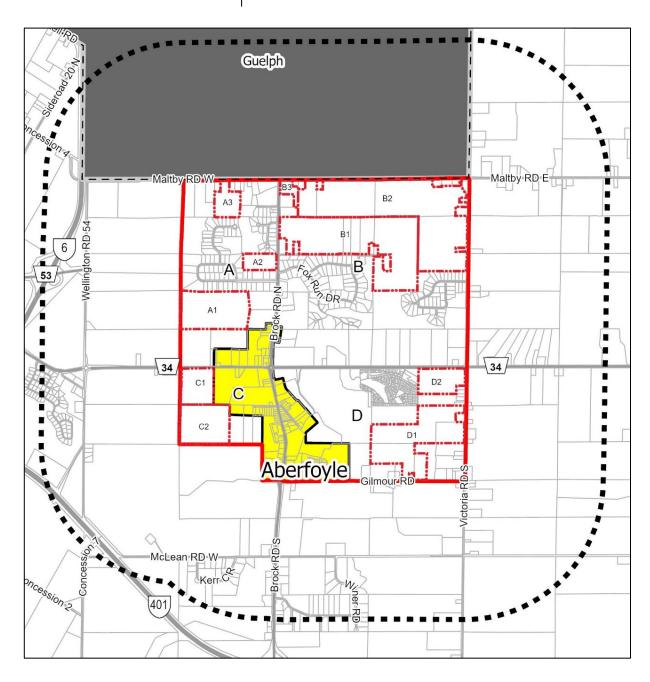


Aberfoyle Expansion Review

Agricultural Impact Assessment



County of Wellington
Planning and Development Department

September 2025









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Agricultural Impact Assessment

1.0 Introduction

The County of Wellington is currently conducting a phased Official Plan Review which has been implemented through a series of Official Plan Amendments. As part of the Phase 3B Rural Growth Review, the County has determined that there is a shortage of suitably designated residential and employment lands to accommodate forecasted growth in the Township of Puslinch to 2051. This project focuses on the residential growth shortfall for Aberfoyle, one of the rural settlement areas in Puslinch.

1.1 Project Overview

An expansion to the designated Secondary Urban Centre of Aberfoyle is proposed to address the need for approximately 101 ha (250 ac) of additional residential land. The County will apply the urban expansion criteria of the 2024 Provincial Planning Statement and the County of Wellington Official Plan to assess the urban boundary and evaluate the suitability of lands for expansion. Results of the evaluation will be implemented through an Official Plan Amendment (OPA) to expand Aberfoyle.

1.2 Purpose of the Study

The purpose of the Agricultural Impact Assessment (AIA) is to assist with the identification of a preferred settlement area boundary expansion location that meets applicable Provincial, and County. This assessment will focus on:

- 1. Whether impacts on the agricultural system can be avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible; and
- 2. Whether the expanded settlement area complies with the Provincial Minimum Distance Separation formulae (MDS).

There are no specialty crop areas in Wellington County and there are no prime agricultural areas in the AIA Study Area.

1.3 Qualifications

This study was led by Ms. Sarah Wilhelm who has 30 years of experience in the field of land use planning. Over 20 of those years have been spent with the County of Wellington where she has focused on rural and agricultural land use planning. Her roles have focused on development planning (Planner, Senior Planner and Manager of Development Planning) and for the past 6 years in her current role as Manager of Policy Planning. Ms. Wilhelm has received Provincial training on the Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan and MDS I and MDS II and is a Registered Professional Planner in good standing.

The MDS Study associated with the AIA was led by Mr. Sean Colville and completed by Mr. John Liotta of Colville Consulting Inc. Mr. Colville has over 35 years of experience preparing Agricultural Impact Assessments in Ontario. He also participated in the development of the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) draft Agricultural Impact Assessment Guidance Document (2018). Mr. Liotta has assisted in preparing a number of AIAs and was responsible for completing the field investigations and preparation of the MDS Study. See Appendix D to this Report for the Minimum Distance Separation (MDS) Study for Aberfoyle SABE (settlement area boundary expansion).

1.4 Study Methods and Information Sources

The AIA has been prepared in accordance with the OMAFRA draft Agricultural Impact Assessment (AIA) Guidance Document (2018). It includes a review of relevant Provincial and County agricultural policies and a planning opinion regarding consistency/conformity. The AIA also includes a review of other agricultural-related sources of information and the completion of a field inventory.

1.4.1 Background Data Collection and Review

Information sources reviewed for this study include:

- Provincial Planning Statement, 2020.
- County of Wellington Official Plan and Land Use Schedules, May 2025 (as amended)
- Township of Puslinch Zoning By-law and Schedules, April 2025
- City of Guelph Official Plan and Land Use Schedules, February 2024
- City of Guelph Clair-Maltby Secondary Plan, February 16, 2024 OLT Order
- OMAFA's AgMaps and Agri-Systems databases
- OMAFA's Artificial Drainage Systems mapping
- OMAFA's digital Soil Resource Database to obtain soil series and CLI agricultural capability mapping and data
- OMAFRA's Draft Agricultural Impact Assessment (AIA) Guidance Document, 2018
- OMAFRA's Implementation Procedures for the Agricultural System in Ontario's Greater Golden Horseshoe, March 2020
- OMAFRA's The Minimum Distance Separation (MDS) Document, 2016
- Soil Survey of Wellington County Report No. 35 of the Ontario Soil Survey, 1963
- Wilton Consulting Group's Wellington County Agri-Food System Study, June 2023

1.4.2 Field Inventory

A field inventory conducted as part of the MDS Study (Appendix D) included the following:

"A reconnaissance-level land use survey was completed on July 3, 2025, to identify the number and type of agricultural operations (both active and retired), agriculture-related uses, on-farm diversified uses, and the extent and type of non-agricultural land uses within the Study Area. Retired farm operations were evaluated to determine whether they should be considered to be an unoccupied livestock facility or a remnant farm. Remnant farms have no infrastructure that is suitable for housing livestock, whereas the

infrastructure of an unoccupied livestock facility is still in a condition that could permit the keeping of livestock with minimal investment. All observed land uses were numbered, and short descriptions of these operations are included in the land use survey notes in Appendix A. Photographs from the land use survey can be found in Appendix B."

Information required to calculate the MDS I setback requirements was also collected during the land use survey. The methodology is described in detail within the MDS Study.

A further site visit was completed August 14, 2025 by Sarah Wilhelm as part of the Agricultural Impact Assessment completed by the County.

1.4.3 Evaluation of the Agricultural System

The agricultural system is a system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components:

- 1. An agricultural land base comprised of prime agricultural areas, including specialty crop areas. It may also include rural lands that help create a continuous productive land base for agriculture; and
- 2. An agri-food network which includes agricultural operations, infrastructure, services, and assets important to the viability of the agri-food sector.

1.4.4 Identification of Potential Impacts and Mitigation Measures

Potential impacts of the proposed Aberfoyle expansion were identified following an assessment of the agricultural resources on and adjacent to the potential expansion areas. This included impacts that may result from the proposed expansion including an assessment of the following:

- prime agricultural land
- secondary agricultural (rural) land
- agricultural infrastructure
- cropland
- surficial drainage
- disruption to farm operations
- MDS conflicts

Mitigation measures will be developed as necessary to avoid or minimize potential impacts on the Agricultural System.

1.5 Consultation Process

County staff attended Puslinch Council on June 18, 2025 and July 23, 2025 to finalize limit of the primary study area.

Staff attended a virtual pre-submission consultation meeting with the Ontario Ministry of Agriculture, Food and Agribusines (OMAFA) and Ministry of Municipal Affairs and Housing

(MMAH) staff on July 23, 2025. County planning staff were advised by OMAFA that the March 2018 Draft Agricultural Impact Assessment (AIA) Guidance Document is the current OMAFA guidance document being used to support AIAs. An AIA checklist was also provided which can be used to support undertaking or review of an AIA and is based on OMAFA's best advice of current policy. The County used these materials as the basis for preparing the AIA.

The County of Wellington retained Colville Consulting Inc. on June 11, 2025 to complete a Minimum Distance Separation (MDS) Study to identify potential constraints for development (see Appendix D). Field work was completed July 3, 2023 and the MDS Study was completed on July 29, 2025.

The Agricultural Impact Assessment was conducted by Sarah Wilhelm, MCIP, RPP, Manager of Policy Planning at the County of Wellington from June 4, 2025 to September 2, 2025.

As the associated official plan amendment will be processed under Section 26 of the Planning Act, it will be circulated to the Province as part of the land use planning approvals process for review and approval. This includes the AIA and other associated studies prepared in support of the OPA.

In addition to Provincial circulation, the direct consultation for the associated OPA will include at a minimum:

- Circulation to Member Municipalities, Indigenous communities, agencies, members of the public and stakeholders
- Statutory Open House
- Statutory Public Meeting

Notice of the statutory open house and public meeting will be provided in accordance with the Planning Act and advertised in the Wellington Advertiser. To obtain further public feedback, notification of engagement opportunities will also be provided through the project email list and website updates.

2.0 Study Area Overview

The context of the Primary Study Area within the Township of Puslinch is shown in the key map at right. The proposed expansion would facilitate opportunities for mainly residential development across the study area allowing the Township to comprehensively plan for and meet forecasted growth to 2051.

2.1 Primary Study Area

The Primary Study Area includes the area where expansions are being considered. As shown in Figure 1,



the Primary Study Area has a northern limit of Maltby Road (City of Guelph Boundary), an

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eastern limit of Victoria Road S, a southern limit of Gilmour Road, and a western limit of the midway point of Concession 7 and Part Lots 16 through 22. Wellington Road 46 (Brock Road S) and Wellington Road 34 are major County roads which bisect the area.

While the Primary Study Area (including Aberfoyle) is approximately 985 ha (2,434 ac) in size, once the constraints have been factored in by the County, the potential residential area is 128 ha (316 ac) and the potential commercial area is 2.9 ha (7.2 ac). This area exceeds the 101 ha land need and areas which have the least amount of impact on agriculture and other land use policies and requirements will factor into the selected settlement area boundary expansion location. The Primary Study Area is the most populated area in the Township of Puslinch and contains the current Secondary Urban Centre of Aberfoyle. Aberfoyle is the main rural settlement area in the Township and home to the following:

- Township Municipal Office
- Township Fire Station
- Aberfoyle Public School
- Community Centre
- Park
- Trail System

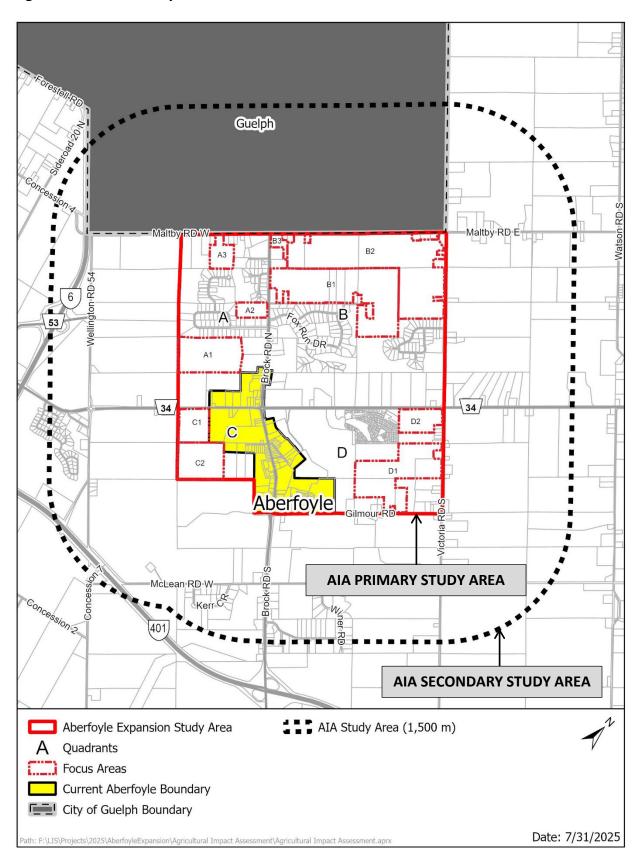
- Recreational Facilities
- County Library
- County Works Yard
- Residential uses
- Commercial uses

The balance of the Study Area includes:

- Several developed Country Residential subdivisions
- Mill Creek and Mini Lakes residential communities
- Numerous rural residential properties of various sizes and configurations
- Secondary (non-prime) agricultural lands
- Automobile dealership
- Natural heritage features, natural hazards, and other environmentally sensitive areas
- Mineral aggregate resources

For purposes of the analysis, the Primary Study Area has been divided into 4 quadrants (A, B, C and D) and then into ten focus areas as locations for potential growth.

Figure 1 AIA Study Area



2.2 Secondary Study Area

For settlement area boundary expansions a 1.5 km radius is recommended for a Secondary Study Area. This is the area identified on Figure 1 and for further context, Figure 2. Uses in the 1.5 km radius are summarized below. For ease of discussion, project north will be referenced throughout this document rather than true north.

North

- Uses to the north in the City of Guelph are currently rural in nature however, high density residential, medium density residential, low density greenfield residential and natural areas are planned by the City through the Clair-Maltby Secondary Plan (see Appendix A - Figure A1, A2 and A3)
- Industrial and natural areas in the City of Guelph, west of Clair-Maltby Secondary Plan (see Appendix A Figure A1)
- Golf course, agricultural, rural residential and natural areas

South

- Aggregate operations
- Rural industrial and highway commercial uses
- Agricultural, rural residential and natural areas

East

- Aggregate operation
- Agricultural, rural residential and natural areas

West

- Aggregate operations
- Agricultural, rural residential and natural areas
- Rural industrial lands
- Puslinch Employment Lands Study Area A, G and H (see Appendix A Figure A4 and A5)

2.3 Constraints to Development

There are a number of constraints within the Study Area which have been considered to determine locations which are likely to have potential for future residential development of three or more lots and future commercial use (Figure 3). These constraints include:

- 1. Lands that have already been developed as residential or commercial (Figure 4);
 - Estate residential subdivisions;
 - Mill Creek and Mini Lakes residential communities;
 - Non-farm rural residential lots with limited infilling potential; and
 - Commercial development.
- 2. Lands with environmental features (Figure 5)
 - Core Greenlands and Greenlands designations;
 - NE Zone, buffer and EP Overlay;
 - County Natural Heritage System (by GRCA); and
 - Lands which have been fragmented and land locked by these features.

Figure 2 Context

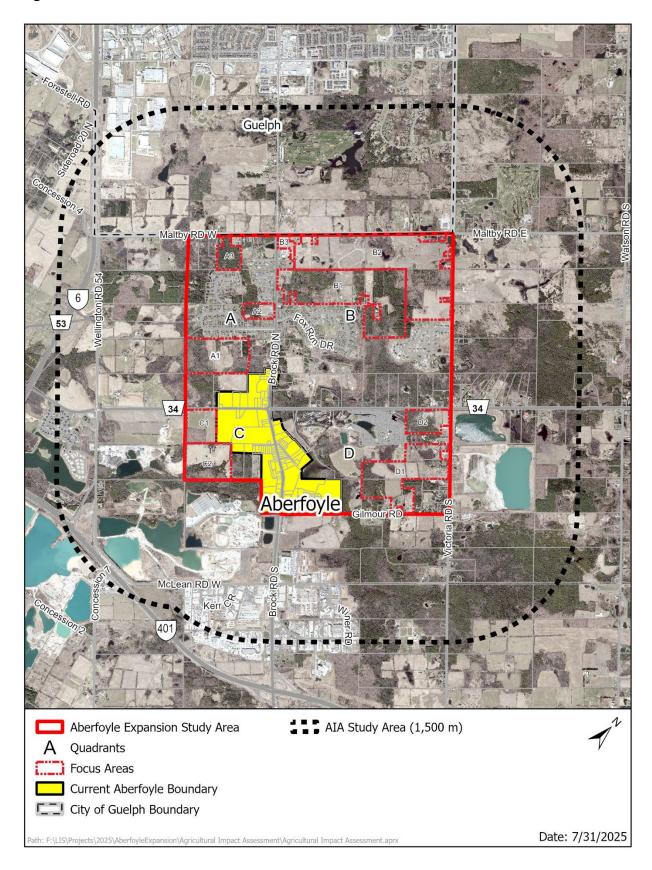


Figure 3 Constraint Areas

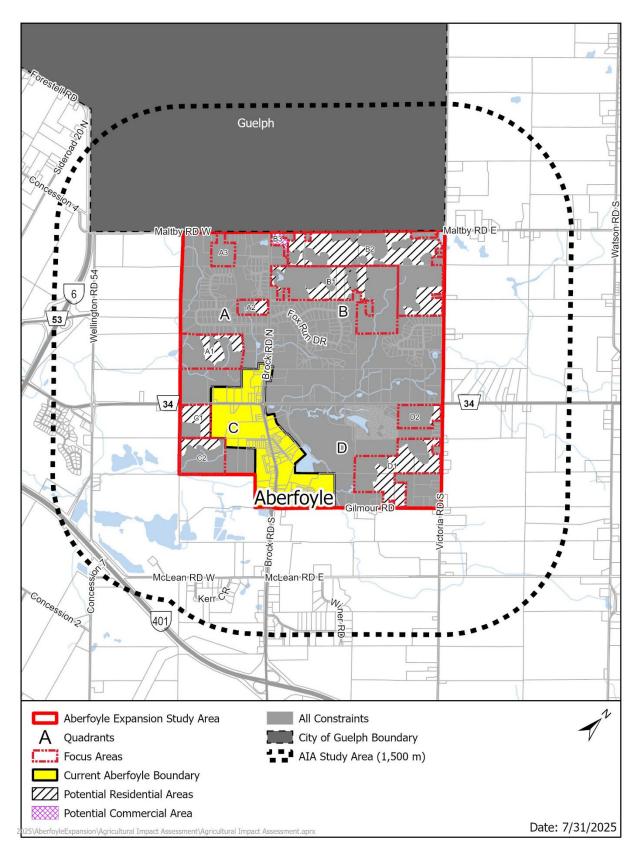


Figure 4 Existing Development Constraint Areas

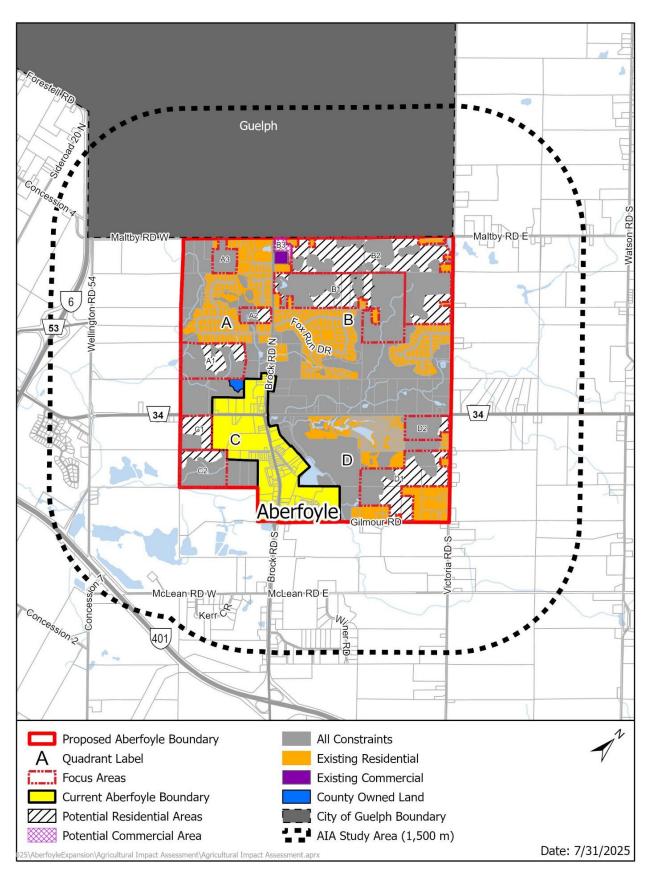
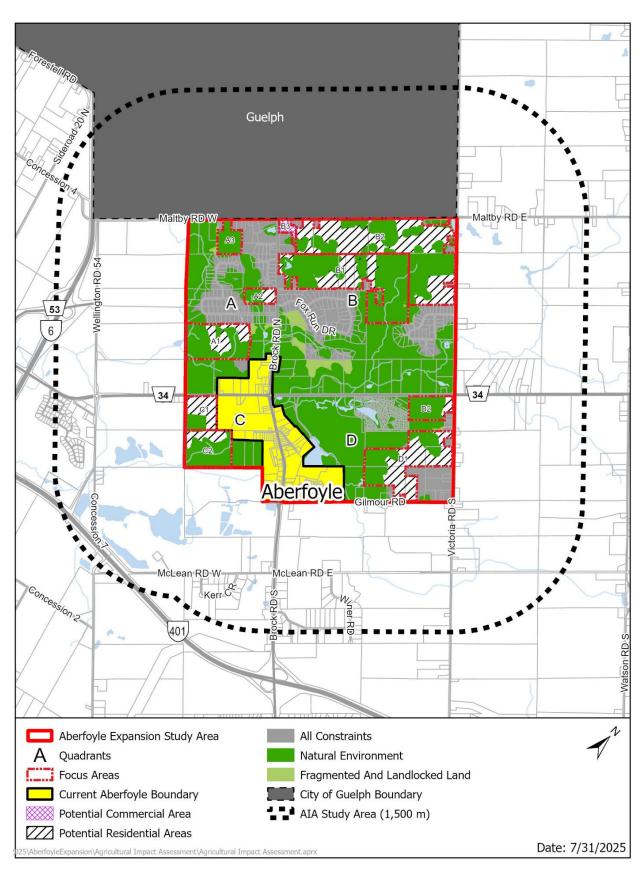


Figure 5 Environmental Constraint Areas



2.4 Description

2.4.1 Official Plan

Figure 6 identifies the land use designations applicable to the AIA Study Area. There are no Prime Agricultural Areas within the Primary or Secondary Study Area limits. There are Secondary Agricultural Areas of non-prime farmland north and south of existing Country Residential subdivisions and east and west of the current Aberfoyle boundary.

Official Plan policy area PA7-1 Puslinch Economic Development Area establishes that the area south of Aberfoyle is meant to be considered for industrial, commercial, institutional and/or recreational activities or natural areas as after-uses.

2.4.2 Zoning

The zoning map (Figure 7) also identifies Extractive (EXI) Zones within the Secondary Agricultural Area designation of the Official Plan. These areas contain extractive and aggregate-related activities. Extraction is largely below the water table and covers large areas located southwest of Area C and east of Area D. There is also a concentration of Industrial and Highway Commercial zoned lands on either side of Brock Road South leading to Highway 401.

2.4.3 Physiography

The Study Area is located within the Paris and Galt moraines. According to Russell, H. A. J., et. al. (2013) these moraines "are 130 km long, are up to 11 km wide, and have relief of 30 m. They evolve from two distinct ridges in the south to a broad hummocky terrain with multiple ridges and secondary landscape elements (kettle depressions, eskers, subaerial fans, channels) northward. These geomorphic changes are mirrored by changes in geology, thickness, and stratigraphy."

The Study Area is also located within the Horseshoe Moraines minor physiographic region of Southern Ontario. Chapman and Putnam (1984) observed the following of Puslinch:

"Although most of its area is made up of rough moraines, gravel spillways, and swamps, and only 32% of its area is reported as cropland, it now has a considerably larger total population than it had at the turn of the century. Quite a considerable majority (81% in total) is non-farm population. This is because the township is a close neighbour to two growing cities, Cambridge (76,505) and Guelph (76,768), and is crossed by two major provincial highways and several county roads. Obviously, agriculture is not the major source of employment, the suitability of the land for agriculture is not a matter of major concern, and even many of the farm families obtain a large part of their living from nonagricultural sources."

The soils which have developed in glacial till within the Study Area include the Dumfries catena. This catena includes the well-drained Dumfries Loam, imperfectly drained Killean Loam and poorly drained Lily Loam.

Figure 6 County of Wellington Official Plan Land Use Designations

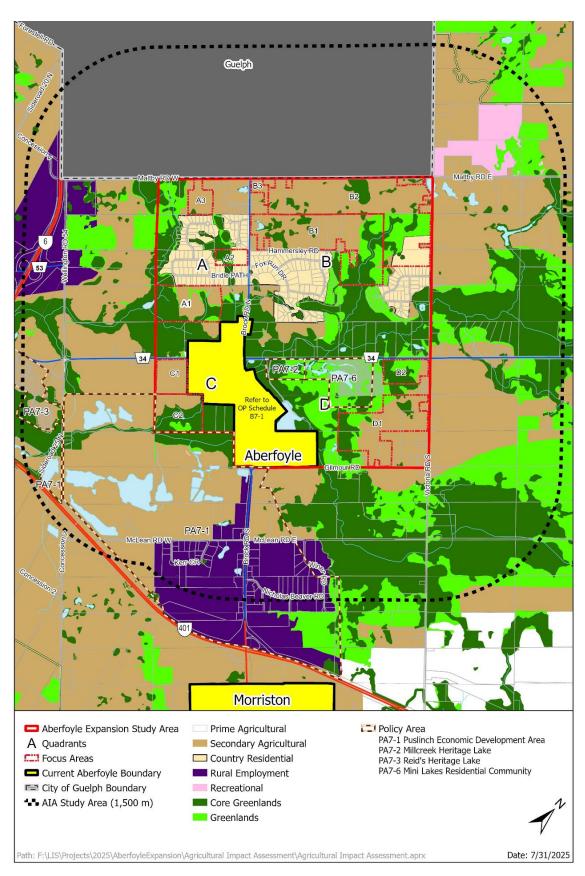
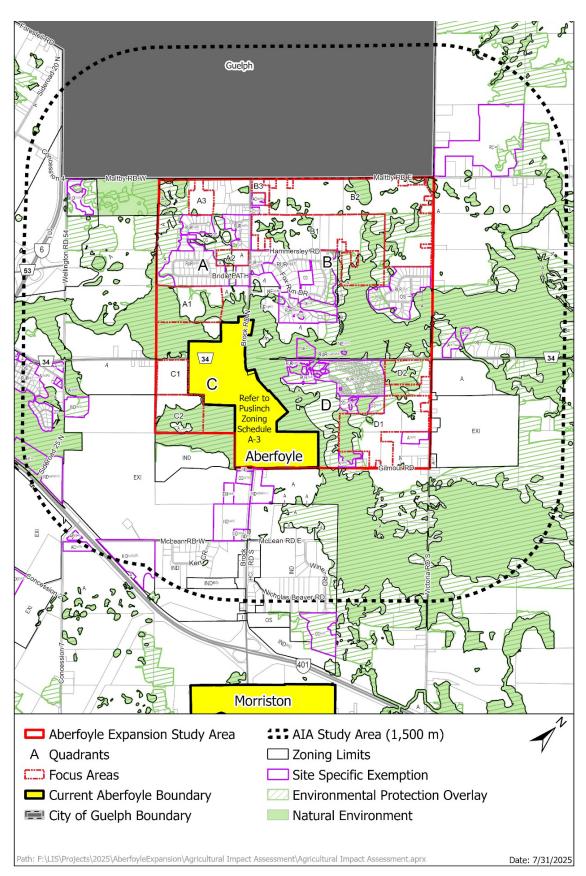


Figure 7 Township of Puslinch Zoning



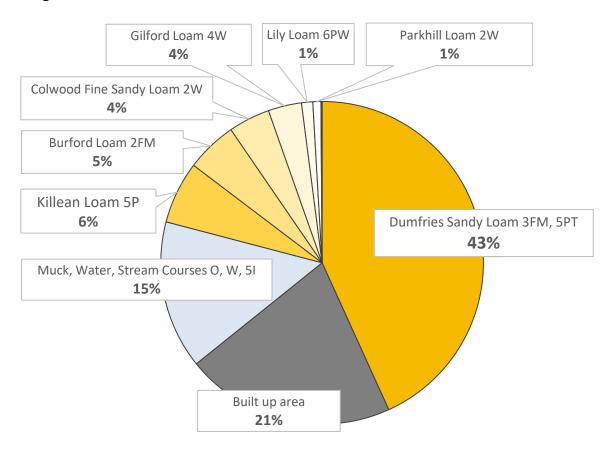
2.4.4 Soil Series

The Soil Survey of Wellington County mapping shows that the soils within the potential expansion area (including the existing Aberfoyle boundary) are comprised primarily of Dumfries soils (43 %). As indicated in the Soil Survey of Wellington County – Report No. 35 of the Ontario Soil Survey:

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

Over 35% of the area is comprised of Muck, Water, Stream Courses and Built Up Area (Figure 8). There are also smaller areas of Killean Loam, Burford Loam, Colwood Fine Sandy Loam, Lily Loam, Parkhill Loam and Brisbane Loam (Figure 9). A breakdown of soil composition within the Aberfoyle Expansion Study Area (or Primary Study Area for purposes of the AIA) and within each focus area is provided in Appendix B.

Figure 8 Soil Series



2.4.5 CLI Agricultural Land Classification

The soil capability classification for agriculture is an interpretive classification system which is part of the Canada Land Inventory (CLI) program. When applied to soil survey information, the CLI provides the means of determining the agricultural potential of common field crops. There are seven capability classes used to rate agricultural land capability. Class 1 lands have the highest and Class 7 lands have the lowest capability to support agricultural land use activities, based on potential productivity and thirteen capability subclasses based on limitations or hazards. Subclasses are used to identify specific limiting factors for each class.

The majority of the Focus Areas have a complex capability rating of 3F⁵⁰ 5P⁵⁰, meaning that 50% of the area is Class 3F and 50% of the area is Class 5P (Figure 9). The F Subclass identifies low fertility and the P Subclass indicates surface stoniness.

Other soils within the Focus Areas include Class 2W (excess wetness), Class 2F (low fertility), Class 2FM (low fertility and low moisture holding capacity), Class 4W (excess wetness) and Class 5P (surface stoniness).

2.4.6 Drainage

According to OMAFA's AgMaps online mapping tool, no systematic tile drainage has been installed within the Study Area. The random tile drainage is located within Focus Area B2. The Aberfoyle Municipal Drain is a constructed drain within and adjacent to Aberfoyle's current limit (Figure 10).

2.4.7 Land Use Characteristics

The results of the land use survey completed by Colville Consulting Inc. are included as Figure 11. The detailed results are contained in Appendix D, including land use survey notes and photographs. As outlined in the MDS Report, the following observations were made about the Study Area (Table 1).

Table 1 Summary of Land Uses within the AIA Study Area

Agricultural Uses Non-Agricultural Uses Thirty-six agricultural uses were identified: Approximately one-hundred and twentythree non-farm residences Eight remnant farms Five large rural residential clusters • Eight unoccupied livestock facilities Fifteen non-agricultural uses including four Six equestrian operations aggregate operations, five industrial uses, two commercial uses and four recreational Two beef operations Two cash crop operations uses Three hobby farms Non-agricultural uses within the existing • One specialty crop operation Aberfoyle settlement area are not included in the summary above or the land use notes. A Two on-farm diversified uses were identified number of commercial, institutional and within the Study Area (a farm stand and agriresidential uses are located within Aberfoyle.

tourism operation)

Figure 9 CLI and Soil

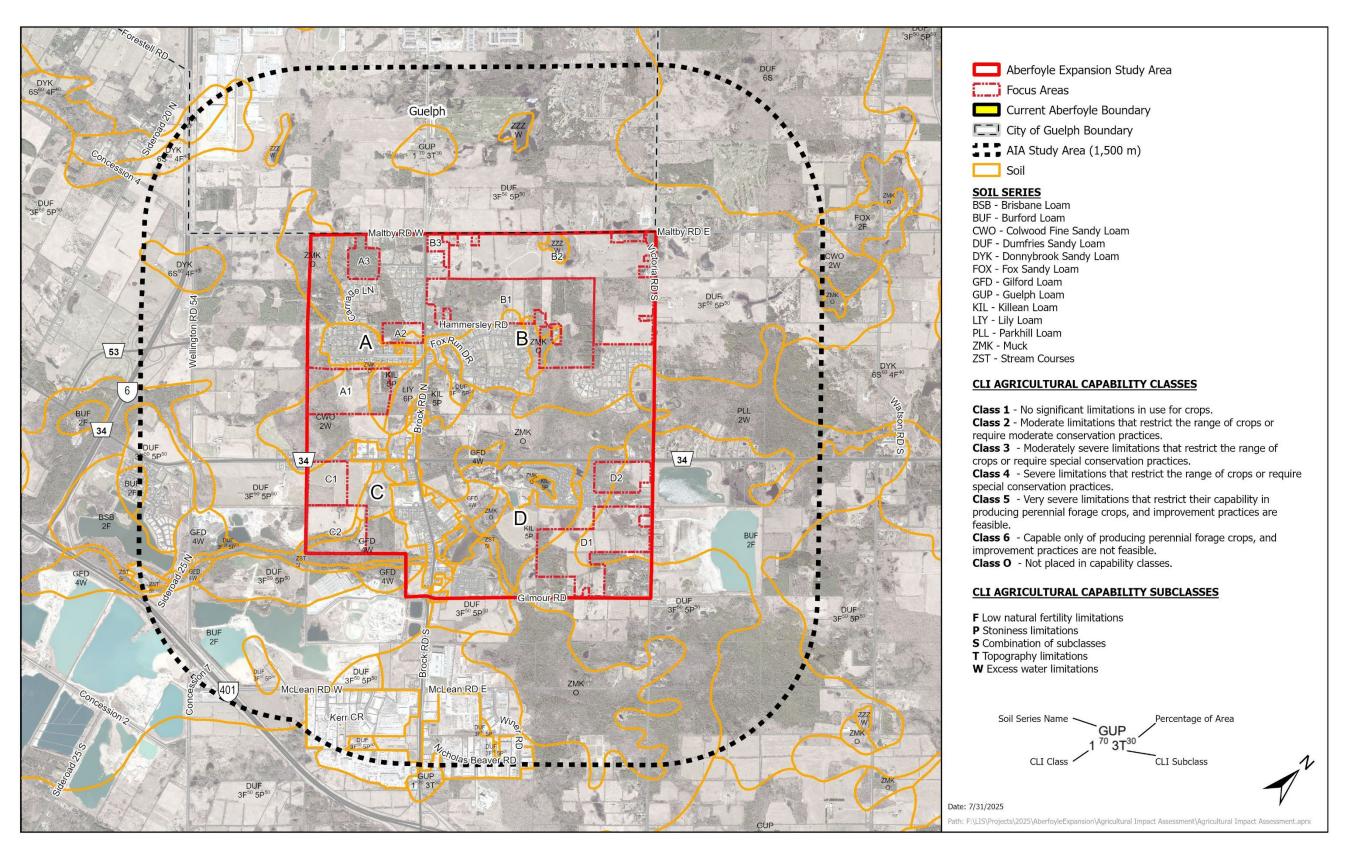


Figure 10 Drainage Improvements

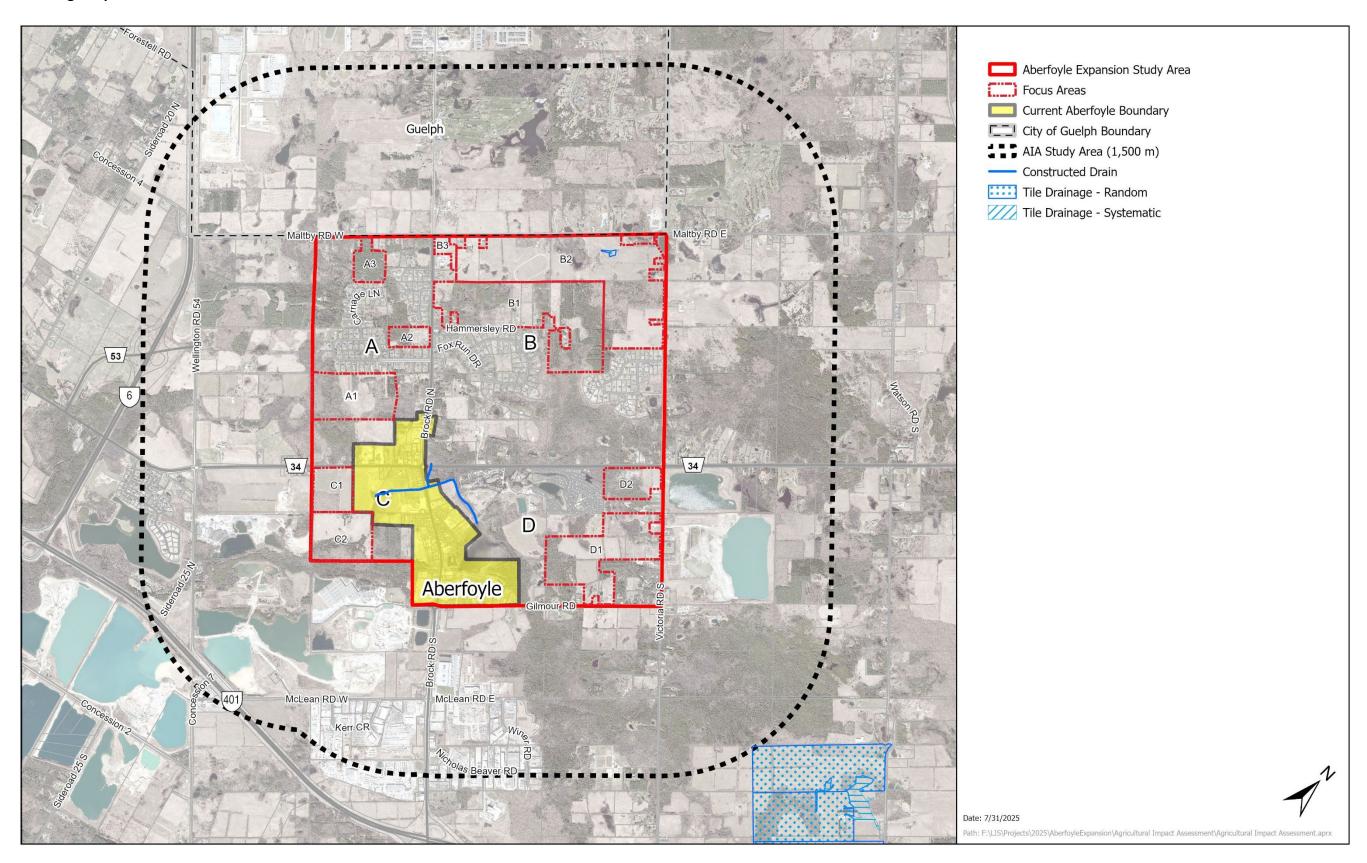
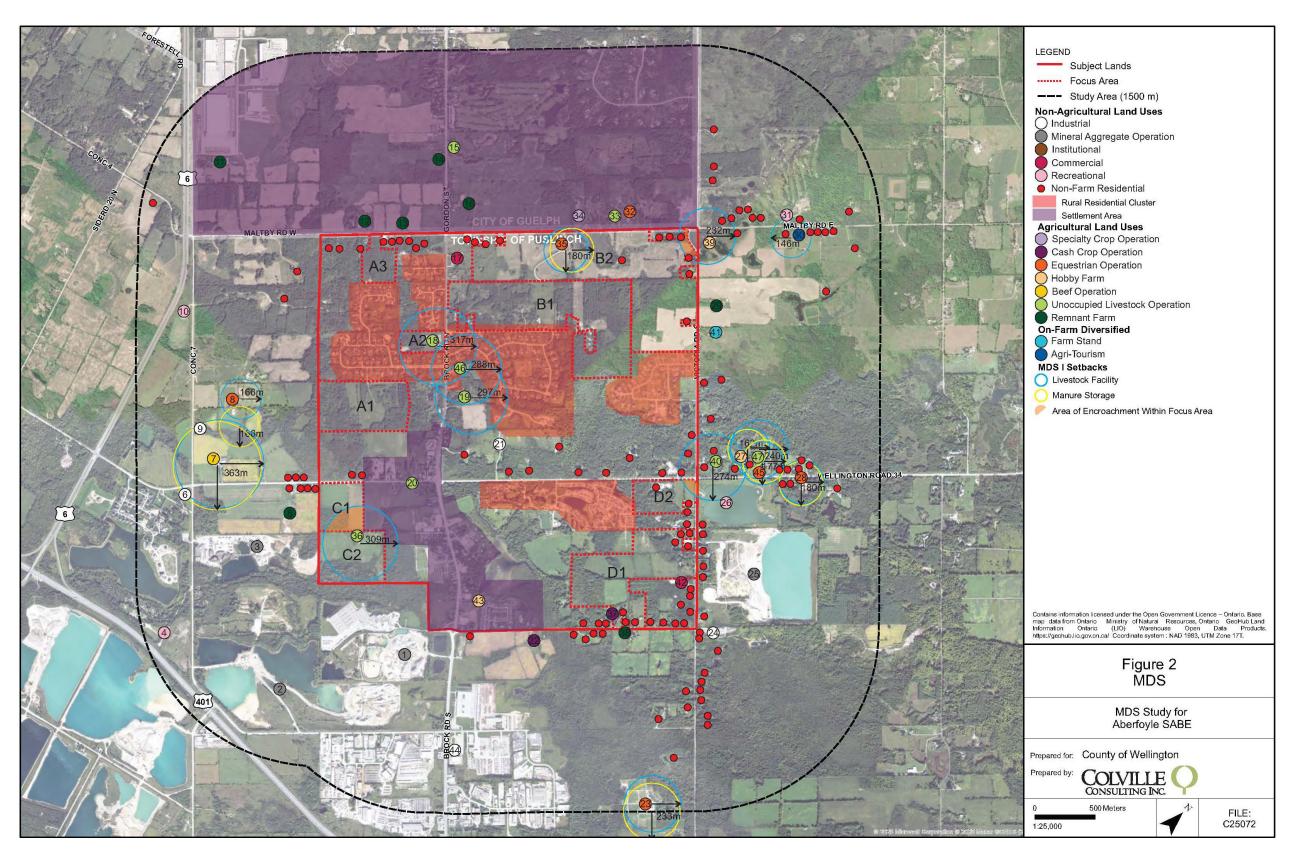


Figure 11 Land Use Characteristics and Minimum Distance Separation



It is worth noting that the agricultural uses within the Primary Study Area are limited to five unoccupied livestock operations, one equestrian operation and one hobby farm (which is in Aberfoyle). In addition, 25% of agricultural uses are within the City of Guelph on lands intended for urban development (five remnant farms, two unoccupied livestock operations, an equestrian operation and specialty crop operation).

Looking solely at the ten Focus Areas for development, only area B2 has an active agricultural operation (a ten stall horse barn), area C2 has an unoccupied livestock operation and D1 has a cash crop operation.

2.4.8 Fragmentation

The Study Area does not contain Prime Agricultural designated lands and therefore has had less restrictive lot creation and land use policies. The proximity to the City of Guelph and major transportation corridors has created demand for industrial, commercial and residential land uses. Within the Primary Study Area there is a mix of parcel sizes including low density residential uses (less than 1 ha), agricultural parcels (up to 36 ha), managed forests (47 ha combined) and parcel remnants adjacent to estate residential subdivisions. This is a highly fragmented area with a high occurrence of non-agricultural uses (refer back to Figure 1 for parcel fabric). In addition, almost none of the parcels are suitably sized for a variety of agricultural uses especially when environmental constraints and nearby residential and/or future urban uses are taken into consideration.

2.4.9 Transportation Infrastructure

There are major transportation corridors in and around the Study Area:

- Highway 401 is located to the south of the Study Area
- Brock Road S runs from the southern limit of Guelph to Highway 401 and is the busiest County Road in Wellington
- Wellington Road 34 runs east-west and connects to the Hanlon Expressway (Highway 6 N) and Highway 401
- Highway 6 and the recently completed an interchange west of the Study Area

The traffic volumes which cut through the Study Area north-south and east-west, are already an impediment to moving farm equipment.

3.0 Agricultural Policy Context

The Provincial and County land use planning policy documents applicable to the proposed Aberfoyle expansion include the Provincial Planning Statement, 2024 and the County of Wellington Official Plan. As the Aberfoyle Expansion Study Area is outside of the regulated Greenbelt Plan Area the policies of the Greenbelt Plan have not been reviewed in this assessment.

3.1 Provincial Planning Statement (PPS), 2024

The Provincial Planning Statement (PPS) 2024 provides policy direction on matters of provincial interest related to land use planning and sets the policy framework for regulating the development and use of land in Ontario. The PPS aims to provide for appropriate development while balancing the protection of resources of provincial interest, public health and safety and the natural and built environment. All planning decisions must be consistent with the PPS.

The Township of Puslinch is a rural area comprised of rural settlement areas (Aberfoyle, Morriston and Arkell), rural lands (secondary agricultural areas), prime agricultural areas, natural heritage features and areas, and resource areas. There are no prime agricultural areas within the Study Area.

Table 2 Rural Settlement Area Growth Policies (PPS)

PPS 2024 Policy	Policy Analysis
Settlement areas are defined as "urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets). Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and	The village of Aberfoyle meets the PPS definition of a rural settlement area. The policies further recognize that settlement areas across Ontario are diverse.
intensity of land uses, service levels, and types of infrastructure available." (definitions)	
"In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted." (section 2.5.2)	Aberfoyle is the primary location for growth and development in Puslinch under the current provincial policy framework. Morriston is within the Greenbelt Plan and cannot be expanded and as a hamlet, Arkell has been allocated less residential expansion.

The PPS requires planning authorities to consider the criteria of section 2.3.2.1 for settlement area boundary expansions.

Table 3 Expansion Criteria Excerpts (PPS)

PPS 2024 Policy	Policy Analysis
Section 2.3.2	
"In identifying a new settlement area or	This Report deals with a settlement area
allowing a settlement area boundary	boundary expansion. "Shall consider" is a
expansion, planning authorities shall consider	lower policy threshold than the criteria of the
the following:	former Growth Plan for the Greater Golden
	Horseshoe.

2)	The need to designate and plan for	There is an established need for
a)	The need to designate and plan for	
	additional land to accommodate an	approximately 101 ha (250 ac) of primarily
	appropriate range and mix of land uses;	rural residential land in Aberfoyle.
c)	Whether the applicable lands comprise	There are no specialty crop areas in Puslinch
	specialty crop areas;	or Wellington County.
d)	The evaluation of alternative locations	There are no prime agricultural areas in the
	which avoid prime agricultural areas and,	Study Area. An evaluation of alternative
	where avoidance is not possible, consider	locations is not required.
	reasonable alternatives on lower priority	
	agricultural lands in prime agricultural	
	areas;	
e)	Whether the new or expanded settlement	The only MDS encroachment is within Focus
	area complies with the minimum distance	Area D2 (see Section 4.2 for further detail).
	separation formulae;	The a D2 (see seedion in 2 to transition detail).
f)	Whether impacts on the agricultural	Impacts on the agricultural system are
.,	system are avoided, or where avoidance	expected to be minimal and mitigation
	is not possible, minimized and mitigated	measures are not generally necessary (see
	to the extent feasible as determined	Section 4.1 for further detail).
		Section 4.1 for further detaily.
	,	
	assessment or equivalent analysis, based	
	on provincial guidance; and	
g)	The new or expanded settlement area	Most of the expansion areas under
	provides for the phased progression of	consideration represent infilling and rounding
	urban development."	out of existing development. It also makes
		sense for Aberfoyle to grow northerly toward
		the urban boundary of Guelph where low,
		medium and high density residential
		development is already approved.

Regarding item (f) above, the PPS offers the following 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."

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."

There are no prime agricultural areas or specialty crop areas within the Study Area. There are rural lands, which are designated as Secondary Agricultural in the County of Wellington Official Plan.

3.2 County of Wellington Official Plan

The Wellington County Official Plan (WCOP) implements provincial policy and provides more detailed land use planning direction for the physical development of the County, local municipalities and the long-term protection of resources.

The County of Wellington Official Plan policies were developed in sufficient detail to provide appropriate official plan coverage for the entire County, while still responding to local conditions. The County Official Plan also serves as the local official plan for five of the seven municipalities in Wellington, including the Township of Puslinch.

Table 4 addresses the criteria applicable to Secondary Urban Centre expansion.

Table 4 Urban Centre Expansion Criteria Excerpts (WCOP)

W	ellingto	on County Official Plan Policy (section 4.8.2)	Policy Analysis
b)	time l	xpansion makes available sufficient lands for a horizon not exceeding the year 2051, based on halysis provided for in a);	Approximately 101 ha (250 ac) of primarily residential land is needed in Aberfoyle
f)	prime possib altern evalua avoidi	agricultural areas should be avoided where ole. To support the Agricultural System, ative locations across the County will be ated, prioritized and determined based on ing, minimizing and mitigating the impact on the ultural System and in accordance with the	N/A. There are no prime agricultural areas in the Study Area. An evaluation of alternative locations is not required.
	i. ii.	reasonable alternatives that avoid <i>prime</i> agricultural areas are evaluated; and where <i>prime</i> agricultural areas cannot be avoided, lower priority agricultural lands are used;	

g)	any adverse impacts on the <i>agri-food network</i> , including agricultural operations, from expanding <i>settlement areas</i> would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an <i>agricultural impact assessment</i> ;	Impacts on the agri-food network are expected to be minimal and mitigation measures are generally not necessary (see Section 4.1 for further detail).
j)	the <i>settlement area</i> to be expanded is in compliance with the <i>minimum distance separation formulae</i> .	The only MDS encroachment is within Focus Area D2 (see Section 4.2 for further detail).

4.0 Assessment of Impacts

This section of the Report addresses the following:

- Whether the expanded settlement area complies with the minimum distance separation formulae; and
- Whether impacts on the agricultural system can be avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible.

4.1 Minimum Distance Separation

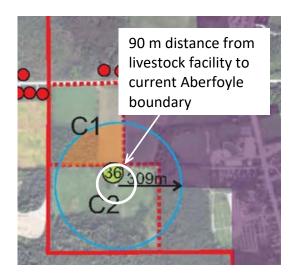
The detailed results of the Minimum Distance Separation analysis are contained in Appendix D. The results are summarized below.

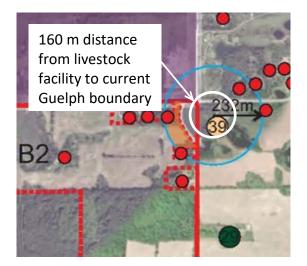
Table 5 Summary Results of MDS Study

Unconstrained	 Focus Areas A1, A2, A3, B1, C2 and D1 comply with the MDS I formula
Constrained	 Focus Area B2 and D2 have an MDS I encroachment
Potentially	 Focus Area C1 has an MDS encroachment if C2 isn't included in the
Constrained	expansion

While not accounted for in the MDS Study, it is important to note that the encroachments identified for C1 and B2 do not account for the limitations of the current urban boundaries (Figure 12). In the case of the 309 m arc from operation #36 relative to Focus Area C1, the current secondary urban centre boundary of Aberfoyle is 90 m away from the unoccupied livestock facility. An arc drawn with a 90 m distance does not encroach into Focus Area C1. It is also worth noting that the livestock facility is accessed from Maple Leaf Lane in Aberfoyle via a 450 m laneway.

Figure 12 Distance to Current Urban Boundaries - #36 and #39





For hobby farm #39, the 232 m arc generated relative to Focus Area B2, the current City boundary is 160 m away. An arc drawn with a 160 m distance does encroaches slightly. If the expansion boundary were shifted westerly to follow the existing road the encroachment is eliminated.

PPS criteria now requires consideration of "whether" the expanded settlement area complies with MDS. In these two instances, it is appropriate to give consideration to constraints of current urban limits in the application of MDS. As a result, this leaves only the encroachment for Focus Area D2.

4.2 Agricultural System

The following table summarizes the review of impacts on the Agricultural System.

Table 6 Review of Impacts on the Agricultural System

Objective	Response
Proactively plan for agriculture	The agricultural policies of the Official Plan are currently under review as part of the County's Official Plan Review.
Protect the agricultural land base	 The agricultural land base is being protected by prioritizing development on rural lands within Puslinch. The Study Area location allows for opportunities to be pursued in an area which is already highly fragmented and in proximity to planned urban development. The expansion of Aberfoyle would result in loss of land cultivated for agricultural crops and investments in farm infrastructure (a small tile drainage area, a 10-stall horse barn and an unoccupied barn). To mitigate these losses, land should be left in agricultural production until it is to be developed.

Maintain or enhance The City of Guelph has an approved Secondary Plan in place for the geographic urban development adjacent to the Study Area. continuity of the The only Focus Area with an active livestock operation and minor agricultural land base drainage infrastructure is B2 which is adjacent to the City boundary. • There are no nearby prime agricultural areas within Puslinch to connect to the Study Area. Therefore, in the context of the City/Township's fringe, it is very challenging to achieve the objective to protect contiguous areas of farmland. Maintain the Adverse impacts on the agrifood network are not anticipated as a functional and result of expanding Aberfoyle. economic connections The most significant elements of the agri-food network in to the agri-food Puslinch are its major transportation corridors: Highway 401 and network Highway 6 N and S. There are food and beverage manufacturing facilities (Appendix C - Figure C1) and supply chain elements (Appendix C - Figure C2) in Guelph and in Puslinch south of the Study Area. These assets and services will continue to benefit from access to major transportation facilities located in Puslinch. Other agricultural inputs and services would continue to maintain necessary connections to the agri-food network. Edge Planning - City The City of Guelph was unwilling to implement edge planning limit techniques along the urban-agricultural interface as part of the Clair-Maltby Secondary Plan. The extension of Aberfoyle to the City of Guelph boundary will reduce land use conflicts by introducing low density rural residential uses adjacent to urban residential uses. Edge Planning -The urban-agricultural interface within Puslinch is primarily east nearby agricultural of the Study Area between Maltby Rd. E and Wellington Road 34 land along Victoria Rd. S. This area is characterized by non-farm residential uses, natural areas, two hobby farms, two small equestrian operations and two unoccupied livestock operations. Tailored edge planning requirements are not necessary for the low intensity agricultural uses in the area. The existing road rightof-way and natural heritage features are adequate buffers.

4.3 Preferred Option from Planning Impact Assessment

The Planning Impact Assessment prepared by the County of Wellington (September 2025) comprehensively reviewed Provincial and County policy and analyzed the criteria applicable to urban boundary expansions, in addition to agricultural criteria. The Aberfoyle expansion supported by that work is reflected in Figure 13 which forms the basis for the Official Plan Amendment.

Guelph Maltby RD W 6 Hammersley RD 53 nidle PATH Run DR 34 Aberfoyle Current Secondary Urban Centre Lands to be added to Secondary Urban Centre

Figure 13 Preferred Option from Planning Impact Assessment

5.0 Conclusion

This report fulfills the need to complete an Agricultural Impact Assessment to consider impacts on the agricultural system associated with the proposed expansion of Aberfoyle and concludes that:

- The Study Area uses opportunities on rural lands and is not within a prime agricultural area or specialty crop area.
- Aberfoyle is a settlement area which is meant to be a focus of growth and development for the Township.
- The proposed expansion will be able to comply with the MDS I formula, with the exception of Focus Area D2. An adjustment to move the boundary of Area D2 outside of the MDS I arc would comply with MDS I.
- Impacts on the agricultural system have been evaluated. Loss of land and farm
 infrastructure is not considered to be significant, however land should be left in
 agricultural production until it is to be developed. Adverse impacts on the agrifood
 network are not anticipated as a result of expanding Aberfoyle.

Respectfully submitted
County of Wellington Planning and Development Department

Sarah Wilhelm, RPP, MCIP

Manager of Policy Planning and Development

6.0 References

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Appendix A

Context Maps

HANLON EXPY 1 **Industrial** Clair-Maltby Secondary Plan B2 **A3 B1** A2 Α D2 C1 C2 D1 **Aberfoyle** Current Aberfoyle Boundary Study Area **ABCD** Study Quadrants Brock RD S McLean RD E Focus Areas 401

Figure A1 City of Guelph Land Use Context

Source: Upper Map - City of Guelph Official Plan, Schedule 2: Land Use Plan Excerpt Lower Map – County of Wellington

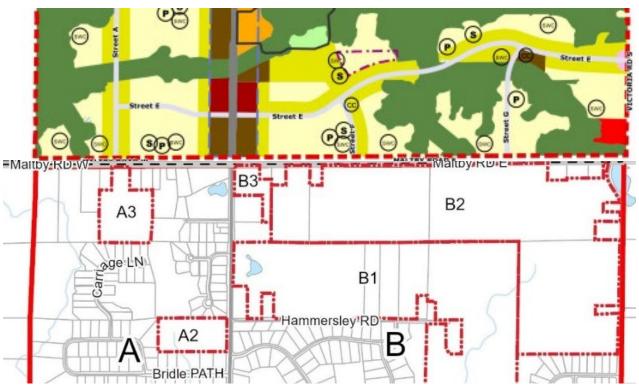
Land Use Designations Low Density Greenfield Residential Medium Density Residential Clair-Maltby High Density Residential Neighbourhood Commercial Centre Clair-Maltby Mixed Office/Commercial Service Commercial Open Space and Park Significant Natural Areas & Natural Areas* B2 A3 **B1** A2 Old Ruby A1 D2 C1 D₁ **Aberfoyle Current Aberfoyle Boundary** Study Area **ABCD** Study Quadrants RDS McLean RD E Focus Areas Date: June 13, 2025

Figure A2 City of Guelph Land Use Context – Clair Maltby Secondary Plan

Source: Upper Map - City of Guelph Clair-Maltby Secondary Plan, Schedule B: Land Use Plan Excerpt Lower Map – County of Wellington

Figure A3 Detail: City of Guelph Land Use Context – Clair Maltby Secondary Plan





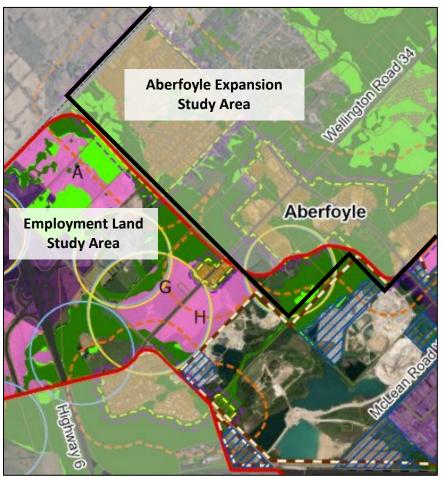
Source: Upper Map - City of Guelph Clair-Maltby Secondary Plan, Schedule B: Land Use Plan Excerpt Lower Map – County of Wellington

Municipal Boundary - Proposed Roadways Railways - Highway County Road Parcels Aberfoyle Sensitive Land Uses Sensitive Land Use Clusters 30m Buffer 70m Buffer 300m Buffer ELS Option Rural Employment Industrial Zoned PA7-1 Policy Area Morriston The Greenlands System Earth Science ANSI Core Greenlands Greenlands MDS Setback (m) Livestock Facility MDS | Setback Manure Storage MDS | Setback Last Revised: December 2024 **Preliminary Options** Puslinch By Design - Employment Land Study

Figure A4 Location of Preliminary Employment Land Options

Source: NPG Planning Solutions. Puslinch by Design: Employment Land Study. Phase 5 – Recommended Land Option and Land Use Report, June 2025.

Figure A5 Detail: Location of Preliminary Employment Land Options



Source: NPG Planning Solutions. Puslinch by Design: Employment Land Study. Phase 5 – Recommended Land Option and Land Use Report, June 2025.

Appendix B

Soils and CLI of Secondary Study Area and Focus Areas

Table 1Soil Series for Secondary Study Area

Primary Study Area	CLI Class	Hectares	% of Primary Study Area
DUMFRIES SANDY LOAM	3FM/5PT	425.7	43.2%
Built up area		207.0	21.0%
MUCK	0	134.6	13.7%
KILLEAN LOAM	5P	61.5	6.2%
BURFORD LOAM	2FM	50.4	5.1%
COLWOOD FINE SANDY LOAM	2W	41.1	4.2%
GILFORD LOAM	4W	32.9	3.3%
LILY LOAM	6PW	11.1	1.1%
PARKHILL LOAM	2W	8.0	0.8%
WATER	W	6.8	0.7%
STREAM COURSES	51	4.9	0.5%
BRISBANE LOAM	2F	1.1	0.1%
All soil totals		778.0	79.0%
Primary Study Area Total		985.0	100.0%

Table 2 Soil Series for Focus Areas

Focus Area A1	CLI Class	Hectares	% of Primary Study Area
COLWOOD FINE SANDY LOAM	2W	18.9	1.9%
KILLEAN LOAM	5P	7.2	0.7%
DUMFRIES SANDY LOAM	5PT	2.0	0.2%
DUMFRIES SANDY LOAM	3FM	2.0	0.2%
MUCK	0	0.1	0.0%
Totals		30.2	3.1%

Focus Area A2	CLI Class	Hectares	% of Primary Study Area
DUMFRIES SANDY LOAM	5PT	2.5	0.3%
DUMFRIES SANDY LOAM	3FM	2.5	0.3%
KILLEAN LOAM	5P	1.4	0.1%
Totals		6.4	0.7%

Table 2 Soil Series for Focus Areas (continued)

Focus Area A3	CLI Class	Hectares	% of Primary Study Area
DUMFRIES SANDY LOAM	5PT	4.4	0.5%
DUMFRIES SANDY LOAM	3FM	4.4	0.5%
Totals		8.9	0.9%

Focus Area B1	CLI Class	Hectares	% of Primary Study Area
DUMFRIES SANDY LOAM	5PT	35.3	3.6%
DUMFRIES SANDY LOAM	3FM	35.3	3.6%
MUCK	0	2.6	0.3%
Totals		73.2	7.4%

Focus Area B2	CLI Class	Hectares	% of Primary Study Area
DUMFRIES SANDY LOAM	5PT	47.9	4.9%
DUMFRIES SANDY LOAM	3FM	47.9	4.9%
WATER	W	4.0	0.4%
Totals		99.8	10.1%

Focus Area B3	CLI Class	Hectares	% of Primary Study Area
DUMFRIES SANDY LOAM	5PT	1.6	0.2%
DUMFRIES SANDY LOAM	3FM	1.6	0.2%
Totals		3.3	0.3%

Focus Area C1	CLI Class	Hectares	% of Primary Study Area
DUMFRIES SANDY LOAM	5PT	6.6	0.7%
DUMFRIES SANDY LOAM	3FM	6.6	0.7%
COLWOOD FINE SANDY LOAM	2W	0.8	0.1%
Totals		13.9	1.4%

Focus Area C2	CLI Class	Hectares	% of Primary Study Area
GILFORD LOAM	4W	7.3	0.7%
DUMFRIES SANDY LOAM	5PT	5.8	0.6%
DUMFRIES SANDY LOAM	3FM	5.8	0.6%
STREAM COURSES	51	3.3	0.3%
BRISBANE LOAM	2F	1.1	0.1%
Totals		23.3	2.4%

Table 2Soil Series for Focus Areas (continued)

Focus Area D1	CLI Class	Hectares	% of Primary Study Area
BURFORD LOAM	2FM	23.0	2.3%
DUMFRIES SANDY LOAM	5PT	10.4	1.1%
DUMFRIES SANDY LOAM	3FM	10.4	1.1%
KILLEAN LOAM	5P	2.9	0.3%
Totals		46.6	4.7%

Focus Area D2	CLI Class	Hectares	% of Primary Study Area
BURFORD LOAM	2FM	7.5	0.8%
DUMFRIES SANDY LOAM	5PT	2.8	0.3%
DUMFRIES SANDY LOAM	3FM	2.8	0.3%
Totals		13.1	1.3%

Appendix C

Agri-Food Network - Selected Elements

Figure C1 Food and Beverage Manufacturing

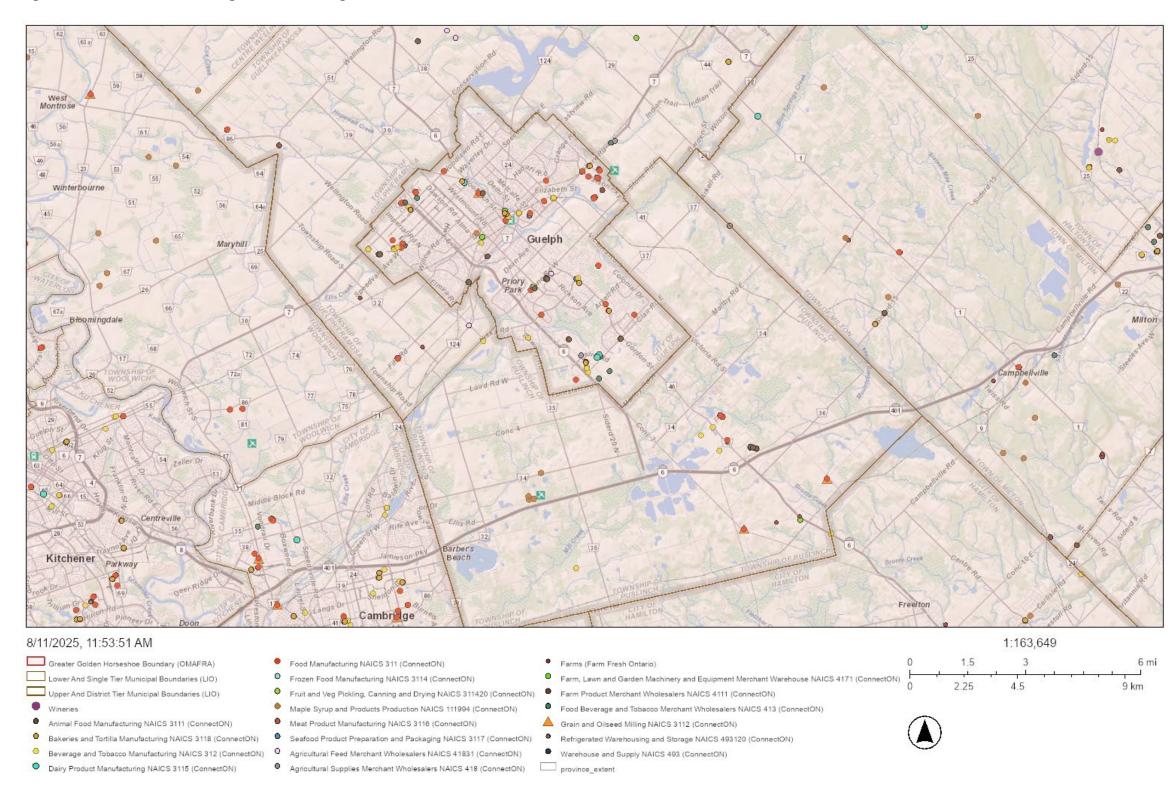
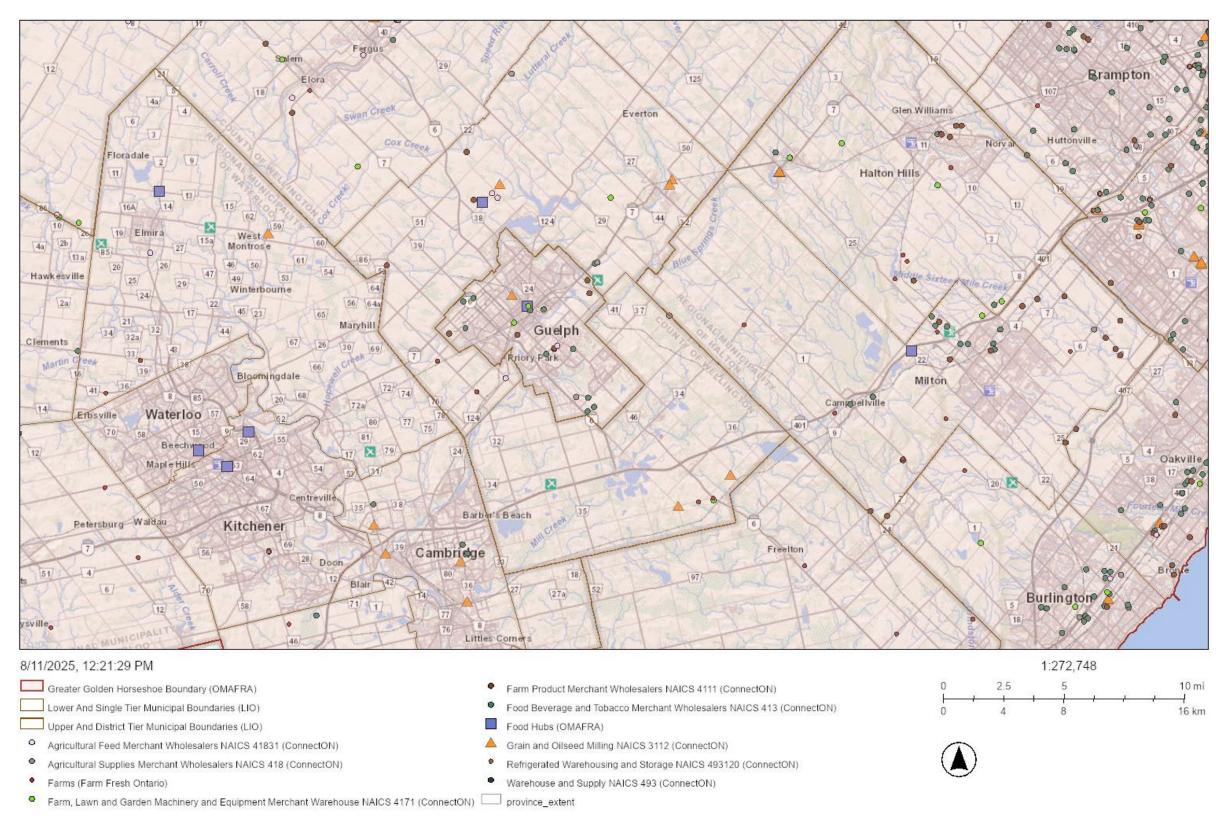


Figure C2 Supply Chain



Appendix D

Minimum Distance Separation (MDS) Study for Aberfoyle SABE

Prepared by Colville Consulting Inc., July 29, 2025



July 29, 2025

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

Dear Ms. Wilhelm:

RE: Minimum Distance Separation (MDS) Study for Aberfoyle SABE

Thank you for retaining Colville Consulting Inc. to complete a Minimum Distance Separation (MDS) Study to determine setback requirements for the lands identified as potential locations for settlement area boundary expansion (SABE) of Aberfoyle in the Township of Puslinch, County of Wellington. These lands, herein referred to as the Subject Lands, are generally located southeast of Maltby Road West, southwest of Victoria Road South, northwest of Gilmour Road, and northeast of Concession Road 7. The Subject Lands are approximately 970 ha (2,394 acres) in size and are designated Secondary Urban Centre, Secondary Agricultural, Core Greenlands, and Greenlands in the County of Wellington Official Plan. Within the Subject Lands, the County of Wellington has identified nine 'Focus Areas' (labelled A1, A2, A3, B1, B2, C1, C2, D1, and D2) which represent potential SABE locations with fewer development constraints related to natural heritage features than the remaining portions of the Subject Lands.

The County of Wellington is currently undertaking an update to its Official Plan through a series of Official Plan Amendments (OPAs). To accommodate the forecasted population growth within both the County of Wellington and the Township of Puslinch, it is understood that additional lands surrounding the Aberfoyle settlement area boundary are proposed to be redesignated for urban land uses. This MDS Study has been prepared to identify any MDS-related constraints to the proposed SABE, as required by Policy 2.3.2.1.e) of the Provincial Planning Statement (PPS).

This MDS Study has calculated and mapped the MDS I setback requirements for all livestock operations within 1.5 km (1,500 m) the Subject Lands which are, or appear to be, capable of housing livestock. The MDS Study has been completed in accordance with the guidelines provided in the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) The Minimum Distance Separation (MDS) Document, Publication 853 (2016).

METHODOLOGY

The MDS is a land use planning tool developed by Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA)¹ to minimize land use conflicts and nuisance complaints arising from odours generated by livestock facilities. The MDS calculates a recommended separation distance between a livestock facility or manure storage and other land use(s). The most recent version of the MDS Guidelines, The Minimum Distance Separation (MDS) Document, Publication 853 (2016), came into effect on March 1st, 2017.

The MDS uses two separate formulae depending on the type of land use proposed: the MDS I formula and the MDS II formula. The MDS I formula is used when a new non-agricultural development is proposed in proximity to existing livestock facilities. The MDS II formula is used to calculate the distance from proposed new, enlarged, or remodeled livestock facilities and existing or approved non-agricultural development.

The MDS I formula is required for the proposed SABE. The information required to complete an MDS I calculation was obtained through a combination of sources. As per the MDS Guidelines, attempts were made to gather information directly from the landowner/tenant through a land use survey, which was completed on July 3, 2025. Where landowners could not be contacted or were not available, self-addressed envelopes were left in mailboxes of potential livestock facilities.

OMAFA's Agricultural Planning Tool (AgriSuite) was used to determine the MDS requirements. It provides the most up to date software developed by OMAFA to calculate the MDS I requirements for active livestock facilities and unoccupied livestock facilities that are structurally sound and capable of housing livestock. To determine the MDS I setback requirements, specific information regarding each livestock facility is required. This includes:

- the type of livestock housed in the facility;
- the maximum capacity of the barn housing livestock;
- the type of manure storage facility;
- the size of the property upon which the livestock facility is located; and
- the type of land use proposed.

This information was collected for all livestock facilities (active and unoccupied). In cases where landowners could not be contacted, visual observations of the livestock facility were used to determine the most likely type of livestock housed and the type of manure storage system used. These observations were supplemented with aerial photography and web mapping tools such as AgMaps and Google EarthTM. In the absence of direct information from landowners, barn capacity and lot size were determined using these online mapping tools.

¹ The Ontario Ministry of Agriculture, Food and Rural Affairs is now two separate ministries. They are the Ontario Ministry of Agriculture, Food and Agribusiness (OMAFA) and the Ministry of Rural Affairs (MRA).

With regards to the type of land use proposed, the MDS recognizes two land use types: Type A (less sensitive) and Type B (more sensitive). Type B land uses generally have a higher density of human occupancy, habitation, or activity.

The MDS Guidelines consider SABE to be a Type B land use, which has a higher potential for generating nuisance complaints. MDS I setback distances for Type B land uses are twice that of the setback for Type A land uses. The Study Area for Type B land uses include all lands within 1,500m of the Subject Lands. The location of the Subject Lands, Focus Areas within the Subject Lands, and Study Area are shown in Figure 1 below.

OBSERVATIONS

Site Visit

A reconnaissance-level land use survey was completed on July 3, 2025, to identify the number and type of agricultural operations (both active and retired), agriculture-related uses, on-farm diversified uses, and the extent and type of non-agricultural land uses within the Study Area. Retired farm operations were evaluated to determine whether they should be considered to be an unoccupied livestock facility or a remnant farm. Remnant farms have no infrastructure that is suitable for housing livestock, whereas the infrastructure of an unoccupied livestock facility is still in a condition that could permit the keeping of livestock with minimal investment. All observed land uses were numbered, and short descriptions of these operations are included in the land use survey notes in Appendix A. Photographs from the land use survey can be found in Appendix B.

Land Use

Land uses within the Study Area consist of a mix of both agricultural and non-agricultural uses. Thirty agricultural uses were identified during the land use survey. These uses include two beef operations, six equestrian operations, two cash crop operations, one specialty crop operation, three hobby farms, eight remnant farms, and eight unoccupied livestock facilities.

No agriculture-related uses were identified within the Subject Lands or Study Area during the land use survey and desktop review. Two on-farm diversified uses were identified within the Study Area, which include one farm stand and one agri-tourism operation.

In addition to approximately 123 non-farm residences and five rural residential clusters, fifteen non-agricultural uses were identified during the land use survey. These include four aggregate operations, five industrial uses, two commercial uses, and four recreational uses.

The land uses identified during the land use survey and desktop review are summarized in Table 1 below.

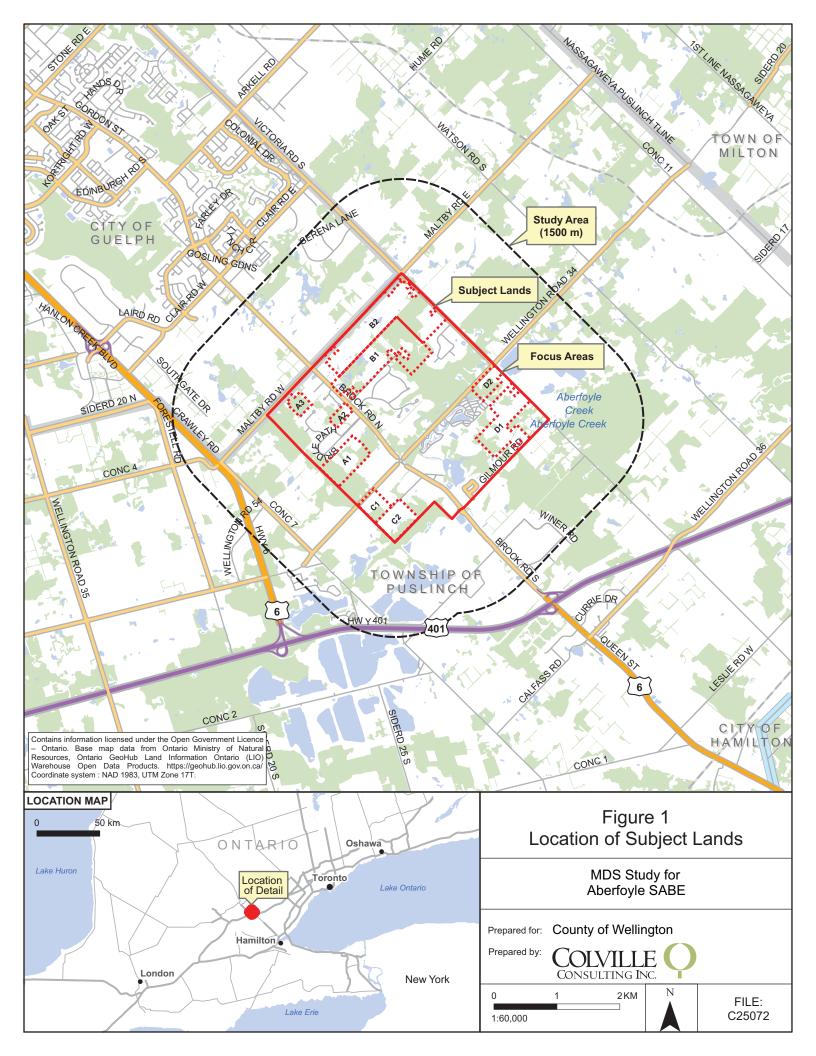


Table 1. Summary of Observed Land Uses				
	Total Number	Active	Empty or Remnant	
		2 – Beef Operation		
		6 – Equestrian Operation	8 – Remnant Farm	
Agricultural	30	2 – Cash Crop Operation	8 – Unoccupied Livestock	
		1 – Specialty Crop Operation	Facility	
		3 – Hobby Farm		
Agriculture-Related	0	0	0	
On-farm Diversified	2	1 – Farm Stand	0	
Oli-larini Diversifieu	2	1 – Agri-Tourism Operation	U	
	Total Number	Type		
		4 –Aggregate	Operation	
		5 – Industrial		
Non-Agricultural	143	2 – Commercial		
	143	4 – Recreational		
		123 – Non-Farm Residential		
		5 – Rural Residential Cluster		

ANALYSIS

Applicable MDS I Guidelines

OMAFRA's MDS Document contains a set of guidelines which outline how the MDS I formula is to be applied. The following are the relevant MDS guidelines for settlement area boundary expansion.

#1. Referencing MDS in Municipal Planning Documents

In accordance with the Provincial Policy Statement, 2014, this MDS Document shall apply in prime agricultural areas and on rural lands. Consequently, the appropriate parts of this MDS Document shall be referenced in municipal official plans, and detailed provisions included in municipal comprehensive zoning by-laws such that, at the very least, MDS setbacks are required in all designations and zones where livestock facilities and anaerobic digesters are permitted.

Section 4.8.2 of the County of Wellington Official Plan states in part that "A primary urban centre expansion may only occur as part of a municipal comprehensive review where it has been demonstrated that... the settlement area to be expanded is in compliance with the minimum distance separation formulae." Therefore, compliance with the MDS Formulae must be demonstrated for the proposed SABE.

#2. For What, and When is an MDS Setback Required?

The MDS I setback distances shall be met prior to the approval of: proposed lot creation in accordance with Implementation Guidelines #8 and #9; rezonings or re-designations in accordance with Implementation Guideline #10; building permits on a lot which exists prior to March 1, 2017 in accordance with Implementation Guideline #7; and as directed by municipalities for local approvals for agriculture-related uses or on-farm diversified uses in accordance with Implementation Guideline #35.

The information used to carry out an MDS I calculation must reflect the circumstances at the time that the municipality deems the planning or building permit application to be complete.

The proposed settlement area boundary expansion will require the Subject Lands to be redesignated for urban land uses. Therefore, the calculation of MDS I setback distances is required for SABE.

#6. Required Investigation Distances for MDS

A separate MDS I setback shall be required to be measured from all existing livestock facilities and anaerobic digesters on lots in the surrounding area that are reasonably expected by an approval authority to be impacted by the proposed application.

As part of municipal consideration of planning or building permit applications, all existing livestock facilities or anaerobic digesters within a 750 m distance of a proposed Type A land use and within a 1,500 m distance of a proposed Type B land use shall be investigated and MDS I setback calculations undertaken where warranted.

In circumstances where large livestock facilities (e.g., >1,200 Nutrient Units) exist beyond the 750 m or 1,500 m study area, MDS I setbacks from these facilities should also be calculated.

As discussed above, SABE is considered to be a Type B land use. Therefore, all existing livestock facilities or anaerobic digesters with 1,500 m of the Subject Lands have been investigated and MDS I setback calculations completed, where warranted.

#10. MDS I Setbacks for Zoning By-Law Amendments and Official Plan Amendments

An MDS I setback is required for all proposed amendments to rezone or redesignate land to permit development in prime agricultural areas and rural lands presently zoned or designated for agricultural use. This shall include amendments to allow site-specific exceptions which add non-agricultural uses or residential uses to the list of agricultural uses already permitted on a lot, but shall exclude applications to rezone a lot for a residence surplus to a farming operation (e.g., to a rural residential zone) in accordance with Implementation Guideline #9 above.

Amendments to rezone or redesignate land already zoned or designated for a non-agricultural use, shall only need to meet the MDS I setbacks if the amendment(s) will permit a more sensitive land use than existed before. In other words, if the proposal is to change an existing Type A land use (e.g., industrial use outside of a settlement area) to a Type B land use (e.g., commercial) in accordance with Implementation Guidelines #33 and #34, then an MDS I setback shall be required.

An Official Plan Amendment and Zoning By-law Amendment will be required to facilitate the proposed SABE.

#12. Existing Uses that Do Not Conform to MDS

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

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

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

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

Guideline #12 may allow for a reduction in the calculated MDS setbacks for Operations #18, #19, #28, and #46. These operations have at least four non-agricultural uses within the calculated MDS I setback. However, the MDS I setbacks have not been reduced at this time, as the exact location of SABE has not yet been determined. For the calculated MDS I setback to be reduced, the four non-agricultural uses and/or dwellings must be located within a 120° field of view between the nearest point of the livestock facility or manure storage and the proposed development. With the location of development being unknown at this time, the calculated MDS I setbacks have not be reduced.

#14. Uses Located on the Same Lot

An MDS I setback is NOT required to be met for proposed development, dwelling, agriculture-related use, or on-farm diversified use from an existing livestock facility or anaerobic digester located on the same lot as the proposal.

Operations #18, #19, #35, #36, and #46 are located within the Subject Lands. If the lands on which these operations are located are selected for SABE, the MDS I setbacks associated with these operations will no longer apply (e.g., if Focus Area A2 is selected, the MDS I setback from Operation #18 will not apply). However, MDS I setback requirements have been calculated and mapped for these operations, as the location(s) of SABE have not been finalized.

#19. Cumulative Design Capacity of Livestock Facilities on a Lot

MDS calculations shall be based on the combined design capacity for all livestock barns on a lot, even if they are unoccupied livestock barns or separated by a substantial distance on the lot.

Where there are no livestock barns on a lot, MDS calculations shall be based on the combined design capacity for all manure storages on a lot, even if they are unused manure storages or separated by a substantial distance on the lot.

Within the Study Area, there are multiple farm operations with more than one barn located on the same property. Therefore, MDS I setbacks have been calculated based on the combined design capacity of all livestock barns on a lot and applied to the livestock facility nearest to the Subject Lands.

#34. Type B Land Uses (More Sensitive)

For the purposes of MDS I, proposed Type B land uses are characterized by a higher density of human occupancy, habitation or activity including, but not limited to:

- new or expanded settlement area boundaries;
- an official plan amendment to permit development, excluding industrial uses, on land outside a settlement area;
- a zoning by-law amendment to permit development, excluding industrial uses or dwellings, on land outside a settlement area; and
- the creation of one or more lots for development on land outside a settlement area, that results in four or more lots for development, which are in immediate proximity to one another (e.g., sharing a common contiguous boundary, across the road from one another, etc.), regardless of whether any of the lots are vacant.

Because of the increased sensitivity of these uses, a new or expanding Type B land use will generate an MDS I setback that is twice the distance as the MDS I setback for a Type A land use. This is reflected in the value of Factor E which is 2.2 for Type B versus 1.1 for Type A.

As stated above, settlement area boundary expansion is considered a Type B land use. Therefore, MDS I setbacks have been calculated for a Type B land use, which generates an MDS I setback that is twice that of a Type A land use.

#36. Non-Application of MDS Within Settlement Areas

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

Operations #15, #20, #32, #33, and #43 are located within the existing settlement area of Aberfoyle. As per Guideline #36, MDS I setbacks are not required to be met for these operations as the long-term use of these lands will be for non-agricultural uses. These MDS setbacks have been calculated, however, they have not been mapped.

#40. Measurement of MDS Setbacks for Development and Dwellings

For proposed development, MDS I setbacks are measured as the shortest distance between the area proposed to be rezoned or redesignated to permit development and either: the surrounding livestock occupied portions of livestock barns, manure storages or anaerobic digesters. Refer to Figure 7 in Section 7 of this MDS Document. This shall include areas proposed to be rezoned or redesignated with site-specific exceptions that add non-agricultural uses or residential uses to the list of agricultural uses already permitted on a lot.

For building permit applications for proposed dwellings, where required in accordance with Implementation Guideline #7, MDS I setbacks are measured as the shortest distance between the proposed dwelling and either the surrounding manure storages, anaerobic digesters or the livestock occupied portions of the livestock barns.

As discussed above, MDS I setback distances have been applied to the shortest distance between the Subject Lands and the manure storages or livestock occupied portion of the livestock facilities.

RESULTS

The information collected during the land use survey and interpretation of aerial photography was entered into OMAFA's AgriSuite Software and used to generate the MDS setback requirements for a Type B Land Use (e.g., expanding settlement area boundary). The MDS I formula was applied to fifteen livestock facilities capable of housing livestock observed within the Study Area. The Minimum Distance Separation I Reports generated by OMAFA's AgriSuite software are provided in Appendix C. The level of compliance with the MDS I formula is summarized for the Subject Lands and each Focus Area in Table 2 below. Figure 2 shows the calculated MDS I setbacks for each of the eighteen livestock facilities.

As shown in Figure 2, Operations #39 and #40 generate MDS I setbacks that encroach into the Subject Lands. Focus Areas A1, A2, A3, B1, C2, and D1 comply with the MDS I formula. Operations #18 and #46 generate MDS I setbacks which encroach into Focus Areas B1 and A2, respectively. However, there are four or more non-agricultural uses located between the livestock facilities and the Focus Areas. Therefore, Focus Area A2 and B2 comply with the MDS I formula through the application of Guideline #12.

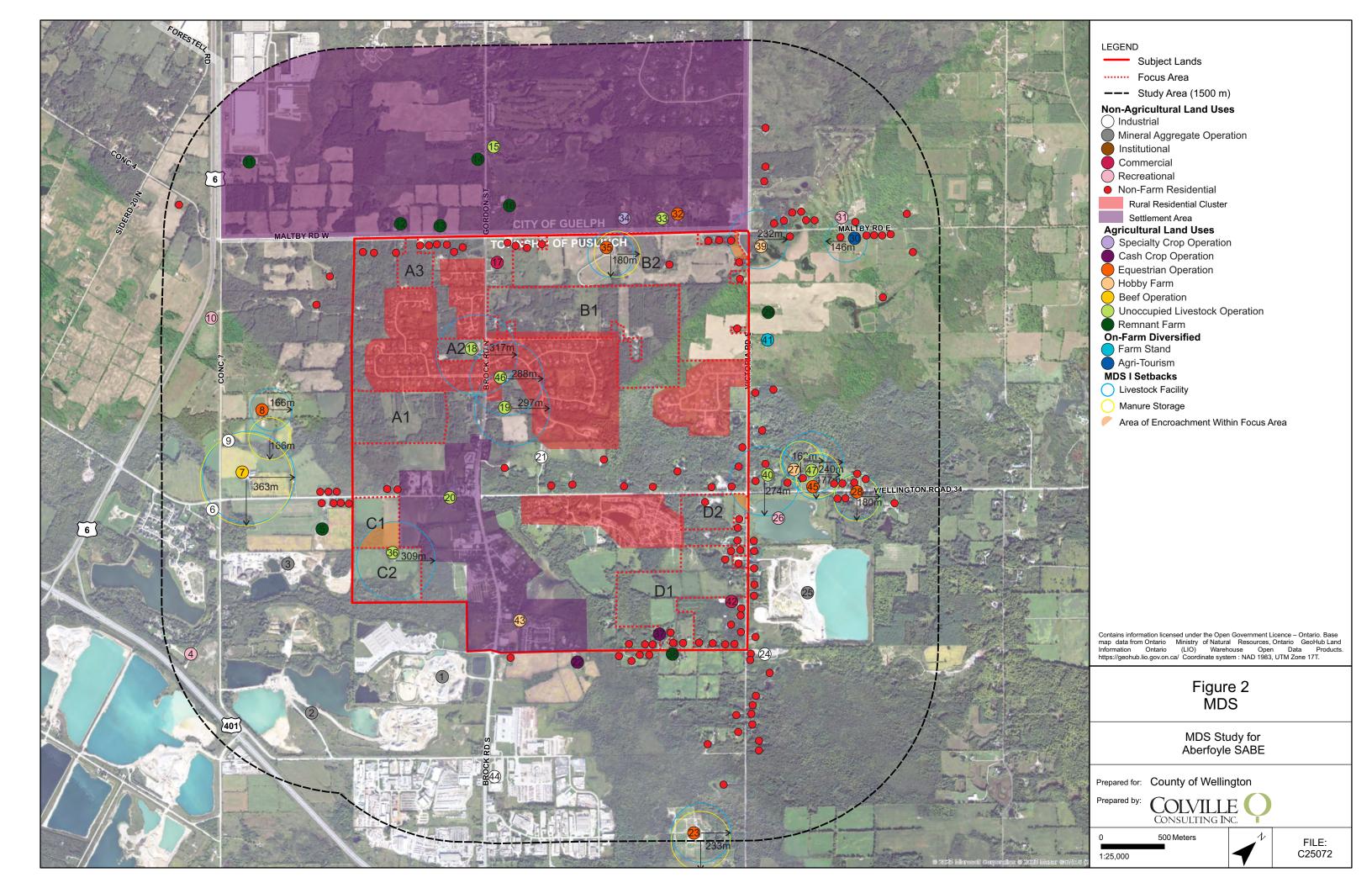
Focus Area C2 contains an unoccupied livestock facility that has an MDS I setback which encroaches into Focus Area C1. If Focus Area C2 were to be selected for SABE, both C1 and C2 would comply with the MDS I formula.

Operation #39 generates an MDS I setback that encroach approximately 3.54 ha into the Subject Lands, including 1.29 ha within Focus Area B2. Operation #40 generates an MDS I setback that encroaches approximately 2.49 ha into the Subject Lands, including 1.05 ha within Focus Area D2.

The proposed SABE will comply with all other MDS I setback requirements.

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Table 2. Summary of MDS Compliance by Area				
Area	MDS Constraints	Notes		
A1	Unconstrained	No MDS setback requirements encroach		
A2	Unconstrained	MDS I setback from Operation #46 encroaches into A2. A2 is located approximately 225 m from Operation #46, which has a calculated MDS I setback of 288m. However, setback reduced through Guideline #12 from 288 m to 217m, resulting in no MDS-related constraints.		
A3	Unconstrained	No MDS setback requirements encroach		
B1	Unconstrained	MDS I setback from Operation #18 encroaches into B1. B2 is located approximately 195 m from Operation #18, which has a calculated MDS I setback of 317 m. However, setback reduced through Guideline #12 from 317 m to 142 m, resulting in no MDS-related constraints.		
B2	Constrained	MDS I setback from Operation #39 encroach into B2 by 1.29 ha.		
C1	Potentially Constrained	MDS I setback from Operation #36 encroaches into C1. However, C1 would not be constrained by MDS I setback requirements if C2 is also brought into the settlement area boundary.		
C2	Unconstrained	No MDS setback requirements encroach		
D1	Unconstrained	No MDS setback requirements encroach		
D2	Constrained	MDS I setback from Operation #40 encroaches into D2 by 1.05 ha.		
Subject Lands	Partially Constrained	If the entirety of the Subject Lands were to be brought into the settlement area, the Subject lands would be constrained by Operations #39 and #40. These setbacks encroach into the northeastern and eastern portions of the Subject Lands by approximately 2.34 ha.		



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CONCLUSIONS

The MDS I setback requirements were calculated for all manure storage systems and livestock facilities that are, or appear to be, capable of housing livestock within 1,500 m of the Subject Lands. The study determined that Focus Areas A1, A2, A3, B1, C2, and D1 comply with the MDS I formula. If Focus Area C2 is selected for SABE, Focus Area C1 would also comply with the MDS I formula. If the entirety of the Subject Lands is selected for SABE, the proposed SABE would comply with all but two MDS setback requirements (Operations #39 and #40).

The results of this study are intended to provide the County of Wellington with information regarding the Subject Lands' ability to comply with the MDS I formula for future settlement area boundary expansion.

Thank you for retaining our services. I can be reach by phone at 905-935-2161 or by email at sean@colvilleconsultinginc.com or john@colvilleconsultinginc.ca if you have any questions regarding the contents of this report.

Yours sincerely,

Sean Colville, B.Sc., P.Ag. Colville Consulting Inc.

Sean Colult

John Liotta, B.Sc. Env., P.Ag. Colville Consulting Inc.

REFERENCES

- County of Wellington Official Plan, Updated May 2025. https://www.wellington.ca/media/file/official-plan-wcop-may-2025pdf
- OMAFA. Minimum Distance Separation Document & AgriSuite Software (OMAFRA, 2017)
- Ontario Ministry of Agriculture, Food and Rural Affairs, 2016. Guidelines of Permitted uses in Ontario's Prime Agricultural Areas Publication 851, King's Printer for Ontario.
- Ontario Ministry of Agriculture, Food and Rural Affairs and Ministry of Environment. 2017. Minimum Distance Separation (MDS) Document *Formulae and Guidelines for Livestock and Anaerobic Digestor Odor Setbacks*. Publication 853, King's Printer for Ontario.
- Ontario Ministry of Municipal Affairs. Provincial Planning Statement. 2024, King's Printer for Ontario.

Appendix A

Land Use Notes

Land Use Survey Notes – MDS Study for Aberfoyle SABE				
Weather	Sunny	Date (s)	July 3, 2025	
Temperature	25°C	File	C25072	

Site No.	Type of Use	Type of Operation	MDS Calculation Required?	Description of Operation	
1	Non- Agricultural	Mineral Aggregate Operation	No	Dufferin Aggregates – Aberfoyle Pit 1. Active pit, below water extraction. Licensed area of 33.6 ha. Max. tonnage 500,000. ALPS ID 5483.	
2	Non- Agricultural	Mineral Aggregate Operation	No	St. Marys Cement Inc. – Coburn Pit. Active pit, below water extraction. Max. tonnage 454,000. Licensed area of 22.3 ha. ALPS ID 5563. Unnamed pit. Active Pit, below water extraction. Max tonnage 99,999,999. Licensed area of 115.7 ha. ALPS ID 5520. Unnamed pit. Active pit, above water extraction. Max. tonnage 1,000,000. Licensed area of 8.1 ha. ALPS ID 5631.	
3	Non- Agricultural	Mineral Aggregate Operation	No	Capital Paving Inc. – PIT 1. Active pit, below water extraction. Unlimited tonnage. Licensed area of 34.01 ha.	
4	Non- Agricultural	Recreational	No	Slovenski Park. Trailer park and cultural centre. https://www.slovenskipark.com/	
5	Agricultural	Remnant Farm	No	Barn appears demolished (2023). Tractor trailer storage. Implement shed in good condition, steel Quonset hut, 2 grain bins.	
6	Non- Agricultural	Industrial	No	Hayden's Property Maintenance: Larn Care & Snow Removal. https://haydenspm.net/	
7	Agricultural	Beef Operation	Yes	12 cows observed, V3 manure storage system. Barn and 2 implement sheds in good condition, hay stored in loft. Uncapped silo, 2 grain bins. OFA member. MDS letter left. Spoke with landowner, black angus beef operation. Capacity of 40 cows, 40 calves, 40 feeders.	

8	Agricultural	Equestrian Operation	Yes	Spoke to landowner. 6 stall barn in good condition, outdoor manure storage at back of property.
9	Non- Agricultural	Industrial	No	Dufferin Construction Inc, outdoor equipment storage. Appears to be roadwork equipment and signs.
10	Non- Agricultural	Recreational	No	Driving range. Appears to be closed.
11	Agricultural	Remnant Farm	No	Barn in poor condition, appears to be used for storage. Outdoor storage of tractor trailers and associated equipment.
12	Agricultural	Remnant Farm	No	Barn appears to be in fair condition, appears to be converted for storage.
13	Agricultural	Remnant Farm	No	Large farm parcel, associated house appears unoccupied, barn appears to have been demolished 15+ years ago.
14	Agricultural	Remnant Farm	No	Barn condemned, scaffolding on back wall. May be under repair/renovation. Associated residence abandoned.
15	Agricultural	Unoccupied Livestock Facility	Yes	Barn in good condition, appears unoccupied. Implement shed/workshop in good condition. Spoke with landowner, cultivating 80 acres organic hay, provincially significant wetland in rear.
16	Agricultural	Remnant Farm	No	2 barns appear converted for storage, boats and vehicles inside. Agricultural structures in rear and associated laneway very overgrown, barns in poor condition.
17	Non- Agricultural	Commercial	No	Milburn's Auto Sales & Service. Used car dealership. https://www.milburnautosales.com/
18	Agricultural	Unoccupied Livestock Facility	Yes	Barn in good condition, signs of recent investment, capped silo. Northern half of parcel disturbed.
19	Agricultural	Unoccupied Livestock Facility	Yes	Barn in good condition, uncapped silo, pasture fencing. No sign of livestock, MDS letter left.

20	Agricultural	Beef Operation	Yes	Barn and implement shed in fair condition, uncapped silo. Outdoor manure storage in rear of barn. Spoke to landowner, max capacity of 15, currently housing 6 cattle, 14 sheep.
21	Non- Agricultural	Industrial	No	Biorem environmental engineering. https://www.biorem.biz/
22	Agricultural	Cash Crop Operation	No	Implement shed in good condition. Barn in fair condition, uncapped silo. Appears overgrown.
23	Agricultural	Equestrian Operation	Yes	Shauna McLean Performance Horses. Barn in good condition, indoor arena, pasture fencing. Outdoor manure storage at southeast corner of barn. Spoke to landowner, 23 stall barn. Manure picked up periodically.
24	Non- Agricultural	Industrial	No	Outdoor storage for tractor trailers and large equipment.
25	Non- Agricultural	Mineral Aggregate Operation	No	Dufferin Aggregates – Aberfoyle Pit 2. Active pit, below water extraction. Max. tonnage 1,000,000. Licensed area of 78.1 ha. ALPS ID 5609.
26	Non- Agricultural	Recreational	No	Summerski, private water ski lake. https://summerski.ca/
27	Agricultural	Hobby Farm	Yes	Shar-A-Tree Farm, Christmas tree farm. Spoke to landowner, barn in rear has 2 stalls, outdoor manure storage.
28	Agricultural	Equestrian Operation	Yes	GC Equestrian. 18 horses observed. Spoke to landowner, 10 stall barn with indoor arena. Solid covered manure storage, picked up twice/year.
29	Agricultural	Remnant Farm	No	1 barn demolished in 2017, 1 barn in poor condition. Implement shed appears in new. Outdoor storage of seacans.
30	On-Farm Diversified	Agri-Tourism	Yes	Brae Ridge Farm & Sanctuary. Alpacas, lavender, and honey. 12 alpacas, 1 pig, 5 geese observed. Barn in good condition. Private tours and parties, yoga with alpacas. https://www.braeridgefarm.com/
31	Non- Agricultural	Recreational	No	Victoria Park Valley Golf Club. https://victoriaparkgolf.com/

32	Agricultural	Equestrian Operation	Yes	Likely 14 stalls, barn in good-fair condition. No trespassing sign, gated entry. Paddock fencing missing boards. Likely unoccupied.
33	Agricultural	Unoccupied Livestock Facility	Yes	Small barn in fair condition, 5 stalls, pasture fencing. Property for sale. https://www.realtor.ca/realestate/28072195/344-maltby-road-eguelph
34	Agricultural	Specialty Crop Operation	No	Implement shed in good condition. Spoke to landowner, no structures capable of housing livestock. Orchard operation.
35	Agricultural	Equestrian Operation	Yes	OFA member. Spoke to landowner, 10 stall barn, outdoor manure storage. Implement shed in fair-poor condition. Track very overgrown.
36	Agricultural	Unoccupied Livestock Facility	Yes	Barn in fair condition, pasture fencing, appears unoccupied.
37	Agricultural	Cash Crop Operation	No	Implement shed in good condition.
38	Agricultural	Remnant Farm	No	Barn and implement shed in fair condition. Township's Chief Building Official has deemed barn not capable of housing livestock as it has been converted for storage uses
39	Agricultural	Hobby Farm	Yes	Implement shed in poor condition, small chicken coop in fair condition. OFA member. Implement shed and garage in good condition.
40	Agricultural	Unoccupied Livestock Facility	Yes	Barn in good-fair condition, uncapped silo, new windows and doors.
41	On-Farm Diversified	Farm Stand	No	Chicken coop too small for MDS. OFA member, sign advertising eggs and maple syrup.
42	Non- Agricultural	Commercial	No	Gilmour Road Veterinary Services. https://guelphcompanionanimalrehab.ca/
43	Agricultural	Hobby Farm	Yes	2 horses, 2 donkeys, 2 goats, 8 ducks, observed. Barn in good condition, residential lots directly adjacent.

44	Non- Agricultural	Industrial	No	Industrial park. Concast, Aberfoyle Metal Treaters, Wayfreight Services, NexCycle Industries, Canadex Petroleum, Cascade Canada, etc.
45	Agricultural	Equestrian Operation	Yes	Small barn in rear of property, round pen, outdoor solid manure storage.
46	Agricultural	Unoccupied Livestock Facility	Yes	Barn in good condition, uncapped silo. No signs of livestock.
47	Agricultural	Unoccupied Livestock Facility	Yes	Barn in fair condition, pasture fencing visible in historical aerial photographs (2018).

	Total Number	Active	Retired or Remnant
Agricultural	30	2 – Beef Operation 6 - Equestrian Operation 2 - Cash Crop Operation 1 - Specialty Crop Operation 3 – Hobby Farm 8 – Remnant Fa 8 – Unoccupie Livestock Facil	
Agriculture-related	0	0	0
On-farm Diversified	2	1 – Farm Stand 1 – Agri-Tourism Operation	0
	Total Number	r Type	
Non-Agricultural	15	4 – Mineral Aggregate Operation 5 – Industrial 2 – Commercial 4 – Recreational	

Appendix B

Site Photographs

North West Elevation



Photo 1: Operation #5 – Implement shed and grain bins in good condition.

North Elevation



Photo 2: Operation #5 – Barn demolished, wrapped pallets stored inside footprint.



Photo 3: Operation #7 – Wooden bank barn in good condtion, uncapped silo, manure conveyor.



Photo 4: Operation 7 – 12 black angus beef cattle observed in pasture.



Photo 6: Operation #14 – Barn condemmed, fenced off with plywood covering missing stone wall.



Photo 7: Operation #15 – Barn in good condition, unoccupied.



Photo 8: Operation #18 – Barn in good condition, evidance of recent investment, capped silo.

North East Elevation



Photo 9: Operation #20 – Barn in fair condtion, uncapped silo, outdoor manure storage at rear of barn.

North Elevation

② 167°S (T) **③** 43°28′5″N, 80°6′54″W ±5m ▲ 323m



Photo 10: Operation #23 – Barn and pasture fencing in good condition, 4 horses observed in pastures.

North West Elevation ○ 148°SE (T) ○ 43°29'36"N, 80°7'37"W ±5m ▲ 331m

Photo 11: Operation #28 – Pasture fencing in wooded area, field shelters, horses oberved.

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Photo 12: Operation #29 - Barn demolished, seacans and construction equipment stored in footprint.



Photo 14: Operation #30 – Barn and pasture fencing in good condtion.



Photo 15: Operation #31 – Victoria Park Valley Golf Club.



Photo 16: Operation #32 – Barn in good-fair condition, likely 14 stalls, pasture fencing missing boards.

344 Maltby Rd E Guelph ON

③ 35°NE (T) **⑥** 43°29'50"N, 80°9'38"W ±10m ▲ 342m



Photo 17: Operation #33 – Small barn in fair condition, 5 stalls.

251 Maltby Rd E Puslinch ON



Photo 18: Operation #35 – Barn in god condition, 10 stalls.



Photo 19: Operation #39 - Small chicken coop in fair condition.



Photo 20: Operation #40 – Barn in good-fair condition, new windows and doors, evidance of recent investment.



Photo 21: Operation #41 - Small chicken coop.



Photo 22: Operation #43 – Barn in good condition, pasture abuts residential development.

Appendix C

AgriSuite Reports

7/29/25, 1:16 PM AgriSuite



AgriSuite

C25072

ON

General information

Application date Jul 4, 2025

Municipal file number

Proposed application New or expanding settlement area boundary

Applicant contact information (!)



Location of subject lands



County of Wellington Township of Puslinch 7/29/25, 1:16 PM AgriSuite

Calculations

Operation 15

Farm contact information



Location of existing livestock facility or

anaerobic digestor

Total lot size 41.74 ha

ON

County of Wellington Township of Puslinch Roll number: 2301

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	462 <u>m²</u>	23.1 <u>NU</u>	462 <u>m²</u>



Unoccupied Barn or Unused Storage (Operation 15)

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

23.1 NU

Potential design capacity

23.1 NU

Factor A (odour potential) Factor D (manure type) 0.7

Factor B (design capacity) 206.2

Factor E (encroaching land use)

Building base distance 'F' (A x B x D x E)

(minimum distance from livestock barn)

318 m (1043 ft)

Actual distance from livestock barn

NA

Storage base distance 'S'

(minimum distance from manure storage)

No existing manure storage

2.2

Actual distance from manure storage

ON

Farm contact information

①

Location of existing livestock facility or

anaerobic digestor (!)

Total lot size 6.08 ha

County of Wellington Township of Puslinch Roll number: 2301

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	452 <u>m²</u>	22.6 <u>NU</u>	452 <u>m²</u>



Confirm Livestock/Manure Information (Operation 18)

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



Unoccupied Barn or Unused Storage (Operation 18)

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

Setback summary

Existing manure storage

- Not Specified -

Design capacity

22.6 NU

Potential design capacity

22.6 NU

Factor A (odour potential) 1
Factor D (manure type) 0.7

Factor B (design capacity) 2
Factor E (encroaching land use)

Building base distance 'F' (A x B x D x E) (minimum distance from livestock bam)

317 m (1040 ft)

Actual distance from livestock barn

NA

Storage base distance 'S'

(minimum distance from manure storage)

No existing manure storage

2.2

Actual distance from manure storage

ON

Farm contact information

Location of existing livestock facility or

anaerobic digestor (!)

Total lot size 8.2 ha

County of Wellington Township of Puslinch Roll number: 2301

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	355 <u>m²</u>	17.8 <u>NU</u>	355 <u>m²</u>



Confirm Livestock/Manure Information (Operation 19)

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



Unoccupied Barn or Unused Storage (Operation 19)

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

17.8 NU

Potential design capacity

17.8 NU

Factor A (odour potential) Factor D (manure type)

0.7

Factor B (design capacity) Factor E (encroaching land use)

2.2

Building base distance 'F' $(A \times B \times D \times E)$

(minimum distance from livestock barn)

297 m (974 ft)

Actual distance from livestock barn

Storage base distance 'S'

(minimum distance from manure storage)

No existing manure storage

Actual distance from manure storage

NA

Farm contact information



Location of existing livestock facility or

anaerobic digestor (!)

Total lot size 24.84 ha

ON

County of Wellington Township of Puslinch Roll number: 2301

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	25	25 <u>NU</u>	116 <u>m²</u>



Confirm Livestock/Manure Information (Operation 20)

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 25 NU

Potential design capacity 25 NU

Factor A (odour potential) 0.7 Factor B (design capacity) 210
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 bam)

227 m (745 ft)

Actual distance from livestock barn

NA

Storage base distance 'S' (minimum distance from manure storage)

227 m (745 ft)

Actual distance from manure storage

Farm contact information



Location of existing livestock facility or

anaerobic digestor (!)

Total lot size 34.38 ha

ON

County of Wellington Township of Puslinch Roll number: 2301

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	23	23 <u>NU</u>	534 <u>m²</u>

Setback summary

Existing manure storage

V3. Solid, outside, no cover, >= 30% DM

Design capacity

23 NU

Potential design capacity

23 NU

Factor A (odour potential) Factor D (manure type)

0.7 0.7

Factor B (design capacity)

Factor E (encroaching land use)

2.2

Building base distance 'F' $(A \times B \times D \times E)$ (minimum distance from livestock bam)

Actual distance from livestock barn

NA

223 m (732 ft)

Storage base distance 'S'

(minimum distance from manure storage)

Actual distance from manure storage

223 m (732 ft)

ON

Farm contact information

Location of existing livestock facility or

anaerobic digestor (!)

Total lot size 4.2 ha

County of Wellington Township of Puslinch Roll number: 2301

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	2	2 <u>NU</u>	46 <u>m²</u>

Setback summary

Existing manure storage

V3. Solid, outside, no cover, >= 30% DM

Design capacity

2 NU

Potential design capacity

2 NU

Factor A (odour potential) Factor D (manure type)

0.7 0.7

Factor B (design capacity)

Factor E (encroaching land use)

2.2

Building base distance 'F' $(A \times B \times D \times E)$ (minimum distance from livestock bam)

Actual distance from livestock barn

162 m (531 ft)

Storage base distance 'S' (minimum distance from manure storage)

Actual distance from manure storage

162 m (531 ft)

NA

ON

Farm contact information

Location of existing livestock facility or

anaerobic digestor (!)

Total lot size 6.41 ha

County of Wellington Township of Puslinch Roll number: 2301

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	10	10 <u>NU</u>	232 <u>m²</u>

Setback summary

Existing manure storage

V2. Solid, outside, covered

Design capacity

10 NU

Potential design capacity

10 NU

Factor A (odour potential) Factor D (manure type)

0.7 0.7

Factor B (design capacity) Factor E (encroaching land use)

166.66

2.2

Building base distance 'F' $(A \times B \times D \times E)$ (minimum distance from livestock bam)

Actual distance from livestock barn

NA

180 m (591 ft)

Storage base distance 'S'

(minimum distance from manure storage)

Actual distance from manure storage

180 m (591 ft)

Farm contact information



Location of existing livestock facility or

anaerobic digestor (!)

Total lot size 22.99 ha

County of Wellington Township of Puslinch Roll number: 2301

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Llama, Adults (includes unweaned young & replacements)	12	2.4 <u>NU</u>	NA
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	3	3 <u>NU</u>	70 <u>m²</u>



Confirm Livestock/Manure Information (Operation 30)

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

Setback summary

Existing manure storage - Not Specified -

Design capacity 5.4 NU

Potential design capacity 5.4 NU

Factor A (odour potential) 0.7 Factor B (design capacity) 151.33 Factor D (manure type) 0.7 Factor E (encroaching land use) 2.2

Building base distance 'F' (A x B x D x E) (minimum distance from livestock bam)

164 <u>m</u> (538 ft)

Actual distance from livestock barn

Storage base distance 'S' (minimum distance from manure storage)

No existing manure storage

Actual distance from manure storage

NA

Farm contact information



Location of existing livestock facility or

anaerobic digestor (!)



Total lot size 4.1 ha

County of Wellington Township of Puslinch Roll number: 2301

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	48	48 <u>NU</u>	1115 <u>m²</u>



Confirm Livestock/Manure Information (Operation 32)

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

Setback summary

Existing manure storage

- Not Specified -

Design capacity

48 NU

Potential design capacity

48 NU

Factor A (odour potential) Factor D (manure type)

0.7 0.7

Factor B (design capacity)

Factor E (encroaching land use)

2.2

Building base distance 'F' $(A \times B \times D \times E)$

(minimum distance from livestock bam)

Actual distance from livestock barn

276 m (906 ft)

No existing manure storage

Storage base distance 'S' (minimum distance from manure storage)

Actual distance from manure storage

NA

Farm contact information



Location of existing livestock facility or

anaerobic digestor (!)

Total lot size 3.62 ha

ON

County of Wellington Township of Puslinch Roll number: 2301

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (<u>NU</u>)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	100 <u>m²</u>	5 <u>NU</u>	100 <u>m²</u>



Confirm Livestock/Manure Information (Operation 33)

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



Unoccupied Barn or Unused Storage (Operation 33)

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

5 NU

Potential design capacity

5 NU

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

2.2

Building base distance 'F' $(A \times B \times D \times E)$ (minimum distance from livestock barn)

232 m (761 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

Farm contact information



Location of existing livestock facility or

anaerobic digestor (!)

Total lot size 59.64 ha

County of Wellington Township of Puslinch Roll number: 2301

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	10	10 <u>NU</u>	232 <u>m²</u>



Confirm Livestock/Manure Information (Operation 35)

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

10 NU

Potential design capacity

10 NU

Factor A (odour potential) Factor D (manure type)

0.7 0.7

Factor B (design capacity) Factor E (encroaching land use)

166.66 2.2

Building base distance 'F' $(A \times B \times D \times E)$ (minimum distance from livestock bam)

180 m (591 ft)

Actual distance from livestock barn

NA

Storage base distance 'S'

(minimum distance from manure storage)

180 m (591 ft)

Actual distance from manure storage

ON

Farm contact information

Location of existing livestock facility or

anaerobic digestor (!)

Total lot size 20.71 ha

County of Wellington Township of Puslinch Roll number: 2301

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	403 <u>m²</u>	20.1 <u>NU</u>	403 <u>m²</u>



Confirm Livestock/Manure Information (Operation 36)

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



Unoccupied Barn or Unused Storage (Operation 36)

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

20.1 NU

Potential design capacity

20.1 NU

Factor A (odour potential) Factor D (manure type)

0.7

Factor B (design capacity) 200,3 Factor E (encroaching land use)

Building base distance 'F' $(A \times B \times D \times E)$ (minimum distance from livestock barn)

309 m (1014 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

Farm contact information



Location of existing livestock facility or

anaerobic digestor (!)

Total lot size 29.23 ha

ON

County of Wellington Township of Puslinch Roll number: 2301

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	164 <u>m²</u>	8.2 <u>NU</u>	164 <u>m²</u>



Confirm Livestock/Manure Information (Operation 38)

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



Unoccupied Barn or Unused Storage (Operation 38)

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

8.2 NU

Potential design capacity

8.2 NU

Factor A (odour potential) Factor D (manure type)

0.7

Factor B (design capacity) 160,66 Factor E (encroaching land use)

2.2

Building base distance 'F' $(A \times B \times D \times E)$

(minimum distance from livestock barn)

Actual distance from livestock barn

248 m (814 ft)

No existing manure storage

Storage base distance 'S' (minimum distance from manure storage)

Actual distance from manure storage

NA

Farm contact information



Location of existing livestock facility or

anaerobic digestor (!)



Total lot size 28.27 ha

County of Wellington Township of Puslinch Roll number: 2301

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Chickens, Layer hens (for eating eggs; after transfer from pullet barn), Floor Run	376	2.5 <u>NU</u>	35 <u>m²</u>



Confirm Livestock/Manure Information (Operation 39)

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

Setback summary

Existing manure storage

- Not Specified -

Design capacity

2.5 NU

Potential design capacity

2.5 NU

Factor A (odour potential) Factor D (manure type)

0.7

Factor B (design capacity) Factor E (encroaching land use)

2.2

Building base distance 'F' $(A \times B \times D \times E)$

(minimum distance from livestock bam)

232 m (761 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

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Farm contact information

Location of existing livestock facility or

anaerobic digestor (!)

Total lot size 6.49 ha

County of Wellington Township of Puslinch Roll number: 2301

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	267 <u>m²</u>	13.3 <u>NU</u>	267 <u>m²</u>



Confirm Livestock/Manure Information (Operation 40)

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



Unoccupied Barn or Unused Storage (Operation 40)

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

13.3 NU

Potential design capacity

13.3 NU

Factor A (odour potential) Factor D (manure type)

0.7

Factor B (design capacity) 177,83 Factor E (encroaching land use)

2.2

Building base distance 'F' $(A \times B \times D \times E)$

(minimum distance from livestock barn)

274 m (899 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

ON

Farm contact information

Location of existing livestock facility or

anaerobic digestor (!)

Total lot size 0.81 ha

County of Wellington Township of Puslinch Roll number: 2301

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	288 <u>m²</u>	14.4 <u>NU</u>	288 <u>m²</u>



Confirm Livestock/Manure Information (Operation 43)

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



Unoccupied Barn or Unused Storage (Operation 43)

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

14.4 NU

Potential design capacity

14.4 NU

Factor A (odour potential) Factor D (manure type)

0.7

Factor B (design capacity) 181,33 Factor E (encroaching land use)

Building base distance 'F' $(A \times B \times D \times E)$ (minimum distance from livestock barn)

280 m (919 ft)

2.2

Actual distance from livestock barn

NA

Storage base distance 'S'

(minimum distance from manure storage)

No existing manure storage

Actual distance from manure storage

Farm contact information



Location of existing livestock facility or

anaerobic digestor (!)

Total lot size 4.15 ha

County of Wellington Township of Puslinch Roll number: 2301

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	9	9 <u>NU</u>	209 <u>m²</u>



Confirm Livestock/Manure Information (Operation 45)

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

9 NU

Potential design capacity

9 NU

Factor A (odour potential) Factor D (manure type)

0.7 0.7

Factor B (design capacity)

163.33

2.2

Building base distance 'F' $(A \times B \times D \times E)$

Factor E (encroaching land use)

(minimum distance from livestock bam)

177 m (581 ft)

Actual distance from livestock barn

NA

Storage base distance 'S'

(minimum distance from manure storage)

177 m (581 ft)

Actual distance from manure storage

Farm contact information

Location of existing livestock facility or

anaerobic digestor (!)

Total lot size 3.09 ha

ON

County of Wellington Township of Puslinch Roll number: 2301

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	320 <u>m²</u>	16 <u>NU</u>	320 <u>m²</u>



Confirm Livestock/Manure Information (Operation 46)

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



Unoccupied Barn or Unused Storage (Operation 46)

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

16 NU

Potential design capacity

16 NU

Factor A (odour potential) Factor D (manure type)

0.7

Factor B (design capacity) 186,66 Factor E (encroaching land use)

2.2

Building base distance 'F' $(A \times B \times D \times E)$ (minimum distance from livestock barn)

Actual distance from livestock barn

288 m (945 ft)

NA

NA

Storage base distance 'S' (minimum distance from manure storage)

Actual distance from manure storage

No existing manure storage

ON

Farm contact information

Location of existing livestock facility or

anaerobic digestor (!)

Total lot size 3.17 ha

County of Wellington Township of Puslinch Roll number: 2301

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	132 <u>m²</u>	6.6 <u>NU</u>	132 <u>m²</u>



Confirm Livestock/Manure Information (Operation 47)

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



Unoccupied Barn or Unused Storage (Operation 47)

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

6.6 NU

Potential design capacity

6.6 NU

Factor A (odour potential) Factor D (manure type) 0.7 Factor B (design capacity) 155,33 Factor E (encroaching land use)

2.2

Building base distance 'F' $(A \times B \times D \times E)$ (minimum distance from livestock barn)

240 m (787 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

Farm contact information



Location of existing livestock facility or

anaerobic digestor (!)

Total lot size 37.55 ha

ON

County of Wellington Township of Puslinch Roll number 2301

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	120	120 <u>NU</u>	557 <u>m²</u>



Confirm Livestock/Manure Information (Operation 7)

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

120 NU

Potential design capacity

120 NU

Factor A (odour potential)
Factor D (manure type)

0.7 0.7 Factor B (design capacity) 336.55
Factor E (encroaching land use) 2.2

Building base distance 'F' (A x B x D x E) (minimum distance from livestock bam)

(minimum distance nom ivestock barr)

Actual distance from livestock barn

NA

363 m (1191 ft)

Storage base distance 'S'

(minimum distance from manure storage)

Actual distance from manure storage

NA

363 m (1191 ft)

ON

Farm contact information

Location of existing livestock facility or

anaerobic digestor (!)



Total lot size 41.14 ha

County of Wellington Township of Puslinch Roll number: 2301

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	6	6 <u>NU</u>	139 <u>m²</u>

Setback summary

Existing manure storage

V3. Solid, outside, no cover, >= 30% DM

Design capacity

6 NU

Potential design capacity

6 NU

Factor A (odour potential) 0.7 Factor D (manure type) 0.7

Factor B (design capacity)

153.33

2.2

Factor E (encroaching land use)

166 m (545 ft)

Building base distance 'F' $(A \times B \times D \times E)$ (minimum distance from livestock bam)

Actual distance from livestock barn

NA

Storage base distance 'S'

(minimum distance from manure storage)

Actual distance from manure storage

166 m (545 ft)

NA

Preparer signoff & disclaimer

Preparer contact information ON

7/29/25, 1:16 PM AgriSuite

Signature of preparer

-18/11 (infle)		
Jan W	07-29-2025	
	Date (mmm-dd-yyyy)	_

Note to the user

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