AGRICULTURAL IMPACT ASSESSMENT FOR OSPRINGE ESTATE DEVELOPMENT

PREPARED FOR:

MULMUR AGGREGATES INC.
965 York Road
Guelph ON
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PREPARED BY:

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STOVEL AND ASSOCIATES INC.
651 Orangeville Road
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April 2026

Table of Contents

1.0 INTRODUCTION

1.1 Site Location and Purpose

Stovel and Associates Inc. (“SAI”) was retained by Mulmur Aggregates Inc. (“Mulmur”), to complete an Agricultural Impact Assessment (“AIA”) of a proposed residential subdivision in the Town of Erin. The project is referred to as Ospringe Estate Development. The lands in question are approximately 23.8 ha in size and are located on Part of Lots 11 and 12, Concession 2.

Wellington Road 125 abuts the property on the eastern limits of the site (see Figure 1).

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

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

This report generally follows the direction provided *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.

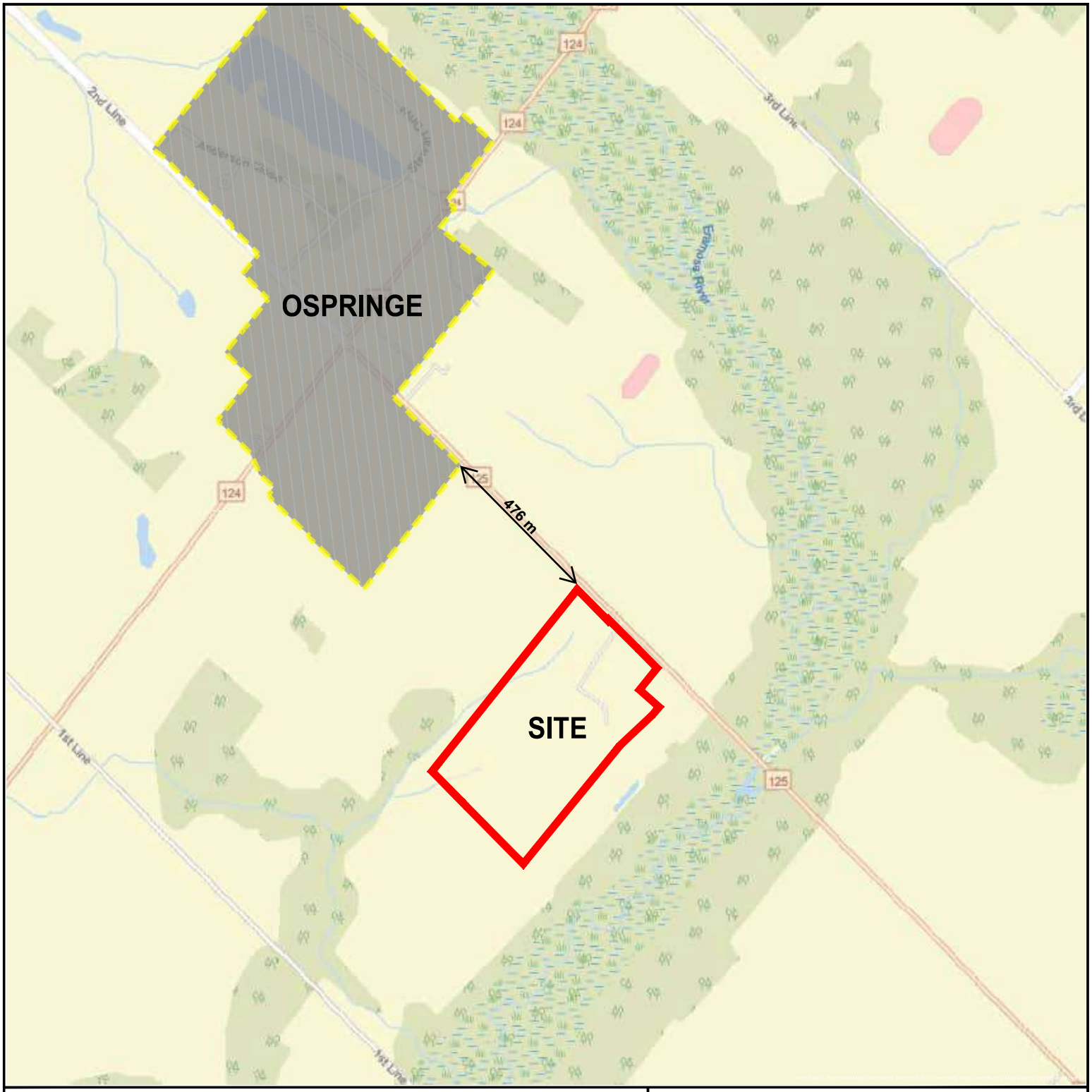
1.2 History

The subject property is a former and active licenced pit referred to as the Ospringe Pit. The Ospringe Pit comprises two Class A licences (Licence Nos. 5472 and 15473), approved for above and below water extraction. The annual tonnage limit for Licence 5472 is unlimited and the annual tonnage limit for Licence 15473 is 300,000 tonnes. Portions of the Licence were surrendered in 2024 following rehabilitation. In 2025, 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 120 rural residential lots in Erin.

The development of the subject lands will provide rural residential housing, including Accessory Residential Units.

In 2025, Mulmur engaged the Town of Erin and County of Wellington to resolve technical issues associated with the proposed development. Technical analysis was submitted to the County for technical peer review. The County determined that additional supporting documentation was required, including the completion of an AIA (Aldo Salis, OP-2025-14, Feb. 10, 2026).



LEGEND

SITE LOCATION

SITE LOCATION MAP

5338 WELLINGTON RD 125
PT LOT 11 and 12 CON 2
TOWN OF ERIN
COUNTY OF WELLINGTON

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DATE: 12-Dec-25

FILE: Ospringe Estate Development

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.*
> - *Farm Data Sheets for the barns located at the following properties:*
>   - *5273 Wellington Road 125*
>   - *5276 Wellington Road 125*
>   - *5362 Wellington Road 125*
>   - *5365 Wellington Road 125*
> - *A Traffic Impact Assessment*
> - *An Environmental Impact Study*
> - *A Noise Impact Assessment*
> - *A Servicing Options Assessment, in accordance with Section 11.2.3 of the County of Wellington Official Plan.*

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), 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). Certain farms

received multiple copies of the Farm Data Sheet and did not return the surveys. 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

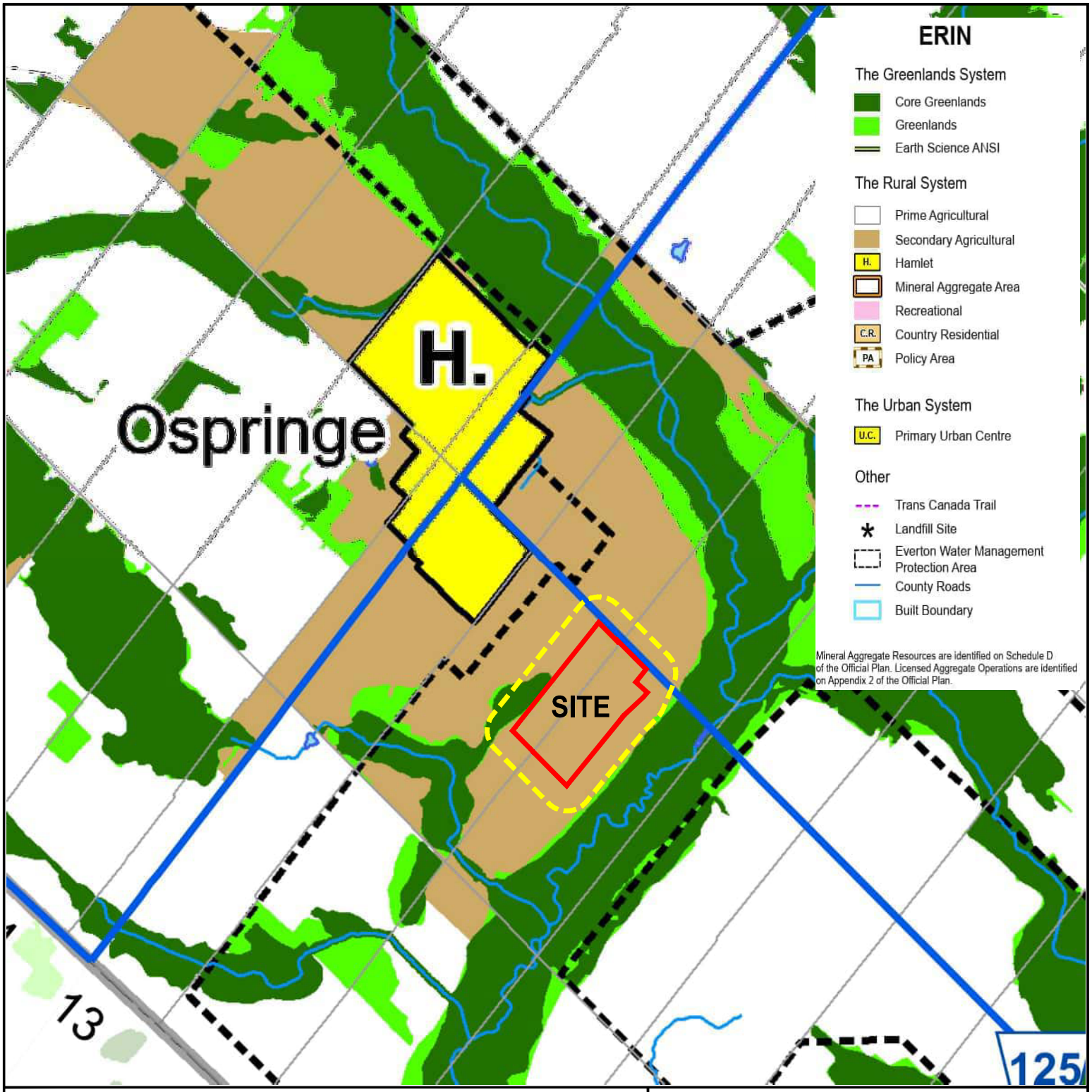
The subject land is designated Secondary Agricultural (Figure 2). The subject land is zoned Extractive Industrial – M4 (Figure 3).

The proposed development is comprised of 43 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 0.8 ha in size. Lot frontages range from 50-60 m, not including the lots on curves. 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 Wellington Road 125. 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 1300m of road in the proposed subdivision;
- The roads are mainly double-loaded.
- There is a 20 m access road along the western portion of the proposed development. This access will be used to allow access to the western portion of the property. The western portion of the property is proposed to be used as a future parkland. 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.



LEGEND

SITE LOCATION

120 m Study Area

County of Wellington Official Plan

Schedule 'B2' - Land Use Erin

5338 WELLINGTON RD 125
PT LOT 11 and 12 CON 2
TOWN OF ERIN
COUNTY OF WELLINGTON

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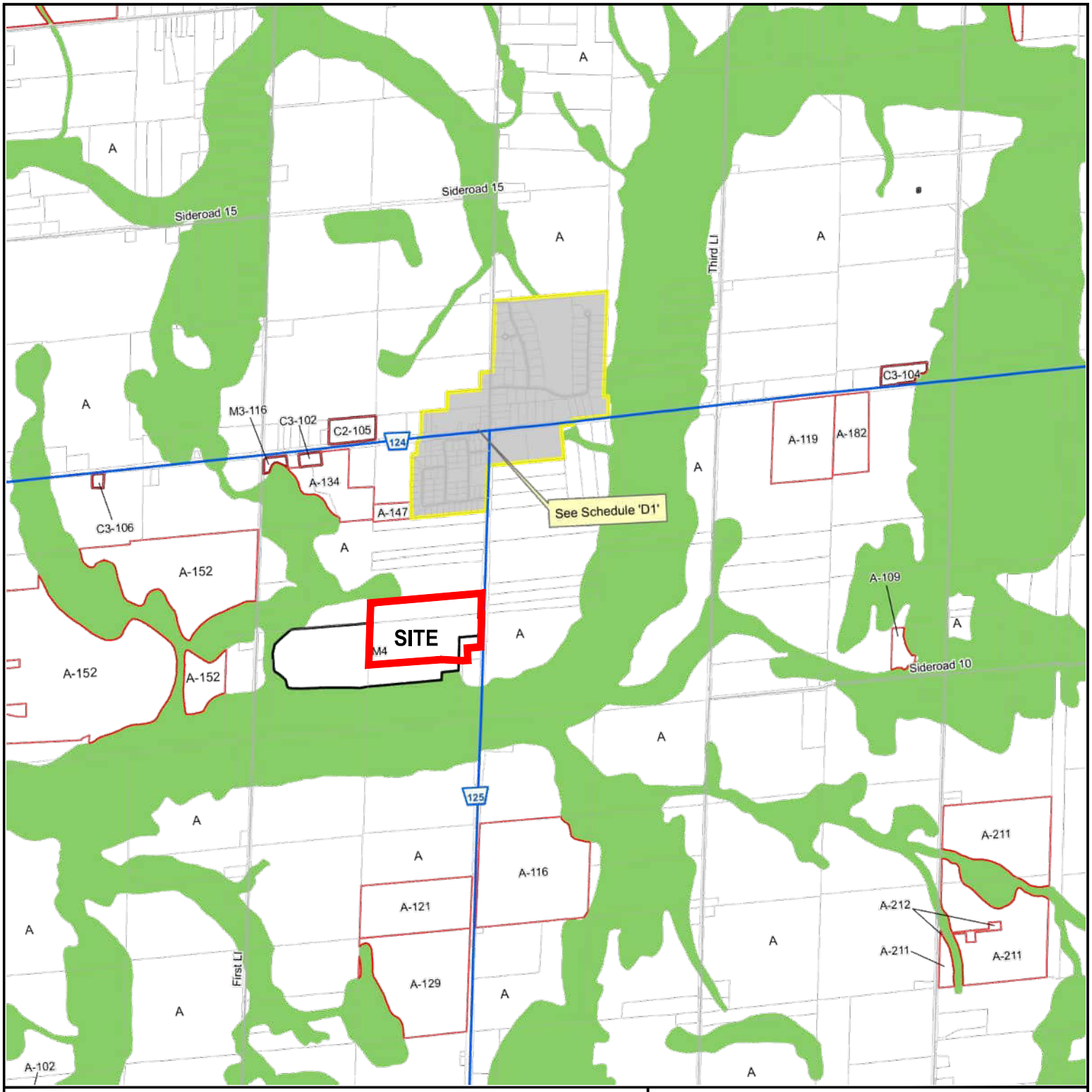
DATE: 12-Dec-25

FILE: Ospringe Estate Development



LEGEND

SITE LOCATION

Town of Erin
Schedule 'A' By-Law No. 07-67
FIGURE 3

5338 WELLINGTON RD 125
PT LOT 11 and 12 CON 2
TOWN OF ERIN
COUNTY OF WELLINGTON

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1:1235.984

DATE: 12-Dec-25

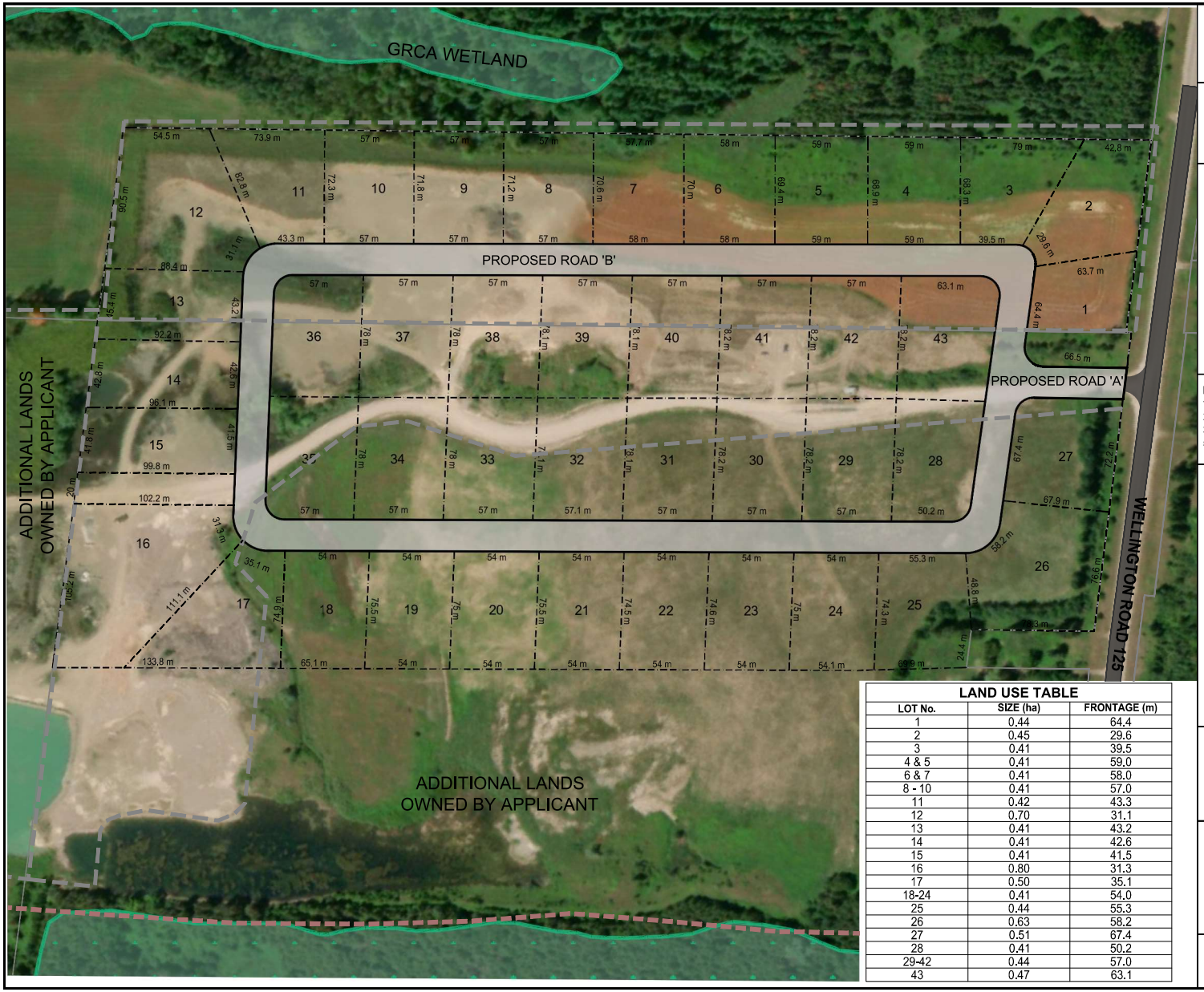
FILE: Ospringe Estate Development

CONCEPT PLAN

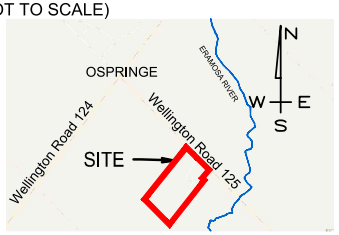
FIGURE 4

Mulmur Aggregates Inc.

5338 WELLINGTON RD 125
PT LOT 11 and 12 CON 2
TOWN OF ERIN
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 M4 (EXTRACTIVE INDUSTRIAL).
5. THE SITE IS DESIGNATED SECONDARY AGRICULTURAL.

LEGEND

- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY (20 m Wide)
- REGULATORY FLOODPLAIN (GRCA)
- WETLAND
- LICENCE LIMIT
- EXISITNG LOT LINE

LAND USE TABLE

LOT No.	SIZE (ha)	FRONTAGE (m)
1	0.44	64.4
2	0.45	29.6
3	0.41	39.5
4 & 5	0.41	59.0
6 & 7	0.41	58.0
8 - 10	0.41	57.0
11	0.42	43.3
12	0.70	31.1
13	0.41	43.2
14	0.41	42.6
15	0.41	41.5
16	0.80	31.3
17	0.50	35.1
18-24	0.41	54.0
25	0.44	55.3
26	0.63	58.2
27	0.51	67.4
28	0.41	50.2
29-42	0.44	57.0
43	0.47	63.1

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NORTH

3/23/2026

Meters
50 0 50 100

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2.0 DESCRIPTION OF AGRICULTURAL RESOURCE BASE

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

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

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

The Secondary Study Area (“SSA”) includes a larger area surrounding the Primary Study Area. For this assessment, a SSA of approximately 1.5 km from the subject lands was established. A substantial portion of the SSA includes the settlement of Ospringe. For this AIA, lands within the settlement boundary were described in brief but not evaluated.

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 PSA and SSA remain relatively consistent over the last two decades.

It is noted that a significant portion of the SSA is included in the settlement boundaries of Ospringe. Approximately 69 ha of the SSA is included in the settlement boundary. Residential land uses predominate in this area. Over the past two decades, several residential units have been added to Ospringe, including a subdivision in the southern portion of Ospringe.

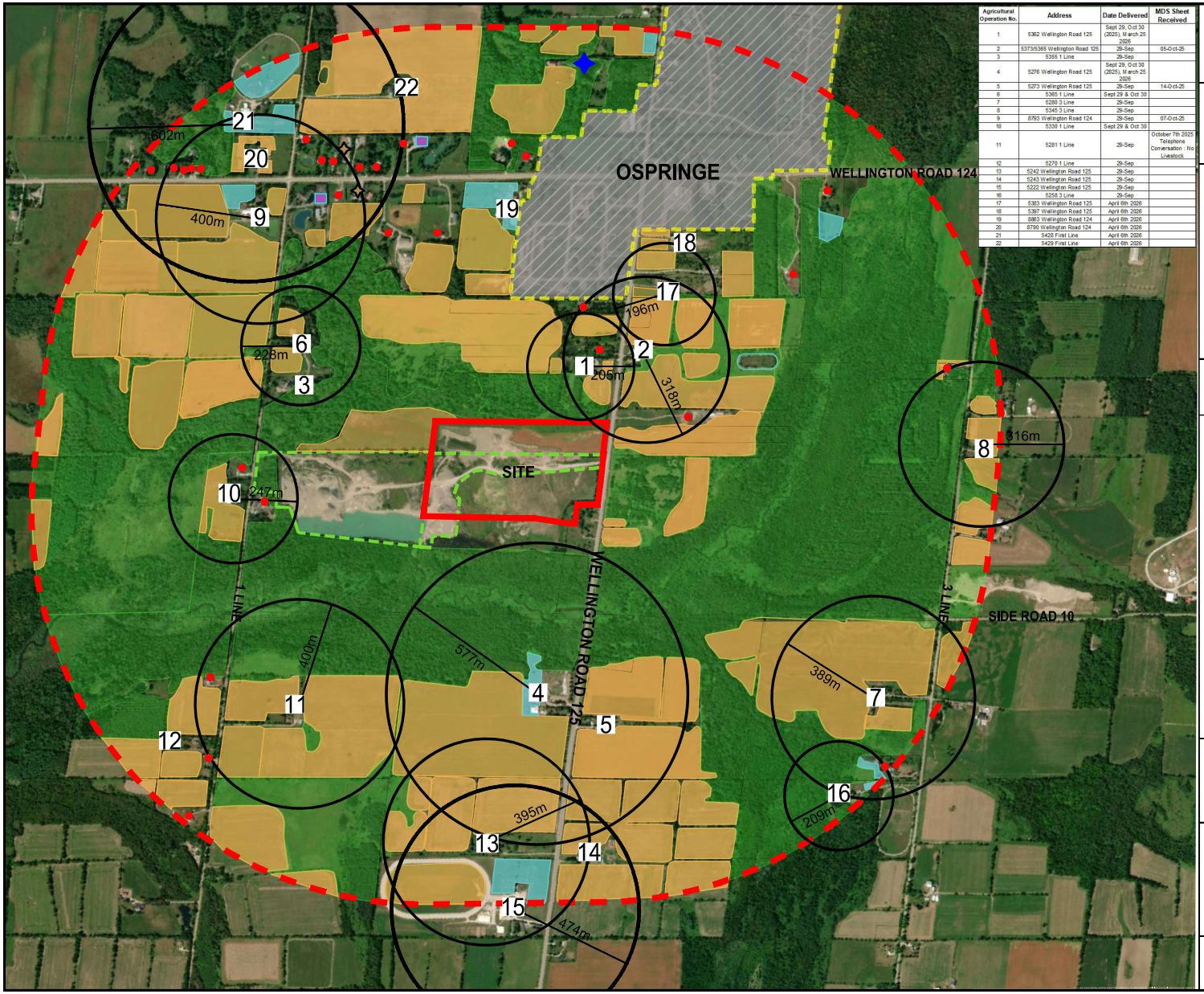
Accompanying the Agricultural Land Use Map is an Agricultural Operations Summary. Each agricultural operation that was observed in the field was summarized. The description of these operations includes the following: type of operation, associated crop type, a brief description of onsite infrastructure, 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

There are no active agricultural buildings or other forms of capital investment related to agriculture located on the PSA.

There are no agricultural lands on the PSA.

There have been no agricultural uses on the PSA for the past 2 decades as the site has been an active aggregate pit operation.



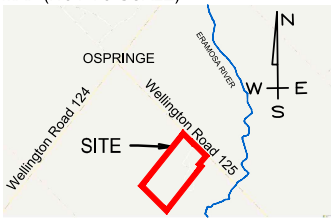
Agricultural Operation No.	Address	Date Delivered	MDS Sheet Received
1	5362 Wellington Road 125	Sept 29, Oct 30 (2025), March 25 2026	
2	5373/5365 Wellington Road 125	29-Sep	05-Oct-25
3	5355 1 Line	29-Sep	
4	5276 Wellington Road 125	Sept 29, Oct 30 (2025), March 25 2026	
5	5273 Wellington Road 125	29-Sep	14-Oct-25
6	5365 1 Line	Sept 29 & Oct 30	
7	5280 3 Line	29-Sep	
8	5345 3 Line	29-Sep	
9	8793 Wellington Road 124	29-Sep	07-Oct-25
10	5330 1 Line	Sept 29 & Oct 30	
11	5281 1 Line	29-Sep	October 7th 2025 Telephone Conversation : No Livestock
12	5270 1 Line	29-Sep	
13	5242 Wellington Road 125	29-Sep	
14	5243 Wellington Road 125	29-Sep	
15	5222 Wellington Road 125	29-Sep	
16	5258 3 Line	29-Sep	
17	5383 Wellington Road 125	April 6th 2026	
18	5367 Wellington Road 125	April 6th 2026	
19	8863 Wellington Road 124	April 6th 2026	
20	8790 Wellington Road 124	April 6th 2026	
21	5426 First Line	April 6th 2026	
22	5429 First Line	April 6th 2026	

Ospringe Estate Development
Agricultural Land Use Map

FIGURE 5

5338 WELLINGTON RD 125
PT LOT 11 and 12 CON 2
TOWN OF ERIN
COUNTY OF WELLINGTON

KEYMAP (NOT TO SCALE)



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LEGEND

- SITE LOCATION
- 1500 m STUDY AREA
- OSPRINGE URBAN BOUNDARY
- 1 — AGRICULTURAL OPERATION
- SHRUB/SCRUB LOWLAND COMPLEX
- COMMON ROW CROP
- ACTIVE AGGREGATE OPERATION
- PASTURE LAND
- 185 m — MDS I SETBACK
- AGRICULTURE RELATED USE
- Non-Farm Residence
- Contractor & Service Businesses
- Veterinary Clinics & Animal Care Services

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NORTH

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250 0 Meters 250 500

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2.1.2 Secondary Study Area – Agricultural Land Use

The Secondary Study Area (SSA) includes a portion of the Hamlet of Ospringe and several non-agricultural land uses (i.e. rural residential lands, a gravel pit and old field/reforestation area managed by the GRCA). Several active agricultural or agricultural-related operations are noted within the SSA.

The residential and commercial/institutional uses associated with the settlement of Ospringe exist north of the site. For the purposes of area calculations, the area of commercial uses within the settlement boundary has been lumped into the category Ospringe Urban Area.

Table 1 provides a summary of agricultural cropping systems in the SSA. There are no speciality crop lands on the subject property or in the SSA. The area estimates associated with this Table are derived from field investigations conducted by SAI and supplemented by background mapping and aerial photography. The largest land use category relates to woodlands/wetlands/scrublands. The Eramosa River traverses through the SSA. The river corridor is forested and includes wetland, upland woodland and man-made plantations. Lands further to the south of the Eramosa River are comprised of extensively cultivated farm fields and large livestock operations.

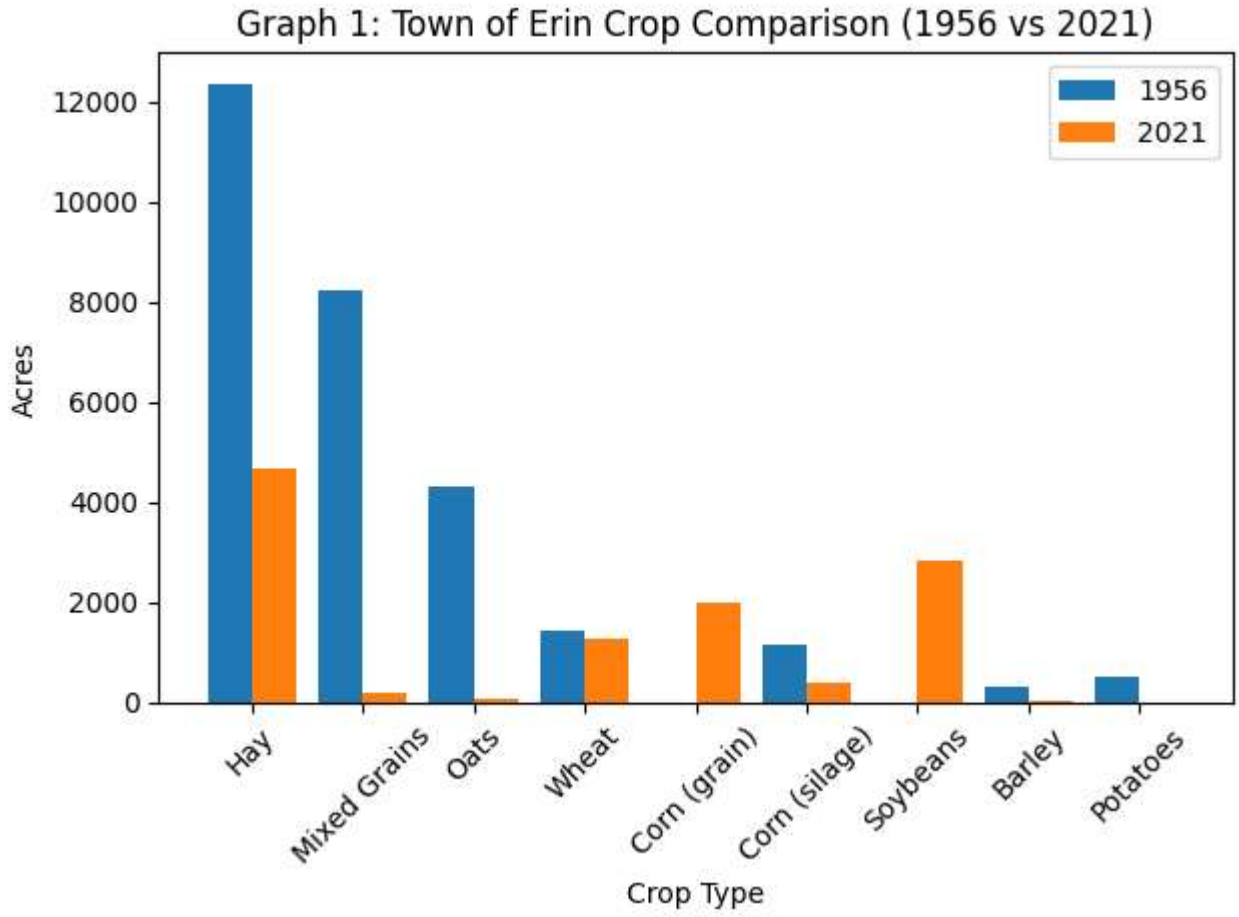
Crop Type	Subject Lands (PSA) (ha)	%	Secondary Study Area (ha)	%	Totals (ha)	%
Row Crop / Small Grains / Forage	**0.0**	**0.0%**	**310.8**	**30.8%**	**310.8**	**30.1%**
Pasture	**0.0**	**0.0%**	**12.3**	**1.2%**	**12.3**	**1.2%**
Shrub / Scrub Lowland Complex	**0.0**	**0.0%**	**448.0**	**44.4%**	**448.0**	**43.4%**
Ospringe Urban Area	**0.0**	**0.0%**	**69.3**	**6.9%**	**69.3**	**6.7%**
Aggregate Extraction	**23.8**	**100.0%**	**19.3**	**1.9%**	**43.1**	**4.2%**
Remaining Area (Roads, Rural Residential, Secondary Ag lands)	**0.0**	**0.0%**	**148.5**	**14.7%**	**148.5**	**14.4%**
TOTAL	**23.8**	**100.0%**	**1008.2**	**100.0%**	**1032.0**	**100.0%**

The Agricultural Land Use mapping and aerial breakdown in Table 2 illustrates that both the Primary and Secondary Study Areas are not representative of normal agricultural production land uses in the Town of Erin and County of Wellington.

A comparison of historical and contemporary agricultural data for the Town of Erin illustrates notable changes in cropping patterns over time. In 1956, agricultural production was characterized by a diversified system, with significant acreage devoted to hay (12,350 acres), mixed grains (8,214 acres), and oats (4,298 acres), reflecting a strong reliance on livestock-supporting crops. Wheat (1,436 acres) and silage corn (1,156 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 indicate a substantial reduction in traditional grains, with oats (73 acres) and mixed grains (179 acres) representing only a minor component of agricultural production. While hay remains a dominant crop (4,661 acres), cropping patterns have shifted toward more specialized production, including grain corn (1,982 acres), soybeans (2,815 acres), and continued wheat production (1,291 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.

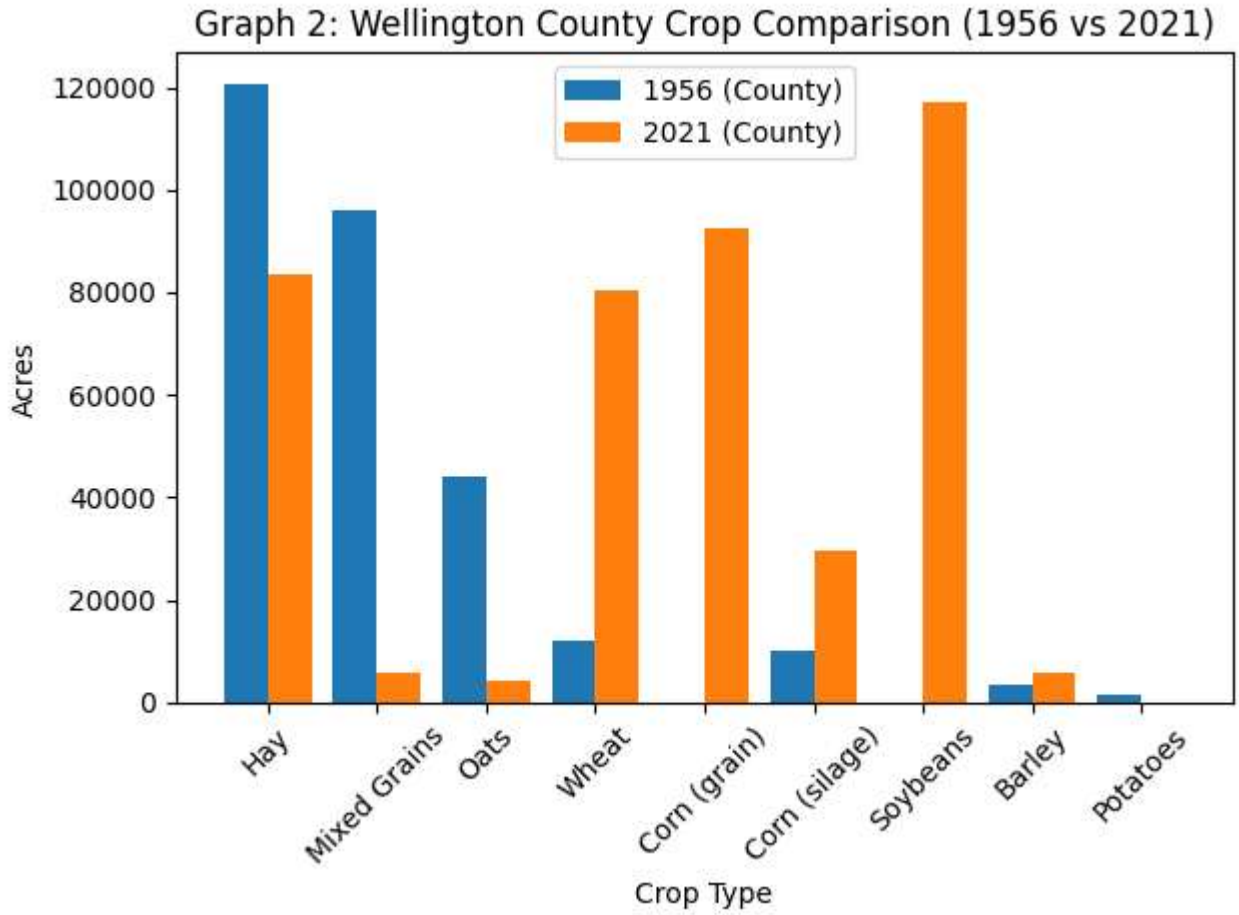


Graph 1: Comparison of crop distribution in the Town of Erin (1956 vs. 2021). Blue bars represent 1956 Census data, while orange bars represent 2021 Ontario agricultural statistics. Source: 1956 Census of Agriculture and Ontario Agricultural Statistics (2021).

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 indicate 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), along with 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 crop (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. The graph illustrates a decline in traditional crops such as mixed grains and oats, alongside increased production of wheat and silage corn. Source: 1956 Census of Agriculture and Statistics Canada Census of Agriculture (2021)*

There are 22 agricultural operations recorded within the SSA: 1 former greenhouse, 2 dairy, 2 beef (mixed), 5 equestrian/hobby horse, 12 cash crop/vacant/unoccupied farms.

A former greenhouse operation is located at 8790 Wellington Road 124, Erin, in the northwest corner of the SSA.

Circle Four Farms is located at 5428 First Line, Erin. Circle Four Farms produces grass-fed beef for the local market. In addition, Circle Four Farms is a horse breeder, with training facilities.

5365 1 Line is a small hobby horse farm.

8793 Wellington Road 124 is an active dairy operation; the farm data sheet stated 100 head of cattle.

Ideal Training Centre is located at 5222 Wellington Road 125. The Horse complex includes 3 barns with a total of 130 stalls, 31 generous fenced paddocks with electric wire, wide roadways for easy loading and parking of trailers, a covered 8 horse exerciser and a 6-horse exerciser. Blacksmith and Operations Managers are on site along with numerous on-call Veterinarians.

Hillside Acres Ltd. is located at 8863 Wellington Road 125. Hillside Acres Ltd. is a horse boarding facility which Includes an indoor area, outdoor sand ring & wash stall.

Burnside Farms Ltd. is located at 5276 Wellington Road 125, offers a rustic barn wedding venue for ceremonies and receptions. Burnside Farms Ltd. operates a beef cattle farm.

Pangli Estates, located at 5397 Wellington Road 125, is a large equestrian facility. At 5373 Wellington Road 125 a small livestock herd was reported in the Farm Data Sheet (6 large-framed, and 6 medium-framed cattle).

There are several agriculture related uses and on-farm diversified uses and home industries in the SSA. The following provides a brief overview of these uses.

The most significant agriculture-related business in the SSA is the farm equipment dealership in Ospringe – Premier Farm Equipment (a local John Deere dealer) located at 8911 Wellington Rd 124.

Rockscapes of Canada Inc., located at 8919 wellington County Road 124, Ospringe, is a local landscape business. Rockscapes of Canada Inc. have become specialists in the re-creation of actual rock formations which have been moulded from real rock faces or boulders. Rockscapes of Canada Inc. can reproduce most geological formations. Easy to construct and light in weight, these rock formations can be designed to create a private grotto, cascading waterfalls, rock gardens, streams, spas or retaining walls.

Rockscapes of Canada Inc. and Ospringe – Premier Farm Equipment are both located within the Hamlet boundary of Ospringe.

Alma Street Animal Hospital is located at 8809 Wellington Rd 124, Erin. The Alma Street Animal Hospital offers a full-service practice with a variety of services intended to promote pet's overall health and longevity. In addition, Alma Street Animal Hospital provides a variety of canine reproductive services from breeding consultation to whelping assistance and neonatal care and medical care and reproductive services in a calm, comfortable and stress-free environment.

HAART Centre for Equine Assisted Wellness, located at 8812 Wellington Rd 124, Erin. HAARTTM program offers animal and eco-facilitated therapy to help clients through their journey to psychological wellness in two formats: Holistic Animal Assisted Recreation & Therapy for Wellness and Recreation programs and as Holistic Animal Assisted & Recreation Therapy for more in-depth Psychotherapeutic programs.

The Iron Works, located at 5407 First Line, provides custom welding and a machine shop. This business has been permanently closed. Site specific zoning approval permits the lands to be used as Rural Industrial zone (M3-116) a home industry, a repair shop excluding automotive repair, a body or paint shop, a contractors yard, an accessory single detached dwelling and uses accessory to a permitted use.

C & C Nestco is located at 8823 Wellington Road 124. This site has zoning approval for multiple tenant industrial and storage uses within 2 accessory buildings.

8809 Wellington Road 124 (Tent Town) received site specific zoning approval (Rural Commercial zone, C3-102) for retail and wholesale furniture sales, furniture fabricating and repair, an accessory dwelling, and buildings, structures and uses accessory to the forgoing uses. The lands zoned C3-102 may not contain any outdoor storage.

8919 Wellington Road 124 (Bergwoerff) received a site-specific zoning approval (Rural Commercial Zone C3-105) for a lawn and garden supply outlet, including the sale of nursery stock and lawn and gardening equipment. An accessory dwelling is permitted as well as buildings, structures and uses accessory to the foregoing uses

Thomasfield Homes Ltd. 8871 Wellington Road 124 (A-147) received site-specific zoning approvals to allow for a Bed and Breakfast (B & B) Establishment (Class 1 & 2), home industry and a home occupation.

2.2 Parcel Size

Parcel size mapping was reviewed for the PSA and SSA. The PSA and SSA are highly fragmented due to historic severance activity in the area. In addition, both the PSA and SSA are included in the Hamlet of Ospringe. 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 14.2 ha and the average size of agricultural parcels in the SSA is 32.7 ha.

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

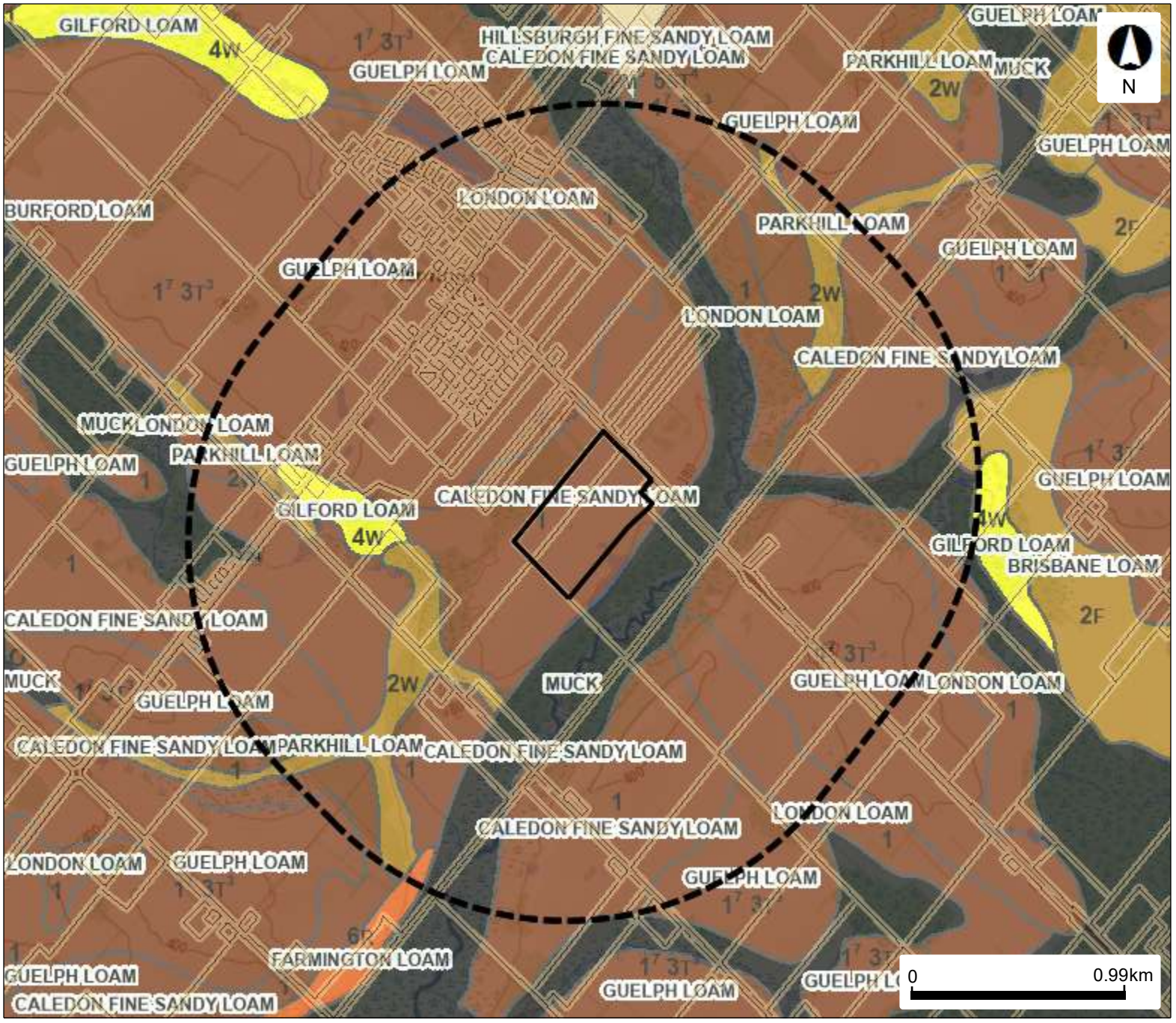
2.3 Soil and CLI – Soil Capability for Agriculture

Soils in the 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 SSA consist of three soil series: Dumfries sandy loam, Burford loam, and Guelph loam. The following description of these soils has been taken from the Soil Survey of Wellington County. Report No. 35. of the Ontario Soil Survey (1963). Figure 6 illustrates the soils mapped in the Secondary Study Area, and the associated Canada Land Inventory – Soil Capability for

Agriculture classification for these soil series. Based on this background mapping, approximately 76.8% of the SSA is mapped as prime agricultural lands. The PPS defines prime agricultural land *as specialty crop areas and/or Canada Land Inventory (CLI) Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection*. This estimate does not exclude lands that have been removed from agricultural production, such as residential lots associated with the Hamlet of Ospringe or rural residential lots.

Figure 6: Soil Capability for Agriculture



Legend

- Assessment Parcel
- Soil Name Label
- Soil Capability for Agriculture
  - Unclassified
  - Class 1
  - Class 2
  - Class 3
  - Class 4
  - Class 5
  - Class 6
  - Class 7
  - Organic Soil
  - Water

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Map Created: 2/19/2026
Map Center: 43.68875 N, -80.12622 W

Guelph Series

Within the SSA, Guelph loam soils are mapped in proximity to the settlement of Ospringe (north and northwest of the settlement). Guelph loam soils are amongst some of best agricultural soils in Ontario.

> *"The Guelph loam soil parent material consists of glacial till derived from the grey and brown limestones of the underlying rock strata. The soils are predominantly loams although some small areas of sandy loam occur east of Oustic. The higher sand content in these soils may be due to the influence of the outwash sands that completely surround them.*
>
> *In general, there are very few field stones or boulders; the only handicap to cultivation is the frequency and steepness of slopes. The soils are well drained both internally and externally but retain adequate amounts of moisture for the needs of crops. Erosion hazard is great on the steep slopes.*
>
> *The surface soil is dark greyish brown and moderately high in organic matter content. Below the surface layer is à 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).*

London Series

The London loam soils occur north and east of the PSA.

> *"The London soils occurring in association with the Guelph Series are important agricultural soils in Wellington County. They are imperfectly drained soils on gently undulating upland areas where surface runoff is slow and internal drainage is moderate. The material from which these soils have been derived is the same as that of the Guelph series and they therefore have the same potential for agricultural production if they are artificially drained.*
>
> *The dark colored surface horizon is commonly one or two inches thicker than the same horizon in Guelph soils, and one or two per cent higher in organic matter content. The average organic matter content for cultivated surface soils is over 5 per cent. The layers below the surface are duller in colour than those of the Guelph soils and are not as easy to differentiate. Mottles or blotches of orange and yellow colours appear in the subsoil and in the parent material indicating that the water table is high at certain periods of the year. The accumulation of clay in the subsoil (B) horizon is not as great as it is in that of the Guelph soils.*
>
> *The London soils are general purpose soils capable of producing arable crops or good pastures in support of mixed farming, livestock raising or dairying. The high-water table delays seeding operations in the spring, may adversely affect the growth of alfalfa, or reduce the yield of winter wheat by winter-killing. However, when artificially drained the London soils have a higher potential than the Guelph, mainly because of their smoother topography; a factor contributing to easier management."* (Pages 25 – 26).

Within the SSA, background mapping illustrates the location of London Loam in the north and east portion. Background mapping of CLI-Soil Capability for Agriculture illustrates these soils as Class 1.

Parkhill Series

The Parkhill loam soils occur southwest and northeast of the PSA.

> *"These poorly drained soils cover 13,700 acres in the county and occur in depressions in association with the Guelph, London, Harriston and Listowel soil series. Although these soils are wet for the major part of the year there is a time, generally late in the summer, when they are free from excess water.*
>
> *In contrast to the associated upland soils, the Parkhill soils have a much darker and thicker surface soil. The black organic matter from the decaying leaves, stems and roots of plants tends to accumulate in wet places and it is mixed with the mineral soil by worms and by cultivation to produce a thick black surface soil. Some of the dark surface has also resulted from the accumulation of surface soil carried down the adjacent slopes by water.*
>
> *The brown subsoil colour of the better drained soil is not present in the Parkhill soils. Instead, the surface is underlain by two grey layers that differ from each other in intensity of colour and in structure. Usually the upper layer is a darker grey than the layer below it. However, in some places, the upper layer is lighter grey. The subsoil layers may be distinctly yellowish where these soils occur in association with the Harriston and Listowel soils. The yellowish brown of the parent materials is reflected the colour of the whole profile. The subsoil layers are profusely mottled.*
>
> *The surface soil is generally neutral; the subsoil becomes more alkaline with depth. Free carbonates are commonly present at 24 inches or less.*
>
> *The Parkhill soils are often too wet for regular cultivation and therefore are used for pasture and hay crops. These soils may be included with the regular rotation land if they are artificially drained. Artificial drainage may be difficult to install because of the problem of finding a suitable outlet."* (Pages 26 – 27).

Within the SSA, background mapping illustrates the location of Parkhill Loam in the southeast and southwest portion. Background mapping of CLI-Soil Capability for Agriculture illustrates these soils as Class 2w.

Gilford loam

The Gilford loam soils occur west of the PSA.

> *"Associated with areas of Burford and Brisbane soils and other soils of outwash origin are soils with poor drainage. These are the Gilford soils that occupy 4,800 acres in the county, and are found in depressional areas. Like the Brisbane soils these occur in small areas widely scattered throughout the County.*
>
> *These soils have developed their characteristics under water saturated conditions. During the later part of the summer season the water table drops to a lower level but rises again in the fall. However, even at its lowest level the water table is often within six to eight feet*

of the surface. This wet condition gives rise to the thick black surface soil of high organic matter content that is typical of most of the poorly drained soils in Southern Ontario.

The soil profile has a surface soil about 8 inches thick underlain by strongly mottled, grey subsoil horizons. The subsoil horizons often contain lenses of silt and clay which appear to be depositional rather than the result of specific profile development. The lower of the two subsoil layers may be more mottled than the layer above it. Calcareous gravel most commonly occurs at 24 inches.

Gilford soils are essentially non-arable soils but in some cases can be used as pasture land. The majority of these soils are uncleared and serve as bushlots that provide excellent cover for wildlife." (Page 35).

Within the SSA, background mapping illustrates the location of Gilford Loam in the west portion. Background mapping of CLI-Soil Capability for Agriculture illustrates these soils as Class 4w.

Caledon Series

The Caledon Fine Sandy loam soils occur on the subject lands, as well as south and east of the PSA.

"The Caledon soils are well drained and have developed on gravelly materials that are similar to those that produced the Burford soils. However, the materials overlying the gravel are stonefree fine sands whereas those overlying the gravel of the Burford soils are cobbly loams.

Caledon soils occur principally in Eramosa and Erin Townships on gently undulating landscapes where external drainage is moderate and internal drainage is rapid. Slopes are long and smooth—quite different from some of the areas of Caledon soils in Peel County where short steep, irregular slopes are common. The largest area of Caledon soil is found near Rockwood along number 7 highway. This, along with a number of smaller areas, occupies a total of 13,000 acres in Wellington County.

Grey-Brown Podzolic characteristics are well expressed in the Caledon soils. The surface soil is very dark greyish brown about 3 inches thick in uncultivated areas. On cultivation a part of the subsurface is mixed with the surface to form a thicker surface layer which may be a little paler colour. The Ae horizons are about 24 inches thick, their yellowish brown colour becoming lighter with depth. The B horizon is dark brown and is located immediately above the calcareous gravel. The thickness of the profile is remarkably uniform varying from 36 to 40 inches. Gravel and cobblestones occur only in the subsoil. Except for the occasional field stone on the surface, the remainder of the soil profile is stonefree.

There is little distinction that can be made between the Caledon and Burford soils in regard to land use. All the crops that are commonly grown in the region can be produced successfully on the Caledon soils." (Page 36).

Within the SSA, background mapping illustrates the location of Caledon Fine Sandy Loam in the south and east portion. Background mapping of CLI-Soil Capability for Agriculture illustrates these soils as Class 1.

Table 2 provides a summary of the areal distribution of CLI – Soil capability for agriculture classes within the SSA. The estimates for the PSA are based on historic information. As previously noted, the entire subject property is extracted (as part of licensed pit operations) and all of the onsite soils have been disturbed. Based on this background information, approximately 76.8% of the SSA was historically mapped as CLI Class 1-3 soils, prime agricultural land.

Table 2: Canada Land Inventory – Soil Capability for Agriculture

CLI CLASS	SSA (ha)	%	PSA (ha)	%
Class 1	620.3	61.5%	23.8*	100.0%
Class 2	56.4	5.6%	0.0	0.0%
Class 3	97.3	9.6%	0.0	0.0%
Class 4	12.2	1.2%	0.0	0.0%
Class 5	0.0	0.0%	0.0	0.0%
Class 6	1.3	0.1%	0.0	0.0%
Class 7	0.0	0.0%	0.0	0.0%
Class O	151.4	15.0%	0.0	0.0%
Ospringe UC	69.3	6.9%	0.0	0.0%
Total	1008.2	100.0%	23.8	100%

Notes: * : There are no Class 1 soils remaining on the PSA, as it was fully extracted as part of an approved pit licence. The area calculations provided in Table 2 are based on background information and does not include current site disturbances.

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 2900-3100 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 2900-3100 average accumulated crop heat units (CH-MI) and as such, the agricultural lands are not subject to special climate conditions. Given the typical climatic conditions, there are limited opportunities for growing specialty crops on a large commercial basis in the Secondary Study Area and therefore there are no properties that have been identified as a specialty crop area in the County of Wellington Official Plan (as they do not meet the criteria as identified by the Province).

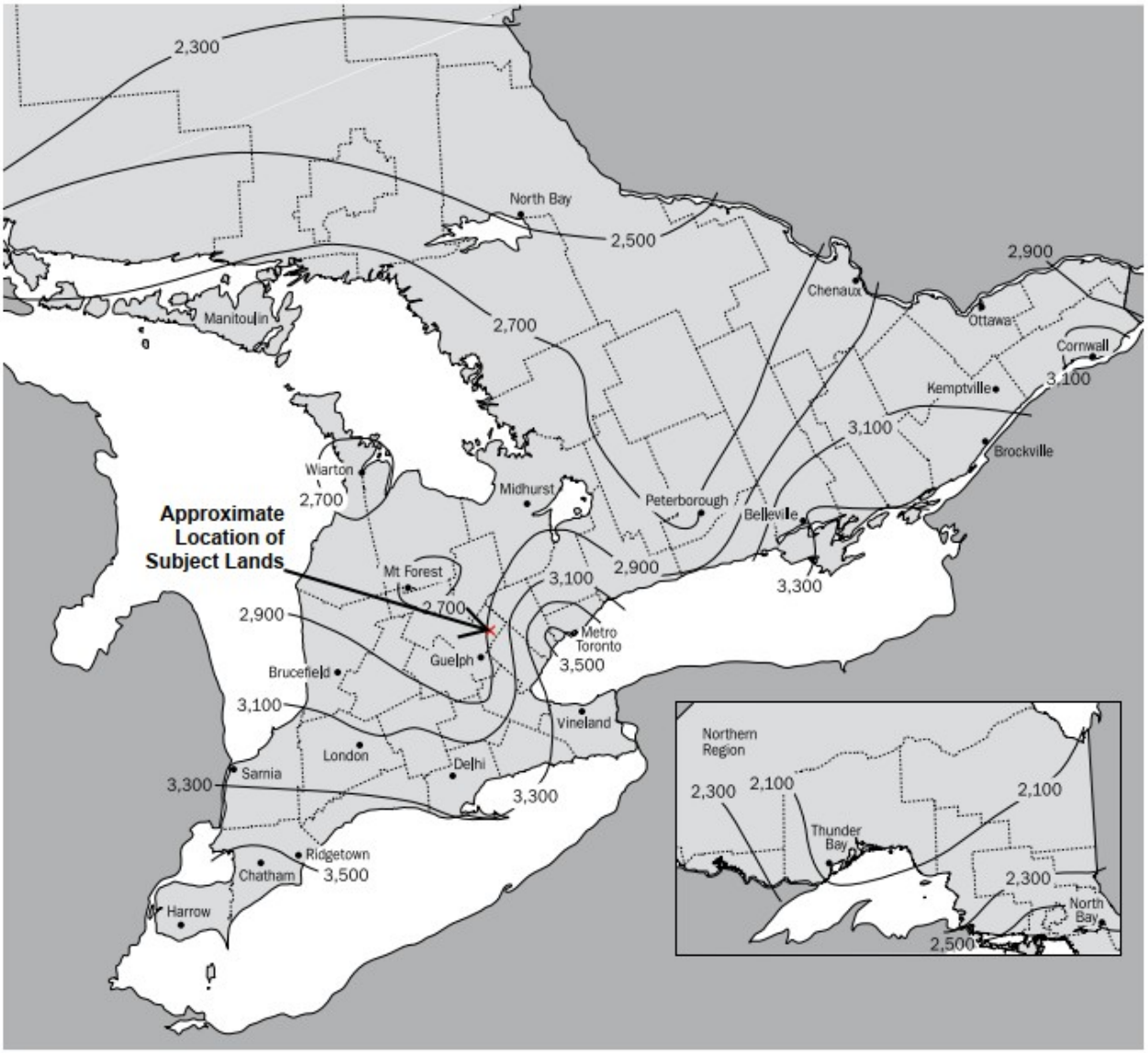


Figure 1–1. Crop heat units (CHU-M1) available for corn production.

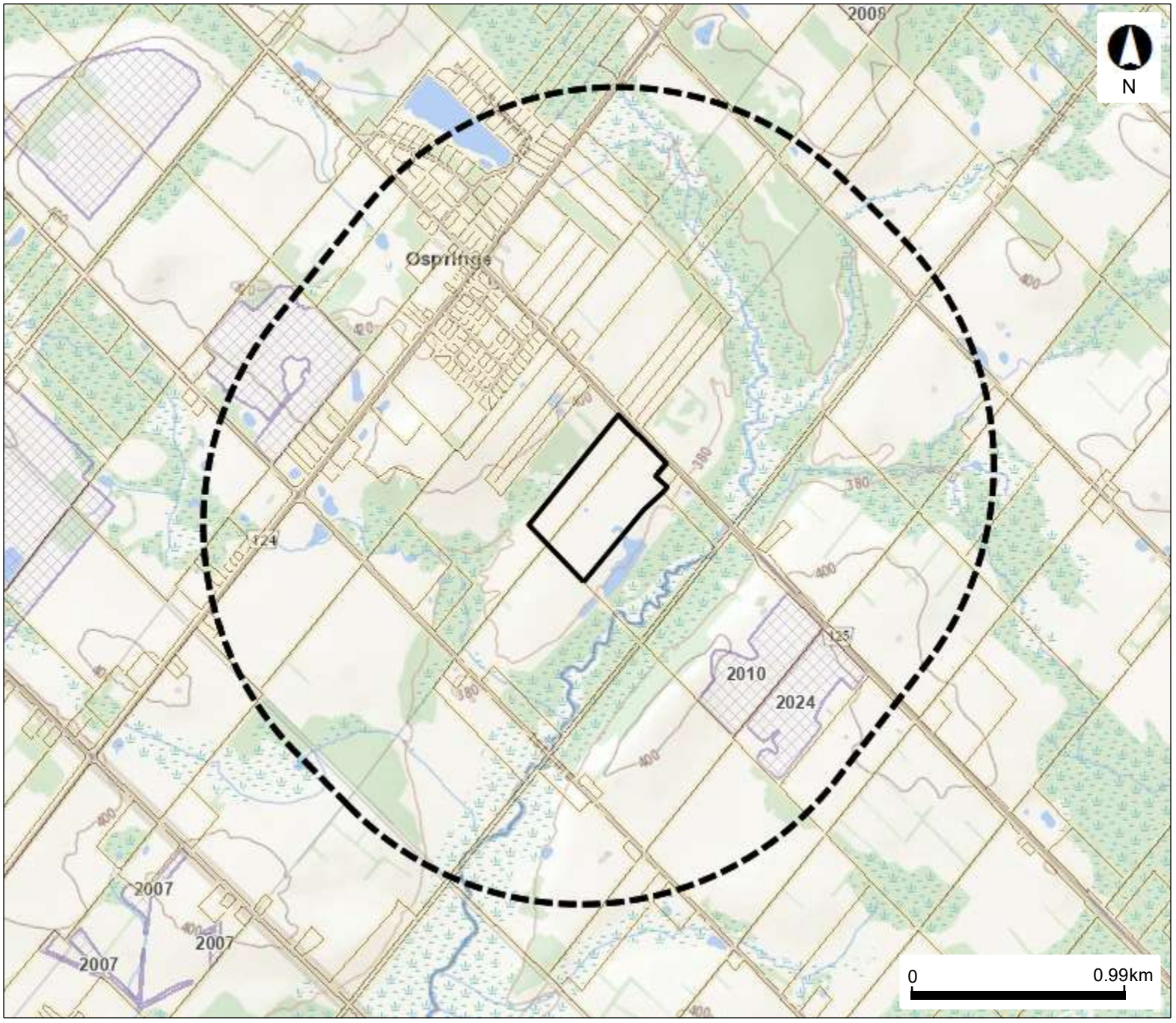
This map is based on weather data from 1971–2000 with a common season start date across the province of May 1.
Source: Weather Innovations Inc. (WIN)

2.5 Agricultural Tile Drainage

Figure 7 illustrates the distribution of tile drainage (random tile drainage) in the study area. The subject lands do not contain any agricultural drainage system, as the site is an active or former gravel pit.

There is approximately 51.5 ha of systematic tile drainage in the SSA, located north of WR 124 and south of the Eramosa River (southern extent of the SSA). There is no random tile drainage, and no constructed drainage in the SSA. The subject lands are not tile drained.

Figure 7: Drainage Map



Legend

- Assessment Parcel
- Constructed Drains
  - Open or Unknown
  - Closed/Tiled
- Agricultural Tile Drainage
  - Random
  - Systematic

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Map Center: 43.68807 N, -80.12708 W

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

No mitigation measures are required.

Consumption of Prime Agricultural Lands in a Prime Agricultural Area

The proposed development will not result in the consumption of prime agricultural lands. There are no prime agricultural lands on the PSA, as the site is an active or former gravel pit.

The PSA is designated Secondary Agriculture and considered to be 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 in the SSA.

Several livestock operations were recorded in the SSA. One livestock operation, 5373 Wellington Road 125 has a calculated MDS I setback of 318 m. This MDS I setback slightly infringes within the PSA, in the northwest corner.

MDS I setbacks for other farms in the SSA do not encroach within the PSA.

Figure 5 illustrates the calculated MDS I setbacks. Modifications to the proposed development concept may be required to ensure that MDS I setbacks are regarded. A *Minimum Distance Separation (MDS) Analysis* can be found in Appendix C.

No impacts on the agricultural system or the agri-food network are anticipated. It is anticipated that the proposed rural residential development will help to foster the long-term economic prosperity of certain agricultural uses (i.e., equestrian training facilities) and agricultural-related uses (i.e., veterinary services, equipment purchases).

Water

Groundwater Science Corp. ("GSC") completed a Preliminary Nitrate Impact and Water Supply Feasibility Study to address impacts related to servicing the proposed development. GSC noted that *"The local bedrock aquifer in this area is well known source of good quality water capable of providing adequate water quantity to residences. All residential water supply wells to be constructed at the site be completed by MECP licenced water well contractors according to all applicable regulations and standards and be drilled into the bedrock. Target water supply rates should be 20 L/min or more. Any contractor retained to install bedrock wells at the site should be informed that flowing conditions may be encountered."* (Page 7).

Given that there are no active livestock operations in immediate proximity to the subject property, potential impacts related to water levels/water quality in private wells on agricultural properties is not anticipated to be a concern.

Traffic

Traffic from the proposed residential development was assessed by Paradigm Traffic Solutions Ltd. ("Paradigm") in a Traffic Impact Study ("TIS"). The proposed entrance for the residential subdivision (primary entrance on Wellington Road 125) was assessed and determined to meet the minimum sight line distance requirements. No additional road improvements were recommended in the TIS.

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

Noise

A Noise Impact Assessment ("NIA") was completed by HGC in support of the application. Relevant mitigation measures were developed, including acoustic berms/barriers and restrictions on building setbacks/building requirements, to ensure that the proposed subdivision meets relevant Ministry guidelines. No noise-related impacts on adjacent agricultural operations are 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 a prime agricultural area where periods of dust, noise, odour, and other impacts associated with nearby farms are common.

Edge planning measures are not deemed necessary given the fact that there are no livestock operations of adjacent lands and the site is well buffered by existing vegetation (i.e. plantation to the south, and hedgerow to the east).

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 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 such as the Mulmur Aggregates Inc. proposal (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 (as defined in PPS, 2024).

Farm Data Sheets were circulated to all potential livestock farms within 1500 m of the subject property. MDS I setbacks were calculated and, for the most part, there will be no MDS I impacts. However, there is one small barn (5373/5365 Wellington Road 125) in proximity to the site that slightly encroaches into the site. An MDS I setback of 318 m was calculated which affects the northeast corner of the proposed development (0.1 ha). Minor modifications to the development concept may be required at the draft plan of subdivision stage.

The subject land is an existing and former pit. Extractable resources have been largely depleted within the area proposed to be developed. The remaining licence will be surrendered as a condition of development approvals. No agricultural soils will be consumed because of this proposed development.

Subject to modifications to the proposed development concept plan, the proposed development is consistent with the agricultural provisions associated with PPS policy 2.6.1.

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 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 3 provides a conformity analysis of these provisions.

Table 3: Official Plan Requirements of an AIA – Ospringe Subdivision Proposal

AIA Documentation Requirements	SAI Findings	Conformity
a) the opportunity to use lands of lower agricultural potential;	• Site represents the lowest agricultural potential of all rural lands in the municipality.	Yes
b) compliance with the *minimum distance separation formulae* for livestock operations;	• MDS I Setbacks will be regarded in the final design of the proposed development.	Yes
c) the degree to which agricultural expansion may be constrained;	• No livestock operations in proximity to the site. Expansion of agricultural facilities will not be impacted by the proposed development.	Yes
d) potential interference with normal agricultural activities and practices;	• Site is well separated from adjacent livestock operations. • No potential interference anticipated.	Yes

	• As part of development, warning clause will be prepared for each new landowner indicating that normal agricultural activities and practices are to be anticipated.	
e) potential interference with the movement of agricultural machinery on roads;	• Traffic Impact Study completed. Entrance will have satisfactory sight lines. • No livestock operations in proximity to the site. • No impacts related to potential interference with movement of agricultural machinery on roads anticipated.	Yes
f) such other concerns as a Council may consider relevant.	• No other concerns from Council at this point.	Yes

As previously documented, the subject lands do not consist of agricultural soils and represent the lowest priority lands in the municipality. From an agricultural perspective, the subject property represents the lowest priority option for protection: no agricultural land will be lost as a result of the proposed development.

Calculated MDS I setbacks for adjacent agricultural operations were completed. A small portion of the site (northwest corner) is marginally impacted. Modifications to the proposed development concept may be required to ensure consistency with the MDS requirements. Impacts on agricultural operations will be immeasurable.

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 Mulmur Aggregates Inc. (“Mulmur”), to complete an Agricultural Impact Assessment (“AIA”) of a proposed residential development in the Town of Erin (Ospringe). The proposed development is a Country Residential Development and was assessed based on the related policy structure. The AIA used an agricultural system approach.

The project is referred to as Ospringe Estate Development. The lands in question are approximately 23.8 ha in size and are located on Part of Lots 11 and 12, Concession 2, in the Town of Erin, County of Wellington.

The subject lands do not include any agricultural soils or forms of capital investment related to agriculture. No agricultural land will be lost because of the proposed development.

MDS I setbacks were calculated and minor refinements to the proposed lot fabric may be required to ensure conformity 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 lowest priority rural lands in the municipality.

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.

No impacts on the agricultural system or the agri-food network are anticipated. It is anticipated that the proposed rural residential development will help to foster the long-term economic prosperity of certain agricultural uses (i.e., equestrian training facilities) and agricultural-related uses (i.e., veterinary services, equipment purchases).

Robert Stovel

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

Rob Stovel Jr.

ROBERT L. STOVEL, B.Sc

Appendix A: Farm Data Sheets

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 Allan Dolson

Contact Information

Email djdson allan 8 gmail Telephone 905-803-6197

Civic Address 5373 Wellington Rd 25 Municipality Wellington Erin

Lot _____ Concession _____ Division _____

Lot Size (where livestock facility is located) _____ hectares 40 acres

Signature of Livestock Facility Owner Allan Dolson Date Oct 5 2023

Design Capacity of Barn(s) Please provide the design capacity (Maximum number of livestock that can be housed in ALL of the livestock barns on the lot.

40 + 70 ft²/m² 12 # of Livestock

_____ ft²/m² _____ # of Livestock

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)	6	
	Medium-framed; 148 – 455 kg (e.g. Guernseys)	6	
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued)

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.		

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 Leslie Dolson

Contact Information
Email dolsonfamily@hotmail.com Telephone 519 827 7873
Civic Address 8793 Municipality Wellington
Lot 13 Concession 1 E Division Erin
Lot Size (where livestock facility is located) _____ hectares 68 acres

Signature of Livestock Facility Owner Leslie Dolson Date Oct 7 2025

Design Capacity of Barn(s) Please provide the design capacity (Maximum number of livestock that can be housed in ALL of the livestock barns on the lot.

40 x 100 ft²/m² 30 # of Livestock
40 x 120 ft²/m² 30 # of Livestock

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

(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

Liquid manure: <18% dry matter

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)	40	V1
	Large-framed; 545 – 658 kg (e.g. Holsteins)	20	
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)	20	V1
	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)	10	V1
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)	10	V1
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET

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: Brad + Lesley Bruce

Contact Information

Email: _____ Telephone: 519 833 2974

Civic Address: 5273 Wellington 125 Municipality: Erin

Lot: 10 Concession: 3 Division: W

Lot Size (where livestock facility is located): _____ hectares 98 acres

~~Ag~~ (No Livestock)

Signature of ~~Livestock~~ Facility Owner: L Bruce Date: 10/14/25

Design Capacity of Barn(s) Please provide the design capacity (Maximum number of livestock that can be housed in ALL of the livestock barns on the lot.

_____ ft²/m² 0 # of Livestock

_____ ft²/m² 0 # of Livestock

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

- 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

Liquid manure: <18% dry matter

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

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

FARM DATA SHEET (continued)

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.	N/A since ownership 1984.	N/A.

Barn used for storage + family gatherings

QUESTIONS? PLEASE CONTACT

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

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

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

Operation No.	Address	Description
1	5362 Wellington Road 125	Farmstead with bank barn, silo, and small outbuilding. Cultivated fields visible to the east. No livestock observed. Farm data sheet not returned.
2	5373 Wellington Road 125	Farmstead with a large Quonset-style building, red barn, and smaller outbuildings. 12 dairy cows (Farm Data Sheet). Cultivated fields on all sides.
3	5355 1 Line	Rural residential property with a large detached garage/shop and on-site pond. No livestock observed. Farm data sheet not returned.
4	5276 Wellington Road 125	Burnside Farms Ltd. Active beef operation. Livestock observed during farm data sheet delivery. One large red bank barn, one medium green barn, one implement shed, one concrete silo. Farm data sheet not returned.
5	5273 Wellington Road 125	Farmstead with a large bank barn (green metal roof). Used for storage and family gatherings. Surrounded by cultivated fields. No livestock observed. (Farm data sheet)
6	5365 1 Line	Remnant agricultural property with an aging bank barn and small outbuilding. Structure appears weathered and in poor condition. Surrounding fields appear to be maintained as pasture or hay. Not capable of housing livestock. Farm data sheet not returned
7	5280 3 Line	One bank barn in poor condition, one small implement shed. No livestock observed. Farm data sheet not returned.
8	5345 3 Line	One large workshop, one Quonset hut (possible beef operation). Farm data sheet not returned.
9	8793 Wellington Road 124	Active dairy operation with barn, data sheet stated 100 head of cattle. Livestock was present. (Farm data sheet)
10	5330 1 Line	Farmstead with one implement shed and one large barn that could be used for housing livestock. Farm data sheet was not returned.
11	5281 1 Line	Farmstead with one remnant wood barn, two implement sheds. Not capable of housing livestock. Surrounded by cultivated fields. No livestock observed. Owner had stated the large barn is not capable of housing livestock. Farm data sheet not returned.
12	5270 1 Line	Rural property with a small shed, surrounded by cultivated land. No livestock observed. Farm data sheet not returned.
13	5242 Wellington Road 125	One large wooden barn in poor condition. No livestock observed during site visit. Farm data sheet not returned.
14	5243 Wellington Road 125	Remnant agricultural operation. Brick farmhouse with 2 implement sheds; no barn present. Buildings are not capable of housing livestock. Farm data sheet not returned.
15	5222 Wellington Road 125	Ideal Training Centre. Active equestrian facility with 3 large horse barns, and 1 implement shed. No livestock observed at time of visit. Farm data sheet not returned.
16	5258 3 Line	Equestrian property with a full oval training track and paddocks. Implement shed. Farm data sheet not returned.
17	5383 Wellington Road 125	Rural residential property with a large detached garage or storage building. Small fenced field to the north. No barn or evidence of active agricultural production.
18	5397 Wellington Road 125	Equestrian facility with a large indoor arena, fenced paddocks, and smaller outbuildings. Farm data sheet not returned.
19	8863 Wellington Road 124	Hillside Acres Ltd. is an active equestrian operation with horses visible in fenced paddocks. Two large Quonset-style structures, a red barn, and multiple fenced pasture areas.
20	8790 Wellington Road 124	Agricultural property. Former greenhouse.
21	5428 First Line	Circle Four Farms – active equestrian facility with a large oval training track, multiple barns. fenced paddock. Farm data sheet not returned.
22	5429 First Line	Agricultural property surrounded by cultivated land. Farm data sheet not returned.

1. 5362 Wellington Road 125

1. 5362 Wellington Road 125

2. 5365 Wellington Road 125

2. 5365 Wellington Road 125


3. 5355 1 Line
5355

3. 5355 1 Line

4. 5276 Wellington Road 125

4. 5276 Wellington Road 125

5. 5273 Wellington Road 125

5. 5273 Wellington Road 125

6. 5365 1 Line


6. 5365 1 Line

7. 5280 3 Line


8. 5345 3 Line
3 Line

9. 8793 Wellington Road 124

9. 8793 Wellington Road 124

10. 5330 1 Line


10. 5330 1 Line
1 Line


11. 5281 1 Line

12. 5270 1 Line

13. 5242 Wellington Road 125

13. 5242 Wellington Road 125


14. 5243 Wellington Road 125

14. 5243 Wellington Road 125

15. 5222 Wellington Road 125

15. 5222 Wellington Road 125


16. 5258 3 Line
3 Line

17. 5383 Wellington Road 125

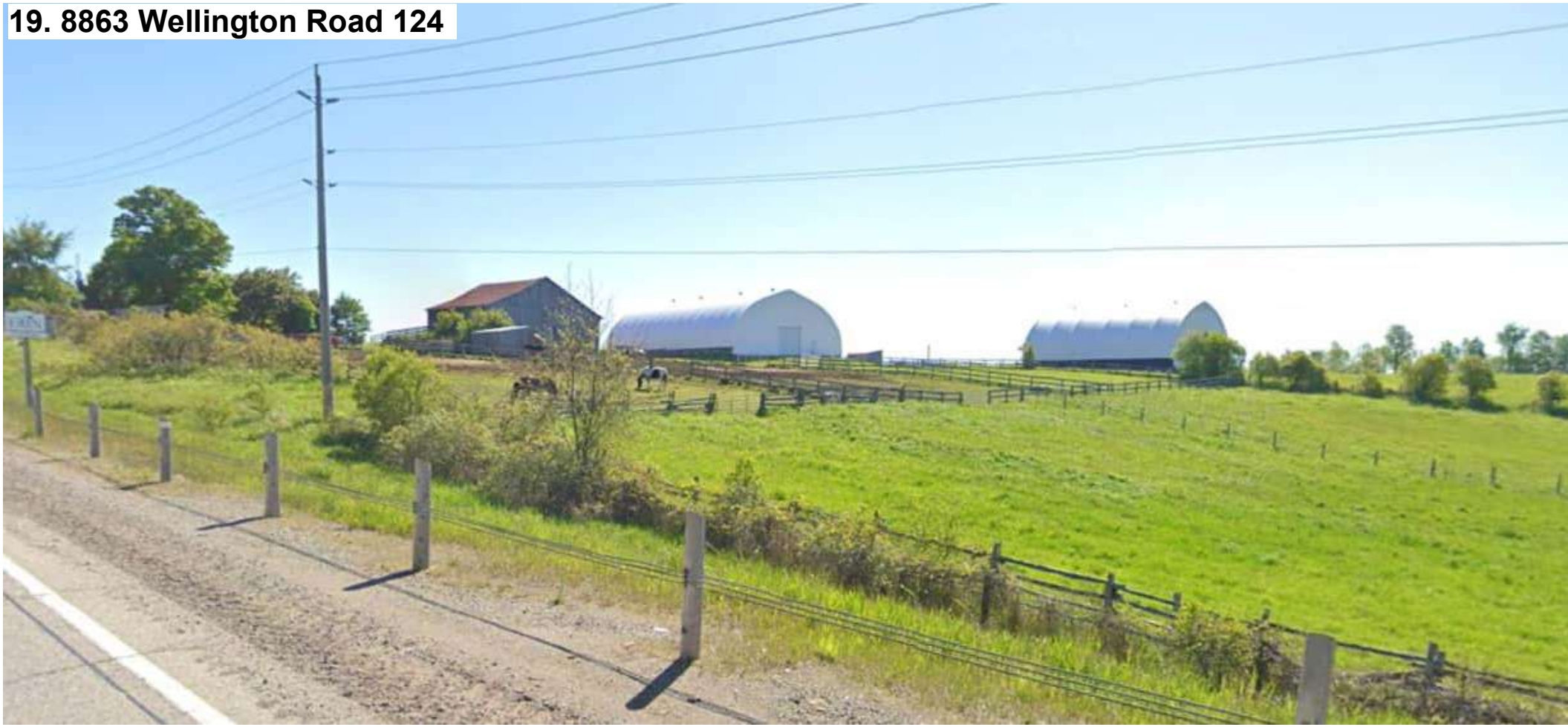
17. 5383 Wellington Road 125

18. 5397 Wellington Road 125

18. 5397 Wellington Road 125

19. 8863 Wellington Road 124

19. 8863 Wellington Road 124



20. 8790 Wellington Road 124

20. 8790 Wellington Road 124

21. 5428 First Line

22. 5429 First Line

Appendix C: MDS Calculations

Ontario

AgriSuite

MDS I Ospringe

General information

Application date
Apr 21, 2026

Municipal file number

Proposed application
Lot creation for four, or more, residential lots outside of a settlement area

Applicant contact information
Mulmur Aggregates
ON

Location of subject lands
County of Wellington
Town of Erin
ERIN
Roll number: 2316000005061080000

Calculations

Op #1 5362 WR 125

Farm contact information
ON

Location of existing livestock facility

or anaerobic digestor
County of Wellington
Town of Erin
Roll number: 2316000005061040000

Total lot size
9.95 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)	17	17 NU	4250 ft²

Confirm Livestock/Manure Information (Op #1 5362 WR 125)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	**No storage required (manure is stored for less than 14 days)**
Design capacity	**17 NU**
Potential design capacity	**17 NU**

Factor A (odour potential)	**0.7**	Factor B (design capacity)	**189.99**
Factor D (manure type)	**0.7**	Factor E (encroaching land use)	**2.2**

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	**205 m (673 ft)**
Actual distance from livestock barn	**NA**
Storage base distance 'S' (minimum distance from manure storage)	**No existing manure storage**
Actual distance from manure storage	**NA**

Preparer signoff & disclaimer

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

Signature of preparer

Rob Stovel

Date (Month-Day-Year)

Note to the user

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

Ontario

AgriSuite

MDS I Ospringe

General information

Application date
Apr 21, 2026

Municipal file number

Proposed application
Lot creation for four, or more, residential lots outside of a settlement area

Applicant contact information
Mulmur Aggregates
ON

Location of subject lands
County of Wellington
Town of Erin
ERIN
Roll number: 2316000005061080000

Calculations

Op #2 - 5365 WR 125

Farm contact information
ON

Location of existing livestock facility

or anaerobic digestor
County of Wellington
Town of Erin
Roll number: 2316000005061080000

Total lot size
39.61 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Dairy, Heifers Large Frame (182 - 545 kg) (eg. Holsteins), Free Stall	37	18.5 NU	2775 ft²
Solid	Dairy, Heifers Medium Frame (148 - 455 kg) (eg. Guernseys), Free Stall	47	19.6 NU	2820 ft²

Setback summary

Existing manure storage	**V1. Solid, inside, bedded pack**
Design capacity	**38.1 NU**
Potential design capacity	**76.2 NU**

Factor A (odour potential)	**0.7**	Factor B (design capacity)	**294.44**
Factor D (manure type)	**0.7**	Factor E (encroaching land use)	**2.2**

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	**318 m (1043 ft)**
Actual distance from livestock barn	**NA**
Storage base distance 'S' (minimum distance from manure storage)	**318 m (1043 ft)**
Actual distance from manure storage	**NA**

Preparer signoff & disclaimer

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Rob Stovel
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651 Orangeville Road
Fergus, ON
N1M 1T9
519-949-0269
robstovel@gmail.com

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Ontario

AgriSuite

MDS I Ospringe

General information

Application date
Apr 21, 2026

Municipal file number

Proposed application
Lot creation for four, or more, residential lots outside of a settlement area

Applicant contact information
Mulmur Aggregates
ON

Location of subject lands
County of Wellington
Town of Erin
ERIN
Roll number: 2316000005061080000

Calculations

Op #4 - 5276 WR 125

Farm contact information
ON

Location of existing livestock facility

or anaerobic digestor
County of Wellington
Town of Erin
Roll number: 2316000005061080000

Total lot size
96.35 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	200	200 NU	10000 ft²

Confirm Livestock/Manure Information (Op #4 - 5276 WR 125)
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	**200 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) (minimum distance from livestock barn)	**577 m (1893 ft)**
Actual distance from livestock barn	**NA**
Storage base distance 'S' (minimum distance from manure storage)	**577 m (1893 ft)**
Actual distance from manure storage	**NA**

Preparer signoff & disclaimer

Preparer contact information
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Stovel and Associates Inc.
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Fergus, ON
N1M 1T9
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robstovel@gmail.com

Signature of preparer

Rob Stovel

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Ontario

AgriSuite

MDS I Ospringe

General information

Application date
Apr 21, 2026

Municipal file number

Proposed application
Lot creation for four, or more, residential lots outside of a settlement area

Applicant contact information
Mulmur Aggregates
ON

Location of subject lands
County of Wellington
Town of Erin
ERIN
Roll number: 2316000005061080000

Calculations

Op #6 - 5365 First Ln

Farm contact information
ON

Location of existing livestock facility

or anaerobic digestor
County of Wellington
Town of Erin
Roll number: 2316000005029000000

Total lot size
22.12 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)	9	12.9 NU	2925 ft²

Confirm Livestock/Manure Information (Op #6 - 5365 First Ln)
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	**12.9 NU**
Potential design capacity	**25.7 NU**

Factor A (odour potential)	**0.7**	Factor B (design capacity)	**211.44**
Factor D (manure type)	**0.7**	Factor E (encroaching land use)	**2.2**

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	**228 m (748 ft)**
Actual distance from livestock barn	**NA**
Storage base distance 'S' (minimum distance from manure storage)	**228 m (748 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

Date (Month-Day-Year)

Note to the user

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Ontario

AgriSuite

MDS I Ospringe

General information

Application date
Apr 21, 2026

Municipal file number

Proposed application
Lot creation for four, or more, residential lots outside of a settlement area

Applicant contact information
Mulmur Aggregates
ON

Location of subject lands
County of Wellington
Town of Erin
ERIN
Roll number: 2316000005061080000

Calculations

Op #9 - 8793 WR 124

Farm contact information
ON

Location of existing livestock facility

or anaerobic digestor
County of Wellington
Town of Erin
Roll number: 2316000005024000000

Total lot size
68 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Dairy, Heifers Large Frame (182 - 545 kg) (eg. Holsteins), Free Stall	60	30 NU	4500 ft²
Solid	Dairy, Milking-age Cows (dry or milking) Small Frame (364 - 455 kg) (eg. Jerseys), Free Stall	20	20 NU	1800 ft²
Solid	Dairy, Calves Medium Frame (39 - 148 kg) (eg. Guernseys)	20	2.9 NU	640 ft²

Setback summary

Existing manure storage	V1. Solid, inside, bedded pack
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) (minimum distance from livestock barn)	400 m (1312 ft)
Actual distance from livestock barn	NA
Storage base distance 'S' (minimum distance from manure storage)	400 m (1312 ft)
Actual distance from manure storage	NA

Preparer signoff & disclaimer

Preparer contact information
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Signature of preparer

Rob Stovel

Date (Month-Day-Year)

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Ontario

AgriSuite

MDS I Ospringe

General information

Application date
Apr 21, 2026

Municipal file number

Proposed application
Lot creation for four, or more, residential lots outside of a settlement area

Applicant contact information
Mulmur Aggregates
ON

Location of subject lands
County of Wellington
Town of Erin
ERIN
Roll number: 2316000005061080000

Calculations

Op #10 - 5330 First Ln

Farm contact information
ON

Location of existing livestock facility

or anaerobic digestor
County of Wellington
Town of Erin
Roll number: 2316000005026000000

Total lot size
22.67 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)	12	17.1 NU	3900 ft²

Confirm Livestock/Manure Information (Op #10 - 5330 First Ln)
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	**17.1 NU**
Potential design capacity	**34.3 NU**

Factor A (odour potential)	**0.7**	Factor B (design capacity)	**228.56**
Factor D (manure type)	**0.7**	Factor E (encroaching land use)	**2.2**

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	**247 m (810 ft)**
Actual distance from livestock barn	**NA**
Storage base distance 'S' (minimum distance from manure storage)	**247 m (810 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

Date (Month-Day-Year)

Note to the user

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Ontario

AgriSuite

MDS I Ospringe

General information

Application date
Apr 21, 2026

Municipal file number

Proposed application
Lot creation for four, or more, residential lots outside of a settlement area

Applicant contact information
Mulmur Aggregates
ON

Location of subject lands
County of Wellington
Town of Erin
ERIN
Roll number: 2316000005061080000

Calculations

Op #11 - 5281 First Ln

Farm contact information
ON

Location of existing livestock facility

or anaerobic digestor
County of Wellington
Town of Erin
Roll number: 2316000001067000000

Total lot size
99.16 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	5350 ft²	24.9 NU	5350 ft²

Unoccupied Barn or Unused Storage (Op #11 - 5281 First Ln)
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	No storage required (manure is stored for less than 14 days)
Design capacity	24.9 NU
Potential design capacity	49.7 NU

Factor A (odour potential)	1	Factor B (design capacity)	259.4
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	400 m (1312 ft)
Actual distance from livestock barn	NA
Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage
Actual distance from manure storage	NA

Preparer signoff & disclaimer

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

Signature of preparer

Rob Stovel

Date (Month-Day-Year)

Note to the user

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Ontario

AgriSuite

MDS I Ospringe

General information

Application date
Apr 21, 2026

Municipal file number

Proposed application
Lot creation for four, or more, residential lots outside of a settlement area

Applicant contact information
Mulmur Aggregates
ON

Location of subject lands
County of Wellington
Town of Erin
ERIN
Roll number: 2316000005061080000

Calculations

Op #13 - 5242 WR 125

Farm contact information
ON

Location of existing livestock facility

or anaerobic digestor
County of Wellington
Town of Erin
Roll number: 231600000106910000

Total lot size
39.61 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	5178 ft²	24.1 NU	5178 ft²

Confirm Livestock/Manure Information (Op #13 - 5242 WR 125)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Unoccupied Barn or Unused Storage (Op #13 - 5242 WR 125)
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	**V1. Solid, inside, bedded pack**
Design capacity	**24.1 NU**
Potential design capacity	**48.1 NU**

Factor A (odour potential)	**1**	Factor B (design capacity)	**256.2**
Factor D (manure type)	**0.7**	Factor E (encroaching land use)	**2.2**

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	**395 m (1296 ft)**
Actual distance from livestock barn	**NA**
Storage base distance 'S' (minimum distance from manure storage)	**395 m (1296 ft)**
Actual distance from manure storage	**NA**

Preparer signoff & disclaimer

Preparer contact information
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Signature of preparer

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Ontario

AgriSuite

MDS I Ospringe

General information

Application date
Apr 21, 2026

Municipal file number

Proposed application
Lot creation for four, or more, residential lots outside of a settlement area

Applicant contact information
Mulmur Aggregates
ON

Location of subject lands
County of Wellington
Town of Erin
ERIN
Roll number: 2316000005061080000

Calculations

Op #15 - 5242 WR 125

Farm contact information
ON

Location of existing livestock facility

or anaerobic digestor
County of Wellington
Town of Erin
Roll number: 2316000001069000000

Total lot size
49.34 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)	31	44.3 NU	10075 ft²
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	38	54.3 NU	12350 ft²
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	21	30 NU	6825 ft²

Confirm Livestock/Manure Information (Op #15 - 5242 WR 125)
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	128.6 NU
Potential design capacity	257.1 NU

Factor A (odour potential)	0.7	Factor B (design capacity)	439.44
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	474 m (1555 ft)
Actual distance from livestock barn	NA
Storage base distance 'S' (minimum distance from manure storage)	474 m (1555 ft)
Actual distance from manure storage	NA

Preparer signoff & disclaimer

Preparer contact information
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Signature of preparer

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Ontario

AgriSuite

MDS I Ospringe

General information

Application date
Apr 21, 2026

Municipal file number

Proposed application
Lot creation for four, or more, residential lots outside of a settlement area

Applicant contact information
Mulmur Aggregates
ON

Location of subject lands
County of Wellington
Town of Erin
ERIN
Roll number: 2316000005061080000

Calculations

Op #17 - 5383 WR 125

Farm contact information
ON

Location of existing livestock facility

or anaerobic digestor
County of Wellington
Town of Erin
Roll number: 231600000506710000

Total lot size
9.71 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 (Op #17 - 5383 WR 125)
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	**14.3 NU**

Factor A (odour potential)	**0.7**	Factor B (design capacity)	**180.96**
Factor D (manure type)	**0.7**	Factor E (encroaching land use)	**2.2**

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	**196 m (643 ft)**
Actual distance from livestock barn	**NA**
Storage base distance 'S' (minimum distance from manure storage)	**196 m (643 ft)**
Actual distance from manure storage	**NA**

Preparer signoff & disclaimer

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Signature of preparer

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Ontario

AgriSuite

MDS I Ospringe

General information

Application date
Apr 21, 2026

Municipal file number

Proposed application
Lot creation for four, or more, residential lots outside of a settlement area

Applicant contact information
Mulmur Aggregates
ON

Location of subject lands
County of Wellington
Town of Erin
ERIN
Roll number: 2316000005061080000

Calculations

Op #21 - 5428 First Ln

Farm contact information
ON

Location of existing livestock facility

or anaerobic digestor
County of Wellington
Town of Erin
Roll number: 2316000005020000000

Total lot size
117 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Feeders (7 - 16 months), Yard/Barn	285	95 NU	12825 ft²
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	24	34.3 NU	7800 ft²

Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM
Design capacity	129.3 NU
Potential design capacity	387.9 NU

Factor A (odour potential)	0.77	Factor B (design capacity)	507.44
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	602 m (1975 ft)
Actual distance from livestock barn	NA
Storage base distance 'S' (minimum distance from manure storage)	602 m (1975 ft)
Actual distance from manure storage	NA

Preparer signoff & disclaimer

Preparer contact information
Rob Stovel
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Signature of preparer

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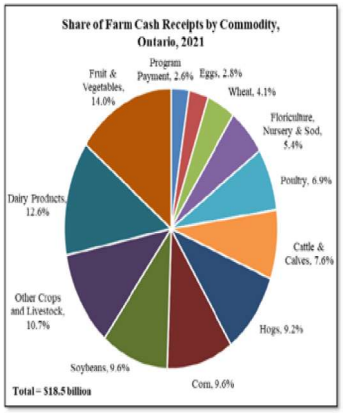
Appendix D: Ontario Business, Agri-food, and Farm Data Profiles – County of Wellington – Erin

Wellington County at a Glance - 2021

Item	Wellington	Province	Percent of province	Percent from 2016
Farms, 2021 Census (number)				
Total	2,617	48,346	5.41%	11.46%
Under 10 acres	204	3,217	6.34%	45.71%
10 to 69 acres	604	12,686	4.76%	3.78%
70 to 129 acres	742	10,924	6.79%	18.72%
130 to 179 acres	300	4,422	6.78%	15.83%
180 to 239 acres	276	3,981	6.93%	6.98%
240 to 399 acres	255	5,396	4.73%	2.00%
400 to 559 acres	91	2,865	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	720	2.64%	-5.00%
1,600 to 2,239 acres	16	451	3.55%	33.33%
2,240 to 2,879 acres	3	173	1.73%	-66.67%
2,880 to 3,519 acres	5	95	5.26%	66.67%
3,520 acres and over	13	118	11.02%	116.67%
Land Use, 2021 Census (acres)				
Land in crops	436,390	9,051,011	4.82%	14.62%
Summerfallow land	375	13,964	2.69%	-30.17%
Tame or seeded pasture	14,319	400,480	3.58%	4.02%
Natural land for pasture	10,844	626,366	1.73%	24.73%
Christmas trees, woodland & wetland	44,694	1,269,535	3.52%	-1.39%
All other land	17,281	404,714	4.27%	-0.38%
Total area of farms	523,903	11,766,071	4.45%	12.33%
Greenhouse Area, 2021 Census (square feet)				
Total area in use	269,985	201,055,888	0.13%	-33.92%
Farm Capital Value, 2021 Census (farms reporting)				
Under $200,000	72	1,212	5.94%	12.50%
$200,000 to $499,999	60	3,223	1.86%	-50.82%
$500,000 to $999,999	267	8,699	3.07%	-44.26%
$1,000,000 and over	2,218	35,212	6.30%	31.79%
Total Gross Farm Receipts, 2021 Census (farms reporting)				
Under $10,000	297	7,277	4.08%	-10.81%
$10,000 to $24,999	294	7,429	3.96%	-3.92%
$25,000 to $49,999	295	6,263	4.71%	1.72%
$50,000 to $99,999	290	6,093	4.76%	16.00%
$100,000 to $249,999	368	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%	39.68%
Farms by Industry Group, 2021 Census (number of farms)				
Beef cattle ranching and farming	503	7,986	6.30%	32.02%
Dairy cattle and milk production	374	3,188	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%	26.21%
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%



Major Field Crops, 2021 Census (acres)

Item	Wellington	Province	Percent of province	Percent from 2016
Winter wheat	80,307	1,144,406	7.02%	24.14%
Oats for grain	4,365	84,320	5.18%	11.55%
Barley for grain	5,710	68,756	8.30%	-22.66%
Mixed grains	5,633	59,961	9.39%	-38.44%
Corn for grain	92,169	2,202,465	4.18%	17.44%
Corn for silage	29,650	289,678	10.24%	5.16%
Hay	83,411	1,704,017	4.89%	12.53%
Soybeans	116,923	2,806,255	4.17%	19.89%
Potatoes	128	39,193	0.33%	40.66%

Major Fruit Crops, 2021 Census (acres)

Item	Wellington	Province	Percent of province	Percent from 2016
Total fruit crops	166	48,661	0.34%	1.84%
Apples	62	16,008	0.39%	-16.22%
Sour Cherries	2	1,383	0.14%	-
Peaches	1	4,608	0.02%	-
Grapes	1	18,432	0.01%	-
Strawberries	55	2,633	2.09%	89.66%
Raspberries	5	438	1.14%	-58.33%

Major Vegetable Crops, 2021 Census (acres)

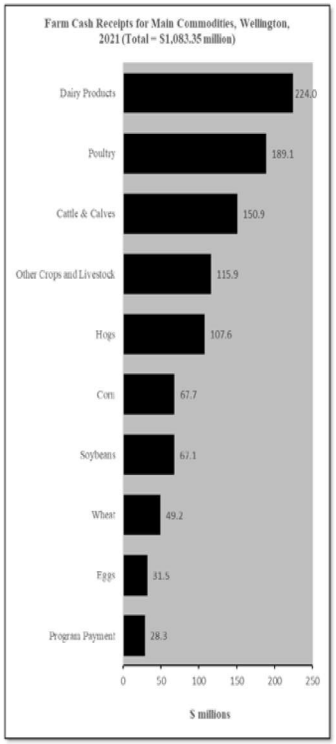
Item	Wellington	Province	Percent of province	Percent from 2016
Total vegetables	629	127,893	0.49%	20.27%
Sweet corn	128	20,518	0.62%	0.00%
Tomatoes	14	14,614	0.10%	-17.65%
Green peas	5	14,044	0.04%	-90.20%
Green or wax beans	7	8,709	0.08%	-

Livestock Inventories, 2021 Census (number)

Item	Wellington	Province	Percent of province	Percent from 2016
Total cattle and calves	150,093	1,604,810	9.35%	14.54%
Steers	45,748	299,540	15.27%	18.89%
Beef cows	9,398	224,194	4.19%	18.96%
Dairy cows	30,716	327,272	9.39%	15.43%
Total pigs	255,297	4,071,902	6.27%	9.79%
Total sheep and lambs	28,879	322,508	8.95%	49.16%

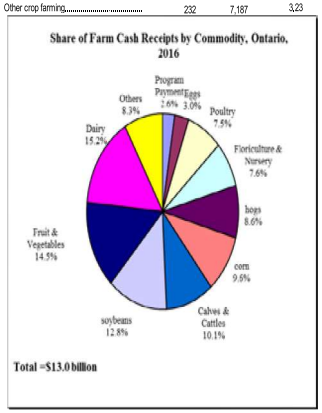
Poultry Inventories, 2021 Census (number)

Item	Wellington	Province	Percent of province	Percent from 2016
Total hens and chickens	6,953,181	53,802,772	12.92%	2.00%
Total turkeys	176,261	2,453,126	7.19%	0.53%



Wellington County at a Glance - 2016

Item	Wellington	Province	Percent of province	Percent from 2011
Farms, 2016 Census (number)				
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	4,592	5.64	-4.78
180 to 239 acres	258	4,282	6.03	-9.15
240 to 399 acres	250	6,008	4.16	-12.28
400 to 559 acres	105	3,093	3.39	-6.25
560 to 759 acres	42	1,990	2.11	-6.67
760 to 1,119 acres	37	1,593	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	50.00
2,880 to 3,519 acres	3	88	3.41	-50.00
3,520 acres and over	6	110	5.45	0.00
Land Use, 2016 Census (acres)				
Land in crops	380,733	9,021,298	4.22	-5.50
Summerfallow land	537	15,885	3.38	-31.24
Tame or seeded pasture	13,766	514,168	2.68	-20.64
Natural land for pasture	8,694	783,566	1.11	-31.20
Christmas trees, woodland & wetland	45,323	1,542,637	2.94	-5.86
All other land	17,347	470,909	3.68	-0.17
Total area of farms	466,400	12,348,463	3.78	-6.57
Greenhouse Area, 2016 Census (square feet)				
Total area in use	408,870	158,511,328	0.26	21.77
Farm Capital Value, 2016 Census (farms reporting)				
Under $200,000	64	2,142	2.99	48.84
$200,000 to $499,999	122	7,433	1.64	-60.65
$500,000 to $999,999	479	12,500	3.83	-40.57
$1,000,000 and over	1,683	27,525	6.11	24.48
Total Gross Farm Receipts, 2016 Census (farms reporting)				
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	353	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	57.32
$2,000,000 and over	63	1,233	5.11	50.00
Farms by Industry Group, 2016 Census (number of farms)				
Beef cattle ranching and farming	381	6,786	5.61	-9.93
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	7,167	3.23	-5.69



Major Field Crops, 2016 Census (acres)

Item	Wellington	Province	Percent of province	Percent from 2011
Winter wheat	64,692	1,080,378	5.99	1.56
Oats for grain	3,913	82,206	4.76	52.91
Barley for grain	7,383	103,717	7.12	-34.26
Mixed grains	9,150	92,837	9.86	-23.51
Corn for grain	78,481	2,162,004	3.63	-2.34
Corn for silage	28,195	295,660	9.54	0.69
Hay	74,124	1,721,214	4.31	-17.15
Soybeans	97,524	2,783,443	3.50	5.87
Potatoes	91	34,685	0.26	-23.53

Major Fruit Crops, 2016 Census (acres)

Item	Wellington	Province	Percent of province	Percent from 2011
Total fruit crops	163	51,192	0.32	-4.12
Apples	74	15,893	0.47	17.46
Sour Cherries	x	2,121	-	-
Peaches	x	5,232	-	-
Grapes	x	18,718	-	-
Strawberries	29	2,915	0.99	-53.23
Raspberries	12	680	1.76	9.09

Major Vegetable Crops, 2016 Census (acres)

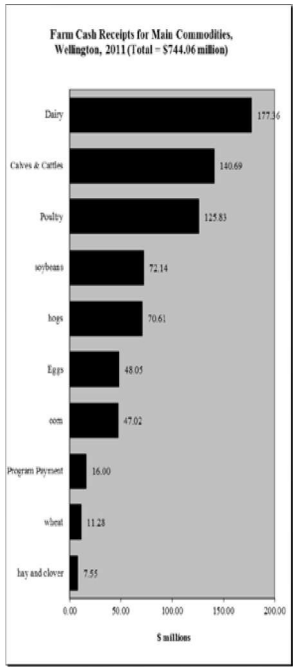
Item	Wellington	Province	Percent of province	Percent from 2011
Total vegetables	523	135,420	0.39	-42.08
Sweet corn	128	22,910	0.56	-14.67
Tomatoes	17	15,744	0.11	-61.36
Green peas	51	16,268	0.31	24.39
Green or wax beans	x	9,732	-	-

Livestock Inventories, 2016 Census (number)

Item	Wellington	Province	Percent of province	Percent from 2011
Total cattle and calves	131,038	1,623,710	8.07	-7.85
Steers	38,479	305,514	12.59	-8.88
Beef cows	7,900	236,253	3.34	-23.67
Dairy cows	26,610	311,960	8.53	3.22
Total pigs	232,527	3,534,104	6.58	-1.53
Total sheep and lambs	19,361	321,495	6.02	-29.72

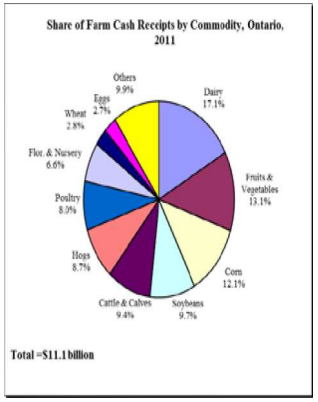
Poultry Inventories, 2016 Census (number)

Item	Wellington	Province	Percent of province	Percent from 2011
Total hens and chickens	6,816,729	50,759,994	13.43	19.46
Total turkeys	175,336	3,772,146	4.65	-29.53



Wellington County at a Glance - 2011

Item	Wellington	Province	Percent of province
Farms, 2011 Census (number)			
Total	2,511	51,950	4.83
Under 10 acres	133	2,741	4.85
10 to 69 acres	603	12,681	4.76
70 to 129 acres	701	11,779	5.95
130 to 179 acres	272	4,969	5.47
180 to 239 acres	284	4,801	5.92
240 to 399 acres	285	6,460	4.41
400 to 559 acres	112	3,359	3.33
560 to 759 acres	45	2,026	2.22
760 to 1,119 acres	24	1,587	1.51
1,120 to 1,599 acres	23	788	2.92
1,600 to 2,239 acres	11	436	2.52
2,240 to 2,879 acres	6	152	3.95
2,880 to 3,519 acres	6	79	7.59
3,520 acres and over	6	92	6.52
Land Use, 2011 Census (acres)			
Land in crops	402,894	8,929,947	4.51
Summerfallow land	781	23,450	3.33
Tame or seeded pasture	17,346	648,758	2.67
Natural land for pasture	12,636	984,809	1.28
Christmas trees, woodland & wetland	48,143	1,612,444	2.99
All other land	17,376	468,828	3.71
Total area of farms	499,176	12,668,236	3.94
Greenhouse Area, 2011 Census (square feet)			
Total area in use	335,564	133,520,541	0.25
Farm Capital Value, 2011 Census (farms reporting)			
Under $200,000	43	2,562	1.68
$200,000 to $499,999	310	12,994	2.39
$500,000 to $999,999	806	15,276	5.28
$1,000,000 and over	1,352	21,118	6.40
Total Gross Farm Receipts, 2011 Census (farms reporting)			
Under $10,000	403	12,263	3.29
$10,000 to $24,999	363	9,098	3.99
$25,000 to $49,999	308	6,720	4.58
$50,000 to $99,999	271	6,189	4.38
$100,000 to $249,999	445	6,985	6.37
$250,000 to $499,999	375	5,086	7.37
$500,000 to $999,999	222	3,248	6.83
$1,000,000 to $1,999,999	82	1,558	5.26
$2,000,000 and over	42	803	5.23
Farms by Industry Group, 2016 Census (number of farms)			
Beef cattle ranching and farming	423	7,105	5.95
Dairy cattle and milk production	363	4,036	8.99
Hog and pig farming	120	1,235	9.72
Poultry and egg production	166	1,619	10.25
Sheep and goat farming	83	1,446	5.74
Other animal production	453	6,966	6.50
Oilseed and grain farming	548	15,818	3.46
Vegetable and melon farming	22	1,531	1.44
Fruit and tree nut farming	15	1,548	0.97
Greenhouse, nursery and floriculture	72	2,372	3.04
Other crop farming	246	8,274	2.97



Major Field Crops, 2011 Census (acres)

Item	Wellington	Province
Winter wheat	63,700	1,100,003
Oats for grain	2,559	71,040
Barley for grain	11,230	126,881
Mixed grains	11,962	106,162
Corn for grain	80,363	2,032,356
Corn for silage	28,002	271,701
Hay	89,465	2,077,911
Soybeans	92,119	2,464,870
Potatoes	119	37,384

Major Fruit Crops, 2011 Census (acres)

Item	Wellington	Province
Total fruit crops	170	52,740
Apples	63	15,830
Sour Cherries	3	2,342
Peaches	x	6,455
Grapes	x	18,383
Strawberries	69	3,283
Raspberries	11	902

Major Vegetable Crops, 2011 Census (acres)

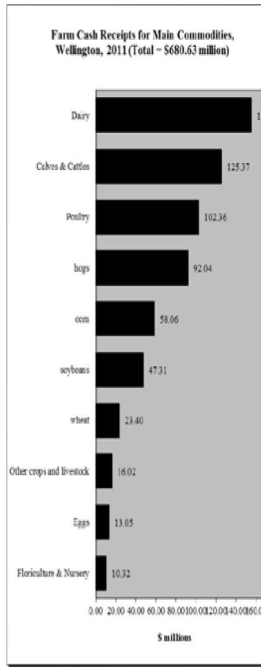
Item	Wellington	Province
Total vegetables	903	129,595
Sweet corn	150	25,540
Tomatoes	44	16,558
Green peas	41	15,121
Green or wax beans	x	9,186

Livestock Inventories, 2011 Census (number)

Item	Wellington	Province
Total cattle and calves	142,197	1,741,381
Steers	42,229	291,263
Beef cows	10,350	282,062
Dairy cows	25,779	318,158
Total pigs	236,144	3,088,646
Total sheep and lambs	27,548	352,807

Poultry Inventories, 2011 Census (number)

Item	Wellington	Province
Total hens and chickens	5,706,394	46,902,316
Total turkeys	248,811	3,483,828



Erin Township at a Glance - 2021

Item	Erin	Province	Percent of province	Percent from 2016
Farms, 2021 Census (number)				
Total	137	48,346	0.28%	-26.74%
Under 10 acres	14	3,217	0.44%	55.56%
10 to 69 acres	48	12,686	0.38%	-27.27%
70 to 129 acres	41	10,924	0.38%	-24.07%
130 to 179 acres	13	4,422	0.29%	18.18%
180 to 239 acres	7	3,981	0.18%	-61.11%
240 to 399 acres	9	5,396	0.17%	-55.00%
400 to 559 acres	1	2,865	0.03%	-75.00%
560 to 759 acres	3	1,698	0.18%	0.00%
760 to 1,119 acres	0	1,600	0.00%	-
1,120 to 1,599 acres	0	720	0.00%	-100.00%
1,600 to 2,239 acres	1	451	0.22%	-
2,240 to 2,879 acres	0	173	0.00%	-100.00%
2,880 to 3,519 acres	0	95	0.00%	-
3,520 acres and over	0	118	0.00%	-
Land Use, 2021 Census (acres)				
Land in crops	11,686	9,051,011	0.13%	-33.68%
Summerfallow land	17	13,964	0.12%	-
Tame or seeded pasture	1,100	400,480	0.27%	-44.30%
Natural land for pasture	487	626,366	0.08%	-62.94%
Christmas trees, woodland & wetland	2,210	1,269,535	0.17%	-38.76%
All other land	721	404,714	0.18%	-
Total area of farms	16,222	11,766,071	0.14%	-37.13%
Greenhouse Area, 2021 Census (square feet)				
Total area in use	7,600	201,055,888	0.00%	-48.23%
Farm Capital Value, 2021 Census (farms reporting)				
Under $200,000	11	1,212	0.91%	57.14%
$200,000 to $499,999	4	3,223	0.12%	-86.67%
$500,000 to $999,999	21	8,699	0.24%	-77.17%
$1,000,000 and over	101	35,212	0.29%	-11.40%
Total Gross Farm Receipts, 2021 Census (farms reporting)				
Under $10,000	31	7,277	0.43%	-31.11%
$10,000 to $24,999	15	7,429	0.20%	-55.88%
$25,000 to $49,999	23	6,263	0.37%	-23.33%
$50,000 to $99,999	20	6,093	0.33%	-31.03%
$100,000 to $249,999	20	6,817	0.29%	-31.03%
$250,000 to $499,999	8	4,448	0.18%	-33.33%
$500,000 to $999,999	8	3,954	0.20%	33.33%
$1,000,000 to $1,999,999	1	2,452	0.04%	-50.00%
$2,000,000 and over	0	1,696	0.00%	-
Farms by Industry Group, 2021 Census (number of farms)				
Beef cattle ranching and farming	24	7,986	0.30%	-11.11%
Dairy cattle and milk production	5	3,188	0.16%	-16.67%
Hog and pig farming	2	1,189	0.17%	0.00%
Poultry and egg production	3	2,061	0.15%	-25.00%
Sheep and goat farming	0	1,309	0.00%	-100.00%
Other animal production	29	4,556	0.64%	-52.46%
Oilseed and grain farming	36	18,194	0.20%	33.33%
Vegetable and melon farming	5	1,562	0.32%	-28.57%
Fruit and tree nut farming	1	1,211	0.08%	0.00%
Greenhouse, nursery and floriculture	7	1,672	0.42%	-22.22%
Other crop farming	25	5,418	0.46%	-39.02%

Item	Erin	Province	Percent of province	Percent from 2016
Major Field Crops, 2021 Census (acres)				
Winter wheat	1,291	1,144,406	0.11%	-89.35%
Oats for grain	73	84,320	0.09%	-90.23%
Barley for grain	31	68,756	0.05%	-99.69%
Mixed grains	179	59,961	0.30%	-94.33%
Corn for grain	1,938	2,202,465	0.09%	-83.59%
Corn for silage	377	289,678	0.13%	-87.89%
Hay	4,661	1,704,017	0.27%	-89.45%
Soybeans	2,815	2,806,255	0.10%	-82.46%
Potatoes	2	39,193	0.01%	-99.97%
Major Fruit Crops, 2021 Census (acres)				
Total fruit crops	5	48,661	0.01%	-58.33%
Apples	2	16,008	0.01%	-66.67%
Sour Cherries	1	1,383	0.07%	-
Peaches	0	4,608	0.00%	-
Grapes	0	18,432	0.00%	-
Strawberries	0	2,633	0.00%	-
Raspberries	1	438	0.23%	-66.67%
Major Vegetable Crops, 2021 Census (acres)				
Total vegetables	6	127,893	0.00%	-91.55%
Sweet corn	0	20,518	0.00%	-
Tomatoes	1	14,614	0.01%	-80.00%
Green peas	0	14,044	0.00%	-100.00%
Green or wax beans	0	8,709	0.00%	-
Livestock Inventories, 2021 Census (number)				
Total cattle and calves	2,061	1,604,810	0.13%	-47.81%
Steers	126	299,540	0.04%	-84.60%
Beef cows	689	224,194	0.31%	-
Dairy cows	231	327,272	0.07%	-
Total pigs	4,521	4,071,902	0.11%	-
Total sheep and lambs	76	322,508	0.02%	-91.16%
Poultry Inventories, 2021 Census (number)				
Total hens and chickens	17,739	53,802,772	0.03%	-38.23%
Total turkeys	15	2,453,126	0.00%	-79.17%

Erin Township at a Glance - 2016

Item	Erin	Province	Percent of province	Percent from 2011
Farms, 2016 Census (number)				
Total	187	49,600	0.38	-23.05
Under 10 acres	9	3,051	0.29	-25.00
10 to 69 acres	66	12,625	0.52	-24.14
70 to 129 acres	54	10,742	0.50	-18.18
130 to 179 acres	11	4,592	0.24	-56.00
180 to 239 acres	18	4,282	0.42	-10.00
240 to 399 acres	20	6,008	0.33	11.11
400 to 559 acres	4	3,093	0.13	-42.86
560 to 759 acres	3	1,990	0.15	0.00
760 to 1,119 acres	0	1,593	0.00	-100.00
1,120 to 1,599 acres	1	801	0.12	-50.00
1,600 to 2,239 acres	0	457	0.00	-
2,240 to 2,879 acres	1	168	0.60	0.00
2,880 to 3,519 acres	0	88	0.00	-
3,520 acres and over	0	110	0.00	-
Land Use, 2016 Census (acres)				
Land in crops	17,621	9,021,298	0.20	-31.08
Summerfallow land	x	15,885	-	-
Tame or seeded pasture	1,975	514,168	0.38	-29.36
Natural land for pasture	1,314	783,566	0.17	-34.69
Christmas trees, woodland & wetland	3,609	1,542,637	0.23	-18.90
All other land	x	470,909	-	-
Total area of farms	25,802	12,348,463	0.21	-29.14
Greenhouse Area, 2016 Census (square feet)				
Total area in use	14,680	158,511,328	0.01	-31.18
Farm Capital Value, 2016 Census (farms reporting)				
Under $200,000	7	2,142	0.33	-61.11
$200,000 to $499,999	30	7,433	0.40	-80.52
$500,000 to $999,999	92	12,500	0.74	-71.69
$1,000,000 and over	114	27,525	0.41	-61.74
Total Gross Farm Receipts, 2016 Census (farms reporting)				
Under $10,000	45	9,536	0.47	-29.69
$10,000 to $24,999	34	8,376	0.41	-41.38
$25,000 to $49,999	30	6,755	0.44	-26.83
$50,000 to $99,999	29	6,263	0.46	3.57
$100,000 to $249,999	29	7,022	0.41	7.41
$250,000 to $499,999	12	4,707	0.25	-7.69
$500,000 to $999,999	6	3,689	0.16	-33.33
$1,000,000 to $1,999,999	2	2,019	0.10	0.00
$2,000,000 and over	0	1,233	0.00	-100.00
Farms by Industry Group, 2016 Census (number of farms)				
Beef cattle ranching and farming	27	6,786	0.40	-30.77
Dairy cattle and milk production	6	3,439	0.17	0.00
Hog and pig farming	2	1,229	0.16	0.00
Poultry and egg production	4	1,816	0.22	0.00
Sheep and goat farming	2	1,097	0.18	-60.00
Other animal production	61	5,902	1.03	-27.38
Oilseed and grain farming	27	16,876	0.16	-18.18
Vegetable and melon farming	7	1,856	0.38	75.00
Fruit and tree nut farming	1	1,362	0.07	-50.00
Greenhouse, nursery and floriculture	9	2,050	0.44	-18.18
Other crop farming	41	7,187	0.57	-22.64

Item	Erin	Province	Percent of province	Percent from 2011
Major Field Crops, 2016 Census (acres)				
Winter wheat	12,122	1,080,378	1.12	304.61
Oats for grain	747	82,206	0.91	305.98
Barley for grain	10,005	103,717	9.65	2270.85
Mixed grains	3,155	92,837	3.40	529.74
Corn for grain	11,808	2,162,004	0.55	156.92
Corn for silage	3,114	295,660	1.05	347.41
Hay	44,189	1,721,214	2.57	329.77
Soybeans	16,048	2,783,443	0.58	188.37
Potatoes	6,232	34,685	17.97	56554.55
Major Fruit Crops, 2016 Census (acres)				
Total fruit crops	12	51,192	0.02	-7.69
Apples	6	15,893	0.04	20.00
Sour Cherries	0	2,121	0.00	-
Peaches	0	5,232	0.00	-
Grapes	0	18,718	0.00	-
Strawberries	x	2,915	-	-
Raspberries	3	680	0.44	-
Major Vegetable Crops, 2016 Census (acres)				
Total vegetables	71	135,420	0.05	24.56
Sweet corn	x	22,910	-	-
Tomatoes	5	15,744	0.03	25.00
Green peas	2	16,268	0.01	-
Green or wax beans	x	9,732	-	-
Livestock Inventories, 2016 Census (number)				
Total cattle and calves	3,949	1,623,710	0.24	-45.89
Steers	818	305,514	0.27	-75.44
Beef cows	x	236,253	-	-
Dairy cows	x	311,960	-	-
Total pigs	x	3,534,104	-	-
Total sheep and lambs	860	321,495	0.27	-48.99
Poultry Inventories, 2016 Census (number)				
Total hens and chickens	28,716	50,759,994	0.06	-
Total turkeys	72	3,772,146	-	-

Erin Township at a Glance - 2011

Item	Erin	Province	Percent of province
Farms, 2011 Census (number)			
Total	243	51,950	0.47
Under 10 acres	12	2,741	0.44
10 to 69 acres	87	12,681	0.69
70 to 129 acres	66	11,779	0.56
130 to 179 acres	25	4,969	0.50
180 to 239 acres	20	4,801	0.42
240 to 399 acres	18	6,460	0.28
400 to 559 acres	7	3,359	0.21
560 to 759 acres	3	2,026	0.15
760 to 1,119 acres	2	1,587	0.13
1,120 to 1,599 acres	2	788	0.25
1,600 to 2,239 acres	0	436	0.00
2,240 to 2,879 acres	1	152	0.66
2,880 to 3,519 acres	0	79	0.00
3,520 acres and over	0	92	0.00
Land Use, 2011 Census (acres)			
Land in crops	25,569	8,929,947	0.29
Summerfallow land	129	23,450	0.55
Tame or seeded pasture	2,796	648,758	0.43
Natural land for pasture	2,012	984,809	0.20
Christmas trees, woodland & wetland	4,450	1,612,444	0.28
All other land	1,455	468,828	0.31
Total area of farms	36,411	12,668,236	0.29
Greenhouse Area, 2011 Census (square feet)			
Total area in use	21,330	133,520,541	0.02
Farm Capital Value, 2011 Census (farms reporting)			
Under $200,000	18	2,562	0.70
$200,000 to $499,999	154	12,994	1.19
$500,000 to $999,999	325	15,276	2.13
$1,000,000 and over	298	21,118	1.41
Total Gross Farm Receipts, 2011 Census (farms reporting)			
Under $10,000	64	12,263	0.52
$10,000 to $24,999	58	9,098	0.64
$25,000 to $49,999	41	6,720	0.61
$50,000 to $99,999	28	6,189	0.45
$100,000 to $249,999	27	6,985	0.39
$250,000 to $499,999	13	5,086	0.26
$500,000 to $999,999	9	3,248	0.28
$1,000,000 to $1,999,999	2	1,558	0.13
$2,000,000 and over	1	803	0.12
Farms by Industry Group, 2011 Census (number of farms)			
Beef cattle ranching and farming	39	7,105	0.55
Dairy cattle and milk production	6	4,036	0.15
Hog and pig farming	2	1,235	0.16
Poultry and egg production	4	1,619	0.25
Sheep and goat farming	5	1,446	0.35
Other animal production	84	6,966	1.21
Oilseed and grain farming	33	15,818	0.21
Vegetable and melon farming	4	1,531	0.26
Fruit and tree nut farming	2	1,548	0.13
Greenhouse, nursery and floriculture	11	2,372	0.46
Other crop farming	53	8,274	0.64

Item	Erin	Province	Percent of province
Major Field Crops, 2011 Census (acres)			
Winter wheat	2,996	1,100,003	0.27
Oats for grain	184	71,040	0.26
Barley for grain	422	126,881	0.33
Mixed grains	501	106,162	0.47
Corn for grain	4,596	2,032,356	0.23
Corn for silage	696	271,701	0.26
Hay	10,282	2,077,911	0.49
Soybeans	5,565	2,464,870	0.23
Potatoes	11	37,384	0.03
Major Fruit Crops, 2011 Census (acres)			
Total fruit crops	13	52,740	0.02
Apples	5	15,830	0.03
Sour Cherries	0	2,342	0.00
Peaches	0	6,455	0.00
Grapes	0	18,383	0.00
Strawberries	x	3,283	-
Raspberries	x	902	-
Major Vegetable Crops, 2011 Census (acres)			
Total vegetables	57	129,595	0.04
Sweet corn	x	25,540	-
Tomatoes	4	16,558	0.02
Green peas	x	15,121	-
Green or wax beans	1	9,186	0.01
Livestock Inventories, 2011 Census (number)			
Total cattle and calves	7,298	1,741,381	0.42
Steers	3,330	291,263	1.14
Beef cows	1,364	282,062	0.48
Dairy cows	367	318,158	0.12
Total pigs	x	3,088,646	-
Total sheep and lambs	1,686	352,807	0.48
Poultry Inventories, 2011 Census (number)			
Total hens and chickens	x	46,902,316	-
Total turkeys	x	3,483,828	-

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 Thoume 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.