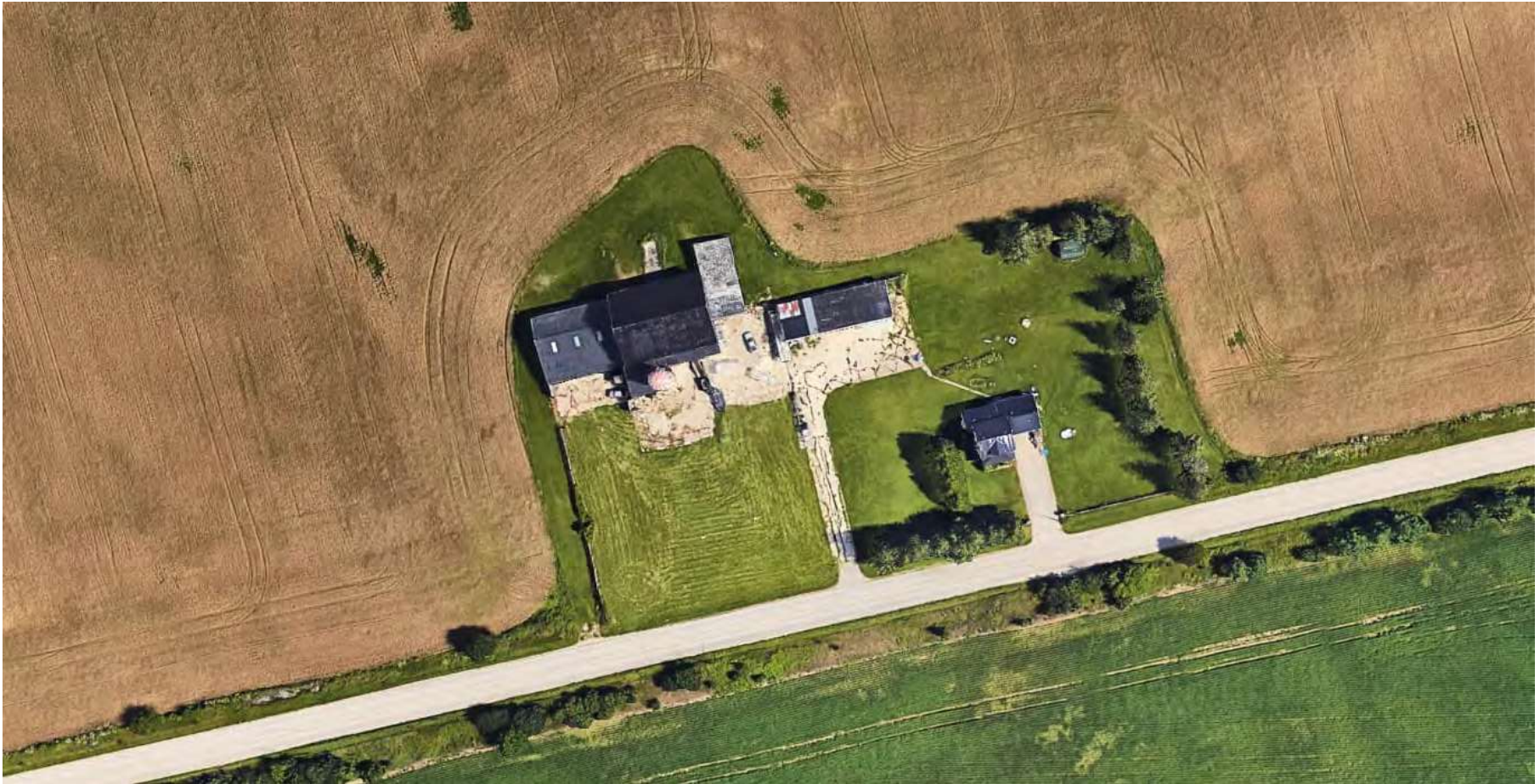
Operation #1: 4656 Sideroad 12 N



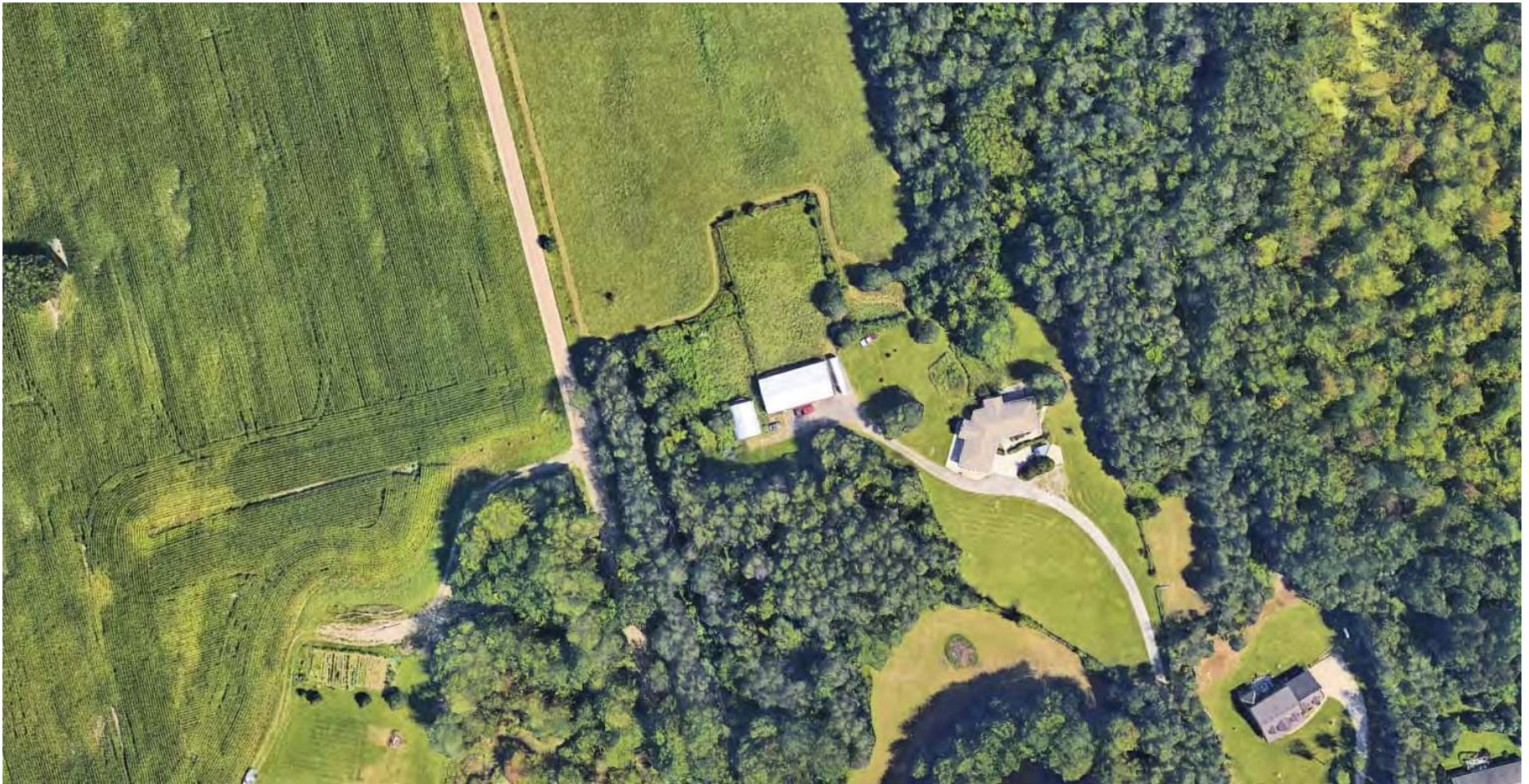
Operation #2: 4642 Sideroad 10 N



Operation #3: 6684 Forestell Road



Operation #4: 6798 Concession 4



Operation #5: 6841 Forestell Road



Operation #6: 4664 Wellington Road 35

Operation #7: 4597 Sideroad 12



Operation #8: 4604 Sideroad 12



Operation #9: 6769 Concession 4



Operation #10: 6761 Concession 4



Operation #11: 6649 Forestell Road



Operation #12: 6658 Forestell Road



Operation #13: 6852 Laird Road W



## **Appendix C: MDS Calculations**

MDS I

General information

|                                  |                       |   |
|----------------------------------|-----------------------|---|
| Application date<br>Apr 13, 2026 | Municipal file number | Proposed application<br>Lot creation for four, or more, residential lots outside of a settlement area |
|----------------------------------|-----------------------|---|

|                                     |                           |
|-------------------------------------|---------------------------|
| Applicant contact information<br>ON | Location of subject lands |
|-------------------------------------|---------------------------|

Calculations

4656 Sideroad 12 -  
Operation #1

|                                |  |                            |
|--------------------------------|--|----------------------------|
| Farm contact information<br>ON | Location of existing livestock facility<br>or anaerobic digester<br>County of Wellington | Total lot size<br>148.8 ac |
|--------------------------------|--|----------------------------|

Livestock/manure summary

| Manure Form | Type of livestock/manure  | Existing maximum number | Existing maximum number (NU) | Estimated livestock barn area |
|-------------|---|-------------------------|------------------------------|-------------------------------|
| Solid       | Chickens, Broiler breeder layers (males/females transferred in from grower barn), Litter With Slats | 90                      | 0.9 NU                       | 189 ft <sup>2</sup>           |

Setback summary

|  |  |                                 |     |
|--|--|---------------------------------|-----|
| Existing manure storage  | No storage required (manure is stored for less than 14 days) |                                 |     |
| Design capacity  | 0.9 NU   |                                 |     |
| Potential design capacity  | 0.9 NU   |                                 |     |
| Factor A (odour potential)   | 0.7  | Factor B (design capacity)      | 150 |
| Factor D (manure type)   | 0.7  | Factor E (encroaching land use) | 2.2 |
| Building base distance 'F' (A x B x D x E)<br>(minimum distance from livestock barn) | 162 m (531 ft)   |                                 |     |
| Actual distance from livestock barn  | NA   |                                 |     |
| Storage base distance 'S'<br>(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 Jr.*

---

Rob Stovel
Date (Month-Day-Year)

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.

MDS I

General information

|   |   |   |
|---|---|---|
| Application date<br>Apr 10, 2026                                | Municipal file number   | Proposed application<br>Lot creation for four, or more, residential lots outside of a settlement area |
| Applicant contact information<br>Cox Construction Limited<br>ON | Location of subject lands<br>County of Wellington<br>Township of Puslinch |   |

Calculations

4642 Sideroad 10 N

Operation #2

|                                |  |                            |
|--------------------------------|--|----------------------------|
| Farm contact information<br>ON | Location of existing livestock facility<br>or anaerobic digester<br>County of Wellington<br>Township of Puslinch<br>PUSLINCH<br>Roll number: 2301000001015100000 | Total lot size<br>40.74 ac |
|--------------------------------|--|----------------------------|

Livestock/manure summary

| Manure Form | Type of livestock/manure  | Existing maximum number | Existing maximum number (NU) | Estimated livestock barn area |
|-------------|---|-------------------------|------------------------------|-------------------------------|
| Solid       | Horses, Large-framed, mature; > 680 kg (including unweaned offspring) | 10                      | 14.3 NU                      | 3250 ft²                      |

Confirm Livestock/Manure Information (4642 Sideroad 10 N)

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  | 14.3 NU                                 |                                 |                |
| Potential design capacity  | 28.6 NU                                 |                                 |                |
| Factor A (odour potential)   | 0.7                                     | Factor B (design capacity)      | 217.16         |
| Factor D (manure type)   | 0.7                                     | Factor E (encroaching land use) | 2.2            |
| Building base distance 'F' (A x B x D x E)<br>(minimum distance from livestock barn) |   |                                 | 235 m (771 ft) |
| Actual distance from livestock barn  |   |                                 | NA             |
| Storage base distance 'S'<br>(minimum distance from manure storage)                  |   |                                 | 235 m (771 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 Jr.*

---

Rob Stovel
Date (Month-Day-Year)

Note to the user

The Ontario Ministry of Agriculture, Food and Agribusiness (OMAF) 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.

MDS I

General information

|   |   |   |
|---|---|---|
| Application date<br>Apr 10, 2026                                | Municipal file number   | Proposed application<br>Lot creation for four, or more, residential lots outside of a settlement area |
| Applicant contact information<br>Cox Construction Limited<br>ON | Location of subject lands<br>County of Wellington<br>Township of Puslinch |   |

Calculations

6798 Concession 4

Operation #4

|                                |  |                         |
|--------------------------------|--|-------------------------|
| Farm contact information<br>ON | Location of existing livestock facility<br>or anaerobic digester<br>County of Wellington<br>Township of Puslinch<br>PUSLINCH<br>Roll number: 2301000001006000000 | Total lot size<br>23 ac |
|--------------------------------|--|-------------------------|

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) | 3                       | 3 NU                         | 750 ft <sup>2</sup>           |

Setback summary

|  |   |                                 |                |
|--|---|---------------------------------|----------------|
| Existing manure storage  | V3. Solid, outside, no cover, >= 30% DM |                                 |                |
| Design capacity  | 3 NU                                    |                                 |                |
| Potential design capacity  | 3 NU                                    |                                 |                |
| Factor A (odour potential)   | 0.7                                     | Factor B (design capacity)      | 150            |
| Factor D (manure type)   | 0.7                                     | Factor E (encroaching land use) | 2.2            |
| Building base distance 'F' (A x B x D x E)<br>(minimum distance from livestock barn) |   |                                 | 162 m (531 ft) |
| Actual distance from livestock barn  |   |                                 | NA             |
| Storage base distance 'S'<br>(minimum distance from manure storage)                  |   |                                 | 162 m (531 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 Jr.*

---

Rob Stovel
Date (Month-Day-Year)

Note to the user

The Ontario Ministry of Agriculture, Food and Agribusiness (OMAF) 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.

MDS I

General information

|                                  |                       |   |
|----------------------------------|-----------------------|---|
| Application date<br>Apr 10, 2026 | Municipal file number | Proposed application<br>Lot creation for four, or more, residential lots outside of a settlement area |
|----------------------------------|-----------------------|---|

|   |   |
|---|---|
| Applicant contact information<br>Cox Construction Limited<br>ON | Location of subject lands<br>County of Wellington<br>Township of Puslinch |
|---|---|

Calculations

4664 Wellington Road 35

Operation #6

|                                |   |                           |
|--------------------------------|---|---------------------------|
| Farm contact information<br>ON | Location of existing livestock facility<br>or anaerobic digester<br>County of Wellington<br>Township of Puslinch<br>PUSLINCH<br>Roll number: 230100000102000000 | Total lot size<br>96.9 ac |
|--------------------------------|---|---------------------------|

Livestock/manure summary

| Manure Form | Type of livestock/manure  | Existing maximum number | Existing maximum number (NU) | Estimated livestock barn area |
|-------------|---------------------------|-------------------------|------------------------------|-------------------------------|
| Solid       | Unoccupied Livestock Barn | 4823 ft <sup>2</sup>    | 22.4 NU                      | 4823 ft <sup>2</sup>          |

**Confirm Livestock/Manure Information (4664 Wellington Road 35)**  
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

**Unoccupied Barn or Unused Storage (4664 Wellington Road 35)**  
The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.


Setback summary

|  |                            |                                 |       |
|--|----------------------------|---------------------------------|-------|
| Existing manure storage  | - Not Specified -          |                                 |       |
| Design capacity  | 22.4 NU                    |                                 |       |
| Potential design capacity  | 44.8 NU                    |                                 |       |
| Factor A (odour potential)   | 1                          | Factor B (design capacity)      | 249.6 |
| Factor D (manure type)   | 0.7                        | Factor E (encroaching land use) | 2.2   |
| Building base distance 'F' (A x B x D x E)<br>(minimum distance from livestock barn) | 385 m (1263 ft)            |                                 |       |
| Actual distance from livestock barn  | NA                         |                                 |       |
| Storage base distance 'S'<br>(minimum distance from manure storage)                  | No existing manure storage |                                 |       |
| Actual distance from manure storage  | NA                         |                                 |       |

Preparer signoff & disclaimer

**Preparer contact information**  
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Fergus, ON  
N1M 1T9  
519-949-0269  
robstovel@gmail.com

Signature of preparer

|   |                       |
|---|-----------------------|
|  |                       |
| Rob Stovel  | Date (Month-Day-Year) |

Note to the user

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MDS I

General information

|                                  |                       |   |
|----------------------------------|-----------------------|---|
| Application date<br>Apr 10, 2026 | Municipal file number | Proposed application<br>Lot creation for four, or more, residential lots outside of a settlement area |
|----------------------------------|-----------------------|---|

|   |   |
|---|---|
| Applicant contact information<br>Cox Construction Limited<br>ON | Location of subject lands<br>County of Wellington<br>Township of Puslinch |
|---|---|

Calculations

4597 Sideroad 12

Operation #7

|                                |   |                            |
|--------------------------------|---|----------------------------|
| Farm contact information<br>ON | Location of existing livestock facility<br>or anaerobic digester<br>County of Wellington<br>Township of Puslinch<br>PUSLINCH<br>Roll number: 230100000218700000 | Total lot size<br>97.84 ac |
|--------------------------------|---|----------------------------|

Livestock/manure summary

| Manure Form | Type of livestock/manure                           | Existing maximum number | Existing maximum number (NU) | Estimated livestock barn area |
|-------------|--|-------------------------|------------------------------|-------------------------------|
| Solid       | Beef, Backgrounders (7 - 12.5 months), Confinement | 80                      | 26.7 NU                      | 4000 ft²                      |

Confirm Livestock/Manure Information (4597 Sideroad 12)

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  | 26.7 NU                                 |                                 |                 |
| Potential design capacity  | 80 NU                                   |                                 |                 |
| Factor A (odour potential)   | 0.8                                     | Factor B (design capacity)      | 297.88          |
| Factor D (manure type)   | 0.7                                     | Factor E (encroaching land use) | 2.2             |
| Building base distance 'F' (A x B x D x E)<br>(minimum distance from livestock barn) |   |                                 | 367 m (1204 ft) |
| Actual distance from livestock barn  |   |                                 | NA              |
| Storage base distance 'S'<br>(minimum distance from manure storage)                  |   |                                 | 367 m (1204 ft) |
| Actual distance from manure storage  |   |                                 | NA              |

Preparer signoff & disclaimer

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Signature of preparer

*Rob Stovel Jr.*

---

Rob Stovel
Date (Month-Day-Year)

Note to the user

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MDS I

General information

|                                  |                       |   |
|----------------------------------|-----------------------|---|
| Application date<br>Apr 10, 2026 | Municipal file number | Proposed application<br>Lot creation for four, or more, residential lots outside of a settlement area |
|----------------------------------|-----------------------|---|

Applicant contact information  
Cox Construction Limited  
ON

Location of subject lands  
County of Wellington  
Township of Puslinch

Calculations

4604 Sideroad 12

Operation #8

Farm contact information  
ON

Location of existing livestock facility  
or anaerobic digester  
County of Wellington  
Township of Puslinch  
PUSLINCH  
Roll number: 230100000218600000

Total lot size  
87.18 ac

Livestock/manure summary

| Manure Form | Type of livestock/manure  | Existing maximum number | Existing maximum number (NU) | Estimated livestock barn area |
|-------------|---|-------------------------|------------------------------|-------------------------------|
| Solid       | Horses, Large-framed, mature; > 680 kg (including unweaned offspring) | 37                      | 52.9 NU                      | 12025 ft²                     |

Confirm Livestock/Manure Information (4604 Sideroad 12)

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  | 52.9 NU                                 |                                 |                 |
| Potential design capacity  | 158.6 NU                                |                                 |                 |
| Factor A (odour potential)   | 0.7                                     | Factor B (design capacity)      | 371.05          |
| Factor D (manure type)   | 0.7                                     | Factor E (encroaching land use) | 2.2             |
| Building base distance 'F' (A x B x D x E)<br>(minimum distance from livestock barn) |   |                                 | 400 m (1312 ft) |
| Actual distance from livestock barn  |   |                                 | NA              |
| Storage base distance 'S'<br>(minimum distance from manure storage)                  |   |                                 | 400 m (1312 ft) |
| Actual distance from manure storage  |   |                                 | NA              |

Preparer signoff & disclaimer

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Rob Stovel
Date (Month-Day-Year)

Note to the user

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MDS I

General information

|                                  |                       |   |
|----------------------------------|-----------------------|---|
| Application date<br>Apr 10, 2026 | Municipal file number | Proposed application<br>Lot creation for four, or more, residential lots outside of a settlement area |
|----------------------------------|-----------------------|---|

|   |   |
|---|---|
| Applicant contact information<br>Cox Construction Limited<br>ON | Location of subject lands<br>County of Wellington<br>Township of Puslinch |
|---|---|

Calculations

6761 Concession 4

Operation #10

|                                |  |                            |
|--------------------------------|--|----------------------------|
| Farm contact information<br>ON | Location of existing livestock facility<br>or anaerobic digester<br>County of Wellington<br>Township of Puslinch<br>PUSLINCH<br>Roll number: 23010000218500000 | Total lot size<br>78.24 ac |
|--------------------------------|--|----------------------------|

Livestock/manure summary

| Manure Form | Type of livestock/manure  | Existing maximum number | Existing maximum number (NU) | Estimated livestock barn area |
|-------------|---------------------------|-------------------------|------------------------------|-------------------------------|
| Solid       | Unoccupied Livestock Barn | 2376 ft²                | 11 NU                        | 2376 ft²                      |

Confirm Livestock/Manure Information (6761 Concession 4)

The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Unoccupied Barn or Unused Storage (6761 Concession 4)

The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary


|  |                            |                                 |        |
|--|----------------------------|---------------------------------|--------|
| Existing manure storage  | - Not Specified -          |                                 |        |
| Design capacity  | 11 NU                      |                                 |        |
| Potential design capacity  | 22.1 NU                    |                                 |        |
| Factor A (odour potential)   | 1                          | Factor B (design capacity)      | 204.16 |
| Factor D (manure type)   | 0.7                        | Factor E (encroaching land use) | 2.2    |
| Building base distance 'F' (A x B x D x E)<br>(minimum distance from livestock barn) | 315 m (1033 ft)            |                                 |        |
| Actual distance from livestock barn  | NA                         |                                 |        |
| Storage base distance 'S'<br>(minimum distance from manure storage)                  | No existing manure storage |                                 |        |
| Actual distance from manure storage  | NA                         |                                 |        |

Preparer signoff & disclaimer

Preparer contact information

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Signature of preparer

|   |                       |
|---|-----------------------|
|  | Date (Month-Day-Year) |
| Rob Stovel  |                       |

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MDS I

General information

|                                  |                       |   |
|----------------------------------|-----------------------|---|
| Application date<br>Apr 10, 2026 | Municipal file number | Proposed application<br>Lot creation for four, or more, residential lots outside of a settlement area |
|----------------------------------|-----------------------|---|

|   |   |
|---|---|
| Applicant contact information<br>Cox Construction Limited<br>ON | Location of subject lands<br>County of Wellington<br>Township of Puslinch |
|---|---|

Calculations

6649 Forestell Road Op No. 11

|                                |  |                             |
|--------------------------------|--|-----------------------------|
| Farm contact information<br>ON | Location of existing livestock facility<br>or anaerobic digester<br>County of Wellington<br>Township of Puslinch<br>PUSLINCH<br>Roll number: 2301000001012100000 | Total lot size<br>100.94 ac |
|--------------------------------|--|-----------------------------|

Livestock/manure summary

| Manure Form | Type of livestock/manure  | Existing maximum number | Existing maximum number (NU) | Estimated livestock barn area |
|-------------|---|-------------------------|------------------------------|-------------------------------|
| Solid       | Chickens, Broiler breeder growers (males/females transferred out to layer barn) | 23706                   | 79 NU                        | 40300 ft <sup>2</sup>         |
| Solid       | Chickens, Broiler breeder growers (males/females transferred out to layer barn) | 23706                   | 79 NU                        | 40300 ft <sup>2</sup>         |
| Solid       | Chickens, Broiler breeder growers (males/females transferred out to layer barn) | 18647                   | 62.2 NU                      | 31700 ft <sup>2</sup>         |
| Solid       | Chickens, Broiler breeder growers (males/females transferred out to layer barn) | 18647                   | 62.2 NU                      | 31700 ft <sup>2</sup>         |
| Solid       | Chickens, Broiler breeder growers (males/females transferred out to layer barn) | 10226                   | 34.1 NU                      | 17384 ft <sup>2</sup>         |

Confirm Livestock/Manure Information (6649 Forestell Road Op No. 11)  
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

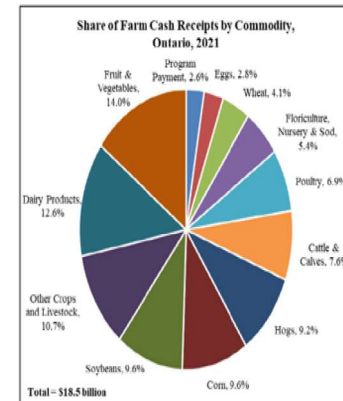
Setback summary

|  |                                |                                 |                 |
|--|--------------------------------|---------------------------------|-----------------|
| Existing manure storage  | V1. Solid, inside, bedded pack |                                 |                 |
| Design capacity  | 316.4 NU                       |                                 |                 |
| Potential design capacity  | 450 NU                         |                                 |                 |
| Factor A (odour potential)   | 0.7                            | Factor B (design capacity)      | 534.52          |
| Factor D (manure type)   | 0.7                            | Factor E (encroaching land use) | 2.2             |
| Building base distance 'F' (A x B x D x E)<br>(minimum distance from livestock barn) |                                |                                 | 577 m (1893 ft) |
| Actual distance from livestock barn  |                                |                                 | NA              |
| Storage base distance 'S'<br>(minimum distance from manure storage)                  |                                |                                 | 577 m (1893 ft) |
| Actual distance from manure storage  |                                |                                 | NA              |

# Appendix D: Ontario Business, Agri-food, and Farm Data Profiles – County of Wellington – Puslinch

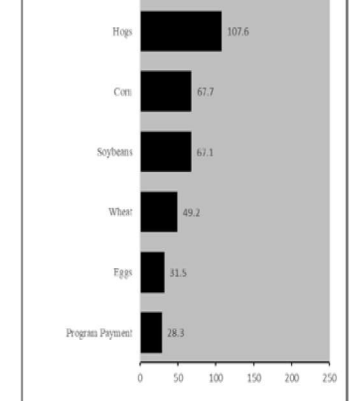
## Wellington County at a Glance - 2021

| Item  | Wellington | Province    | Percent of province | Percent from 2016 |
|---|------------|-------------|---------------------|-------------------|
| <b>Farms, 2021 Census (number)</b>                              |            |             |                     |                   |
| Total   | 2,617      | 48,346      | 5.41%               | 11.46%            |
| Under 10 acres  | 204        | 3,217       | 6.34%               | 45.71%            |
| 10 to 69 acres  | 642        | 12,686      | 4.76%               | 3.78%             |
| 70 to 129 acres   | 704        | 10,924      | 6.79%               | 18.72%            |
| 130 to 179 acres  | 300        | 4,422       | 6.79%               | 15.83%            |
| 180 to 239 acres  | 276        | 3,981       | 6.93%               | 6.98%             |
| 240 to 399 acres  | 255        | 5,396       | 4.73%               | 2.02%             |
| 400 to 559 acres  | 91         | 2,955       | 3.18%               | -13.33%           |
| 560 to 759 acres  | 56         | 1,698       | 3.30%               | 33.33%            |
| 760 to 1,119 acres  | 33         | 1,600       | 2.06%               | -10.81%           |
| 1,120 to 1,599 acres  | 19         | 730         | 2.64%               | -5.00%            |
| 1,600 to 2,239 acres  | 16         | 451         | 3.59%               | 33.33%            |
| 2,240 to 2,879 acres  | 3          | 173         | 1.73%               | -66.67%           |
| 2,880 to 3,519 acres  | 5          | 56          | 5.26%               | 66.67%            |
| 3,520 acres and over  | 13         | 118         | 11.02%              | 116.67%           |
| <b>Land Use, 2021 Census (acres)</b>                            |            |             |                     |                   |
| Land in crops   | 436,380    | 9,051,011   | 4.82%               | 14.62%            |
| Summer/fallow land  | 375        | 13,964      | 2.89%               | -30.17%           |
| Tans or seeded pastures   | 14,119     | 401,460     | 3.53%               | 4.22%             |
| Natural land for pasture  | 18,844     | 626,366     | 1.73%               | 24.73%            |
| Christmas trees, woodland & wetland                             | 44,664     | 1,263,535   | 3.52%               | -1.39%            |
| All other land  | 17,281     | 404,714     | 4.27%               | -1.38%            |
| Total area of farms   | 523,903    | 11,706,071  | 4.45%               | 12.33%            |
| <b>Greenhouse Area, 2021 Census (square feet)</b>               |            |             |                     |                   |
| Total area in use   | 269,985    | 201,655,888 | 0.13%               | -33.92%           |
| <b>Farm Capital Value, 2021 Census (farms reporting)</b>        |            |             |                     |                   |
| Under \$200,000   | 72         | 1,212       | 5.94%               | 12.56%            |
| \$200,000 to \$499,999  | 60         | 3,223       | 1.98%               | -58.28%           |
| \$500,000 to \$999,999  | 267        | 8,699       | 3.07%               | -44.38%           |
| \$1,000,000 and over  | 2,216      | 33,212      | 6.30%               | 31.79%            |
| <b>Total Gross Farm Receipts, 2021 Census (farms reporting)</b> |            |             |                     |                   |
| Under \$10,000  | 297        | 7,277       | 4.08%               | -10.81%           |
| \$10,000 to \$24,999  | 284        | 7,429       | 3.96%               | -3.92%            |
| \$25,000 to \$49,999  | 295        | 6,283       | 4.71%               | 1.72%             |
| \$50,000 to \$99,999  | 290        | 6,063       | 4.76%               | 16.00%            |
| \$100,000 to \$249,999  | 358        | 6,817       | 5.25%               | 1.42%             |
| \$250,000 to \$499,999  | 351        | 4,448       | 7.89%               | 0.86%             |
| \$500,000 to \$999,999  | 370        | 3,954       | 9.36%               | 34.06%            |
| \$1,000,000 to \$1,999,999                                      | 177        | 2,452       | 7.22%               | 37.21%            |
| \$2,000,000 and over  | 88         | 1,696       | 5.19%               | 38.68%            |
| <b>Farms by Industry Group, 2021 Census (number of farms)</b>   |            |             |                     |                   |
| Beef cattle ranching and farming                                | 503        | 7,966       | 6.30%               | 32.02%            |
| Dairy cattle and milk production                                | 374        | 3,168       | 11.73%              | 6.55%             |
| Hog and pig farming   | 101        | 1,189       | 8.49%               | -9.01%            |
| Poultry and egg production                                      | 205        | 2,061       | 9.95%               | 20.59%            |
| Sheep and goat farming  | 93         | 1,309       | 7.10%               | 60.34%            |
| Other animal production   | 314        | 4,556       | 6.89%               | -17.15%           |
| Oilseed and grain farming                                       | 703        | 18,194      | 3.86%               | 28.21%            |
| Vegetable and melon farming                                     | 38         | 1,562       | 2.43%               | 2.70%             |
| Fruit and tree nut farming                                      | 13         | 1,211       | 1.07%               | 44.44%            |
| Greenhouse, nursery and floriculture                            | 61         | 1,672       | 3.65%               | -3.17%            |
| Other crop farming  | 212        | 5,418       | 3.91%               | -8.62%            |



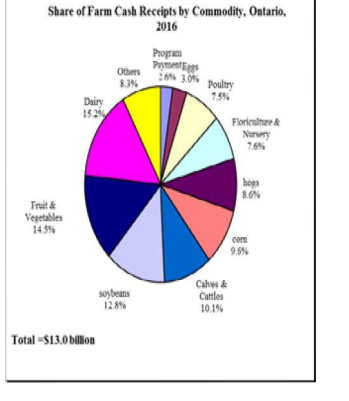
## Wellington County at a Glance - 2016

| Item  | Wellington | Province    | Percent of province | Percent from 2011 |
|---|------------|-------------|---------------------|-------------------|
| <b>Farms, 2016 Census (number)</b>                              |            |             |                     |                   |
| Total   | 2,348      | 49,600      | 4.73                | -6.49             |
| Under 10 acres  | 140        | 3,051       | 4.59                | 5.26              |
| 10 to 69 acres  | 582        | 12,625      | 4.61                | -3.48             |
| 70 to 129 acres   | 625        | 10,742      | 5.82                | -10.84            |
| 130 to 179 acres  | 259        | 4,552       | 5.64                | -4.78             |
| 180 to 239 acres  | 288        | 4,282       | 6.03                | -9.15             |
| 240 to 399 acres  | 250        | 6,006       | 4.16                | -12.28            |
| 400 to 559 acres  | 105        | 3,053       | 3.39                | -6.25             |
| 560 to 759 acres  | 42         | 1,900       | 2.11                | -6.87             |
| 760 to 1,119 acres  | 37         | 1,553       | 2.32                | 54.17             |
| 1,120 to 1,599 acres  | 20         | 801         | 2.50                | -13.04            |
| 1,600 to 2,239 acres  | 12         | 457         | 2.63                | 9.09              |
| 2,240 to 2,879 acres  | 9          | 168         | 5.36                | -16.22%           |
| 2,880 to 3,519 acres  | 3          | 88          | 3.41                | -50.00            |
| 3,520 acres and over  | 6          | 110         | 5.45                | 0.00              |
| <b>Land Use, 2016 Census (acres)</b>                            |            |             |                     |                   |
| Land in crops   | 380,733    | 9,021,298   | 4.22                | -5.50             |
| Summer/fallow land  | 537        | 15,885      | 3.38                | -31.24            |
| Tans or seeded pastures   | 13,795     | 514,199     | 2.68                | -20.54            |
| Natural land for pasture  | 8,694      | 793,596     | 1.11                | -31.20            |
| Christmas trees, woodland & wetland                             | 45,323     | 1,542,637   | 2.94                | -8.67             |
| All other land  | 17,347     | 470,909     | 3.68                | -0.17             |
| Total area of farms   | 496,400    | 12,348,463  | 3.76                | -6.57             |
| <b>Greenhouse Area, 2016 Census (square feet)</b>               |            |             |                     |                   |
| Total area in use   | 476,600    | 158,511,308 | 0.26                | 21.77             |
| <b>Farm Capital Value, 2016 Census (farms reporting)</b>        |            |             |                     |                   |
| Under \$200,000   | 64         | 2,142       | 2.69                | 49.84             |
| \$200,000 to \$499,999  | 122        | 7,433       | 1.64                | -40.05            |
| \$500,000 to \$999,999  | 479        | 12,300      | 3.83                | -40.57            |
| \$1,000,000 and over  | 1,683      | 27,525      | 6.11                | 24.48             |
| <b>Total Gross Farm Receipts, 2016 Census (farms reporting)</b> |            |             |                     |                   |
| Under \$10,000  | 333        | 9,536       | 3.49                | -17.37            |
| \$10,000 to \$24,999  | 306        | 8,376       | 3.65                | -15.70            |
| \$25,000 to \$49,999  | 290        | 6,755       | 4.29                | -5.84             |
| \$50,000 to \$99,999  | 250        | 6,263       | 3.99                | -7.75             |
| \$100,000 to \$249,999  | 333        | 7,022       | 5.03                | -20.67            |
| \$250,000 to \$499,999  | 348        | 4,707       | 7.39                | -7.20             |
| \$500,000 to \$999,999  | 276        | 3,689       | 7.48                | 24.32             |
| \$1,000,000 to \$1,999,999                                      | 129        | 2,019       | 6.39                | 97.32             |
| \$2,000,000 and over  | 63         | 1,233       | 5.11                | 50.00             |
| <b>Farms by Industry Group, 2016 Census (number of farms)</b>   |            |             |                     |                   |
| Beef cattle ranching and farming                                | 381        | 6,786       | 5.61                | -8.93             |
| Dairy cattle and milk production                                | 351        | 3,439       | 10.21               | -3.31             |
| Hog and pig farming   | 111        | 1,229       | 9.03                | -7.50             |
| Poultry and egg production                                      | 170        | 1,816       | 9.36                | 2.41              |
| Sheep and goat farming  | 58         | 1,097       | 5.29                | -30.12            |
| Other animal production   | 379        | 5,902       | 6.42                | -16.34            |
| Oilseed and grain farming                                       | 557        | 16,876      | 3.30                | 1.64              |
| Vegetable and melon farming                                     | 37         | 1,856       | 1.99                | 68.18             |
| Fruit and tree nut farming                                      | 9          | 1,362       | 0.66                | -40.00            |
| Greenhouse, nursery and floriculture                            | 63         | 2,050       | 3.07                | -12.50            |
| Other crop farming  | 232        | 7,187       | 3.23                | -5.89             |



## Wellington County at a Glance - 2011

| Item  | Wellington | Province    | Percent of province | Percent from 2011 |
|---|------------|-------------|---------------------|-------------------|
| <b>Farms, 2011 Census (number)</b>                              |            |             |                     |                   |
| Total   | 2,511      | 51,950      | 4.83                | 4.85              |
| Under 10 acres  | 133        | 2,741       | 4.76                | 52.91             |
| 10 to 69 acres  | 603        | 12,681      | 7.12                | -34.26            |
| 70 to 129 acres   | 701        | 11,779      | 9.86                | -23.51            |
| 130 to 179 acres  | 272        | 4,969       | 5.47                | -6.24             |
| 180 to 239 acres  | 284        | 4,801       | 5.92                | 284               |
| 240 to 399 acres  | 285        | 6,460       | 4.21                | -17.15            |
| 400 to 559 acres  | 112        | 3,359       | 3.33                | 5.87              |
| 560 to 759 acres  | 45         | 2,028       | 2.22                | -23.53            |
| 760 to 1,119 acres  | 24         | 1,587       | 1.51                | 24                |
| 1,120 to 1,599 acres  | 23         | 788         | 2.92                | 23                |
| 1,600 to 2,239 acres  | 11         | 436         | 2.52                | 11                |
| 2,240 to 2,879 acres  | 6          | 152         | 3.95                | 17.46             |
| 2,880 to 3,519 acres  | 3          | 79          | 7.59                | 3                 |
| 3,520 acres and over  | 6          | 92          | 6.52                | 6                 |
| <b>Land Use, 2011 Census (acres)</b>                            |            |             |                     |                   |
| Land in crops   | 402,894    | 8,929,947   | 4.51                | -53.23            |
| Summer/fallow land  | 781        | 23,450      | 3.33                | 781               |
| Tans or seeded pastures   | 17,345     | 648,793     | 2.67                | 17,345            |
| Natural land for pasture  | 12,626     | 994,930     | 1.28                | -42.08            |
| Christmas trees, woodland & wetland                             | 48,143     | 1,612,444   | 2.99                | -14.67            |
| All other land  | 17,376     | 468,828     | 3.71                | -61.36            |
| Total area of farms   | 498,176    | 12,868,236  | 3.94                | 24.39             |
| <b>Greenhouse Area, 2011 Census (square feet)</b>               |            |             |                     |                   |
| Total area in use   | 335,564    | 133,550,541 | 0.25                | -29.53            |
| <b>Farm Capital Value, 2011 Census (farms reporting)</b>        |            |             |                     |                   |
| Under \$200,000   | 43         | 2,552       | 1.68                | -23.67            |
| \$200,000 to \$499,999  | 306        | 12,994      | 2.29                | 310               |
| \$500,000 to \$999,999  | 810        | 15,276      | 5.28                | -1.53             |
| \$1,000,000 and over  | 1,352      | 21,116      | 6.40                | -29.72            |
| <b>Total Gross Farm Receipts, 2011 Census (farms reporting)</b> |            |             |                     |                   |
| Under \$10,000  | 403        | 12,263      | 3.29                | 19.46             |
| \$10,000 to \$24,999  | 363        | 9,098       | 3.99                | -29.53            |
| \$25,000 to \$49,999  | 308        | 6,720       | 4.58                | 308               |
| \$50,000 to \$99,999  | 271        | 6,189       | 4.38                | 271               |
| \$100,000 to \$249,999  | 445        | 6,985       | 6.37                | 445               |
| \$250,000 to \$499,999  | 375        | 5,076       | 6.37                | 375               |
| \$500,000 to \$999,999  | 222        | 3,248       | 6.83                | 222               |
| \$1,000,000 to \$1,999,999                                      | 82         | 1,558       | 5.26                | 82                |
| \$2,000,000 and over  | 42         | 803         | 5.23                | 42                |
| <b>Farms by Industry Group, 2011 Census (number of farms)</b>   |            |             |                     |                   |
| Beef cattle ranching and farming                                | 423        | 7,105       | 5.95                | 423               |
| Dairy cattle and milk production                                | 983        | 4,036       | 8.99                | 983               |
| Hog and pig farming   | 120        | 1,235       | 9.72                | 120               |
| Poultry and egg production                                      | 166        | 1,619       | 10.25               | 166               |
| Sheep and goat farming  | 83         | 1,446       | 5.74                | 83                |
| Other animal production   | 453        | 6,966       | 6.50                | 453               |
| Oilseed and grain farming                                       | 548        | 15,818      | 3.46                | 548               |
| Vegetable and melon farming                                     | 22         | 1,531       | 1.44                | 22                |
| Fruit and tree nut farming                                      | 15         | 1,548       | 0.97                | 15                |
| Greenhouse, nursery and floriculture                            | 72         | 2,372       | 3.04                | 72                |
| Other crop farming  | 246        | 8,274       | 2.97                | 246               |



## Wellington County at a Glance - 2011

| Item                                 | Wellington | Province  | Percent of province | Percent from 2011 |
|--------------------------------------|------------|-----------|---------------------|-------------------|
| <b>Farms, 2011 Census (number)</b>   |            |           |                     |                   |
| Total                                | 2,511      | 51,950    | 4.83                | 4.85              |
| Under 10 acres                       | 133        | 2,741     | 4.76                | 52.91             |
| 10 to 69 acres                       | 603        | 12,681    | 7.12                | -34.26            |
| 70 to 129 acres                      | 701        | 11,779    | 9.86                | -23.51            |
| 130 to 179 acres                     | 272        | 4,969     | 5.47                | -6.24             |
| 180 to 239 acres                     | 284        | 4,801     | 5.92                | 284               |
| 240 to 399 acres                     | 285        | 6,460     | 4.21                | -17.15            |
| 400 to 559 acres                     | 112        | 3,359     | 3.33                | 5.87              |
| 560 to 759 acres                     | 45         | 2,028     | 2.22                | -23.53            |
| 760 to 1,119 acres                   | 24         | 1,587     | 1.51                | 24                |
| 1,120 to 1,599 acres                 | 23         | 788       | 2.92                | 23                |
| 1,600 to 2,239 acres                 | 11         | 436       | 2.52                | 11                |
| 2,240 to 2,879 acres                 | 6          | 152       | 3.95                | 17.46             |
| 2,880 to 3,519 acres                 | 3          | 79        | 7.59                | 3                 |
| 3,520 acres and over                 | 6          | 92        | 6.52                | 6                 |
| <b>Land Use, 2011 Census (acres)</b> |            |           |                     |                   |
| Land in crops                        | 402,894    | 8,929,947 | 4.51                | -53.23            |
| Summer/fallow land                   | 781        | 23,450    | 3.33                |                   |

# Puslinch Township at a Glance - 2021

| Item  | Puslinch | Province    | Percent of province | Percent from 2016 | Item  | Puslinch  | Province   | Percent of province | Percent from 2016 |
|---|----------|-------------|---------------------|-------------------|---|-----------|------------|---------------------|-------------------|
| <b>Farms, 2021 Census (number)</b>                              |          |             |                     |                   | <b>Major Field Crops, 2021 Census (acres)</b>                 |           |            |                     |                   |
| Total .....   | 132      | 48,346      | 0.27%               | -7.69%            | Winter wheat .....  | 749       | 1,144,406  | 0.07%               | -48.27%           |
| Under 10 acres .....  | 22       | 3,217       | 0.68%               | 15.79%            | Oats for grain .....  | 64        | 84,320     | 0.08%               | -76.81%           |
| 10 to 69 acres .....  | 47       | 12,686      | 0.37%               | -14.55%           | Barley for grain.....   | 113       | 68,756     | 0.16%               | 91.53%            |
| 70 to 129 acres .....   | 36       | 10,924      | 0.33%               | -7.69%            | Mixed grains .....  | 75        | 59,961     | 0.13%               | -56.65%           |
| 130 to 179 acres .....  | 7        | 4,422       | 0.16%               | -22.22%           | Corn for grain .....  | 2,184     | 2,202,465  | 0.10%               | -4.21%            |
| 180 to 239 acres .....  | 6        | 3,981       | 0.15%               | 0.00%             | Corn for silage .....   | 120       | 289,678    | 0.04%               | -25.93%           |
| 240 to 399 acres .....  | 6        | 5,396       | 0.11%               | 20.00%            | Hay .....   | 3,936     | 1,704,017  | 0.23%               | 13.63%            |
| 400 to 559 acres .....  | 2        | 2,865       | 0.07%               | -33.33%           | Soybeans .....  | 2,155     | 2,806,255  | 0.08%               | -35.01%           |
| 560 to 759 acres .....  | 5        | 1,698       | 0.29%               | 400.00%           | Potatoes .....  | 1         | 39,193     | 0.00%               | -66.67%           |
| 760 to 1,119 acres .....  | 1        | 1,600       | 0.06%               | -66.67%           | <b>Major Fruit Crops, 2021 Census (acres)</b>                 |           |            |                     |                   |
| 1,120 to 1,599 acres .....                                      | 0        | 720         | 0.00%               | -                 | Total fruit crops .....                                       | 18        | 48,661     | 0.04%               | -                 |
| 1,600 to 2,239 acres .....                                      | 0        | 451         | 0.00%               | -100.00%          | Apples .....  | 6         | 16,008     | 0.04%               | -                 |
| 2,240 to 2,879 acres .....                                      | 0        | 173         | 0.00%               | -                 | Sour Cherries.....  | 0         | 1,383      | 0.00%               | -                 |
| 2,880 to 3,519 acres .....                                      | 0        | 95          | 0.00%               | -                 | Peaches .....   | 0         | 4,608      | 0.00%               | -                 |
| 3,520 acres and over .....                                      | 0        | 118         | 0.00%               | -                 | Grapes .....  | 0         | 18,432     | 0.00%               | -                 |
| <b>Land Use, 2021 Census (acres)</b>                            |          |             |                     |                   | <b>Major Vegetable Crops, 2021 Census (acres)</b>             |           |            |                     |                   |
| Land in crops.....  | 9,698    | 9,051,011   | 0.11%               | -14.43%           | Total vegetables .....  | 137       | 127,893    | 0.11%               | 407.41%           |
| Summerfallow land.....  | 73       | 13,964      | 0.52%               | 108.57%           | Sweet corn .....  | 4         | 20,518     | 0.02%               | -42.86%           |
| Tame or seeded pasture.....                                     | 659      | 400,480     | 0.16%               | -44.06%           | Tomatoes .....  | 2         | 14,614     | 0.01%               | 100.00%           |
| Natural land for pasture.....                                   | 720      | 626,366     | 0.11%               | -                 | Green peas .....  | 0         | 14,044     | 0.00%               | -                 |
| Christmas trees, woodland & welland.....                        | 2,111    | 1,269,535   | 0.17%               | -55.97%           | Green or wax beans .....                                      | 1         | 8,709      | 0.01%               | -                 |
| All other land.....   | 761      | 404,714     | 0.19%               | -47.77%           | <b>Livestock Inventories, 2021 Census (number)</b>            |           |            |                     |                   |
| Total area of farms.....  | 14,022   | 11,766,071  | 0.12%               | -28.41%           | Total cattle and calves .....                                 | 1,203     | 1,604,810  | 0.07%               | -14.62%           |
| <b>Greenhouse Area, 2021 Census (square feet)</b>               |          |             |                     |                   | <b>Poultry Inventories, 2021 Census (number)</b>              |           |            |                     |                   |
| Total area in use.....  | 24,444   | 201,055,888 | 0.01%               | -85.66%           | Total hens and chickens .....                                 | 77,709    | 53,802,772 | 0.14%               | -46.09%           |
| <b>Farm Capital Value, 2021 Census (farms reporting)</b>        |          |             |                     |                   | <b>Total turkeys .....</b>                                    |           |            |                     |                   |
| Under \$200,000.....  | 9        | 1,212       | 0.74%               | 12.50%            | 115   | 2,453,126 | 0.00%      | 82.54%              |                   |
| \$200,000 to \$499,999.....                                     | 8        | 3,223       | 0.25%               | -11.11%           | <b>Farms by Industry Group, 2021 Census (number of farms)</b> |           |            |                     |                   |
| \$500,000 to \$999,999.....                                     | 12       | 8,699       | 0.14%               | -74.47%           | Beef cattle ranching and farming.....                         | 18        | 7,986      | 0.23%               | 28.57%            |
| \$1,000,000 and over.....                                       | 103      | 35,212      | 0.29%               | 30.38%            | Dairy cattle and milk production.....                         | 2         | 3,188      | 0.06%               | 100.00%           |
| <b>Total Gross Farm Receipts, 2021 Census (farms reporting)</b> |          |             |                     |                   | <b>Hog and pig farming.....</b>                               |           |            |                     |                   |
| Under \$10,000.....   | 34       | 7,277       | 0.47%               | -22.73%           | 1   | 1,189     | 0.08%      | 0.00%               |                   |
| \$10,000 to \$24,999.....                                       | 32       | 7,429       | 0.43%               | 52.38%            | Poultry and egg production.....                               | 7         | 2,061      | 0.34%               | -12.50%           |
| \$25,000 to \$49,999.....                                       | 17       | 6,263       | 0.27%               | -41.38%           | Sheep and goat farming.....                                   | 6         | 1,309      | 0.46%               | -14.29%           |
| \$50,000 to \$99,999.....                                       | 7        | 6,093       | 0.11%               | -56.25%           | Other animal production.....                                  | 35        | 4,556      | 0.77%               | -16.67%           |
| \$100,000 to \$249,999.....                                     | 12       | 6,817       | 0.18%               | -29.41%           | Oilseed and grain farming.....                                | 29        | 18,194     | 0.16%               | 0.00%             |
| \$250,000 to \$499,999.....                                     | 10       | 4,448       | 0.22%               | 42.86%            | Vegetable and melon farming.....                              | 4         | 1,562      | 0.26%               | -20.00%           |
| \$500,000 to \$999,999.....                                     | 6        | 3,954       | 0.15%               | -14.29%           | Fruit and tree nut farming.....                               | 2         | 1,211      | 0.17%               | 100.00%           |
| \$1,000,000 to \$1,999,999.....                                 | 1        | 2,452       | 0.04%               | -                 | Greenhouse, nursery and floriculture.....                     | 8         | 1,672      | 0.48%               | -38.46%           |
| \$2,000,000 and over.....                                       | 2        | 1,696       | 0.12%               | 0.00%             | Other crop farming.....                                       | 20        | 5,418      | 0.37%               | -9.09%            |

# Puslinch Township at a Glance - 2016

| Item  | Puslinch | Province    | Percent of province | Percent from 2011 | Item   | Puslinch | Province   | Percent of province | Percent from 2011 |
|---|----------|-------------|---------------------|-------------------|--|----------|------------|---------------------|-------------------|
| <b>Farms, 2016 Census (number)</b>                              |          |             |                     |                   | <b>Major Field Crops, 2016 Census (acres)</b>      |          |            |                     |                   |
| Total .....   | 143      | 49,600      | 0.29                | -12.80            | Winter wheat .....                                 | 1,448    | 1,080,378  | 0.13                | -                 |
| Under 10 acres .....  | 19       | 3,051       | 0.62                | 171.43            | Oats for grain .....                               | 276      | 82,206     | 0.34                | 1433.33           |
| 10 to 69 acres .....  | 55       | 12,625      | 0.44                | -20.29            | Barley for grain.....                              | 59       | 103,717    | 0.06                | -4.84             |
| 70 to 129 acres .....   | 39       | 10,742      | 0.36                | -25.00            | Mixed grains .....                                 | 173      | 92,837     | 0.19                | -50.99            |
| 130 to 179 acres .....  | 9        | 4,592       | 0.20                | -10.00            | Corn for grain .....                               | 2,280    | 2,162,004  | 0.11                | -58.42            |
| 180 to 239 acres .....  | 6        | 4,282       | 0.14                | -14.29            | Corn for silage .....                              | 162      | 295,660    | 0.05                | -52.07            |
| 240 to 399 acres .....  | 5        | 6,008       | 0.08                | -44.44            | Hay .....  | 3,464    | 1,721,214  | 0.20                | -32.88            |
| 400 to 559 acres .....  | 3        | 3,093       | 0.10                | 50.00             | Soybeans .....                                     | 3,316    | 2,783,443  | 0.12                | -27.18            |
| 560 to 759 acres .....  | 1        | 1,990       | 0.05                | -75.00            | Potatoes .....                                     | 3        | 34,685     | 0.01                | -                 |
| 760 to 1,119 acres .....  | 3        | 1,593       | 0.19                | 200.00            |  |          |            |                     |                   |
| 1,120 to 1,599 acres .....                                      | 0        | 801         | 0.00                | -100.00           | <b>Major Fruit Crops, 2016 Census (acres)</b>      |          |            |                     |                   |
| 1,600 to 2,239 acres .....                                      | 3        | 457         | 0.66                | -                 | Total fruit crops .....                            | x        | 51,192     | -                   | -                 |
| 2,240 to 2,879 acres .....                                      | 0        | 168         | 0.00                | -                 | Apples .....                                       | x        | 15,893     | -                   | -                 |
| 2,880 to 3,519 acres .....                                      | 0        | 88          | 0.00                | -100.00           | Sour Cherries.....                                 | 0        | 2,121      | 0.00                | -                 |
| 3,520 acres and over .....                                      | 0        | 110         | 0.00                | -100.00           | Peaches .....                                      | 0        | 5,232      | 0.00                | -                 |
|   |          |             |                     |                   | Grapes .....                                       | x        | 18,718     | -                   | -                 |
|   |          |             |                     |                   | Strawberries .....                                 | 0        | 2,915      | 0.00                | -                 |
|   |          |             |                     |                   | Raspberries.....                                   | x        | 680        | -                   | -                 |
| <b>Land Use, 2016 Census (acres)</b>                            |          |             |                     |                   | <b>Major Vegetable Crops, 2016 Census (acres)</b>  |          |            |                     |                   |
| Land in crops.....  | 11,333   | 9,021,298   | 0.13                | -38.77            | Total vegetables .....                             | 27       | 135,420    | 0.02                | 68.75             |
| Summerfallow land.....  | 35       | 15,885      | 0.22                | 20.69             | Sweet corn .....                                   | 7        | 22,910     | 0.03                | 0.00              |
| Tame or seeded pasture.....                                     | 1,178    | 514,168     | 0.23                | -30.46            | Tomatoes .....                                     | 1        | 15,744     | 0.01                | -                 |
| Natural land for pasture.....                                   | 789      | 783,566     | 0.10                | -27.15            | Green peas .....                                   | x        | 16,268     | -                   | -                 |
| Christmas trees, woodland & welland.....                        | 4,794    | 1,542,637   | 0.31                | 10.95             | Green or wax beans .....                           | x        | 9,732      | -                   | -                 |
| All other land.....   | 1,457    | 470,909     | 0.31                | 37.45             |  |          |            |                     |                   |
| Total area of farms.....  | 19,586   | 12,348,463  | 0.16                | -26.64            | <b>Livestock Inventories, 2016 Census (number)</b> |          |            |                     |                   |
|   |          |             |                     |                   | Total cattle and calves .....                      | 1,409    | 1,623,710  | 0.09                | -44.98            |
| <b>Greenhouse Area, 2016 Census (square feet)</b>               |          |             |                     |                   | Steers .....                                       | 129      | 305,514    | 0.04                | -44.87            |
| Total area in use.....  | 170,517  | 158,511,328 | 0.11                | 3000.31           | Beef cows .....                                    | x        | 236,253    | -                   | -                 |
|   |          |             |                     |                   | Dairy cows .....                                   | x        | 311,960    | -                   | -                 |
| <b>Farm Capital Value, 2016 Census (farms reporting)</b>        |          |             |                     |                   | Total pigs .....                                   | x        | 3,534,104  | -                   | -                 |
| Under \$200,000.....  | 8        | 2,142       | 0.37                | 60.00             | Total sheep and lambs .....                        | 835      | 321,495    | 0.26                | 9.58              |
| \$200,000 to \$499,999.....                                     | 9        | 7,433       | 0.12                | -60.87            |  |          |            |                     |                   |
| \$500,000 to \$999,999.....                                     | 47       | 12,500      | 0.38                | -14.55            | <b>Poultry Inventories, 2016 Census (number)</b>   |          |            |                     |                   |
| \$1,000,000 and over.....                                       | 79       | 27,525      | 0.29                | -2.47             | Total hens and chickens .....                      | 144,145  | 50,759,994 | 0.28                | -20.88            |
|   |          |             |                     |                   | Total turkeys .....                                | 63       | 3,772,146  | -                   | -                 |
| <b>Total Gross Farm Receipts, 2016 Census (farms reporting)</b> |          |             |                     |                   |  |          |            |                     |                   |
| Under \$10,000.....   | 44       | 9,536       | 0.46                | -20.00            |  |          |            |                     |                   |
| \$10,000 to \$24,999.....                                       | 21       | 8,376       | 0.25                | -47.50            |  |          |            |                     |                   |
| \$25,000 to \$49,999.....                                       | 29       | 6,755       | 0.43                | 81.25             |  |          |            |                     |                   |
| \$50,000 to \$99,999.....                                       | 16       | 6,263       | 0.26                | 14.29             |  |          |            |                     |                   |
| \$100,000 to \$249,999.....                                     | 17       | 7,022       | 0.24                | -19.05            |  |          |            |                     |                   |
| \$250,000 to \$499,999.....                                     | 7        | 4,707       | 0.15                | 16.67             |  |          |            |                     |                   |
| \$500,000 to \$999,999.....                                     | 7        | 3,689       | 0.19                | 0.00              |  |          |            |                     |                   |
| \$1,000,000 to \$1,999,999.....                                 | 0        | 2,019       | 0.00                | -100.00           |  |          |            |                     |                   |
| \$2,000,000 and over.....                                       | 2        | 1,233       | 0.16                | 0.00              |  |          |            |                     |                   |
|   |          |             |                     |                   |  |          |            |                     |                   |
| <b>Farms by Industry Group, 2016 Census (number of farms)</b>   |          |             |                     |                   |  |          |            |                     |                   |
| Beef cattle ranching and farming.....                           | 14       | 6,786       | 0.21                | -39.13            |  |          |            |                     |                   |
| Dairy cattle and milk production.....                           | 1        | 3,439       | 0.03                | -75.00            |  |          |            |                     |                   |
| Hog and pig farming.....  | 1        | 1,229       | 0.08                | -66.67            |  |          |            |                     |                   |
| Poultry and egg production.....                                 | 8        | 1,816       | 0.44                | -20.00            |  |          |            |                     |                   |
| Sheep and goat farming.....                                     | 7        | 1,097       | 0.64                | 75.00             |  |          |            |                     |                   |
| Other animal production.....                                    | 42       | 5,902       | 0.71                | -22.22            |  |          |            |                     |                   |
| Oilseed and grain farming.....                                  | 29       | 16,876      | 0.17                | 3.57              |  |          |            |                     |                   |
| Vegetable and melon farming.....                                | 5        | 1,856       | 0.27                | 150.00            |  |          |            |                     |                   |
| Fruit and tree nut farming.....                                 | 1        | 1,362       | 0.07                | 0.00              |  |          |            |                     |                   |
| Greenhouse, nursery and floriculture.....                       | 13       | 2,050       | 0.63                | 44.44             |  |          |            |                     |                   |
| Other crop farming.....   | 22       | 7,187       | 0.31                | -15.38            |  |          |            |                     |                   |

# Puslinch Township at a Glance - 2011

| Item  | Puslinch | Province    | Percent of province | Item  | Puslinch  | Province   | Percent of province |
|---|----------|-------------|---------------------|---|-----------|------------|---------------------|
| <b>Farms, 2011 Census (number)</b>                              |          |             |                     | <b>Major Field Crops, 2011 Census (acres)</b>                 |           |            |                     |
| Total .....   | 164      | 51,950      | 0.32                | Winter wheat .....  | 0         | 1,100,003  | 0.00                |
| Under 10 acres .....  | 7        | 2,741       | 0.26                | Oats for grain .....  | 18        | 71,040     | 0.03                |
| 10 to 69 acres .....  | 69       | 12,681      | 0.54                | Barley for grain .....  | 62        | 126,881    | 0.05                |
| 70 to 129 acres .....   | 52       | 11,779      | 0.44                | Mixed grains .....  | 353       | 106,162    | 0.33                |
| 130 to 179 acres .....  | 10       | 4,969       | 0.20                | Corn for grain .....  | 5,484     | 2,032,356  | 0.27                |
| 180 to 239 acres .....  | 7        | 4,801       | 0.15                | Corn for silage .....   | 338       | 271,701    | 0.12                |
| 240 to 399 acres .....  | 9        | 6,460       | 0.14                | Hay .....   | 5,161     | 2,077,911  | 0.25                |
| 400 to 559 acres .....  | 2        | 3,359       | 0.06                | Soybeans .....  | 4,554     | 2,464,870  | 0.18                |
| 560 to 759 acres .....  | 4        | 2,026       | 0.20                | Potatoes .....  | 0         | 37,384     | 0.00                |
| 760 to 1,119 acres .....  | 1        | 1,587       | 0.06                | <b>Major Fruit Crops, 2011 Census (acres)</b>                 |           |            |                     |
| 1,120 to 1,599 acres .....                                      | 1        | 788         | 0.13                | Total fruit crops .....                                       | x         | 52,740     | -                   |
| 1,600 to 2,239 acres .....                                      | 0        | 436         | 0.00                | Apples .....  | x         | 15,830     | -                   |
| 2,240 to 2,879 acres .....                                      | 0        | 152         | 0.00                | Sour Cherries .....   | 0         | 2,342      | 0.00                |
| 2,880 to 3,519 acres .....                                      | 1        | 79          | 1.27                | Peaches .....   | 0         | 6,455      | 0.00                |
| 3,520 acres and over .....                                      | 1        | 92          | 1.09                | Grapes .....  | x         | 18,383     | -                   |
| <b>Land Use, 2011 Census (acres)</b>                            |          |             |                     | <b>Major Vegetable Crops, 2011 Census (acres)</b>             |           |            |                     |
| Land in crops .....   | 18,510   | 8,929,947   | 0.21                | Total vegetables .....  | 16        | 129,595    | 0.01                |
| Summerfallow land .....   | 29       | 23,450      | 0.12                | Sweet corn .....  | 7         | 25,540     | 0.03                |
| Tame or seeded pasture .....                                    | 1,694    | 648,758     | 0.26                | Tomatoes .....  | x         | 16,558     | -                   |
| Natural land for pasture .....                                  | 1,083    | 984,809     | 0.27                | Green peas .....  | x         | 15,121     | -                   |
| Christmas trees, woodland & wetland .....                       | 4,321    | 1,612,444   | 0.23                | Green or wax beans .....                                      | x         | 9,186      | -                   |
| All other land .....  | 1,060    | 468,828     | 0.21                | <b>Livestock Inventories, 2011 Census (number)</b>            |           |            |                     |
| Total area of farms .....                                       | 26,697   | 12,668,236  | 0.21                | Total cattle and calves .....                                 | 2,561     | 1,741,381  | 0.15                |
| <b>Greenhouse Area, 2011 Census (square feet)</b>               |          |             |                     | <b>Steers .....</b>   |           |            |                     |
| Total area in use .....   | 5,500    | 133,520,541 | -                   | 234   | 291,263   | 0.08       |                     |
| <b>Farm Capital Value, 2011 Census (farms reporting)</b>        |          |             |                     | <b>Beef cows .....</b>  |           |            |                     |
| Under \$200,000 .....   | 5        | 2,562       | 0.20                | 819   | 282,062   | 0.29       |                     |
| \$200,000 to \$499,999 .....                                    | 23       | 12,994      | 0.18                | <b>Dairy cows .....</b>                                       |           |            |                     |
| \$500,000 to \$999,999 .....                                    | 55       | 15,276      | 0.36                | 198   | 318,158   | 0.06       |                     |
| \$1,000,000 and over .....                                      | 81       | 21,118      | 0.38                | <b>Total pigs .....</b>                                       |           |            |                     |
| <b>Total Gross Farm Receipts, 2011 Census (farms reporting)</b> |          |             |                     | 2,125 3,088,646   |           |            |                     |
| Under \$10,000 .....  | 55       | 12,263      | 0.45                | <b>Total sheep and lambs .....</b>                            |           |            |                     |
| \$10,000 to \$24,999 .....                                      | 40       | 9,098       | 0.44                | 762   | 352,807   | 0.22       |                     |
| \$25,000 to \$49,999 .....                                      | 16       | 6,720       | 0.24                | <b>Poultry Inventories, 2011 Census (number)</b>              |           |            |                     |
| \$50,000 to \$99,999 .....                                      | 14       | 6,189       | 0.23                | Total hens and chickens .....                                 | 182,188   | 46,902,316 | 0.39                |
| \$100,000 to \$249,999 .....                                    | 21       | 6,985       | 0.30                | <b>Total turkeys .....</b>                                    |           |            |                     |
| \$250,000 to \$499,999 .....                                    | 6        | 5,086       | 0.12                | x   | 3,483,828 | -          |                     |
| \$500,000 to \$999,999 .....                                    | 7        | 3,248       | 0.22                | <b>Farms by Industry Group, 2011 Census (number of farms)</b> |           |            |                     |
| \$1,000,000 to \$1,999,999 .....                                | 3        | 1,558       | 0.19                | Beef cattle ranching and farming .....                        | 23        | 7,105      | 0.32                |
| \$2,000,000 and over .....                                      | 2        | 803         | 0.25                | Dairy cattle and milk production .....                        | 4         | 4,036      | 0.10                |
| <b>Farms by Industry Group, 2011 Census (number of farms)</b>   |          |             |                     | Hog and pig farming .....                                     |           |            |                     |
| Beef cattle ranching and farming .....                          | 23       | 7,105       | 0.32                | 3   | 1,235     | 0.24       |                     |
| Dairy cattle and milk production .....                          | 4        | 4,036       | 0.10                | Poultry and egg production .....                              |           |            |                     |
| Hog and pig farming .....                                       | 3        | 1,235       | 0.24                | 10  | 1,619     | 0.62       |                     |
| Poultry and egg production .....                                | 10       | 1,619       | 0.62                | Sheep and goat farming .....                                  |           |            |                     |
| Sheep and goat farming .....                                    | 4        | 1,446       | 0.28                | 4   | 1,446     | 0.28       |                     |
| Other animal production .....                                   | 54       | 6,966       | 0.78                | Other animal production .....                                 |           |            |                     |
| Oilseed and grain farming .....                                 | 28       | 15,818      | 0.18                | 54  | 6,966     | 0.78       |                     |
| Vegetable and melon farming .....                               | 2        | 1,531       | 0.13                | Oilseed and grain farming .....                               |           |            |                     |
| Fruit and tree nut farming .....                                | 1        | 1,548       | 0.06                | 2   | 1,531     | 0.13       |                     |
| Greenhouse, nursery and floriculture .....                      | 9        | 2,372       | 0.38                | Vegetable and melon farming .....                             |           |            |                     |
| Other crop farming .....  | 26       | 8,274       | 0.31                | 1   | 1,548     | 0.06       |                     |
|   |          |             |                     | Fruit and tree nut farming .....                              |           |            |                     |
|   |          |             |                     | 9   | 2,372     | 0.38       |                     |
|   |          |             |                     | Greenhouse, nursery and floriculture .....                    |           |            |                     |
|   |          |             |                     | 9   | 2,372     | 0.38       |                     |
|   |          |             |                     | Other crop farming .....                                      |           |            |                     |
|   |          |             |                     | 26  | 8,274     | 0.31       |                     |

## **Appendix E: CV's**

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

## EDUCATION

M.Sc., University of Guelph, 1988.

B.A., Wilfrid Laurier University, 1986.

## MEMBERSHIPS

Ontario Institute of Agrologists.

Ontario Professional Planners Institute.

Canadian Institute of Planners.

## POSITIONS HELD

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

1993 – 1995: Ecological Services For Planning Ltd., Guelph, Ontario – Senior Project Manager.

1988 – 1992: Ecological Services For Planning Ltd., Guelph, Ontario – Project Manager.

1986 – 1987: Environmental Consultant, Waterloo, Ontario.

## EXPERIENCE

Extensive project experience in agricultural projects in Ontario. Experience includes: preparation of Agricultural Impact Assessments, input to Class and Full Environmental Assessments, MDS I Calculations, Agricultural Rehabilitation Plans, and expert testimony at the Ontario Municipal Board, OLT, and the Normal Farm Practices Protection Board. These projects have required considerable government and non-government agency liaison, interdisciplinary team input, and the integration of a variety of scientific disciplines.

### Selected Agricultural Projects

- Completed Agricultural Impact Assessments in Perth County, Wellington County, Simcoe County and the Regional Municipalities of Waterloo, Peel, Halton, York, and Hamilton-Wentworth. These studies addressed the potential impacts of aggregate developments, estate residential developments, urban expansions, and golf courses (Mad River, Chestnut Hill, River Valley, Wildwinds, and Cardinal Golf Courses).
- Calculated minimum distance separation (MDS I & II) requirements for livestock operations.
- Managed the agricultural components for Waste Management Master Plans in Victoria County, Peterborough County, Essex County, and the Regional Municipality of Haldimand-Norfolk.
- Completed Agricultural Assessments for highway widenings and road improvements – Highway 3 (Windsor to Essex), Highway 7 (Peterborough), Highway 7 (Stratford), and Highway 24 (Cambridge).
- Retained by the Township of Centre Wellington to complete agricultural appraisals of selected farms adjacent to the urban centres of Fergus and Elora (Official Plan Study – 2003).
- Retained by Halton Hills to assess agricultural impacts of proposed expansion of Glen Williams.
- Completed agricultural assessment for proposed sewer trunk line in the Town of Markham (19th Avenue).
- Completed agricultural rehabilitation plans for MTO Wayside Pit projects – Puslinch, Arthur, MTO Highway 406 (Niagara), and City of Hamilton.
- Retained by the Region of Peel to undertake peer reviews of agricultural impact assessments (2005–06).
- Retained by the municipalities of Caledon, Clearview, Amaranth, East Garafraxa, Mono, and Whitby to peer review agricultural reports.

# 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.