Agricultural Impact Assessment
Urban Area Boundary Expansion
6585 Highway 6
Township of Centre Wellington (Geographic Township of Nichol)
Wellington County

August 2026

Prepared for:	1052367 Ontario Ltd. (c/o Zelinka Priamo Ltd)
Prepared by:	Clark Consulting Services
CCS Project No:	5467
Legal Description:	Part of Lot 17, Concession 15
Roll No.:	232600002109800
Subject Property Area:	± 29.3 ha (± 72.4 ac)
Wellington County Official Plan:	Prime Agricultural, Core Greenlands, Greenlands
Township of Centre Wellington Zoning By-law:	Agricultural (A), Environmental Protection (EP), Environmental Protection Overlay

1. EXECUTIVE SUMMARY

CCS has been retained by 1052367 Ontario Ltd. to complete an Agricultural Impact Assessment (AIA) of a proposal involving the development of a residential and mixed-use community requiring an Urban Boundary Expansion. CCS's objective in conducting this AIA is to evaluate potential impacts of the proposed non-agricultural use on the agricultural system and to recommend ways to avoid or if avoidance is not possible, to minimize and mitigate adverse impacts. A further objective is to assess the agricultural priority of the subject lands to aid in any required evaluation of alternatives. This AIA has been prepared and managed by 'Qualified Persons', Robert K. Clark and Bryce E. Sharpe with appropriate qualifications and experience in the Province of Ontario. Messrs. Clark and Sharpe have no perceived or actual conflicts of interest in preparing this AIA. Messrs. Clark and Sharpe maintain membership in good standing with the Ontario Professional Planners Institute (OPPI) and the Ontario Institute of Agrologists (OIA). Mr. Clark is a Professional Agrologist (P.Ag.) and Mr. Sharpe is an Articling Agrologist (A.Ag.). Mr. Sharpe is available for further comment where appropriate. Their Curriculum Vitae are included in this AIA as *Attachments A and B.* In summary, the key findings and conclusions of this AIA are as follows:

- The proposal will result in a loss of agricultural land and some limited agricultural infrastructure/improvements on the subject lands.

- In the opinion of CCS, the subject lands exhibit characteristics of lower priority agricultural lands.

- CCS suggests that the outlook for the subject lands to support a significant agricultural investment has generally been diminished over time through fragmentation and adjacent non-agricultural uses.

- Mitigation has been recommended to assist in moderating direct and indirect impacts associated with the proposal and is detailed in *Section 8*.

- CCS anticipates that the greatest potential impact would be on the farm containing Barn B2 – this farm abuts the subject lands and is within a prime agricultural area. We would note not all of it is in active agricultural use owing to natural heritage features.

2. INTRODUCTION

2.1 Retainer

1052367 Ontario Ltd. retained CCS on March 30th, 2026 to complete an Agricultural Impact Assessment (AIA) of a proposal involving the development of a residential and mixed-use community requiring an Urban Boundary Expansion. CCS's objective in conducting this AIA is to evaluate potential impacts of the proposed non-agricultural use on the agricultural system and to recommend ways to avoid or if avoidance is not possible, to minimize and mitigate adverse impacts. A further objective is to assess the agricultural priority of the subject lands to aid in any required evaluation of alternatives.

2.2 Professional Qualifications

CCS was established and incorporated in 1994 and provides land use planning consulting services to both private and public sector clients throughout Ontario specializing in, among other areas, agricultural/rural land use planning.

This AIA has been led by Mr. Bob Clark who has over 53 years of rural/agricultural land use planning experience in Ontario. As the Project Manager for this AIA, Mr. Bryce Sharpe was responsible for completing the field investigations and preparation of the AIA. Bob and Bryce are both Registered Professional Planners (RPPs) in good standing with the Ontario Professional Planners Institute (OPPI). Bob is a Professional Agrologist (P.Ag.) in good standing with the Ontario Institute of Agrologists (OIA). Bryce is an Articling Agrologist (A.Ag.) in good standing with the OIA. The CVs of Bob Clark and Bryce Sharpe can be found in *Attachments A and B*, respectively.

2.3 Description of Proposed Development

The subject lands are illustrated on *Figure 1 – Location Map*.

The subject lands are approximately 29.3 ha (72.4 ac) in area, and consist of two (2) legal parcels, together forming a long rectangular parcel, spanning from Highway 6 to the east to Beatty Line to the west. Accordingly, the subject lands have a lot frontage of approximately 303 m along Highway 6 and 242 m of fragmented frontage along Beatty Line. The subject lands are used generally for agricultural cultivation and are developed with a single-detached residential dwelling and accessory structures (including a barn)

located relatively central to the property.

The subject lands are located immediately north of, and adjacent to the northerly limit of the Fergus Settlement Area, where the lands interface with the recently constructed Strathlea/Bonaire subdivision development (approx. 2015). The Strathlea/Bonaire subdivision to the south is comprised of a mix of single-family and townhouse dwellings, and was previously separated from broader landholdings that included the subject lands, for the purpose of this development. The southerly subdivision was designed to anticipate and accommodate the development of the subject lands and future expansion of the Fergus Settlement Area, and includes three (3) road stubs, one (1) additional pedestrian pathway connection, and below-grade servicing stubs that terminate at the subject lands.

The proposed development is that of a residential and mixed-use community, accommodating a mix of dwelling unit types and densities, including single detached dwellings, various forms of townhouses, and apartments. The development will also feature a new public park (0.82 ha), continuation of the public trail network, extension of the public road network, and a mixed-use/commercial block (1.60 ha) contemplated in the southeast corner of the subject lands. It is anticipated that the development of the subject lands will accommodate approximately 701 dwelling units. The subject lands are also planned to accommodate a new school on a 4.96-hectare block at the northeast part of the subject lands.

To facilitate the proposed development, applications including a County Official Plan Amendment (Urban Boundary Expansion) and Local Official Plan Amendment are proposed. It is anticipated that Zoning By-law Amendment and Draft Plan of Subdivision applications will be filed at a later date.

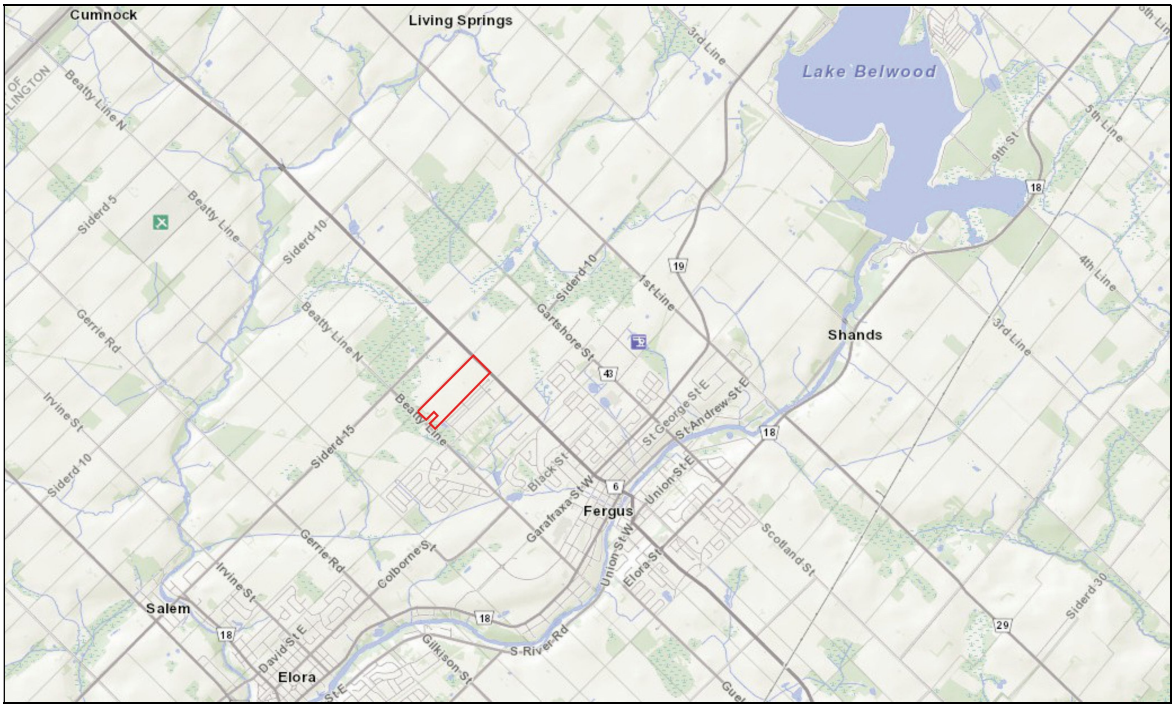


Figure 1 – Location Map. The subject lands are identified in ***red****.*

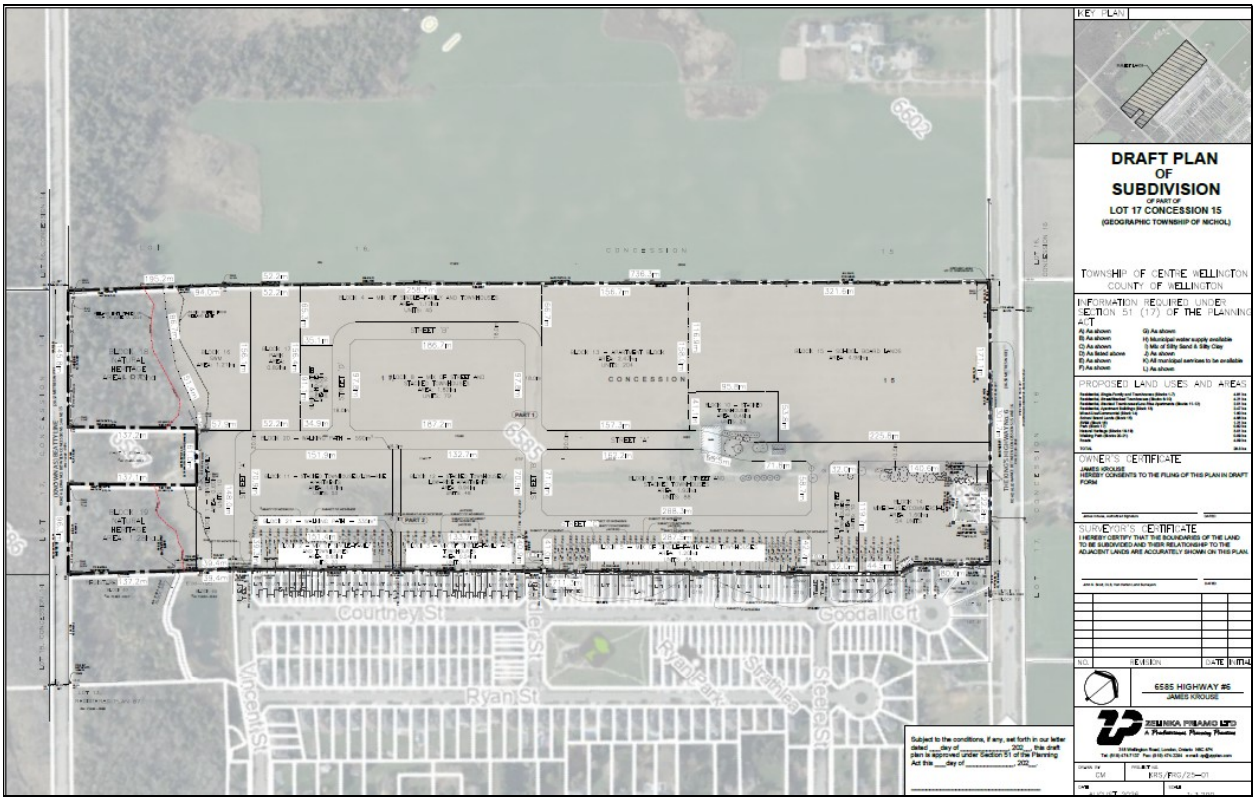


Figure 2 – Concept Plan

2.4 County Official Plan Amendment 126

It is understood that the County of Wellington initiated an Official Plan Review in 2019 as a joint Municipal Comprehensive Review (MCR) and legislated Five Year Review under the Planning Act. This Review was broken down into phases – Phase 3A addressed the expansion of the Urban Area Boundaries of the Fergus and Elora/Salem Settlement Areas culminating in 2026. Technical studies were completed for Phase 3A including an AIA prepared by Colville Consulting Inc. (Colville) in September 2024.

2.5 Ontario Land Tribunal (OLT) Appeals

It is understood that 4 other landowners have filed applications for Urban Boundary Expansions involving the Fergus and Elora/Salem Settlement Areas. These proposals are illustrated in *Figure 3*. It is understood that the applications involving these proposals are under appeal by the owners/applicants. The lands subject to these proposals are known municipally as follows:

- 6581 Highway 6 (Polocorp Inc.)
- 6574 Gerrie Road and 7581 Side Road 15 (Elora Sands Developments Inc.)
- 6586 Beatty Line North (Sorbara-Tribute Brubacher Holdings Inc.)

- 6704 and 6684 Beatty Line North, and 7692 Side Road 15 and 7715 Side Road 15 (Tribute [Fergus Oaks] Ltd.).

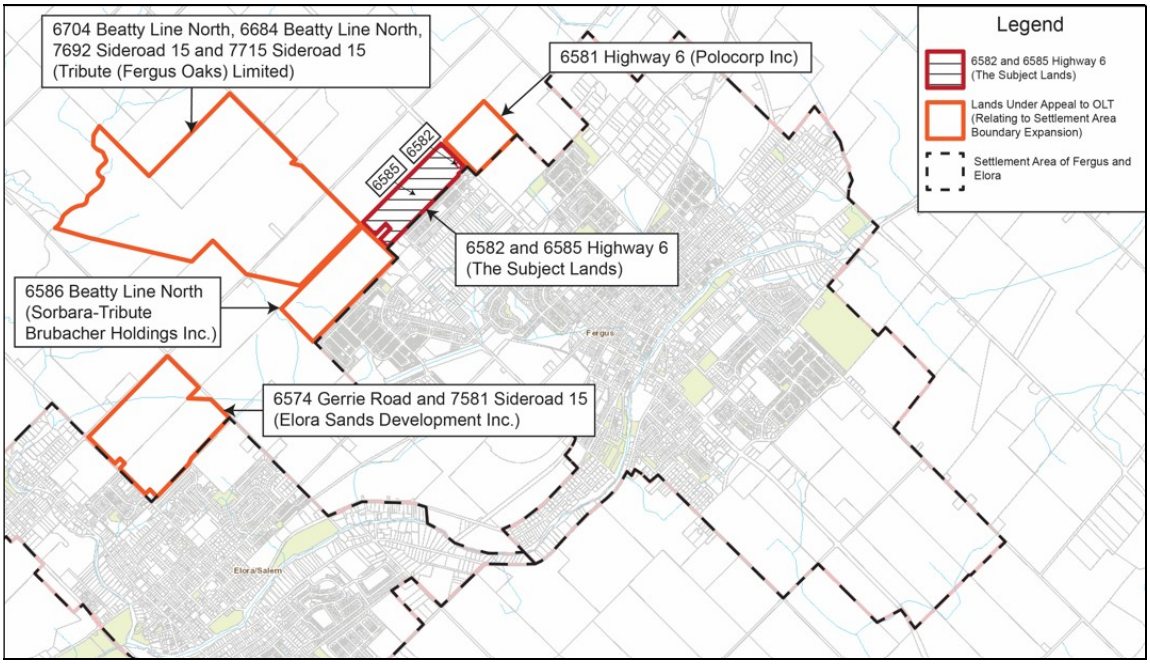


*Figure 3 – It is understood that the lands outlined in **orange** are subject to applications for Urban Boundary Expansions and it is understood that these applications are under appeal by the owners/applicants.*

2.6 Purpose of the Assessment

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development and contains a precise definition of an Agricultural Impact Assessment:

- "**Agricultural impact assessment**: means the evaluation of potential impacts of non-agricultural uses on the *agricultural system.* An assessment recommends ways to avoid or if avoidance is not possible, minimize and mitigate adverse impacts."

The above definition is read in conjunction with the following PPS definitions:

- "**Agricultural system**: means a system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components:

  a) An agricultural land base comprised of *prime agricultural areas*, including *specialty crop areas*. It may also include *rural lands* that help to create a continuous productive land base for agriculture; and

b) An *agri-food network* which includes agricultural operations, *infrastructure*, services, and assets important to the viability of the agri-food sector."

- "**Prime agricultural area**: means areas where *prime agricultural lands* predominate. This includes areas of *prime agricultural lands* and associated Canada Land Inventory Class 4 through 7 lands, and additional areas with a local concentration of farms which exhibit characteristics of ongoing agriculture. *Prime agricultural areas* may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries."

- **"Prime agricultural land**: means *specialty crop areas* and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection."

- **"Specialty crop area:** means areas within the agricultural land base designated based on provincial guidance. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

  a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;

  b) farmers skilled in the production of specialty crops; and
  c) a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops."

- "**Agri-food network**: Within the *agricultural system*, a network that includes elements important to the viability of the agri-food sector such as regional *infrastructure* and transportation networks; agricultural operations including on-farm buildings and primary processing; infrastructure; agricultural services, farm markets, and distributors; and vibrant, agriculture-supportive communities."

- **"Infrastructure**: means physical structures (facilities and corridors) that form the foundation for development. *Infrastructure* includes: sewage and water systems, septage treatment systems, stormwater management systems, *waste management systems*, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications including broadband, transit and transportation corridors and facilities, *active transportation systems*, oil and gas pipelines and associated facilities."

CCS's objective in conducting this AIA is to evaluate potential impacts of the proposed non-agricultural use on the agricultural system and to recommend ways to avoid or if avoidance is not possible, to minimize and mitigate adverse impacts. A further objective is to assess the agricultural

priority of the subject lands to aid in any required evaluation of alternatives.

2.7 Study Area

The Primary and Secondary Study Areas for this AIA are illustrated in *Figure 4* – collectively the *Study Area*. Per the Agricultural Impact Assessment (AIA) Guidance Document, published by the Ministry of Agriculture, Food and Agri-business (OMAFA) in 2026, hereinafter referred to as *"The Guidance Document",* Primary Study Areas in an AIA are the areas considered for the proposed development and include the project site or parcel(s) that would be directly impacted by the proposed non-agricultural use. For this AIA, the subject lands constitute the *Primary Study Area.* The Guidance Document further identifies that the Secondary Study Area in an AIA is the area beyond the Primary Study Area that may be impacted by the proposed development. For this AIA, the *Secondary Study Area* includes lands within an approximate 1.5 km (1,500 m) radius from the Primary Study Area. This distance aligns with what is recommended as the investigation distance in OMAFA'S Minimum Distance Separation (MDS) Implementation Guidelines for completing MDS calculations for a Type B (More Sensitive) Land Use, such as a proposal for lot creation requiring an Official Plan Amendment (OPA).

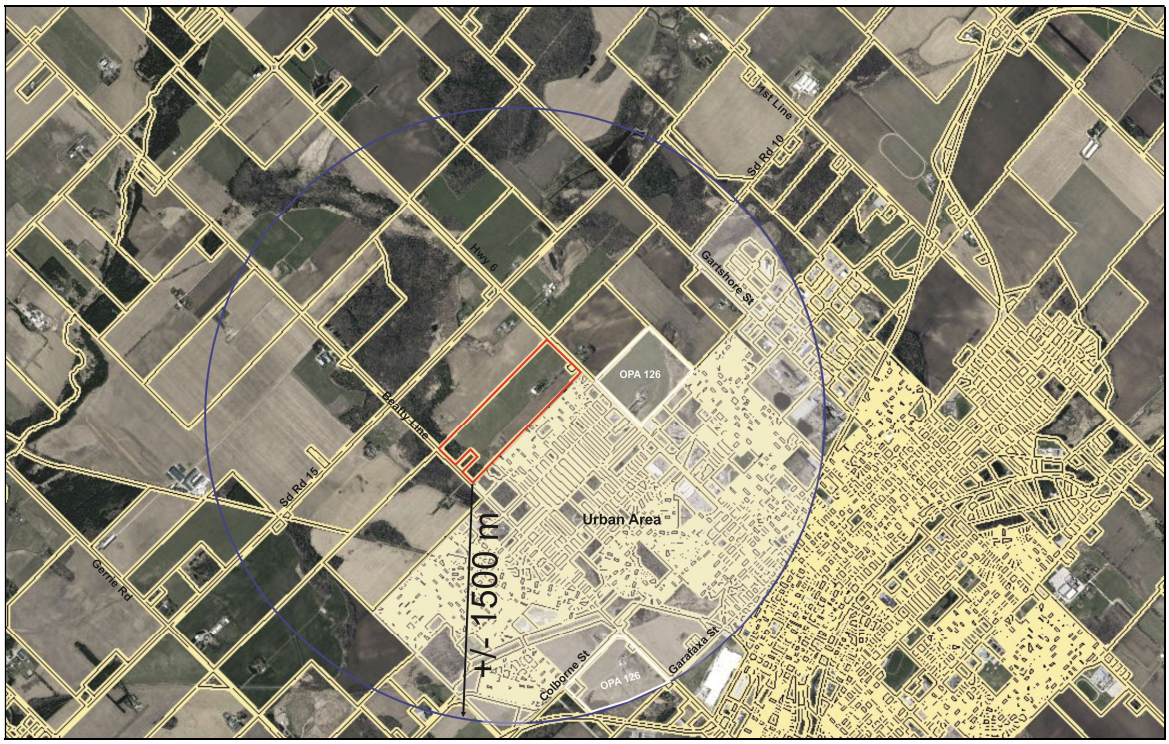


*Figure 4 – **Primary** and **Secondary** Study Areas. Note that lands situated within the existing Urban Boundary of Fergus are excluded owing to the nature of the existing and/or planned land uses within this area. This Figure identifies recent (2025) Urban Boundary Expansions within the Study Area, enshrined through County Official Plan Amendment (OPA) 126.*

3. SCOPE AND METHODOLOGY

This AIA has been prepared using The Guidance Document as the basis for our methodology and includes:

- A review of relevant provincial and municipal agricultural policies;
- A review of municipal zoning;
- A review of agricultural information sources;
- Completion of a site visit and land use survey;
- Consideration of avoidance;
- Analysis of potential impacts;
- Recommendations to avoid and/or minimize impacts; and,
- Considerations related to the agricultural priority of the subject lands to aid in any required evaluation of alternatives – the actual assessment of alternatives is not included in the scope of this AIA.

3.1 Land Evaluation and Area Review (LEAR)

For this AIA, CCS has adopted a Land Evaluation (LE) and Area Review (AR) methodology. The Land Evaluation and Area Review (LEAR) system provides a mechanism to consider both the land capability to support agriculture, and the local conditions and influences on farm operations. It is frequently scaled up to assist in identifying prime agricultural areas for long-term use for agriculture. Or it can be scaled down and simplified as a useful framework upon which to conduct an AIA. The Land Evaluation focuses on the physical capability and ability to grow crops. For this Assessment, the subject property was visited and a review of soil capability for agriculture has been reviewed and confirmed. The Area Review identifies factors related to the proposal that either support or restrict ongoing agriculture on the adjacent lands including Minimum Distance Separation (MDS) Formulae.

3.2 Background Data Collection and Review

For this Assessment, CCS has reviewed the following:

- Planning Policy Framework:
  - Provincial Planning Statement, 2024
  - County of Wellington Official Plan, December 2025 Consolidation
  - OMAFA's Minimum Distance Separation (MDS) Document: Formulae and Guideline for Livestock Facility and Anaerobic Digester Odour Setbacks, 2016

- Regulatory Framework:
  - Township of Centre Wellington Zoning By-law 2009-045, December 2025 Consolidation

- Other:
  - OMAFA's Agricultural Impact Assessment (AIA) Guidance Document, Publication 861 (2026)
  - OMAFA's Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, Publication 851 (2016)
  - OMAFA's Minimum Distance Separation (MDS) Document: Formulae and Guideline for Livestock Facility and Anaerobic Digester Odour Setbacks, Publication 853 (2016)
  - OMAFA's Evaluating Alternative Locations for Non-Agricultural Uses (2024)
  - Agricultural Impact Assessment for Centre Wellington SABE, Colville Consulting Inc. (September 2024)
  - Agricultural Impact Assessment for Elora Sands Developments Inc., MHBC (March 2025)
  - Memo: 6581 Highway, Fergus, Ontario, Minimum Distance Separation Assessment, Stantec Consulting Ltd. (March 2025)
  - Memo: 968 St. David Street North, Fergus, Ontario, Minimum Distance Separation Assessment, Stantec Consulting Ltd. (January 2025)
  - Soil Survey of Wellington County – Report No. 35 of the Ontario Soil Survey
  - OMAFA's Soil Survey Complex
  - OMAFA's AgMaps
  - OMAFA's Agricultural Systems Portal
  - OMAFA's Artificial Drainage Systems mapping
  - ConnectON
  - Google Maps ™.

3.3 Site Visit and Land Use Survey

CCS Staff visited the subject lands on April 27th, 2026. Our site visit entailed hand excavation of a series of shallow test pits to understand the nature of the soils on the property. The land use survey involved touring the Study Area to visually identify:

- The land use mix in the area including evident agricultural operations;
- Evident agricultural-related uses and on-farm diversified uses;
- Evident non-agricultural uses; and,
- Evident cropping and the relative level of investment in agriculture in the area, including any evident agricultural improvements.

3.4 Agricultural Priority

This AIA includes an evaluation of the agricultural priority of the subject lands. This is related to the planning policy and regulatory framework as detailed in *Section 4*, below. In summary, as part of the process of evaluating alternatives, lower-priority (i.e. poorer-quality) lands within prime agricultural areas must be evaluated before more productive agricultural land may be considered for an Urban Boundary Expansion. CCS's methodology for this evaluation of the agricultural priority of the subject

lands is based on OMAFA's Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, Publication 851 (2016) and OMAFA's resource entitled Evaluating Alternative Locations for Non-Agricultural Uses (2024) which provide guidance on the removal land from prime agricultural areas.

4. PLANNING POLICY AND REGULATORY FRAMEWORK

4.1 Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (PPS) has been issued under Section 3 of the Planning Act and came into effect October 20, 2024. The PPS provides direction on matters of provincial interest related to land use planning and development. A decision by a planning authority, such as a municipal council, is required to be consistent with the PPS.

The following key PPS considerations are especially relevant to this AIA:

- PPS Section 2.1.3 (Building Homes, Sustaining Strong and Competitive Communities – Planning for People and Homes) identifies that sufficient land shall be made available at the time of a new official plan is created or updated to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years (but not more than 30 years).

  It is noted that the PPS no longer requires a Municipal Comprehensive Review (MCR) to expand a settlement area boundary – individual landowners can now prompt Urban Boundary Expansions and municipalities can approve them at any time rather than requiring a formal MCR process tied to specific planning cycles.

- PPS Section 2.3.2.1 (Building Homes, Sustaining Strong and Competitive Communities – Settlement Areas and Settlement Area Boundary Expansions – New Settlement Areas and Settlement Area Boundary Expansions) states:

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

  a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;

  b) if there is sufficient capacity in existing or planned *infrastructure* and *public service facilities*;

  c) whether the applicable lands comprise *specialty crop areas*;

  d) the evaluation of alternative locations which avoid *prime agricultural areas* and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*;

e) whether the new or expanded *settlement area* complies with the *minimum distance separation formulae*;

f) whether impacts on the *agricultural system* are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an *agricultural impact assessment* or equivalent analysis, based on provincial guidance; and

g) the new or expanded *settlement area* provides for the phased progression of urban development."

It will be important to demonstrate that there is a need for the proposed Urban Boundary Expansion as identified in Criterion a), however, the focus of this AIA is on Criteria c), e) and f). A further focus of this AIA is evaluating the agricultural priority of the subject lands to aid in the evaluation of alternative locations as required by Criteria d). As is noted in the AIA prepared by Colville in September 2024, lands surrounding the Fergus and Elora/Salem Settlement Areas are part of a prime agricultural area, and hence, the avoidance of prime agricultural areas as part of an Urban Boundary Expansion would not be possible.

- PPS Section 4.3.1.2 (Wise Use and Management of Resources – Agriculture – General Policies for Agriculture) identifies that prime agricultural areas shall be designated and protected for long-term use of agriculture.

  As is detailed in *Section 2.6*, 'prime agricultural areas' is a defined term in the PPS and means areas where *prime agricultural lands* predominate. As is also detailed in *Section 2.6*, 'prime agricultural lands' is also a defined term in the PPS and means specialty crop areas and/or Canada Land Inventory Class I, II or III lands (soils). The subject lands are not a specialty crop area – only two such areas have been designated in the Province: the Holland Marsh and the Niagara Peninsula Tender Fruit and Grape Lands.

- PPS Section 4.3.2.3 (Wise Use and Management of Resources – Agriculture – Permitted Uses) identifies that new land uses in prime agricultural areas shall comply with the MDS formulae.

  This AIA considers MDS requirements including compatibility between the proposal and existing livestock facilities (barns). See *Sections 5 and 6*, below.

- PPS Section 4.3.4.1 (Wise Use and Management of Resources – Agriculture – Removal of Land from Prime Agricultural Areas) identifies that planning authorities may only exclude land from prime agricultural areas for expansion of or identification of settlement areas in accordance with Section 2.3.2 of the PPS.

- PPS Section 4.3.5.2 (Wise Use and Management of Resources – Agriculture – Non-Agricultural Uses in Prime Agricultural Areas) states:

  "Impacts from any new or expanding non-agricultural uses on the *agricultural system* are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an *agricultural impact assessment* or equivalent analysis, based on provincial guidance."

4.2 County of Wellington Official Plan (December 2025 Consolidation)

The County of Wellington Official Plan directs physical development in the County. The County Official Plan predominately designates the subject lands as Prime Agricultural with Core Greenlands and Greenlands components as illustrated in *Figure 5*. It is noted that the Township of Centre Wellington Official Plan applies only to its Urban Centres – all other areas of the Township are governed by the County Official Plan.

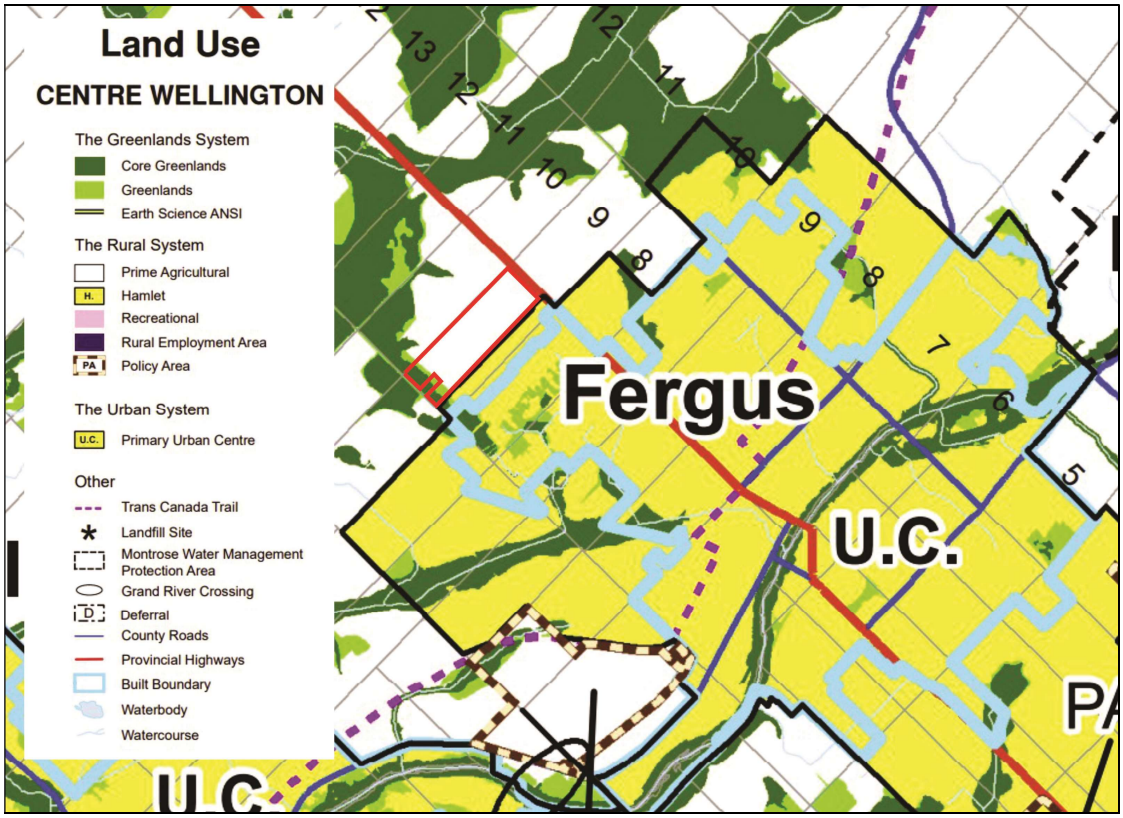


Figure 5 – County of Wellington Official Plan Schedule B1 Excerpt, Centre Wellington Land Use. The Subject Lands are identified in ***red****.*

The following key County Official Plan considerations are especially relevant to this AIA:

- Official Plan Section 4.3.3 (General County Policies – Farmland Protection – Policy Direction) states, in part:

  b) "Urban Centre or Hamlet expansions are subject to the policies of Section 4.8 Expansion of Primary Urban Centres, Secondary Urban Centres and Hamlets."

- Section 4.6.5 (General County Policies – Impact Assessment – Agricultural Impact Assessment) states:

  "Where *development* is proposed in prime or secondary agricultural areas, a Council may require an assessment of the impacts the development may have on agricultural activities in the area. An assessment may include any or all of the following:

  a) the opportunity to use lands of lower agricultural potential;
  b) compliance with the *minimum distance separation formulae* for livestock operations;
  c) the degree to which agricultural expansion may be constrained;
  d) potential interference with normal agricultural activities and practices;
  e) potential interference with the movement of agricultural machinery on roads;
  f) such other concerns as a Council may consider relevant."

  The focus of this AIA is on Criteria a) through e).

- Official Plan Section 4.7.1 (General County Policies – Urban Area Protection – Distinct Urban-Rural Boundary) states, in part:

  "In order to allow the efficient expansion of urban areas, and to maintain a clear distinction between urban and rural areas, the County of Wellington:

  a) prohibits new *development* adjacent to existing primary and secondary urban centres, hamlets or cities unless part of an urban expansion (adjacent will normally mean within 1 kilometre of an urban area boundary);
  b) requires that livestock operations adjacent to existing urban boundaries shall only be permitted in accordance with the *Minimum Distance Separation Formulae*."

  The subject property abuts an Urban Boundary and is subject to this policy.

- Official Plan Section 4.8.2 (General County Policies – Expansion of Primary Urban Centres, Secondary Urban Centres and Hamlets – Primary Urban Centre Expansion Criteria) states, in part:

  "A primary urban centre expansion may only occur where it has been demonstrated that:

a) sufficient opportunities to accommodate the population and employment forecasts for the County of Wellington, through *intensification* and in designated greenfield areas, using the *intensification* target and greenfield density targets, are not available;

   i) within the County of Wellington; and
   ii) within the applicable lower-tier municipality to accommodate the growth allocated to the municipality;

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

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

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

j) the *settlement area* to be expanded is in compliance with the *minimum distance separation formulae*."

It will be important to demonstrate that there is a need for the proposed Urban Boundary Expansion as identified in Criterion a), however, the focus of this AIA is on Criteria g) and j). A further focus of this AIA is evaluating the agricultural priority of the subject lands to aid in the evaluation of alternative locations as required by Criterion f). As is noted in the AIA prepared by Colville in September 2024, lands surrounding the Fergus and Elora/Salem Settlement Areas are part of a prime agricultural area, and hence, the avoidance of prime agricultural areas as part of an Urban Boundary Expansion would not be possible.

- Official Plan Section 6.4.2 (The Rural System – Prime Agricultural Areas – Agriculture First) states, in part:

  "As a general rule, land use activities which support agriculture will be encouraged and land use activities which do not support agriculture will be discouraged."

4.3 Township of Centre Wellington Zoning By-law 2009-045 (December 2025 Consolidation)

The Township of Centre Wellington Zoning By-law regulates land use within the Township. The subject lands are predominately zoned Agricultural (A) with Environmental Protection (EP) and Environmental Protection Overlay components as illustrated on *Figure 6*. Section 4.23 necessitates compliance with MDS I and II Formulae. Section 6 contains zoning provisions specific to the Agricultural (A) Zone – permitted uses include an agricultural use, a single detached dwelling, and an accessory on-farm diversified use.

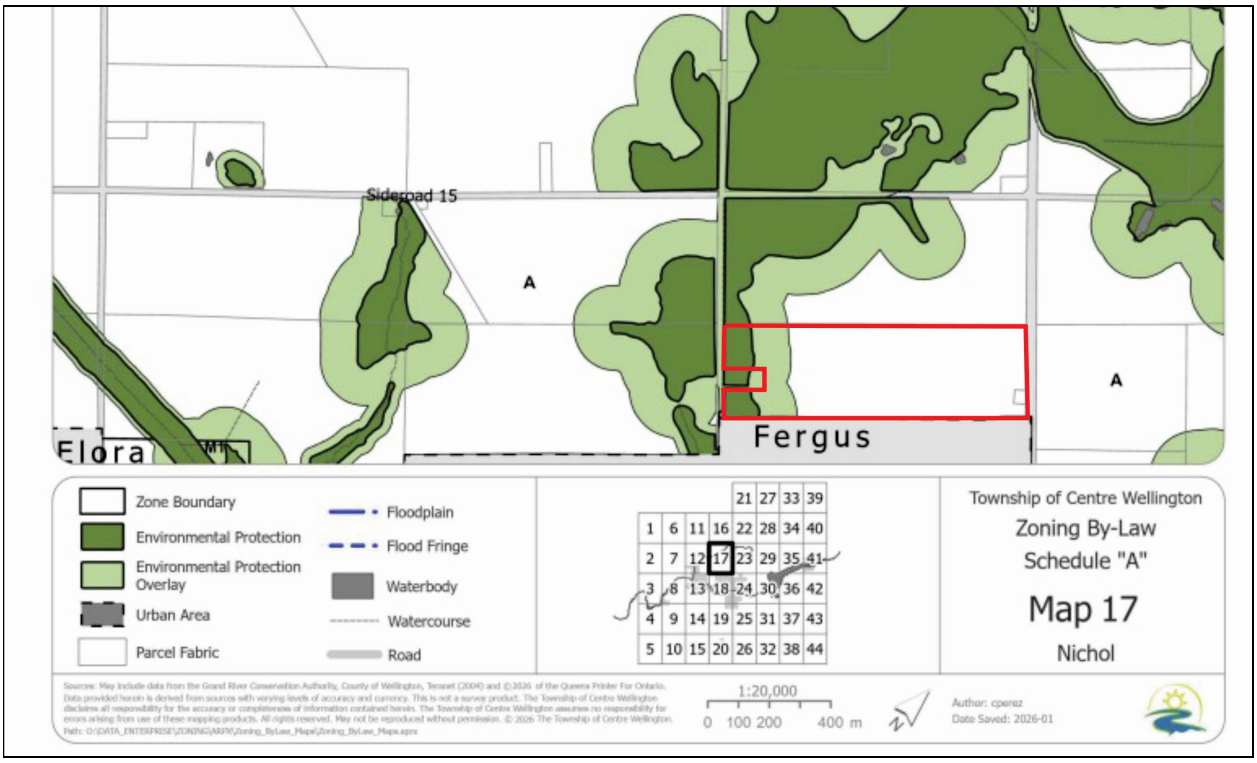


Figure 6 – Township of Centre Wellington Zoning By-law 2009-045 Schedule A, Map 17 Excerpt. The Subject Lands are identified in ***red****.*

5. FINDINGS

5.1 Soil Capability for Agriculture

Available Canada Land Inventory (CLI) Soil Capability for Agriculture Mapping within the boundaries of the subject lands is illustrated in *Figure 7*. The mapped soils consist of predominately Harriston Loam with a Muck component along the western boundary which is associated with the natural feature. The Harriston Loam soil has a classification of $1^8\,3T^2$ meaning that 80% of the soil within the mapped polygon is considered Class I and the remaining 20% is considered Class III with a Topography constraint. Class I soils are considered to have no significant limitations in use for crops. Class III soils are considered to have moderately severe limitations that restrict the range of crops or require

special conservation practices. The nature of a Topography constraint is one in which both the percent of slope and the pattern or frequency of slopes in different directions affect the cost of farming and the uniformity of growth and maturity of crops, as well as potential for erosion. A Topographic Survey is included as *Attachment C*. The subject lands do exhibit some undulating terrain (particularly within the mid and north-west portions); however, we would not consider it so extreme that cropping of common field crops is severely affected.

CCS reviewed the Soil Survey of Wellington County, Report No. 35 of the Ontario Soil Survey, published in 1963, which contains detailed descriptions of soils in Wellington County. Per the Report:

- Harriston Series soils have a moderately to gently rolling topography and are well drained. Except for the occasional stone on the surface, the upper part of the soil profile is stone-free. These are among the best agricultural soils in Southern Ontario and the only hindrance to cultivation is the frequency and steepness of slope.

The Report contains a description of the soil profile of the Harriston Series soils. CCS's site visit included hand excavation of a series of shallow test pits to understand the nature of the soils on the subject lands and to complement borehole logs derived from geotechnical investigations undertaken in 2026 by Grit Engineering Inc. Grit Engineering's borehole locations and logs and CCS's test pit locations are included in *Attachment D*. CCS observed soils characteristic of Harriston Series soils.

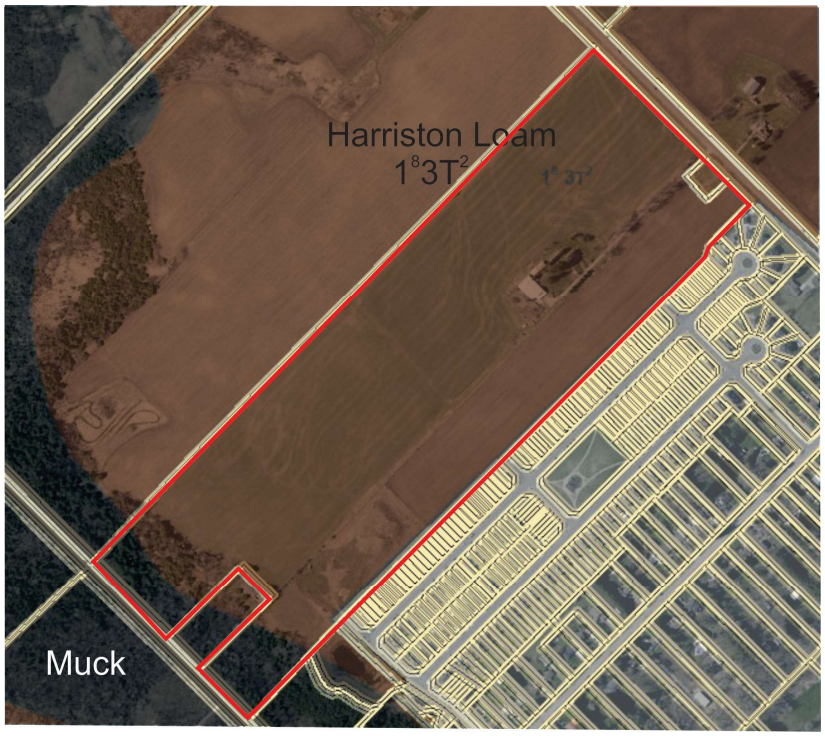


Figure 7 – Canada Land Inventory (CLI) Soil Capability for Agriculture Mapping

5.2 Land Use

Figure 8 documents the land use mix observed within the Study Area. The non-urban designated portions of the Study Area represent a largely intact agricultural area interspersed with natural features and some non-farm residences.

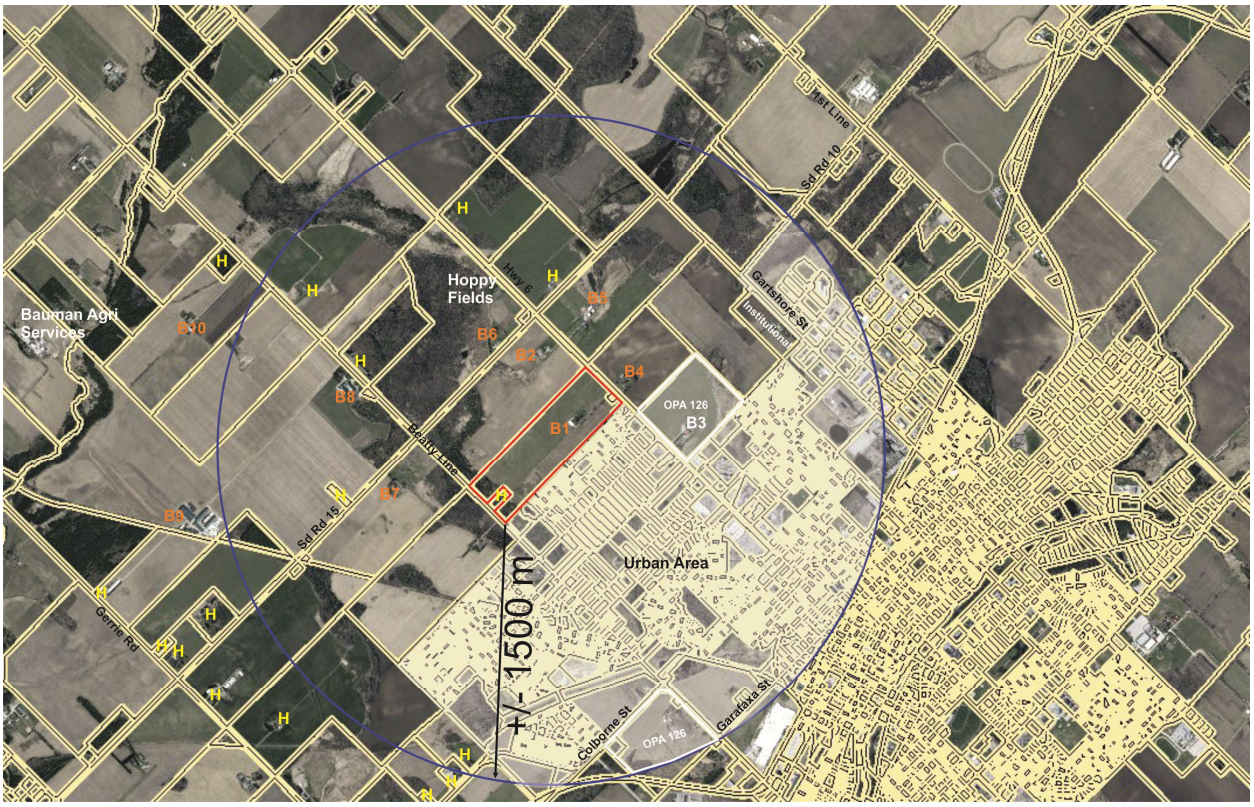


*Figure 8 – **Primary** and **Secondary** Study Areas: Land Use*

5.2.1 Agricultural, Agricultural-related, and On-farm Diversified Uses

The PPS contains the following definition of agricultural uses:

*"**Agricultural uses**: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers, when the size and nature of the operation requires additional employment."*

Table 1 provides a summary of livestock facilities (barns) observed within the Study Area. The subject

lands contain an unoccupied barn (B1) that formerly supported beef cattle. It is understood in speaking with 1052367 Ontario Ltd., that a well-established livestock operation of 30 + years was wound down, modified, and eventually brought to a close on the subject lands in expectation of the development of the abutting residential neighbourhood immediately south of the existing Urban Boundary. Eight (8) barns were observed within the Secondary Study Area (Barns B1 – B8). We did not study Barn B3 upon the realization that it occurs situated within the existing Urban Boundary as amended by OPA 126. Two (2) additional barns were observed just outside the Study Area (Barns B9 and B10). Barns B8 and B9 may be operated together and based on our visual observations would constitute the most intensive livestock facilities observed during the land use survey. No standalone manure storages or anaerobic digesters were documented.

Table 1: Summary of Livestock Facilities Observed in the Non-Urban Designated Portions of Study Area

Barn Identifier	Type	Observations	Location
B1	Unoccupied	No livestock present	6585 Highway 6 **Subject Lands**
B2	Equine Stable	1 horse observed	6602 Highway 6
B3	Unoccupied	Within Urban Boundary as Amended by OPA 126	968 Highway 6 / St. David Street North
B4	Unoccupied	No livestock evident	6581 Highway 6
B5	Equine Stable	6 horses observed	6611 Highway 6
B6	Equine Stable	1 horse observed	7784 Side Road 15
B7	Unoccupied	No Livestock Evident	7715 Side Road 15
B8	Beef	Cattle Observed	6684 Beatty Line
B9	Beef	-	7692 Side Road 15
B10	Swine	-	6732 Beatty Line

The site visit occurred in late April and therefore, the 2026 cropping pattern was difficult to ascertain. With that said, it was evident that farmland within the Study Area is active and utilized for growing common field crops including corn, soybeans and winter wheat. Perennial forage crops were also observed. An intensive vegetable growing operation (Hoppy Fields Farm) was observed at 7784 Side Road 15 – it is understood that this operation follows a Community Supported Agriculture (CSA) model.

The PPS contains the following definition of agricultural-related uses:

*"**Agricultural-related uses:** means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity."*

No obvious agriculture-related uses were observed during the land use survey. A review of OMAFA's Agri-systems Portal together with ConnectOn indicates that Bauman Agri Services – a grain elevator operator – is situated northwest of Study Area at 7677 Side Road 10 (see *Figure 8*).
The PPS contains the following definition of on-farm diversified uses:

*"**On-farm diversified uses:** means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and energy storage systems."*

The PPS further defines agri-tourism:

***"Agri-tourism uses:** means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation."*

Some of the equine stables observed within the Study Area may offer boarding and/or riding lessons, although this was not confirmed.

5.2.2 Non-agricultural Uses

Few non-agricultural uses exist within the non-urban designated portions of the Study Area. As illustrated on *Figure 8*, we observed only 5 standalone (non-farm) dwellings within the Study Area. As is indicated on *Figure 8*, a property abutting Gartshore Street appears to be undergoing re-development; a review of zoning for this property indicates it is zoned Institutional with a special exception. A property abutting Beatty Line, in the southern portion of the Study Area, contains a landscaping supply operation.

5.3 Land Improvements

OMAFA's AgMaps online mapping tool was reviewed to obtain tile drainage mapping for the Study Area. Tile drainage can be an indicator of the level of agricultural investment. As illustrated on *Figure 9*, several tile drainage improvements have occurred within the Study Area in the past 25 years.

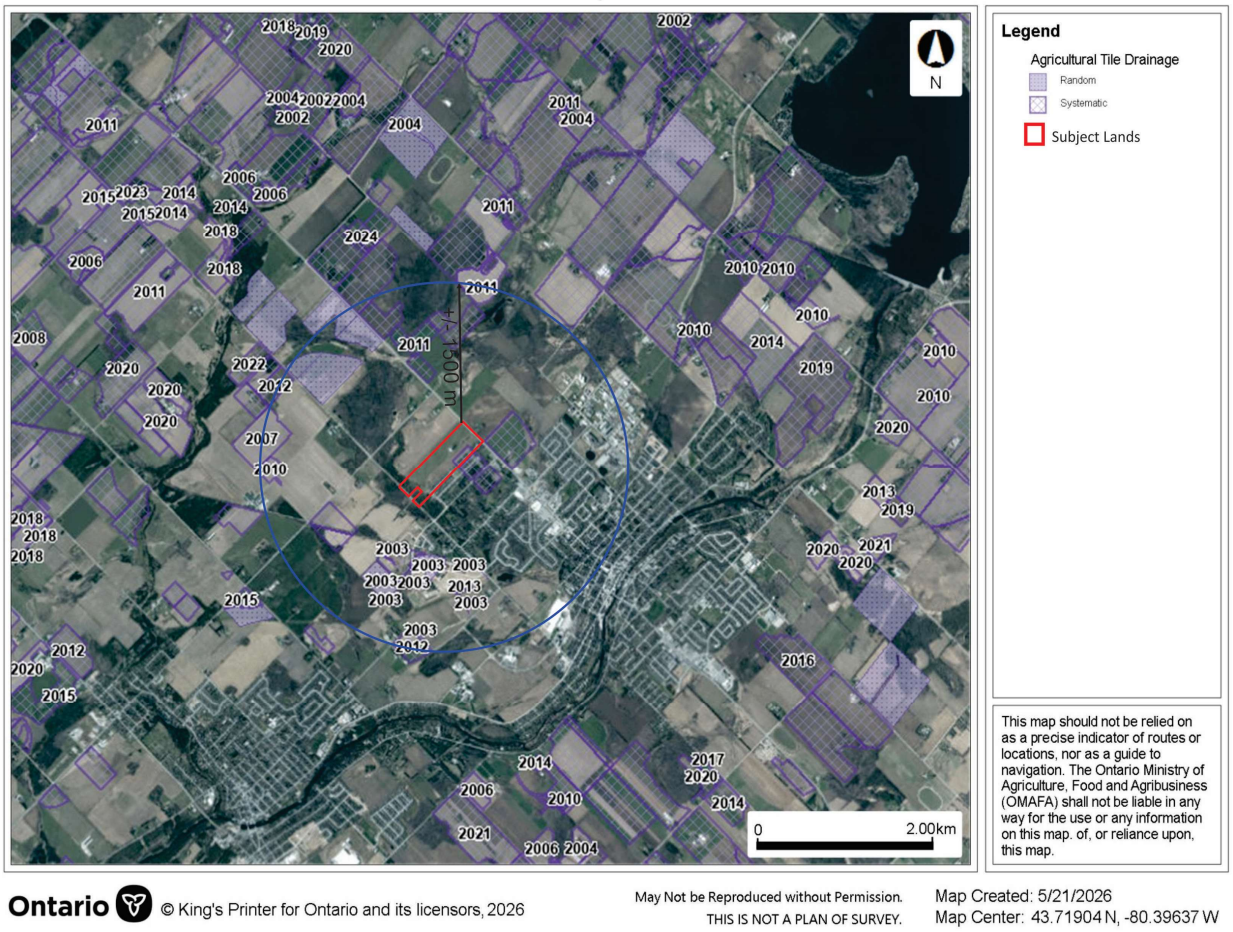


Figure 9 – Tile Drainage Mapping

5.4 Fragmentation

It is generally accepted that large farm parcels enjoy greater flexibility in the type and size of agricultural operations that may be accommodated in the face of changing market conditions than smaller farm parcels. Some forms of agriculture may be viable on smaller farm parcels, but this is arguably the exception rather than the rule. It is also generally accepted that, when an agricultural land base becomes fragmented, that there is an increased risk of conflict between farm and non-farm uses that may be incompatible. Even the flexibility to change from one type of agriculture to another (*e.g. cropping to livestock*) can be impacted.

Figure 8 illustrates the pattern of parcel fabric within the Study Area. CCS would characterize fragmentation within the non-urban designated portions of the Study Area as *moderate*. The farm parcels are generally large – the largest exceeding 121.4 ha (300 ac). By comparison, there are four parcels ± 20.2 ha (±50 ac) in size abutting Highway 6 which are generally small by current standards.

On certain properties within the Study Area, CCS suspects that MDS II setbacks would be a constraint for the establishment of intensive agricultural operations characterized by a high density of animals and structural setups geared toward high production – certainly for the subject lands and other farm parcels abutting the existing Urban Boundary. It is understood that the subject lands are remnant lands from a previous Urban Boundary Expansion which resulted in the abutting residential neighborhood to the south/south-east – it is understood that the subdivision approval for this neighborhood occurred in the 2010s. It also appears that the property known municipally as a lot for 6587 Beatty Line North may have been created by severance at some point in the past - we have not confirmed the nature of the creation of this lot however it fragments the subject lands nonetheless.

5.5 Minimum Distance Separation

5.5.1 Minimum Distance Separation Document

OMAFA has established Minimum Distance Separation (MDS) as a land use planning tool to minimize complaints about odours from livestock operations. MDS calculations result in setbacks intended to separate livestock facilities, manure storages and/or anaerobic digesters and other land uses. The Minimum Distance Separation (MDS) Document came into effect in 2017 and contains guidelines for the implementation of MDS. Two formulae are used in MDS calculations depending on the type of land use proposed: An MDS I formula determines setbacks between proposed new development and existing livestock facilities, manure storages and/or anaerobic digesters. An MDS II formula identifies setbacks between proposed new or altered livestock facilities, manure storages and/or anaerobic digesters and existing development.

As the proposal will involve an Urban Boundary Expansion, implementation of the MDS I formula is required. CCS used OMAFAs web-based software 'AgriSuite' to calculate the required setbacks. The pertinent information necessary to calculate MDS I setbacks includes: the type of livestock housed by the livestock facility, the capacity of the facility (barn) housing the livestock, the type of manure storage, and the size of property. In the absence of direct information, CCS used aerial photos, observation, and professional judgement to input information necessary to complete the MDS I calculations. CCS's observations were reviewed by 1052367 Ontario Ltd. given their familiarity with the area and farming background.

The following is a summary list of MDS guidelines relevant to the proposal:

- Guideline #1: Referencing MDS in Municipal Planning Documents
- Guideline #2: For What, and When is an MDS Setback Required?
- Guideline #3: For What, and When, is an MDS Setback Not Required?
- Guideline #6: Required Investigation Distances for MDS
- Guideline #10: MDS I Setbacks for Zoning By-law Amendments and Official Plan Amendments
- Guideline #12: Existing Uses that Do Not Conform to MDS

- Guideline #14: Uses Located on the Same Lot
- Guideline #16: Obtaining Required Information to Calculate MDS Setbacks
- Guideline #19: Cumulative Design Capacity of Livestock Facilities on a Lot
- Guideline #20: MDS Setbacks for Unoccupied Livestock Barns
- Guideline #34: Type B Land Uses (More Sensitive)
- Guideline #36: Non-Application of MDS within Settlement Areas
- Guideline #40: Measurement of MDS Setbacks for Development and Dwellings.

5.5.2 Minimum Distance Separation Results

Photos of the barns within the non-urban designated portions of the Study Area are included in *Attachment E* – owing to a camera malfunction during the site visit images from Google Maps ™ are provided. CCS's MDS I calculations are included in *Attachment F*. *Figure 10* illustrates the MDS I setbacks and associated arcs from 7 of 9 barns for which MDS I setbacks have been calculated.

Barn B1, which occurs on the subject lands, is exempt under Guideline #14 – being that an MDS setback is not required to be met from an existing livestock facility located on the same lot as proposed development.

Barn B4 is located at 6581 Highway 6 directly across from the subject lands. It is understood that 6581 Highway 6 (Polocorp Inc.) is currently subject to ongoing planning applications involving an Urban Boundary Expansion and a proposal to develop it for residential purposes. We are in receipt of an MDS Assessment prepared by Stantec in January 2025 containing MDS I setback calculations stemming from an earlier Polocorp Inc. proposal involving residential development at 968 Highway 6/David Street North. Stantec excluded Barn B4 on the basis of Polocorp Inc.'s confirmation that it would not be used for livestock operations nor would there be any manure storage in the future. It is understood that 968 Highway 6/David Street North has since been incorporated into the Urban Boundary of the Fergus Settlement Area through County OPA 126 approved later in 2025 (see *Figures 8 and 10*). In accordance with Guideline #2 of the MDS Document, it is acknowledged that the information used to carry out an MDS I calculation must reflect the circumstances at the time that a municipality deems a planning or building permit application complete – it is understood that Polocorp Inc.'s latest applications at 6581 Highway 6 have been deemed complete. Owing to the circumstances surrounding 6581 Highway 6 and Barn B4, an MDS I setback has not been calculated for this barn which is consistent with the approach taken by Stantec. If, however, the approval authorities require an MDS I setback for Barn B4, one can be provided.

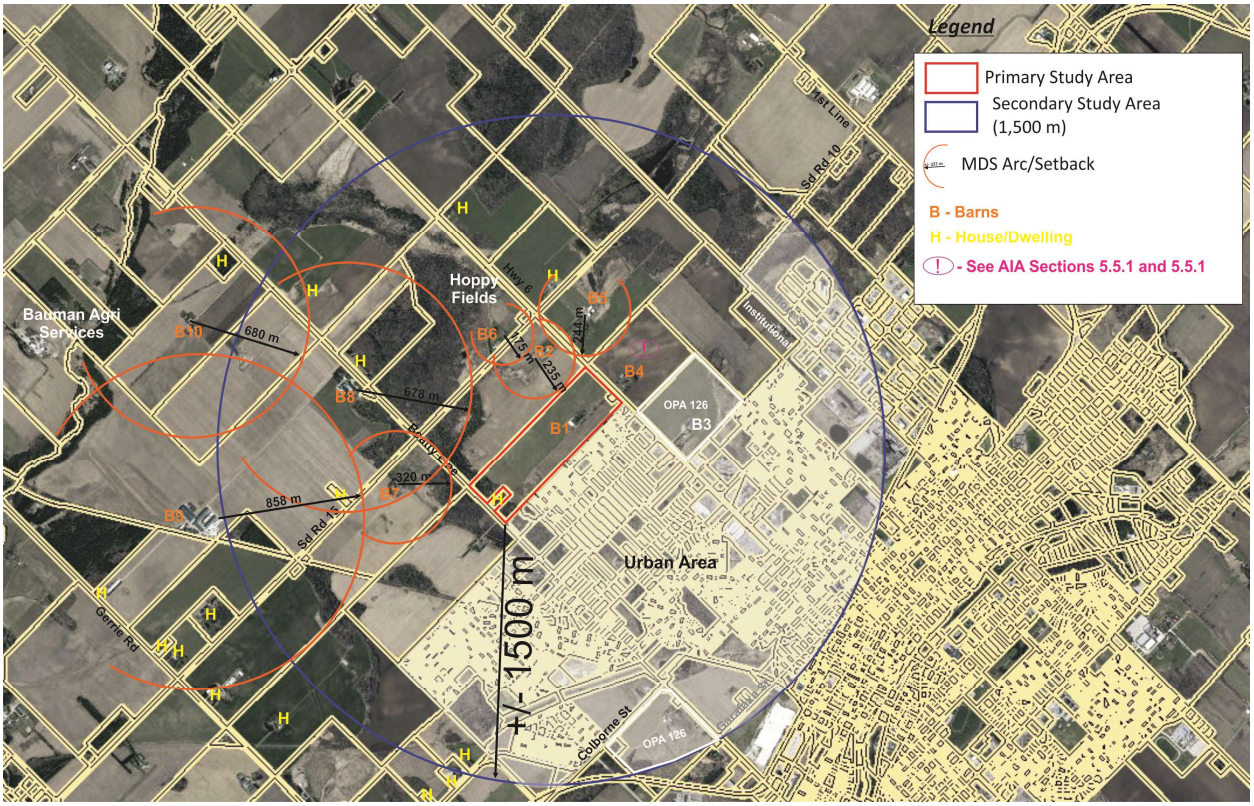


Figure 10 – MDS Map

6. ASSESSMENT OF IMPACTS ON AGRICULTURE

This AIA evaluates potential impacts of the proposal on the agricultural system and recommends ways to avoid or if avoidance is not possible, minimize and mitigate adverse impacts. As is noted in the AIA prepared by Colville in September 2024, lands surrounding the Fergus and Elora/Salem Settlement Areas are part of a prime agricultural area, and hence, the avoidance of prime agricultural areas as part of an Urban Boundary Expansion would not be possible.

6.1 Loss of Agricultural Land

The subject lands comprise an area ± 29.2 ha (± 72.2 ac) in size and are considered to be within a prime agricultural area within the meaning of the PPS. The proposal will remove these lands from the agricultural land base resulting in a direct loss of farmland with high quality agricultural soil. Unlike other farms which may supply critical elements to surrounding farms, such as dairy heifers, weaners for feeder hog operations, or day-old chicks, for example, the subject lands produce only field crops. This may be an indication that the agricultural potential and flexibility of the subject lands have been compromised by their proximity to the existing Urban Boundary which is abutting. As has been noted, Barn B1, on the subject lands, is unoccupied. It is understood that the subject lands are not being

cropped on a tenant basis. It is recommended that consideration be given to phasing such that cropping may continue on that portion of the lands where development is not planned to occur immediately.

6.2. Loss of Agricultural Infrastructure

The subject lands contain a farm dwelling and an unoccupied barn (Barn B1) that has a footprint of ± 743 m^2 (± 8,000 ft^2) and it appears to be in good/fair condition. The proposal will remove Barn B1 resulting in a direct loss of agricultural infrastructure. We anticipate that any significant expansion of this barn would already be restricted by MDS II requirements owing to the abutting urban/residential neighborhood to the south/south-east. Barn B1 is situated ± 118 m (± 387 ft.) from the existing Urban Boundary based on a scaled estimate using 'AgMaps'. As is detailed in Section 5.2.1 above, it is understood in speaking with 1052367 Ontario Ltd., that a well-established livestock operation utilizing Barn B1 was wound down, modified, and eventually brought to a close on the subject lands in expectation of the development of the abutting residential neighbourhood directly south of the existing Urban Boundary. In this context, one advantage of the subject lands, in terms of their utilization for residential development, is that they have already been impacted to some degree by non-farm uses.

Available mapping indicates that the subject lands also contain an area of systematic tile drainage – see *Figure 9*, above. The area of tile drainage is generally small. The barn and tile drainage do not represent a critical mass of infrastructure necessary for agriculture to thrive locally or regionally. No recent or critical investments in agricultural infrastructure will be lost or reduced.

6.3 Land Use Compatibility

Pollutants like noise, artificial light, and dust can impact agricultural operations. It is recommended that pollutants be managed and monitored as required by applicable law.

Trespass can be a concern at the interface between urban and agricultural environments. A fence currently marks the boundary between the subject lands and the abutting residential neighborhood to the south/south-east. It appears to be an effective barrier to trespass and we would recommend that the same or similar measure be implemented for the proposal. The Guidance Document references *'Edge Planning'*, which is essentially a suite of tools to *'soften'* the hard edge between agricultural and non-agricultural uses. This can be through site design *(e.g. setbacks*) and or buffering *(e.g. the use of vegetative screens or strips*). Owing to the nature of existing land uses and roadways, development along the north – north-westerly lot line should be sympathetic to the agricultural use of the abutting farm parcel. A buffer incorporating berms, fencing and plantings may be appropriate in this situation. The goal is to enable agricultural uses and non-agricultural uses to co-exist under acceptable conditions. It is recommended that site planning and/or the proposed build out for Blocks 4, 12, 14, 16, and 17 incorporate Edge Planning techniques – see Appendix E of the Guidance

Document.

6.4 Traffic

CCS anticipates that the proposal will introduce new traffic into the area. For farmers in the Study Area, the planting season typically occurs in the spring, from April to May, while the harvest season generally spans from October to December. As part of their transportation requirements, farmers rely on local and arterial roads to travel between fields and farm buildings/structures, both day and night. Owing to the layout of roads in the area, we noted that access to certain farms is required to be by busier arterial roads, such as Highway 6, as no alternative exists. We also noted that certain local roads, such as Side Road 15, are quite busy with traffic and have narrow to no shoulders. Impacts can be most pronounced for those farms that rely on an inventory of non-abutting farm parcels to support their farm operations. It is recommended that a qualified professional prepare a Traffic Study that is satisfactory to applicable approval authorities, that the Study include an analysis of impacts to agricultural operations, and that it be implemented as necessary through available approval mechanisms. This would entail identifying those farms in the Study Area that rely on an inventory of non-abutting farm parcels and/or those farms that require access by arterial road or local roads with narrow shoulders and incorporating appropriate signage indicating use of road networks by slow moving farm equipment.

6.5 Hydrogeology

The proposal has the potential to negatively impact water quantity and quality in the area with potential negative implications for farm operations. It is recommended that a qualified professional prepare a Hydrogeological Study that demonstrates no impact on adjacent farm operations, is satisfactory to applicable approval authorities, and is implemented as necessary through available approval mechanisms.

6.6 Grading and Stormwater Management

The proposal will involve grading which, if not appropriately managed, could impact properties. It is recommended that a qualified professional prepare a Grading Plan and Stormwater Management Plan that demonstrates no or limited impact on adjacent crop land, is satisfactory to applicable approval authorities, and implemented as necessary through available approval mechanisms.

6.7 Minimum Distance Separation

Our MDS I calculations have not generated any encroachments.

6.8 Cumulative Impacts

The proposal may implicate the ability of nearby farms to establish or expand livestock facilities owing to MDS II setback requirements - potentially affecting the long-term potential of livestock focused agriculture on these farms. This potential already exists for the farm containing Barn B4 owing to the inclusion of 968 Highway 6/St. David Street North into the existing Urban Boundary as part of County OPA 126.

7. AGRICULTURAL PRIORITY

As is detailed in *Section 4*, the PPS no longer requires a Municipal Comprehensive Review (MCR) to expand a settlement area boundary – individual landowners can now propose urban area boundary expansions and municipalities can approve them at any time as opposed to a formal MCR process tied to specific planning cycles. In the case of an Urban Boundary Expansion, the PPS requires that planning authorities consider the evaluation of alternative locations which avoid prime agricultural areas, and where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas. As is noted in the AIA prepared by Colville in September 2024, lands surrounding the Fergus and Elora/Salem Settlement Areas are part of a prime agricultural area, and hence, the avoidance of prime agricultural areas as part of an Urban Boundary Expansion would not be possible. To aid in the consideration of alternatives, CCS has evaluated the agricultural priority of the subject lands and this evaluation is summarized in *Table 2.* Our evaluation is based on criteria informed by OMAFA resources/guidance.

Table 2: Evaluation of the Agricultural Priority of the Subject Lands

Criteria		Comments	Priority
A	Specialty Crop Area?	The subject lands are not identified as a Specialty Crop Area	Lower
B	CLI Capability Class I, II, III Soils?	Yes, Class $1^{8}3T^{2}$ as detailed in *Section 5.1*	Higher
C	Adjacent to a Non-agricultural Uses?	Yes, the subject lands abut an existing Urban Boundary and an existing residential neighborhood to the immediate south. MDS II constraints.	Lower
D	Zoned for a Non-Agricultural Use?	No, predominately zoned Agricultural (A)	Higher
E	Land not Used or Underutilized for Agriculture?	Existing barn is unoccupied – no livestock present.	Moderate

Criteria		Comments	Priority
		Cultivation of common field crops only.	
F	Disturbed Land?	A large mound of topsoil is presently stockpiled on-site and this area is not under cultivation – it could be removed, but this area is nonetheless disturbed.	Moderate
G	Lot Size and % Cultivated?	± 29.2 ha (± 72.2 ac) – Approx. 82% is in cultivation. We would characterize the subject lands as a moderately sized farm parcel not dissimilar in size from other farm parcels in the immediate area.	Moderate
H	Highly Fragmented?	Characterized as *moderately* fragmented. The subject lands are remnant from past fragmentation. They are bounded to the south by an existing Urban Boundary (and residential neighbourhood). They also abut a property to the east which appears to support a residential use.	Moderate
I	Number of Barns in Use Livestock Facilities within 1500 m?	4 Barns: B2, B5, B6, and B8. Barn B2 can be characterized as a 'hobby farm'. Barns B5 and B6 do not house significant numbers of livestock. Barn B8 = cattle. Overall, there is not a significant	Lower

Criteria		Comments	Priority
		concentration of livestock operations in the Study Area.	
J	Perennial Crops?	None established.	Lower
K	Contains Elements of the Agri-food Network?	Limited. One area of systematic tile drainage which is mapped as extending over the existing Urban Boundary within the abutting residential neighbourhood immediately to the south. Area of tile drainage on the subject lands = ± 0.8 ha (± 2 ac).	Lower

In our opinion, the subject lands exhibit characteristics of lower priority agricultural lands. While they contain quality agricultural soils and are zoned for agriculture, their proximity to existing Urban Boundary and the abutting residential neighbourhood to the south lowers their priority for agriculture – we weight Criterion 'C' quite high in relative importance. It is understood that the subject lands are the result of past fragmentation – it is understood that they are remnant lands from a previous Urban Boundary Expansion which resulted in the abutting residential neighbourood. It is understood that the subdivision approval for this neighbourhood occurred in the 2010s. It also appears that the property known municipally as 6587 Beatty Line North may have been created by severance at some point in the past - we have not confirmed the nature of the creation of this lot, however, it fragments the subject lands nonetheless. In our opinion, this past fragmentation and resultant development of non-agricultural uses in such close proximity do not invite a high degree of flexibility for future changes in the type or size of agricultural operations that could occur on the subject lands. It is likely that a proposal involving a livestock operation of any significance on the subject lands would be constrained by MDS II setbacks.

8. SUMMARY OF RECOMMENDATIONS

The following is a summary of recommendations from *Section 6* of this AIA to minimize and mitigate potential adverse impacts:

1) It is recommended that consideration be given to phasing such that cropping may continue on

that portion of the lands where development is not planned to occur immediately.

2) It is recommended that pollutants be managed and monitored as required by applicable law.

3) It is recommended that site planning and/or the proposed build out for Blocks 4, 12, 14, 16, and 17 incorporate Edge Planning techniques – see Appendix E of the Guidance Document.

4) It is recommended that a qualified professional prepare a Traffic Study that is satisfactory to applicable approval authorities, that the Study include an analysis impacts to agricultural operations, and that it be implemented as necessary through available approval mechanisms.

5) It is recommended that a qualified professional prepare a Hydrogeological Study that demonstrates no impact on adjacent farm operations, is satisfactory to applicable approval authorities, and is implemented as necessary through available approval mechanisms.

6) It is recommended that a qualified professional prepare a Grading Plan and Stormwater Management Plan that demonstrates no or limited impact on adjacent crop land, is satisfactory to applicable approval authorities, and implemented as necessary through available approval mechanisms.

7) If the approval authorities require an MDS I setback to be generated for Barn B4, it is recommended that said setback be generated.

9. SUMMARY AND CONCLUSIONS

CCS has been retained by 1052367 Ontario Ltd. to complete an Agricultural Impact Assessment (AIA) of a proposal involving the development of a residential and mixed-use community requiring an Urban Boundary Expansion. CCS's objective in conducting this AIA is to evaluate potential impacts of the proposed non-agricultural use on the agricultural system and to recommend ways to avoid or if avoidance is not possible, to minimize and mitigate adverse impacts. A further objective was to assess the agricultural priority of the subject lands to aid in any required evaluation of alternatives. In summary, our key findings and conclusions are:

- The proposal will result in a loss of agricultural land and some limited agricultural infrastructure/improvements on the subject lands.

- In our opinion, the subject lands exhibit characteristics of lower priority agricultural lands.

- CCS suggests that the outlook for the subject lands to support a significant agricultural investment has generally been diminished over time through fragmentation and adjacent non-agricultural uses.

- Mitigation has been recommended to assist in moderating direct and indirect impacts associated with the proposal.

- We anticipate that the greatest potential impact would be on the farm containing Barn B2 – this farm abuts the subject lands and is within a prime agricultural area. We would note not all of it is in active agricultural use owing to natural heritage features.

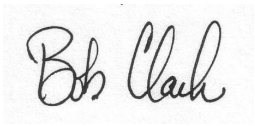
Respectfully submitted,

Prepared by:



Bryce Sharpe, *M.Sc. (Planning), B.Sc. (Hons.), MCIP, RPP, Articling Agrologist (A.Ag.)*
Senior Planner

Reviewed and Acknowledged by:



Bob Clark, *P.Eng., P.Ag., MCIP, RPP, OLE*
Principal Planner

FIGURES

Figure 1 – Location Map
Figure 2 – Concept Plan
Figure 3 – OLT Appeals
Figure 4 – Primary and Secondary Study Areas.
Figure 5 – County of Wellington Official Plan Schedule B1 Excerpt
Figure 6 – Township of Centre Wellington Zoning By-law 2009-045 Schedule A, Map 17 Excerpt.
Figure 7 – Canada Land Inventory (CLI) Soil Capability for Agriculture Mapping
Figure 8 – Primary and Secondary Study Areas: Land Use
Figure 9 – Tile Drainage Mapping
Figure 10 – MDS Map

TABLES

Table 1- Summary of Livestock Facilities Observed in the Non-Urban Designated Portions of Study Area
Table 2 - Evaluation of the Agricultural Priority of the Subject Lands

ATTACHMENTS

Attachment A – Curriculum Vitae – Robert K. (Bob) Clark
Attachment B – Curriculum Vitae – Bryce E. Sharpe
Attachment C – Topographic Survey
Attachment D – Borehole Locations and Logs / Test Pit Locations
Attachment E – Photos of Livestock Facilities/Barns
Attachment F – MDS Calculations

ATTACHMENT A
Curriculum Vitae - Robert K. (Bob) Clark

Mr. Clark has no perceived or actual conflicts of interest in managing and overseeing this Agricultural Impact Assessment.
Mr. Clark maintains membership in good standing with the Ontario Professional Planners Institute (OPPI) and Ontario Institute of Agrologists (P.Ag.).

CLARK
CONSULTING SERVICES

ROBERT K. CLARK

Bob's career in the field of planning spans 46 years. He approaches each project with creativity and a strong intent to meet and exceed the client's expectations. The Planning Field is changing rapidly to address the changing needs of our communities. While financial viability remains an important consideration in all projects, increasingly, sustainability, impact on the environment, the health of the community and the individual are key aspects of successful projects. Clark Consulting Services was created to give Bob the freedom to take on projects that he found interesting and challenging as well as work in an atmosphere guided by the principles of honesty and integrity.

Professional Qualifications and Associations

Canadian Institute of Planners (MCIP)
Ontario Professional Planning Institute (RPP)
Ontario Institute of Agrologists (P.Ag.)
Professional Engineers of Ontario (P.Eng.)
Association of Ontario Land Economists

Professional Background

1994-Present – Clark Consulting Services
Principal Planner, President

Expert Testimony

Qualified by the OMB to give expert testimony in the fields of:

- Land Use Planning
- Agricultural Land Evaluation
- Municipal Finance
- Land Economics
- Environmental Impact Assessment

Education

1972
Master of Science,
Resource Development and
Resource Economics,
University of Guelph

1970
Bachelor of Science (Eng.)
Water Resources Engineering,
University of Guelph

CONTACT

T 905-885-8023
bob@clarkcs.com
www.clarkcs.com

CURRICULUM VITAE

Selected Experience

Agricultural Impact Assessment (AIA)

-Rice Group AIA (Region of Halton Hills)
-Heart Lake Road AIA (Town of Caledon)
-Nanticoke Landfill Expansion AIA (Nanticoke)
-Rice Group AIA (Region of York)
-Kawartha Downs AIA (Cavan Monoghan)
-Fenelon Falls Baptist Church AIA
-Cation AIA
-Brown Planning Justification including Agricultural Impact Assessment
-May Agricultural Assessment
-White Tail Golf Course, City of Kawartha Lakes

Agricultural Impact Assessment Peer Reviews

-South Frontenac Peer Review
-Halton Hills Peer Review
-City of Oshawa Peer Review of Agricultural Viability for Planning Applications

Agricultural Land Assessments/Analysis (Project Manager and Senior Professional Agrologist/Pedologist on all projects)

-Agricultural Lands Review, United Counties of Stormont, Dundas and Glengarry
-City of Kingston - Agricultural Study
-Stormont Dundas and Glengarry: Review of Prime Agricultural Area for Official Plan Update
-Capital Region Resource Recovery Centre, Agricultural Land Assessment (as part of Environmental Assessment) Russell and Boundary Road Sites
-Vale Agricultural Land Assessment Prince Edward County
-Dafoe Agricultural Assessment, City of Quinte West
-Desjardine, Agricultural Assessment, Township of Elizabethtown Kitley

Agricultural Land Assessments for Solar Installations

Environmental Assessment/Environmental Impact Study/Statement

Official Plans, Official Plan Updates and Amendments

Secondary Plans

Growth Strategy Studies

Development Charges Studies

Municipal Financial Impact Assessments

Zoning By-laws/By-law Amendments

Aggregate Resource Planning

Recent Renewable Energy Projects

Contact

T 905-885-8023
bob@clarkcs.com
www.clarkcs.com

ATTACHMENT B
Curriculum Vitae – Bryce E. Sharpe

Mr. Sharpe has no perceived or actual conflicts of interest in preparing this Agricultural Impact Assessment.
Mr. Sharpe maintains membership in good standing with the Ontario Professional Planners Institute (OPPI) and Ontario Institute of Agrologists (A.Ag.).

CLARK
CONSULTING SERVICES

BRYCE E. SHARPE

Bryce grew up on a farm in Peterborough County and entered the land use planning field in 2010. Since then, he has accumulated significant public sector planning experience across federal, provincial, and municipal levels of government. Bryce has had the privilege of being mentored by Dr. Wayne Caldwell, Professor Emeritus at the University of Guelph and was a recipient of the Ontario Ministry of Agriculture, Food and Agribusiness (OMAFA) Highly Qualified Personnel (HQP) Graduate Scholarship. In September 2026, Bryce joined Clark Consulting Services to apply his rural land planning skillset in agricultural landscapes across Ontario and to take on a new opportunity in the private sector. Bryce has a particular interest and skillset in Agricultural Impact Assessment.

Education

2015
Master of Science (Planning)
University of Guelph

2009
Bachelor of Science (Hons.)
Environmental and Resource Science
Trent University

2005
Diploma, General Business
Fleming College

Professional Qualifications and Associations

Canadian Institute of Planners (MCIP)
Ontario Professional Planning Institute (RPP)
Ontario Institute of Agrologists – Articling Member (A.Ag.)

Professional Background

2025-Present – Clark Consulting Services
Senior Planner

2020-2025 – Township of Muskoka Lakes
Manager of Planning

2015-2020 – Township of Muskoka Lakes
Planner I and II

2015 – Niagara Escarpment Commission
Community Planner I/Junior Planner

2012-2013 – Yukon Environmental and Socio-economic Assessment Board (YESAB)
Assessment Officer

CONTACT

T 905-885-8023
brycesharpe@clarkcs.com
www.clarkcs.com

CURRICULUM VITAE

2010-2012 – Parks Canada
Environmental Assessment Officer

Expert Testimony

Qualified by the OLT to give expert testimony in the field of:

• Land Use Planning

Selected Experience

Agricultural Impact Assessment (AIA)

-AIA and Viability Assessment concerning the creation of an undersized farm parcel (Simcoe County)

-AIA concerning an expansion of the Trail Waste Facility (City of Ottawa)

-AIA concerning the separation of dwellings on a farm parcel (City of Kawartha Lakes)

-AIA concerning a Settlement Area Boundary Expansion (County of Wellington)

-AIA concerning a Plan of Subdivision (County of Northumberland)

Minimum Distance Separation Report & Calculations (MDS)

-MDS Report and Calculations concerning lot creation (Region of Durham)

-MDS Report and Calculations concerning a resort expansion (Simcoe County)

Planning Justification Reports in Support of Land Use Planning

-Across application types under the Planning Act

Ontario Land Tribunal

-Preparation and Provision of Expert Testimony

Niagara Escarpment Commission

-Performed planning/development review functions for the Niagara Escarpment Commission

Peer-Reviewed Publications

-Sharpe, B.E. and Caldwell, W.J., (2015). The Cart Before the Horse: Policy Perspectives on Farm Parcel Creation on Mennonite Farms. Plan Canada, Winter, 36-42.


Awards

-2016 Plan Canada Article of the Year Recipient

Contact

T 905-885-8023
brycesharpe@clarkcs.com
www.clarkcs.com

ATTACHMENT C
Topographic Survey



PLAN OF SURVEY OF
PART OF LOT 17
CONCESSION 15
GEOGRAPHIC TOWNSHIP OF NICHOL
TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON

SCALE 1 : 150

0 5 10 metres

VAN HARTEN SURVEYING INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 2438 mm IN WIDTH BY 915 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500

SUMMARY REPORT:

CLIENT:
THIS PLAN WAS PREPARED FOR JAMES KROUSE AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

DESCRIPTION OF PROPERTIES:

6585 HIGHWAY 6
ALL OF PIN 71383-0081 (LT)
PART OF LOT 17, CONCESSION 15
DESCRIBED AS PARTS 1 & 2, 61R-22316
GEOGRAPHIC TOWNSHIP OF NICHOL
TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON

EASEMENTS
- SUBJECT TO EASEMENT OVER PART 2, 61R-22316 AS IN INSTRUMENT No. WC373520.

6582 HIGHWAY 6
ALL OF PIN 71383-0012 (LT)
PART OF LOT 17, CONCESSION 15
DESCRIBED AS PART 2, 61R-2818
GEOGRAPHIC TOWNSHIP OF NICHOL
TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON

EASEMENTS
- NONE FOUND AT REGISTRY OFFICE

BEARING AND COORDINATE NOTE:

1. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
2. DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999568.
3. COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2010) ADJUSTMENT AND ARE BASED ON GNSS OBSERVATIONS FROM A NETWORK OF PERMANENT GNSS REFERENCE STATIONS.

NOTES:
- ORIGINAL VERSION OF THIS PLAN WAS PREPARED IN COLOUR
- BOUNDARIES NOT FENCED UNLESS OTHERWISE NOTED.

BENCHMARK:

ELEVATIONS ARE BASED ON GNSS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM, WITH HEIGHTS CONVERTED TO ORTHOMETRIC ELEVATIONS ON THE CGVD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTv2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

SITE BENCHMARK 1 : SPIKE IN UTILITY POLE ACROSS HIGHWAY No. 6, ADJACENT TO PIN 71383-0012 HAVING AN ELEVATION OF 430.89m.

SITE BENCHMARK 2 : SPIKE IN UTILITY POLE ACROSS BEATTY LINE, ADJACENT TO PIN 71383-0011 HAVING AN ELEVATION OF 421.61m.

LEGEND:

	SURVEY MONUMENT SET
	SURVEY MONUMENT FOUND
SIB	.025 X .025 X 1.20 STANDARD IRON BAR
IB	.015 X .015 X 0.60 IRON BAR
SSIB	.025 X .025 X 0.60 SHORT STANDARD IRON BAR
PB	DENOTES .025 X .025 X 0.30 PLASTIC BAR
CM	DENOTES CONCRETE MONUMENT
VH	VAN HARTEN SURVEYING INC., O.L.S.'S
375	BLACK, SHOEMAKER, ROBINSON & DONALDSON LTD.
MTO	MINISTRY OF TRANSPORTATION ONTARIO
P1	DEPOSITED PLAN 61R-22316 BY (VH)
P2	REGISTERED PLAN 61M-195 BY (VH)
P3	DEPOSITED PLAN 61R-21092 BY (VH)
P4	REGISTERED PLAN 61M-209 BY (VH)

N, E, S, W — NORTH, EAST, SOUTH, WEST

ASPHALT, BUILDING, GRAVEL, CONCRETE

OVERHEAD HYDRO — OH
FENCE LINE — X
EXISTING ELEVATION 294.55
UTILITY POLE — UP
TRANSFORMER PAD — TPAD
GUY WIRE — GUY
LIGHT STANDARD — LS
WATER VALVE — WV
CATCHBASIN — CB
MANHOLE — MH
DECIDUOUS TREE
CONIFEROUS TREE

CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE XXth DAY OF XXXXXXXXXX, 2025.

DATE: APRIL XX, 2026

JOHN S. SCOTT
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-125485.

METRIC:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo	Guelph	Orangeville
Ph: 519-742-8371	Ph: 519-821-2763	Ph: 519-940-4110

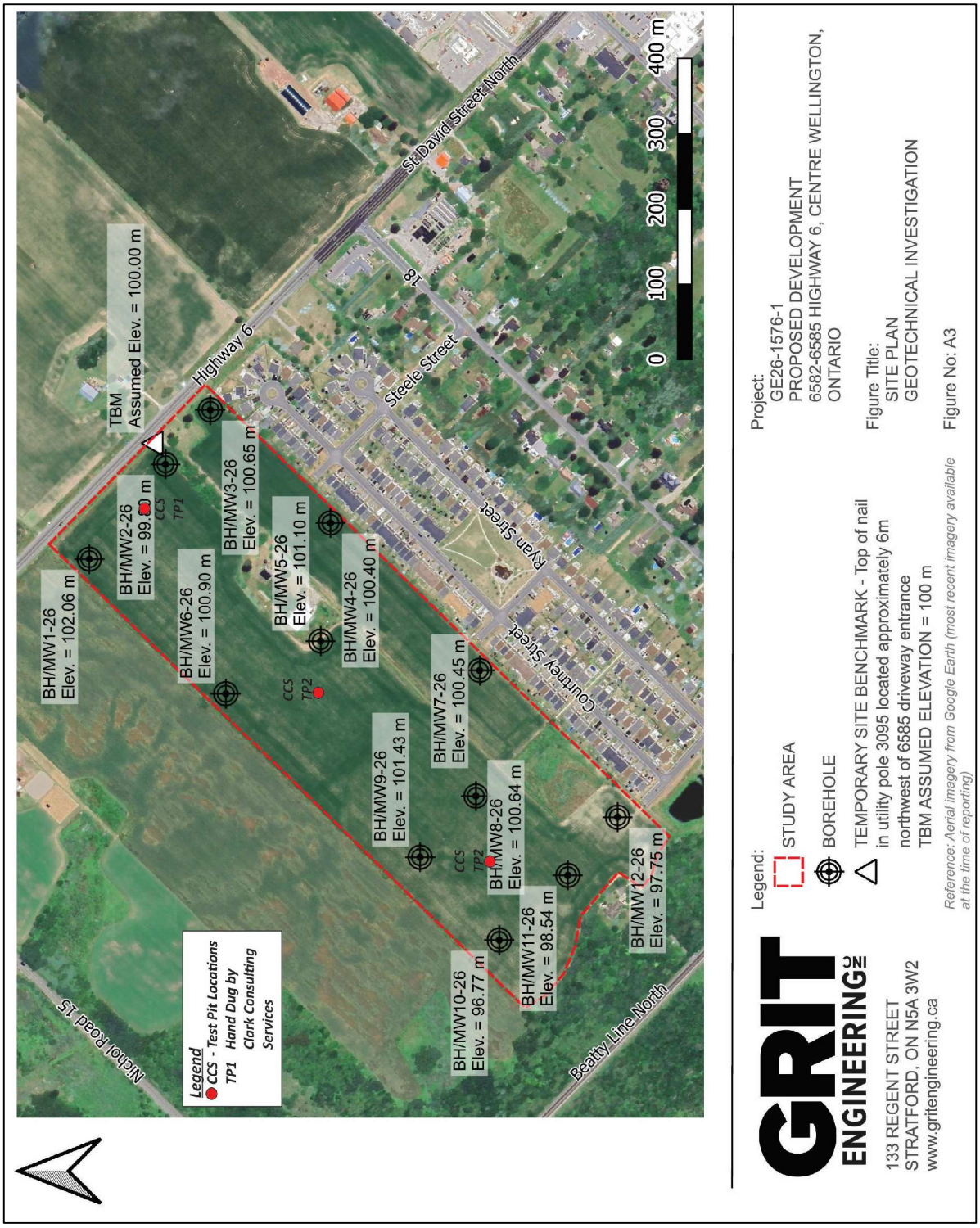
www.vanharten.com info@vanharten.com

DRAWN BY: D.R.D. CHECKED BY: J.S.S. PROJECT No. 35290-26

Apr 30, 2026-2:37:02 PM
G:\NICHOL\Con15\acad\P OF S PT LT 17 (35290-26 KROUSE) UTM 2010.dwg

© 2025 VAN HARTEN SURVEYING INC. NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF VAN HARTEN SURVEYING INC.

ATTACHMENT D
Borehole Locations and Logs by Grit Engineering Inc.
CCS Test Pit Locations


Legend
CCS - Test Pit Locations
TP1 Hand Dug by Clark Consulting Services
BH/MW1-26 Elev. = 102.06 m
BH/MW2-26 Elev. = 99.00 m
BH/MW3-26 Elev. = 100.65 m
BH/MW4-26 Elev. = 100.40 m
BH/MW5-26 Elev. = 101.10 m
BH/MW6-26 Elev. = 100.90 m
BH/MW7-26 Elev. = 100.45 m
BH/MW8-26 Elev. = 100.64 m
BH/MW9-26 Elev. = 101.43 m
BH/MW10-26 Elev. = 96.77 m
BH/MW11-26 Elev. = 98.54 m
BH/MW12-26 Elev. = 97.75 m
TBM Assumed Elev. = 100.00 m
Highway 6
Steele Street
Ryan Street
Country Street
St. David Street North
Nichol Road 1S
Beatty Line North
0 100 200 300 400 m
Legend:
STUDY AREA
BOREHOLE
TEMPORARY SITE BENCHMARK - Top of nail in utility pole 3095 located approximately 6m northwest of 6585 driveway entrance
TBM ASSUMED ELEVATION = 100 m
Reference: Aerial imagery from Google Earth (most recent imagery available at the time of reporting)
GRIT ENGINEERING
133 REGENT STREET
STRATFORD, ON N5A 3W2
www.gritengineering.ca
Project:
GE26-1576-1
PROPOSED DEVELOPMENT
6582-6585 HIGHWAY 6, CENTRE WELLINGTON, ONTARIO
Figure Title:
SITE PLAN
GEOTECHNICAL INVESTIGATION
Figure No: A3

BOREHOLE BH/MW1-26

PROJECT NUMBER GE26-1576-1
PROJECT NAME Proposed Development
PROJECT ADDRESS 6585 Highway 6, Centre Wellington, Ontario
CLIENT 1052367 Ontario Ltd.

DRILLING COMPANY London Soil Test (LST)
DRILL TECH Shawn Baetz
DRILL RIG DIEDRICH D50
DRILLING METHOD Hollow Stem Auger
TOTAL DEPTH 8.08 mbgs

ELEVATION 429.53 m
SITE BENCHMARK (SBM1) Spike in utility pole across Highway No. 6 adjacent to Pin 71383-0012 (provided by Van Harten Surveying Inc.)
SBM1 ELEVATION 430.89 m
DRILLING DATE 2026-04-17

COMPLETION 2026-04-17

LEGEND mbgs=metres below ground surface

Depth (m)	Elevation (m)	Material Description	Samples	% Recovery	Standard Penetration Test (SPT)
0	429.5	TOPSOIL: black (organic) silt, very moist (127 mm)	SS1	80	6
0.5	429	SILTY SAND: loose, brown, silty sand, very moist			
1	428.5	SAND: loose, brown sand, trace silt, very moist	SS2	85	6
1.5	428	very loose to loose, moist	SS3	90	4
2	427.5				
2.5	427	compact	SS4	85	17
3	426.5		SS5	65	22
3.5	426				
4	425.5		SS6	75	16
4.5	425	very moist	SS7	70	24
5	424.5				
5.5	424	compact to dense, saturated	SS8	80	30
6	423.5	loose, trace clay, trace gravel	SS9	90	6
6.5	423				
7	422.5				
7.5	422				
8	421.5	compact	SS10	100	18
8.5	421	Termination depth at: 8.08 mbgs (421.45 m)			
9	420.5				
9.5	420				

Moisture Content (%): 0, 5, 10, 15, 20, 25, 30, 35, 40

Well Installation Details: bentonite; filter pack; ▽

Additional Observations: Groundwater in MW at 4.92 mbgs (424.61 m) (2026-05-04)

produced by ESlog.ESdat.net on 21 May 2026

BOREHOLE BH/MW2-26

PROJECT NUMBER GE26-1576-1
PROJECT NAME Proposed Development
PROJECT ADDRESS 6585 Highway 6, Centre Wellington, Ontario
CLIENT 1052367 Ontario Ltd.

DRILLING COMPANY London Soil Test (LST)
DRILL TECH Shawn Baetz
DRILL RIG DIEDRICH D50
DRILLING METHOD Hollow Stem Auger
TOTAL DEPTH 8.08 mbgs

ELEVATION 427.27 m
SITE BENCHMARK (SMB1) Spike in utility pole in hydro pole 3095 approximately 6m northwest of 6585 driveway entrance (set by others)
SBM1 ELEVATION 430.89 m
DRILLING DATE 2026-04-20

COMPLETION 2026-04-20

LEGEND mbgs=metres below ground surface

Depth (m)	Elevation (m)	Material Description	Samples	% Recovery	Standard Penetration Test (SPT)
0	427	TOPSOIL: black (organic) silt, moist (203 mm)			
0.5		SILT: very loose to loose, brown, silt, some sand, very moist	SS1	30	4
1	426.5	SAND: very loose to loose, brown, sand, trace silt, very moist	SS2	65	4
1.5	426	loose	SS3	65	8
2	425.5				
2.5	425		SS4	70	7
3	424.5	compact, wet	SS5	50	13
3.5	424				
4	423.5				
4.5	423	loose, trace clay	SS6	100	6
5	422.5				
5.5	422				
6	421.5		SS7	100	7
6.5	421				
7	420.5				
7.5	420	compact	SS8	95	12
8	419.5	Termination depth at: 8.08 mbgs (419.19 m)			
8.5	419				
9	418.5				
9.5	418				
	417.5				

Moisture Content (%): 0, 5, 10, 15, 20, 25, 30, 35, 40

Well Installation Details: bentonite; filter pack; ▽

Additional Observations: Groundwater in MW at 2.68 mbgs (424.59 m) (2026-05-04)

produced by ESlog.ESdat.net on 21 May 2026

GRIT ENGINEERING INC

BOREHOLE BH/MW3-26

PROJECT NUMBER GE26-1576-1
PROJECT NAME Proposed Development
PROJECT ADDRESS 6585 Highway 6, Centre Wellington, Ontario
CLIENT 1052367 Ontario Ltd.

DRILLING COMPANY London Soil Test (LST)
DRILL TECH Shawn Baetz
DRILL RIG DIEDRICH D50
DRILLING METHOD Hollow Stem Auger
TOTAL DEPTH 8.08 mbgs

ELEVATION 428.12 m
SITE BENCHMARK (SBM1) Spike in utility pole across Highway No. 6 adjacent to Pin 71383-0012 (provided by Van Harten Surveying Inc.)
TBM ELEVATION 430.89 m
DRILLING DATE 2026-04-21

COMPLETION 2026-04-21

LEGEND mbgs=metres below ground surface

Depth (m)	Elevation (m)	Material Description	Samples	% Recovery	Standard Penetration Test (SPT)
0	428	TOPSOIL: black (organic) silt, moist (300 mm)			
0.5	427.5	SILTY SAND: very loose to loose, brown, silty sand, moist	SS1	25	4
1	427	SAND: loose, brown, sand, trace silt, moist	SS2	40	5
1.5	426.5		SS3	85	6
2	426				
2.5	425.5	compact, very moist	SS4	60	12
3	425		SS5	75	24
3.5	424.5				
4	424				
4.5	423.5	trace clay, wet to saturated	SS6	80	18
5	423				
5.5	422.5				
6	422		SS7	100	11
6.5	421.5				
7	421				
7.5	420.5		SS8	100	13
8	420	Termination depth at: 8.08 mbgs (420.04 m)			
8.5	419.5				
9	419				
9.5	418.5				

Moisture Content (%): 0, 5, 10, 15, 20, 25, 30, 35, 40

Well Installation Details: bentonite; filter pack; ▽

Additional Observations: Groundwater in MW at 3.91 mbgs (424.21 m) (2026-05-04)

produced by ESlog.ESdat.net on 21 May 2026

BOREHOLE BH/MW4-26

PROJECT NUMBER GE26-1576-1
PROJECT NAME Proposed Development
PROJECT ADDRESS 6585 Highway 6, Centre Wellington, Ontario
CLIENT 1052367 Ontario Ltd.

DRILLING COMPANY London Soil Test (LST)
DRILL TECH Shawn Baetz
DRILL RIG DIEDRICH D50
DRILLING METHOD Hollow Stem Auger
TOTAL DEPTH 8.08 mbgs

ELEVATION 427.87 m
SITE BENCHMARK (SBM1) Spike in utility pole across Highway No. 6 adjacent to Pin 71383-0012 (provided by Van Harten Surveying Inc.)
SBM1 ELEVATION 430.89 m
DRILLING DATE 2026-04-17

COMPLETION 2026-04-17

LEGEND mbgs=metres below ground surface

Depth (m)	Elevation (m)	Material Description	Samples	% Recovery	Standard Penetration Test (SPT)
0	427.87	TOPSOIL: black (organic) silt, moist (178 mm)			
0.5	427.5	SANDY SILT: very loose to loose, brown, sandy silt, very moist	SS1	20	4
1	427	SAND: very loose, brown, sand, trace silt, very moist	SS2	70	3
1.5	426.5	very loose to loose	SS3	65	4
2	426				
2.5	425.5	loose to compact, moist	SS4	90	10
3	425				
3.5	424.5	compact, trace silt, wet to saturated	SS5	80	26
4	424				
4.5	423.5		SS6	80	13
5	423				
5.5	422.5				
6	422		SS7	90	31
6.5	421.5	dense, some silt, trace clay			
7	421				
7.5	420.5				
8	420	compact	SS8	100	14
8.5	419.5	Termination depth at: 8.08 mbgs (419.79 m)			
9	419				
9.5	418.5				
	418				

Moisture Content (%): 0, 5, 10, 15, 20, 25, 30, 35, 40

Well Installation Details: bentonite; filter pack

Additional Observations: Groundwater in MW at 4.14 mbgs (423.73 m) (2026-05-04)

produced by ESlog.ESdat.net on 21 May 2026

BOREHOLE BH/MW5-26

PROJECT NUMBER GE26-1576-1
PROJECT NAME Proposed Development
PROJECT ADDRESS 6585 Highway 6, Centre Wellington, Ontario
CLIENT 1052367 Ontario Ltd.

DRILLING COMPANY London Soil Test (LST)
DRILL TECH Shawn Baetz
DRILL RIG DIEDRICH D50
DRILLING METHOD Hollow Stem Auger
TOTAL DEPTH 8.08 mbgs

ELEVATION 428.57 m
SITE BENCHMARK (SBM1) Spike in utility pole across Highway No. 6 adjacent to Pin 71383-0012 (provided by Van Harten Surveying Inc.)
SBM1 ELEVATION 430.89 m
DRILLING DATE 2026-04-20

COMPLETION 2026-04-20

LEGEND mbgs=metres below ground surface

Depth (m)	Elevation (m)	Material Description	Samples	% Recovery	Standard Penetration Test (SPT)
0	428.5	TOPSOIL: black (organic) silt, moist (150 mm)			
0.5	428	SANDY SILT: very loose to loose, brown, sandy silt, moist	SS1	45	4
1	427.5	SAND: very loose, brown, sand, some silt, very moist	SS2	40	2
1.5	427	trace silt	SS3	85	2
2	426.5				
2.5	426	compact, moist	SS4	80	28
3	425.5	dense	SS5	80	34
3.5	425				
4	424.5	compact to dense	SS6	75	30
4.5	424	compact, wet to saturated	SS7	65	20
5	423.5				
5.5	423				
6	422.5	SAND and SILT: compact, brown, sand and silt, trace clay, wet to saturated	SS8	95	18
6.5	422				
7	421.5				
7.5	421	loose	SS9	100	5
8	420.5	Termination depth at: 8.08 mbgs (420.49 m)			
8.5	420				
9	419.5				
9.5	419				

Moisture Content (%): 0, 5, 10, 15, 20, 25, 30, 35, 40

Well Installation Details: bentonite; filter pack; ▽

Additional Observations: Groundwater in MW at 4.68 mbgs (423.89 m) (2026-05-04)

produced by ESlog.ESdat.net on 21 May 2026

GRIT ENGINEERING INC

BOREHOLE BH/MW6-26

PROJECT NUMBER GE26-1576-1
PROJECT NAME Proposed Development
PROJECT ADDRESS 6585 Highway 6, Centre Wellington, Ontario
CLIENT 1052367 Ontario Ltd.

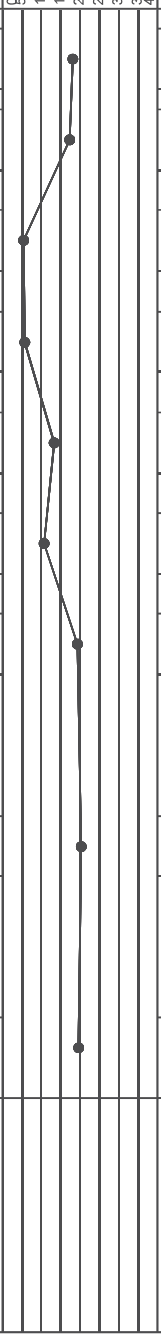
DRILLING COMPANY London Soil Test (LST)
DRILL TECH Shawn Baetz
DRILL RIG DIEDRICH D50
DRILLING METHOD Hollow Stem Auger
TOTAL DEPTH 8.23 mbgs

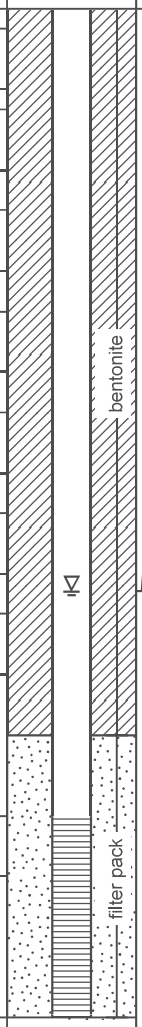
ELEVATION 428.37 m
SITE BENCHMARK (SBM1) Spike in utility pole across Highway No. 6 adjacent to Pin 71383-0012 (provided by Van Harten Surveying Inc.)
SBM1 ELEVATION 430.89 m
DRILLING DATE 2026-04-17

COMPLETION 2026-04-17

LEGEND mbgs=metres below ground surface

Depth (m)	Elevation (m)	Material Description	Samples	% Recovery	Standard Penetration Test (SPT)
0	428.37	TOPSOIL: black (organic) silt, moist (150 mm)			
0.5	428	SILT: very loose, brown, silt, some sand, very moist (organics present)	SS1	30	3
1	427.5	SILTY SAND: very loose to loose, brown, silty sand, trace gravel, very moist	SS2	85	4
1.5	427				
2	426.5	SAND: loose, brown, sand, moist	SS3	60	9
2.5	426	compact, trace silt	SS4	75	14
3	425.5				
3.5	425	very moist	SS5	80	19
4	424.5		SS6	60	13
4.5	424				
5	423.5	loose, wet to saturated	SS7	75	7
5.5	423				
6	422.5				
6.5	422	compact, trace clay	SS8	100	14
7	421.5				
7.5	421				
8	420.5	very loose to loose	SS9	100	4
8.5	420	Termination depth at: 8.23 mbgs (420.14 m)			
9	419.5				
9.5	419				
	418.5				





Groundwater in MW at 4.40 mbgs (423.97 m) (2026-05-04)

BOREHOLE BH/MW7-26

PROJECT NUMBER GE26-1576-1
PROJECT NAME Proposed Development
PROJECT ADDRESS 6585 Highway 6, Centre Wellington, Ontario
CLIENT 1052367 Ontario Ltd.

DRILLING COMPANY London Soil Test (LST)
DRILL TECH Shawn Baetz
DRILL RIG DIEDRICH D50
DRILLING METHOD Hollow Stem Auger
TOTAL DEPTH 8.08 mbgs

ELEVATION 427.92 m
SITE BENCHMARK (SBM1) Spike in utility pole across Highway No. 6 adjacent to Pin 71383-0012 (provided by Van Harten Surveying Inc.)
TBM ELEVATION 430.89 m
DRILLING DATE 2026-04-21

COMPLETION 2026-04-21

LEGEND mbgs=metres below ground surface

Depth (m)	Elevation (m)	Material Description	Samples	% Recovery	Standard Penetration Test (SPT)
0	427.92	TOPSOIL: black (organic) silt, moist (229 mm)			
0.5	427.5	SANDY SILT: very loose to loose, brown, sandy silt, very moist	SS1	30	4
1	427	SAND: very loose to loose, brown, sand, trace silt, very moist	SS2	60	4
1.5	426.5	loose to compact, very moist	SS3	60	10
2	426				
2.5	425.5	compact	SS4	75	17
3	425		SS5	75	27
3.5	424.5				
4	424		SS6	70	23
4.5	423.5				
5	423	wet to saturated	SS7	50	15
5.5	422.5				
6	422				
6.5	421.5	some silt, trace clay	SS8	60	19
7	421				
7.5	420.5				
8	420		SS9	95	20
8.5	419.5	Termination depth at: 8.08 mbgs (419.84 m)			
9	419				
9.5	418.5				
	418				

Moisture Content (%): 0, 5, 10, 15, 20, 25, 30, 35, 40

Well Installation Details: bentonite; filter pack

Additional Observations: Groundwater in MW at 4.88 mbgs (423.04 m) (2026-05-04)

produced by ESlog.ESdat.net on 21 May 2026

BOREHOLE BH/MW8-26

PROJECT NUMBER GE26-1576-1
PROJECT NAME Proposed Development
PROJECT ADDRESS 6585 Highway 6, Centre Wellington, Ontario
CLIENT 1052367 Ontario Ltd.

DRILLING COMPANY London Soil Test (LST)
DRILL TECH Shawn Baetz
DRILL RIG DIEDRICH D50
DRILLING METHOD Hollow Stem Auger
TOTAL DEPTH 8.08 mbgs

ELEVATION 428.11
SITE BENCHMARK (SBM1) Spike in utility pole across Highway No. 6 adjacent to Pin 71383-0012 (provided by Van Harten Surveying Inc.)
SBM1 ELEVATION 430.89 m
DRILLING DATE 2026-04-20

COMPLETION 2026-04-20

LEGEND mbgs=metres below ground surface

Depth (m)	Elevation (m)	Material Description	Samples	% Recovery	Standard Penetration Test (SPT)
0	428	TOPSOIL: black (organic) silt, moist (228 mm)			
0.5	427.5	SANDY SILT: very loose to loose, brown, sandy silt, very moist	SS1	35	4
1	427	loose	SS2	75	9
1.5	426.5	SAND: very loose, brown, sand, trace silt, very moist	SS3	50	2
2	426				
2.5	425.5	some silt	SS4	35	2
3	425	compact, moist	SS5	85	12
3.5	424.5				
4	424	very moist	SS6	95	26
4.5	423.5		SS7	80	16
5	423				
5.5	422.5				
6	422	some silt, trace clay, wet to saturated	SS8	100	17
6.5	421.5				
7	421				
7.5	420.5	trace silt	SS9	90	15
8	420	Termination depth at: 8.08 mbgs (420.03 m)			
8.5	419.5				
9	419				
9.5	418.5				

Moisture Content (%): 0, 5, 10, 15, 20, 25, 30, 35, 40

Well Installation Details: bentonite; filter pack

Additional Observations: Groundwater in MW at 5.01 mbgs (423.10 m) (2026-05-04)

produced by ESlog.ESdat.net on 21 May 2026

GRIT ENGINEERING INC

BOREHOLE BH/MW9-26

PROJECT NUMBER GE26-1576-1
PROJECT NAME Proposed Development
PROJECT ADDRESS 6585 Highway 6, Centre Wellington, Ontario
CLIENT 1052367 Ontario Ltd.

DRILLING COMPANY London Soil Test (LST)
DRILL TECH Shawn Baetz
DRILL RIG DIEDRICH D50
DRILLING METHOD Hollow Stem Auger
TOTAL DEPTH 8.08 mbgs

ELEVATION 428.90 m
SITE BENCHMARK (SBM1) Spike in utility pole across Highway No. 6 adjacent to Pin 71383-0012 (provided by Van Harten Surveying Inc.)
SBM1 ELEVATION 430.89 m
DRILLING DATE 2026-04-17

COMPLETION 2026-04-17

LEGEND mbgs=metres below ground surface

Depth (m)	Elevation (m)	Material Description	Samples	% Recovery	Standard Penetration Test (SPT)
0		TOPSOIL: black (organic) silt, moist (150 mm)			
0.5	428.5	SANDY SILT: very loose, brown, sandy silt, very moist	SS1	35	3
1	428	SAND: loose, brown, sand, trace silt, moist	SS2	45	5
1.5	427.5	loose to compact, very moist	SS3	55	10
2	427				
2.5	426.5	compact, moist	SS4	90	15
3	426				
3.5	425.5	SILTY SAND: compact, brown silty sand, very moist	SS5	70	15
4	425	SAND: compact, brown, sand, moist	SS6	80	27
4.5	424.5				
5	424		SS7	90	21
5.5	423.5				
6	423				
6.5	422.5	SILTY SAND: compact, brown, silty sand, trace clay, wet to saturated	SS8	90	21
7	422				
7.5	421.5				
8	421		SS9	90	14
8.5	420.5	Termination depth at: 8.08 mbgs (420.82 m)			
9	420				
9.5	419.5				
	419				

Moisture Content (%): 0, 5, 10, 15, 20, 25, 30, 35, 40

Well Installation Details: bentonite; filter pack; ▽

Additional Observations: Groundwater in MW at 5.61 mbgs (423.29 m) (2026-05-04)

produced by ESlog.ESdat.net on 21 May 2026

BOREHOLE BH/MW10-26

PROJECT NUMBER GE26-1576-1
PROJECT NAME Proposed Development
PROJECT ADDRESS 6585 Highway 6, Centre Wellington, Ontario
CLIENT 1052367 Ontario Ltd.

DRILLING COMPANY London Soil Test (LST)
DRILL TECH Shawn Baetz
DRILL RIG DIEDRICH D50
DRILLING METHOD Hollow Stem Auger
TOTAL DEPTH 8.08 mbgs

ELEVATION 424.24 m
SITE BENCHMARK (SBM1) Spike in utility pole across Highway No. 6 adjacent to Pin 71383-0012 (provided by Van Harten Surveying Inc.)
SBM1 ELEVATION 430.89 m
DRILLING DATE 2026-04-17

COMPLETION 2026-04-17

LEGEND mbgs=metres below ground surface

Depth (m)	Elevation (m)	Material Description	Samples	% Recovery	Standard Penetration Test (SPT)
0	424	TOPSOIL: black (organic) silt, moist (254 mm)			
0.5	423.5	SANDY SILT: very loose, brown, sandy silt, wet	SS1	35	2
1		very loose to loose	SS2	65	4
1.5	423	SAND: very loose to loose, brown, sand, trace silt, wet			
2	422.5	SANDY SILT: compact, brown, sandy silt, trace clay, wet	SS3	45	13
2.5	422	SILT and SAND: compact, brown, silt and sand, wet to saturated (dilatant)	SS4	60	14
3	421.5	SAND: loose to compact, brown, sand, wet	SS5	80	10
3.5	421	compact, trace silt, wet	SS6	100	15
4	420.5	SILTY SAND: compact, brown, silty sand, trace clay, saturated	SS7	100	12
4.5	420				
5	419.5				
5.5	419				
6	418.5	loose, grey, some clay, wet	SS8	55	8
6.5	418				
7	417.5				
7.5	417				
8	416.5	SILT TILL: loose to compact, grey, silt, some clay, trace gravel, trace sand, wet	SS9	85	10
8.5	416	Termination depth at: 8.08 mbgs (416.16 m)			
9	415.5				
9.5	415				
	414.5				

Moisture Content (%): 0, 5, 10, 15, 20, 25, 30, 35, 40

Well Installation Details: bentonite; filter pack; ▽

Additional Observations: Groundwater in MW at 1.93 mbgs (422.31 m) (2026-05-04)

produced by ESlog.ESdat.net on 21 May 2026

BOREHOLE BH/MW11-26

PROJECT NUMBER GE26-1576-1
PROJECT NAME Proposed Development
PROJECT ADDRESS 6585 Highway 6, Centre Wellington, Ontario
CLIENT 1052367 Ontario Ltd.

DRILLING COMPANY London Soil Test (LST)
DRILL TECH Shawn Baetz
DRILL RIG DIEDRICH D50
DRILLING METHOD Hollow Stem Auger
TOTAL DEPTH 8.08 mbgs

ELEVATION 426.01 m
SITE BENCHMARK (SBM1) Spike in utility pole across Highway No. 6 adjacent to Pin 71383-0012 (provided by Van Harten Surveying Inc.)
SBM1 ELEVATION 430.89 m
DRILLING DATE 2026-04-21

COMPLETION 2026-04-21

LEGEND mbgs=metres below ground surface

Depth (m)	Elevation (m)	Material Description	Samples	% Recovery	Standard Penetration Test (SPT)
0	426	TOPSOIL: black (organic) silt, moist (254 mm)			
0.5	425.5	SANDY SILT: very loose, brown, sandy silt, very moist	SS1	20	2
1	425	very loose to loose	SS2	80	4
1.5	424.5	SAND: very loose, brown, sand, some silt, very moist	SS3	80	1
2	424				
2.5	423.5	compact, moist	SS4	75	18
3	423		SS5	80	15
3.5	422.5				
4	422	wet to saturated	SS6	80	16
4.5	421.5		SS7	80	20
5	421				
5.5	420.5				
6	420	trace clay	SS8	100	14
6.5	419.5				
7	419				
7.5	418.5	loose	SS9	100	9
8	418				
8.5	417.5	Termination depth at: 8.08 mbgs (417.93 m)			
9	417				
9.5	416.5				

Moisture Content (%): 0, 5, 10, 15, 20, 25, 30, 35, 40

Well Installation Details: bentonite; filter pack

Additional Observations: Groundwater in MW at 3.95 mbgs (422.06 m) (2026-05-04)

produced by ESlog.ESdat.net on 21 May 2026

BOREHOLE BH/MW12-26

PROJECT NUMBER GE26-1576-1
PROJECT NAME 6585 Highway 6 Subdivision
PROJECT ADDRESS 6585 Highway 6, Centre Wellington, Ontario
CLIENT 1052367 Ontario Ltd.

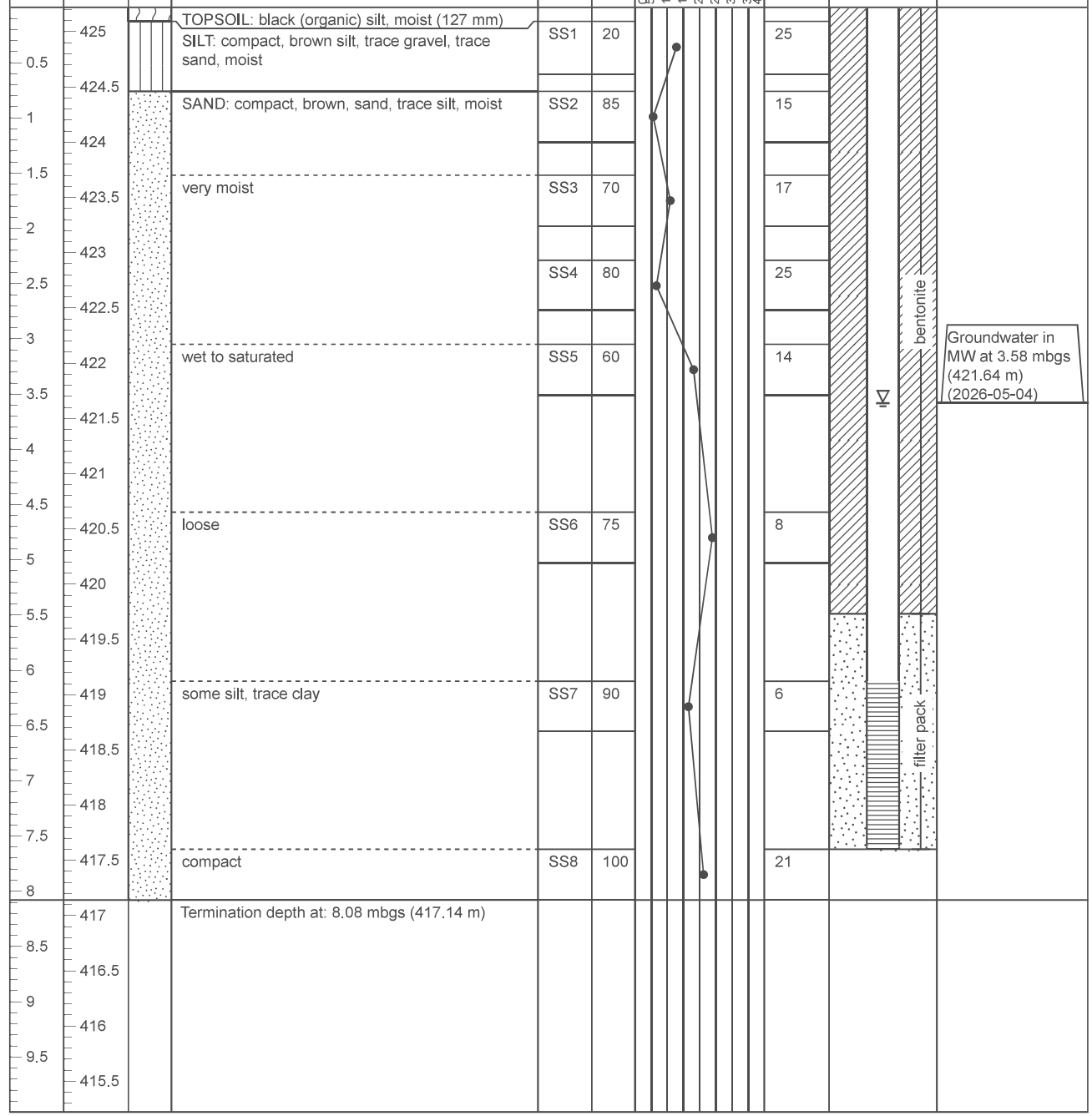
DRILLING COMPANY London Soil Test (LST)
DRILL TECH Shawn Baetz
DRILL RIG DIEDRICH D50
DRILLING METHOD Hollow Stem Auger
TOTAL DEPTH 8.08 mbgs

ELEVATION 425.22 m
SITE BENCHMARK (SBM1) Spike in utility pole across Highway No. 6 adjacent to Pin 71383-0012 (provided by Van Harten Surveying Inc.)
SBM1 ELEVATION 430.89 m
DRILLING DATE 2026-04-21

COMPLETION 2026-04-21

LEGEND mbgs=metres below ground surface

Depth (m)	Elevation (m)	Material Description	Samples	% Recovery	Standard Penetration Test (SPT)
0	425	TOPSOIL: black (organic) silt, moist (127 mm)			
0.5	424.5	SILT: compact, brown silt, trace gravel, trace sand, moist	SS1	20	25
1	424	SAND: compact, brown, sand, trace silt, moist	SS2	85	15
1.5	423.5	very moist	SS3	70	17
2	423				
2.5	422.5		SS4	80	25
3	422	wet to saturated	SS5	60	14
3.5	421.5				
4	421				
4.5	420.5	loose	SS6	75	8
5	420				
5.5	419.5				
6	419	some silt, trace clay	SS7	90	6
6.5	418.5				
7	418				
7.5	417.5	compact	SS8	100	21
8	417	Termination depth at: 8.08 mbgs (417.14 m)			
8.5	416.5				
9	416				
9.5	415.5				



produced by ESlog.ESdat.net on 21 May 2026

ATTACHMENT E
Google Maps ™ Livestock Facility/Barn Photos



Attachment E: Barn B1



Attachment E: Barn B2



Attachment E: Barn B3



Attachment E: Barn B4



Attachment E: Barn B5 (multiple)



Attachment E: Barn B6



Attachment E: Barn B7



Attachment E: Barn B8 (roof since repaired)



Attachment E: Barn B9 (multiple)



Attachment E: Barn B10

ATTACHMENT F
MDS Calculations

Ontario

AgriSuite

MDS I

General information

Application date
May 12, 2026

Municipal file number

Proposed application
New or expanding settlement area boundary

Applicant contact information
James Krouse
6585 Highway 6
Fergus, ON
N1M 2W3
519-757-7117
James@KrouseConsulting.com

Location of subject lands
County of Wellington
Township of Centre Wellington
NICHOL
Concession 15 , Lot 17
Roll number: 232600002109800

Calculations

5467 Krouse - Barn 2

Farm contact information
ON

Location of existing livestock facility or anaerobic digestor
County of Wellington
Township of Centre Wellington
NICHOL
Concession 15 , Lot 16
Roll number: 232600002109700

Total lot size
107 ac

Notes
Barn size and lot area scaled from AgMaps. 1 horse observed. # horses based on combined barn size (2). Assumptions: Both structures are barns, outside manure storage- no cover.

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)	20	28.6 NU	6500 ft²

Confirm Livestock/Manure Information (5467 Krouse - Barn 2)
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	28.6 NU
Potential design capacity	28.6 NU

Factor A (odour potential)	0.7	Factor B (design capacity)	217.14
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2

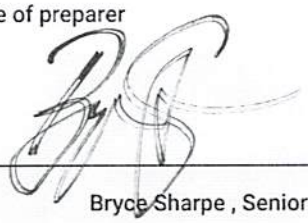
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	235 m (771 ft)
Actual distance from livestock barn	NA
Storage base distance 'S' (minimum distance from manure storage)	235 m (771 ft)
Actual distance from manure storage	NA

Preparer signoff & disclaimer

Preparer contact information

Bryce Sharpe
Clark Consulting Services
52 John Street
Port Hope, ON
L1A 2Z2
905-885-8023
brycesharpe@clarkcs.com

Signature of preparer



Bryce Sharpe , Senior Planner

5-19-2026

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.

© King's Printer for Ontario, 2012-26

Ontario

AgriSuite

MDS I

General information

Application date
May 12, 2026

Municipal file number

Proposed application
New or expanding settlement area boundary

Applicant contact information
James Krouse
6585 Highway 6
Fergus, ON
N1M 2W3
519-757-7117
James@KrouseConsulting.com

Location of subject lands
County of Wellington
Township of Centre Wellington
NICHOL
Concession 15 , Lot 17
Roll number: 232600002109800

Calculations

5467 Krouse - Barn B5

Farm contact information
ON

Location of existing livestock facility or anaerobic digestor
County of Wellington
Township of Centre Wellington
NICHOL
Concession 16 , Lot 16
Roll number: 232600002300500

Total lot size
98 ac

Notes
Barn and lot sizes scaled from Ag Maps. 6 horses observed. Assumptions: # of horses based on barn size, outdoor and uncovered manure storage, all three barns occupied. Drive shed excluded.

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)	23	32.9 NU	7475 ft²

Confirm Livestock/Manure Information (5467 Krouse - Barn B5)
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	32.9 NU
Potential design capacity	32.9 NU

Factor A (odour potential)	0.7	Factor B (design capacity)	225.72
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2

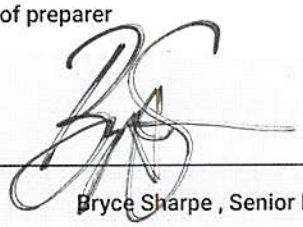
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	244 m (801 ft)
Actual distance from livestock barn	NA
Storage base distance 'S' (minimum distance from manure storage)	244 m (801 ft)
Actual distance from manure storage	NA

Preparer signoff & disclaimer

Preparer contact information

Bryce Sharpe
Clark Consulting Services
52 John Street
Port Hope, ON
L1A 2Z2
905-885-8023
brycesharpe@clarkcs.com

Signature of preparer



Bryce Sharpe , Senior Planner

5-19-2026

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.

© King's Printer for Ontario, 2012-26

Ontario

AgriSuite

MDS I

General information

Application date
May 12, 2026

Municipal file number

Proposed application
New or expanding settlement area boundary

Applicant contact information
James Krouse
6585 Highway 6
Fergus, ON
N1M 2W3
519-757-7117
James@KrouseConsulting.com

Location of subject lands
County of Wellington
Township of Centre Wellington
NICHOL
Concession 15 , Lot 17
Roll number: 232600002109800

Calculations

5467 Krouse - Barn B6

Farm contact information
ON

Location of existing livestock facility or anaerobic digestor
County of Wellington
Township of Centre Wellington
NICHOL
Concession 15 , Lot 15
Roll number: 232600002304700

Total lot size
133 ac

Notes
Barn and lot size scaled from AgMaps. 1 horse observed. Assumptions: # horses based on barn size, outside uncovered manure storage.

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)	6	8.6 NU	1950 ft²

Confirm Livestock/Manure Information (5467 Krouse - Barn B6)
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	8.6 NU
Potential design capacity	8.6 NU

Factor A (odour potential)	0.7	Factor B (design capacity)	161.9
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2

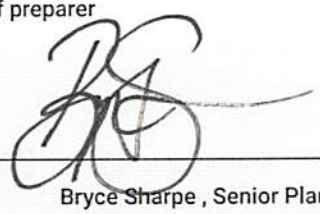
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	175 m (574 ft)
Actual distance from livestock barn	NA
Storage base distance 'S' (minimum distance from manure storage)	175 m (574 ft)
Actual distance from manure storage	NA

Preparer signoff & disclaimer

Preparer contact information

Bryce Sharpe
Clark Consulting Services
52 John Street
Port Hope, ON
L1A 2Z2
905-885-8023
brycesharpe@clarkcs.com

Signature of preparer



Bryce Sharpe , Senior Planner

5-19-2026

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.

© King's Printer for Ontario, 2012-26

Ontario

AgriSuite

MDS I

General information

Application date
May 12, 2026

Municipal file number

Proposed application
New or expanding settlement area boundary

Applicant contact information
James Krouse
6585 Highway 6
Fergus, ON
N1M 2W3
519-757-7117
James@KrouseConsulting.com

Location of subject lands
County of Wellington
Township of Centre Wellington
NICHOL
Concession 15 , Lot 17
Roll number: 232600002109800

Calculations

5467 Krouse - Barn B7

Farm contact information
ON

Location of existing livestock facility or anaerobic digestor
County of Wellington
Township of Centre Wellington
NICHOL
Concession 14 , Lot 16
Roll number: 232600002104600

Total lot size
85 ac

Notes
Barn and lot size scaled from AgMaps. No livestock evident.

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	5136 ft²	23.9 NU	5136 ft²

Confirm Livestock/Manure Information (5467 Krouse - Barn B7)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Unoccupied Barn or Unused Storage (5467 Krouse - Barn B7)
The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	- Not Specified -
Design capacity	23.9 NU
Potential design capacity	23.9 NU

Factor A (odour potential)	1	Factor B (design capacity)	207.72
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)	320 m (1050 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
Bryce Sharpe
Clark Consulting Services
52 John Street
Port Hope, ON
L1A 2Z2
905-885-8023
brycesharpe@clarkcs.com

Signature of preparer

Bryce Sharpe , Senior Planner

5-19-2026

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.

© King's Printer for Ontario, 2012-26

Ontario

AgriSuite

MDS I

General information

Application date
May 12, 2026

Municipal file number

Proposed application
New or expanding settlement area boundary

Applicant contact information
James Krouse
6585 Highway 6
Fergus, ON
N1M 2W3
519-757-7117
James@KrouseConsulting.com

Location of subject lands
County of Wellington
Township of Centre Wellington
NICHOL
Concession 15 , Lot 17
Roll number: 232600002109800

Calculations

5467 Krouse - Barn B8

Farm contact information
ON

Location of existing livestock facility

or anaerobic digestor
County of Wellington
Township of Centre Wellington
NICHOL
Roll number: 232600002305000

Total lot size
370 ac

Notes
Large facilities. Barn and lot sizes scaled from Ag Maps. Hip roof and buildings with obvious ventilation scaled. 41,746 sq ft. Beef cattle. Assumptions: # of cattle based on barn size, cows (including calves), confinement, liquid manure storage .

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Liquid	Beef, Cows, including calves to weaning (all breeds), Confinement	418	418 NU	41800 ft²

Confirm Livestock/Manure Information (5467 Krouse - Barn B8)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	M1. Liquid, outside, no cover, straight-walled storage
Design capacity	418 NU
Potential design capacity	418 NU

Factor A (odour potential)	0.7	Factor B (design capacity)	520.9
Factor D (manure type)	0.8	Factor E (encroaching land use)	2.2

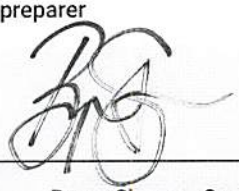
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	642 m (2106 ft)
Actual distance from livestock barn	NA
Storage base distance 'S' (minimum distance from manure storage)	678 m (2224 ft)
Actual distance from manure storage	NA

Preparer signoff & disclaimer

Preparer contact information

Bryce Sharpe
Clark Consulting Services
52 John Street
Port Hope, ON
L1A 2Z2
905-885-8023
brycesharpe@clarkcs.com

Signature of preparer



Bryce Sharpe , Senior Planner

5-19-2026

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.

© King's Printer for Ontario, 2012-26

Ontario

AgriSuite

MDS I

General information

Application date
May 12, 2026

Municipal file number

Proposed application
New or expanding settlement area boundary

Applicant contact information
James Krouse
6585 Highway 6
Fergus, ON
N1M 2W3
519-757-7117
James@KrouseConsulting.com

Location of subject lands
County of Wellington
Township of Centre Wellington
NICHOL
Concession 15 , Lot 17
Roll number: 232600002109800

Calculations

5467 Krouse - Barn B9

Farm contact information
ON

Location of existing livestock facility

or anaerobic digestor
County of Wellington
Township of Centre Wellington
NICHOL
Roll number: 232600002305000

Total lot size
370 ac

Notes
Large facilities. Barn and lot sizes scaled from Ag Maps. Buildings with obvious ventilation scaled. 41,746 sq ft. Beef cattle. Assumptions: # of cattle based on barn size, cows (including calves), confinement, covered manure storage .

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), Confinement	1400	1400 NU	140000 ft²

Confirm Livestock/Manure Information (5467 Krouse - Barn B9)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	V2. Solid, outside, covered
Design capacity	1400 NU
Potential design capacity	1400 NU

Factor A (odour potential)	0.7	Factor B (design capacity)	795.22
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2

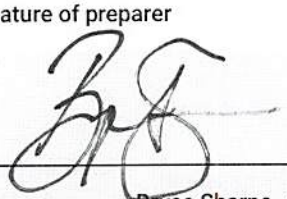
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	858 m (2815 ft)
Actual distance from livestock barn	NA
Storage base distance 'S' (minimum distance from manure storage)	858 m (2815 ft)
Actual distance from manure storage	NA

Preparer signoff & disclaimer

Preparer contact information

Bryce Sharpe
Clark Consulting Services
52 John Street
Port Hope, ON
L1A 2Z2
905-885-8023
brycesharpe@clarkcs.com

Signature of preparer



Bryce Sharpe , Senior Planner

5-19-2026

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.

© King's Printer for Ontario, 2012-26

Ontario

AgriSuite

MDS I

General information

Application date
May 12, 2026

Municipal file number

Proposed application
New or expanding settlement area boundary

Applicant contact information
James Krouse
6585 Highway 6
Fergus, ON
N1M 2W3
519-757-7117
James@KrouseConsulting.com

Location of subject lands
County of Wellington
Township of Centre Wellington
NICHOL
Concession 15 , Lot 17
Roll number: 232600002109800

Calculations

5467 Krouse - Barn B10

Farm contact information
ON

Location of existing livestock facility or anaerobic digestor
County of Wellington
Township of Centre Wellington
NICHOL
Concession 14 , Lot 12
Roll number: 232600002305300

Total lot size
94 ac

Notes
Barn and lot size scaled from AgMaps. Hogs per James Krouse. Liquid manure storage per aerial photo.

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Liquid	Swine, Feeders (27 - 136 kg), Solid Scrape	460	87.6 NU	6328 ft²

Confirm Livestock/Manure Information (5467 Krouse - Barn B10)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	M1. Liquid, outside, no cover, straight-walled storage
Design capacity	87.6 NU
Potential design capacity	87.6 NU

Factor A (odour potential)	1.2	Factor B (design capacity)	304.68
Factor D (manure type)	0.8	Factor E (encroaching land use)	2.2

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	644 m (2113 ft)
Actual distance from livestock barn	NA
Storage base distance 'S' (minimum distance from manure storage)	680 m (2231 ft)
Actual distance from manure storage	NA

Preparer signoff & disclaimer

Preparer contact information

Bryce Sharpe
Clark Consulting Services
52 John Street
Port Hope, ON
L1A 2Z2
905-885-8023
brycesharpe@clarkcs.com

Signature of preparer



Bryce Sharpe , Senior Planner

5-A-2026

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.

© King's Printer for Ontario, 2012-26