TOWN OF NEW TECUMSETH

Agricultural Impact Assessment

February 2025

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Executive Summary

The Town of New Tecumseth is undertaking a Growth Management Study to identify a Settlement Area Boundary Expansion (SABE) to accommodate population and employment forecasts identified through the County of Simcoe's Municipal Comprehensive Review (MCR). This Agricultural Impact Assessment (AIA) considers the impacts on agricultural activity on the Growth Management Study Focus Study Area and inform the preferred Settlement Area Boundary Expansion to accommodate the forecasted growth for the Town of New Tecumseth (the Town).

Phase 1 of the Growth Management Study established a Focus Study Area (FSA) shown on Figure 12 of the '[Growth Management Study Phase 1 Report'] produced by Hemson Consulting Ltd. These areas have been identified as Primary Study Areas for this study and a 1.5km zone of impact has been applied to the outermost boundary of these areas which forms the Secondary Study Area in line with guidance provided in the Draft Agricultural Impact Assessment (AIA) Guidance Document (OMAFRA; 2018). This document provides the basis of the methodology for this Agricultural Impact Assessment.

The Town of New Tecumseth (the Town) is located in the Greater Golden Horseshoe (GGH) planning area of Southern Ontario and is one of 16 lower-tier municipalities within the County of Simcoe. The majority of land in New Tecumseth is designated for agricultural use with a high proportion of land being considered Class 1-3 soils and designated as prime agricultural land use. Provincial policies for Settlement Area Boundary Expansions and impacts on the agricultural network have been considered through this study including those set out in the Provincial Planning Statement (PPS) (2024).

Given the high proportion of prime agricultural land and presence of soil classifications 1-3, there are few opportunities to avoid impacts to the agricultural network and land base through a Settlement Area Boundary Expansion to any settlement area in the Town. This AIA has considered alternate locations through evaluation of the Primary Study Areas and associated impacts of MDS setbacks, fragmentation, soil classification and the agricultural land base. The recommended SABE takes into consideration a range of other factors such as infrastructure and servicing requirements and feasibility, environmental protection designations, natural hazards and fiscal responsibility.

Overall, whilst avoidance of prime agricultural lands is almost impossible, where possible, the recommended Settlement Area Boundary Expansion has been directed to the lowest priority agricultural lands. The Secondary Planning and subsequent planning processes will be a key mechanism to ensure that impacts on the agricultural community are minimized and mitigated. Appropriate policies should be included in the future development areas of these expansion areas in the Official Plan to guide the implementation of these mitigation measures. The phasing of development will also be key to minimizing and mitigating the impact on the agricultural community and land base.

1. Introduction

The purpose of this Agricultural Impact Assessment (AIA) is to identify potential existing (or future) impacts (potential or real) to agriculture, and to provide avoidance or mitigative measures as necessary to offset any impacts resulting from potential development. Specifically, this AIA considers the impacts on agricultural activity on the Growth Management Study Focus Study Area and informs the preferred Settlement Area Boundary Expansion (SABE) to accommodate the forecasted growth for the Town of New Tecumseth (the Town).

This report documents the methodology, findings, conclusions, and mapping completed for this study. The report is structured as follows:

- Section 1: Introduction
- Section 2: Background and Context
- Section 3: Policy Review
- Section 4: Study Areas
- Section 5: Methodology
- Section 6: Study Findings
- Section 7: Evaluation of Primary Study Areas (alternate locations)
- Section 8: Impacts and Mitigation Measures
- Section 9: Summary and Conclusions
- Section 10: Next Steps

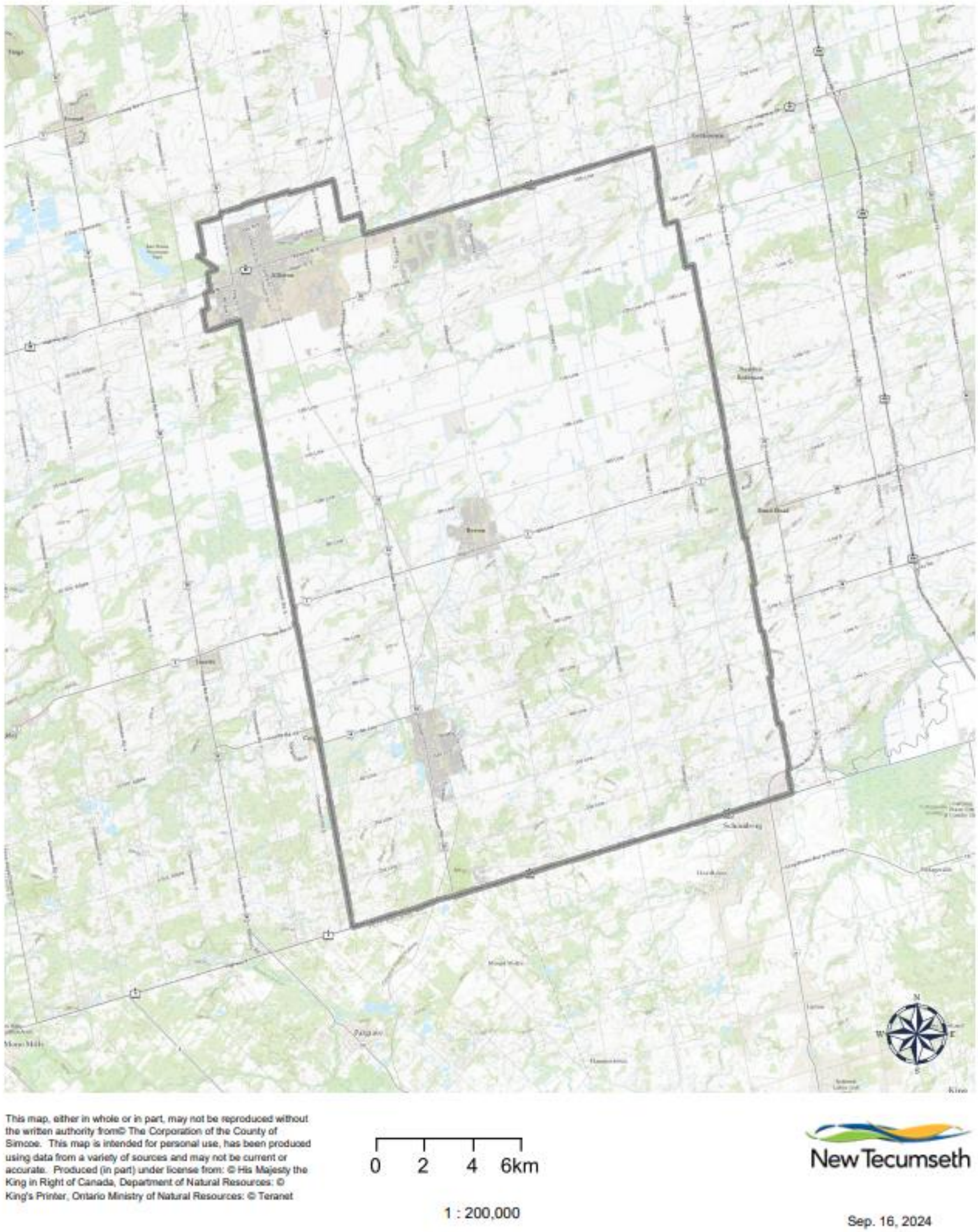
2. Background and Context

The Town of New Tecumseth (the Town) is located in the Greater Golden Horseshoe (GGH) planning area of Southern Ontario and is one of 16 lower-tier municipalities within the County of Simcoe as shown in Figure 1. Encompassing an area of approximately 27,600 hectares, the Town is situated to the west of Highway 400, the main highway corridor extending north from the Greater Toronto Area (GTA), and to the north of the Greenbelt Area surrounding the GTA. The majority of land in New Tecumseth is designated for agricultural use with a high proportion of land being considered Class 1-3 soils and designated as prime agricultural land use.

The County of Simcoe's Municipal Comprehensive Review (MCR) the Town identified an increase from the Town's current population of 43,948 people to 80,590 people by 2051 and an increase in employment to 31,620 jobs over the same time period. The County's MCR originally identified land needs of 448 hectares of land needed for community land and 75 hectares of land needed for employment. However, it should be noted that given the scale of the Honda investment, Hemson Consulting identified that an additional 100 hectares of employment lands and an additional 40-50 hectares of community land are identified through the Town's Growth Management Study.

The Town is undertaking a Growth Management Study to identify a Settlement Area Boundary Expansion to accommodate population and employment forecasts identified through the County of Simcoe's Municipal Comprehensive Review. Phase 1 of the Growth Management Study established a Focus Study Area (FSA) shown on Figure 12 of the '[Growth Management Study Phase 1 Report']' produced by Hemson Consulting Ltd. The Focus Study Area is a defined area for which the analysis of infrastructure, fiscal impact, agricultural impact, and other matters required by provincial policy can be undertaken to identify the most appropriate location(s) for accommodating growth through Settlement Area Boundary Expansions.

Figure 1: Town of New Tecumseth Boundary



3. Policy Review

Section 3 provides an overview of relevant policy and guidelines related to agriculture that were reviewed for this study. The review included an examination of Provincial and Municipal policies as is presented in the Provincial Planning Statement (PPS; 2024) , the Oak Ridges Moraine Conservation Plan (2017), the County of Simcoe Official Plan (date), and the Town of New Tecumseth Official Plan (2019).

3.1 Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) (2024) is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020. The following policies are relevant to this study:

2.3.2 New Settlement Areas and Settlement Area Boundary Expansions

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

> c) whether the applicable lands comprise specialty crop areas;
>
> d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
>
> e) whether the new or expanded settlement area complies with the minimum distance separation formulae;
>
> f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.

4.3 Agriculture

4.3.1 General Policies for Agriculture

1. Planning authorities are required to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.

2. As part of the agricultural land base, prime agricultural areas, including specialty crop areas, shall be designated and protected for long-term use for agriculture.

3. Specialty crop areas shall be given the highest priority for protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.

4.3.2 Permitted Uses

1. In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance. Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

2. In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.

3. New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

4. A principal dwelling associated with an agricultural operation shall be permitted in prime agricultural areas as an agricultural use, in accordance with provincial guidance, except where prohibited in accordance with policy 4.3.3.1.c).

4.3.4 Removal of Land from Prime Agricultural Areas

1. Planning authorities may only exclude land from prime agricultural areas for expansions of or identification of settlement areas in accordance with policy 2.3.2.

4.3.5 Non-Agricultural Uses in Prime Agricultural Areas

1. Planning authorities may only permit non-agricultural uses in prime agricultural areas for:

a) extraction of minerals, petroleum resources and mineral aggregate resources; or

b) limited non-residential uses, provided that all of the following are demonstrated:

1. the land does not comprise a specialty crop area;

2. the proposed use complies with the minimum distance separation formulae;

3. there is an identified need within the planning horizon identified in the official plan as provided for in policy 2.1.3 for additional land to accommodate the proposed use; and

4. alternative locations have been evaluated, and i. there are no reasonable alternative locations which avoid prime agricultural areas; and ii. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

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

4.3.6 Supporting Local Food and the Agri-food Network

1. Planning authorities are encouraged to support local food, facilitate near-urban and urban agriculture, and foster a robust agri-food network.

The following definitions are relevant to this study:

Agricultural condition: means:

> a) in regard to specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained, restored or enhanced; and
>
> b) in regard to prime agricultural land outside of specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture will be maintained, restored or enhanced.

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

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.

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

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.

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

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

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

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

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

b) farmers skilled in the production of specialty crops; and

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

3.2 Implementation Procedures for the Agricultural System in Ontario's Greater Golden Horseshoe – Publication 856

A review was completed of the Implementation Procedures for the Agricultural System in Ontario's Greater Golden Horseshoe – Supplementary Direction to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the Growth Plan), Publication 856 (March 2020). It was noted in the Implementation Procedures document that Prime Agricultural Areas are generally considered as an area of a minimum of 250 ha. It has been identified within this AIA that the Study Areas are within a larger area of lands which amount to over the 250 ha minimum. Although the Growth Plan has been superseded by the Provincial Planning Statement (2024), this implementation document has been considered in effect by Town Staff.

3.3 Oak Ridges Moraine Conservation Plan

The Greenbelt Plan, together with this Plan and the Niagara Escarpment Plan, identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas and functions occurring on this landscape and found within the Oak Ridges Moraine. In the context of the Oak Ridges Moraine Conservation Plan, prime agricultural areas are frequently found within the Countryside Area designation, but portions of the Natural Core Area and Natural Linkage Area designations may also have prime agricultural areas. In the context of implementing the Oak Ridges Moraine Conservation Plan, it is important to understand that prime agricultural areas in the Oak Ridges Moraine Conservation Plan Area should be identified in accordance with the broader Agricultural System, once established, recognizing both the agricultural land base and Agri-food Network components. Linkages to the Agricultural System outside of the Oak Ridges Moraine Area should also be considered.

3.4 County of Simcoe Official Plan

3.5.18 Settlement area boundary expansions may occur only in accordance with an approved municipal comprehensive review that is consistent with the growth management study in 3.5.9 and where it has been demonstrated that:

f) In prime agricultural areas:

i. The lands do not comprise specialty crop areas

ii. There are no reasonable alternatives that avoid prime agricultural areas

iii. There are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;

g) Impacts from expanding settlement areas on agricultural operations which are adjacent or close to the settlement areas are mitigated to the extent feasible;

h) Compliance with the minimum distance separation formulae[.]

3.5.19 Where settlement area boundary expansion is needed to meet projected development needs as outlined in Section 3.5.18 above, the decision on direction or location of settlement area expansions shall be based on:

- expansion into specialty crop lands is not permitted;
- ensuring that aggregate and agricultural resource development potential is not compromised by the expansion;

3.6 Agricultural

Objectives

3.6.1 To protect the resource of prime agricultural lands and prime agricultural areas, while recognizing the inter-relationship with natural heritage features and areas and ecological functions, by directing development that does not satisfy the Agricultural policies of this Plan to Settlements and the Strategic Settlement Employment Areas and Economic Employment Districts and directing limited uses that are more suitable to the Rural designation accordingly.

3.6.2 To enable the agricultural industry to function effectively in prime agricultural areas by minimizing conflicting and competing uses while accommodating uses and facilities which support the agricultural economy in accordance with the Planning Act and the Farm Practices Protection Act and its successors.

3.6.3 To ensure the availability and sustainability of prime agricultural areas for long-term use for agriculture and support a diversified agricultural economy.

3.6.4 To promote a sustainable local food system that enhances opportunities for food, agriculture and agriculture-related businesses and/or producers to deliver products locally.

Policies

3.6.5 Prime agricultural areas are identified by the Agricultural designation on Schedule 5.1 and shall be protected for long-term use for agriculture. All types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.

3.6.9 Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for protection, followed by Classes 1, 2, and 3 soils, in order of priority.

3.6.10 Development in prime agricultural areas should wherever possible be designed and sited on a property so as to minimize adverse impacts on agriculture and the natural heritage system and cultural features.

3.6.11 Proposals to re-designate lands from the Agricultural designation may only be considered for expansions to settlement areas in accordance with applicable policies of this Plan, Provincial policy statements issued under the Planning Act and Provincial plans.

3.5 Town of New Tecumseth Official Plan (2019, as amended)

The Town's Official Plan (2019, as amended) sets out a range of policies that should be taken into consideration whilst preparing this Agricultural Impact Assessment, including:

SECTION 3: GROWTH MANAGEMENT

3.2 PLANNING FOR GROWTH IN AN URBAN STRUCTURE

3.2 f) The Town may only consider a Settlement Area boundary expansion, adjustments to the intensification target, or designated greenfield density target, Employment Area conversions, or changes to the time horizon of 2031, following completion of a County-wide Municipal Comprehensive Review (MCR) and the approval of a new County Official Plan that conforms to the growth forecasts identified in Schedule 3 of the 2019 Growth Plan for the Greater Golden Horseshoe to the time horizon of 2041. Notwithstanding the above, Settlement Area expansions amounting to no larger than 40 hectares of land, or Settlement Area boundary adjustments may be considered by the Town in advance of the MCR provided that the criteria identified in subsection 10.8 can be demonstrated. Similarly, Employment Area conversions may be considered by the Town in advance of the MCR provided that the criteria identified in subsection 5.4. can be demonstrated.

SECTION 6: THE RURAL/ AGRICULTURAL AREA

6.2 DESIGNATIONS

6.2.1 AGRICULTURAL DESIGNATION

Objectives

a) The objectives of this Official Plan for the Agricultural designation are to:
 i) Recognize agriculture as the primary activity and land use;
 ii) Maintain and preserve the agricultural resource base of the Town;

iii) Protect land suitable for agricultural production from fragmentation, development and land uses unrelated to agriculture;
iv) Promote the agricultural industry and associated activities and enhance their capacity to contribute to the economy of the Town; and,
v) Preserve and promote the agricultural character of the Town and the maintenance of the countryside as an open space area.

Location

b) The Agricultural designation as shown on Schedule A to this Official Plan applies to lands where prime agricultural lands predominate. The Agricultural designation primarily consists of lands that are Class 1, 2 or 3 soils according to the Canada Land Inventory.

Permitted Uses

b) Permitted uses in the Agricultural designation may include:
c) Permitted uses in the Agricultural designation may include:
   i) Agricultural uses and accessory uses thereto;
   ii) Agricultural-related uses;
   iii) Agricultural research and training establishments;
   iv) Accessory residential uses on farm properties;
   v) Bed and breakfast establishments;
   vi) Conservation uses;
   vii) Agri-tourism uses;
   viii) Forest, wildlife and fisheries management;
   ix) Home industries;
   x) Home occupations;
   xi) On-farm diversified uses;
   xii) Passive non-motorized recreational uses, such as nature viewing and pedestrian trail activities;
   xiii) Single detached dwellings;
   xv) Watershed management and flood and erosion control projects carried out or supervised by a public agency;
   xvi) Wayside pits and quarries and portable asphalt plants for public road works subject to the requirements of the Aggregate Resources Act;
   xvii) Public parks and open spaces; and,
   xviii) Public and private utilities.
d) All uses in the Agricultural designation shall be designed, located and managed to not detract from the primary role of the Agricultural designation set out in Section 6.2.1 of this Plan.
e) Notwithstanding this list of permitted uses, the Implementing Zoning By-law shall specify the actual list of permitted uses within any zone, or on any individual land parcel. Further, the Town may refine the list of permitted uses through the rezoning process.

10.8 SETTLEMENT AREA BOUNDARY EXPANSIONS

Timing of Consideration

a) The expansion of any Settlement Area boundary shall be considered by County Council following the completion of the County MCR, where it has been demonstrated that there is a need for an expansion. The boundaries of Alliston, Beeton and Tottenham Settlement Areas are shown on Schedule A to this Plan.

Locational Objectives

h) In addition, the expansion of any Settlement Area boundary may be considered provided the following objectives are met:

iii) The expansion area should only include lands within the Agricultural designation if no reasonable alternative exists and provided the impact of new development on agricultural uses outside of the expansion area is minimized. Factors to consider in this regard include, but are not limited to the following:

- The actual amount of prime agricultural land that will be lost if the expansion is approved;
- The extent to which the expansion area includes non-prime agricultural lands;
- The impact of new development in the expansion area on the viability of existing agricultural operations adjacent to the expansion area;
- The impact of new development on the ability of existing operations in the area to expand and/or otherwise meet the needs of the market in the future;
- The impacts of the new development on the agricultural infrastructure in the area such as municipal drains and sources of water supply;
- The impact of the additional traffic resulting from development on the use of rural roads in the area for farm equipment;
- The extent to which the location of the expansion area will support a future logical expansion and a further potential impact on agriculture in the future;
- The extent to which the approval of the expansion area can contribute to the viability of surrounding agricultural operations from an infrastructure perspective;
- The extent to which existing agricultural operations within the expansion area can continue to operate until the lands are required;
- How development in the expansion area can be phased to minimize impacts on adjacent agricultural uses;
- The extent to which the expansion area may separate agricultural areas from agricultural support services; and,
- The findings of an Agricultural Impact Assessment.

3.6 Town of New Tecumseth Zoning By-Law (2021, as amended)

The Town's Zoning By-Law (2021, as amended) sets out a range of policies that should be taken into consideration whilst preparing this Agricultural Impact Assessment, including:

Section 2.13 Minimum Distance Separation

a) Notwithstanding anything to the contrary, no residential, institutional, commercial, industrial or recreational use, building or structure located on a separate lot and permitted within a zone, shall be established or expanded unless it complies with the Minimum Distance Separation (MDS I) setback from a livestock facility, manure storage or anaerobic digestor, calculated using the Formulas published by the Ontario Ministry of Agricultural, Food and Rural Affairs (OMAFRA), as may be amended from time to time.

b) Notwithstanding anything to the contrary, no new or expanding odour sources, including livestock facilities, manure storage and anaerobic digestors, shall be erected or expanded unless it complies with the Minimum Distance Separation (MDS II) setback, calculated using the Formulas published by the Ontario Ministry of Agricultural, Food and Rural Affairs (OMAFRA), as may be amended from time to time.

Section 3.9 Agricultural Zones

The agricultural zones have the following permitted uses:

A1 – Agricultural One Zone

Permitted uses:

- Additional Residential Units
- Agricultural Uses
- Airfield (Private)
- Bed and Breakfast Facilities
- Conservation Uses
- Kennel
- Single Detached Dwelling

A2 – Agricultural Two Zone

Permitted uses:

- Additional Residential Units
- Agricultural Uses
- Bed and Breakfast Facilities
- Conservation Uses
- Single Detached Dwelling

3.7 Draft Agricultural Impact Assessment Guidance Document

The Province released the 'Draft Agricultural Impact Assessment (AIA) Guidance Document' in March 2018. This document has been used as a guideline to develop this Agricultural Impact Assessment. Guidance is provided in Section 4.0 of this document relating to the preparation of Agricultural Impact Assessments for Settlement Area Boundary Expansions.

For a Settlement Area Boundary Expansions, the following information should be provided:

- A description of the proposed settlement area boundary expansion and details on how and why alternative location(s) have been evaluated, the rationale for the selected location(s) and its extent and include maps. In the GGH, locations are to be evaluated across upper- and single-tier municipalities.
- Once alternative location(s) have been selected, maps of appropriate scale and detail for each of these areas i.e. study area(s), should be provided. Evaluating alternative locations should include information on applicable land use designations and zoning, and a description of the prime agricultural area designations or, if applicable, the agricultural land base, being considered for redesignation.
- The primary study area(s) should include the area where expansion(s) is (are) being considered. That is the potential settlement area boundary expansion location(s) that correspond with the amount of land area that has been justified and identified as necessary to accommodate growth, also referred to as the subject lands. The primary study area evaluation will include an analysis of impacts based on this area being re-designated to accommodate urban development.
- If more than one location is being considered, then each of these areas will need to be identified as a primary study area. For example a municipality may have two primary study areas. In this case an AIA must include an evaluation of alternative locations to determine which of the two primary study areas would have the least amount of impact on agriculture, noting other land use policies and requirements also need to be factored in when selecting a settlement area boundary expansion location.
- A 1.5 km radius is recommended for a secondary study area(s). This aligns with other provincial guidance (i.e. Minimum Distance Separation Guidelines and OMAFRA's Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas). For example, Minimum Distance Minimum Distance Separation (MDS) Guidelines use 1.5 km as an "investigation distance" (e.g. if a settlement area boundary expansion is being proposed, you need to look at all barns within 1.5 km of the proposed expansion, and if appropriate, complete an MDS I setback calculation). The rationale for 1.5 km as the investigation distance is tied to the size of MDS I setbacks. Generally MDS 1 setbacks deal sufficiently with odour issues and therefore can be a good basis for investigating other impacts such as noise, traffic and hydrological changes. Furthermore a 1.5 km radius will provide an appropriate area to assess community and economic impacts and within the GGH impacts to the Agricultural System using the OMAFRA's Agricultural System portal, along with local data and knowledge to assist with the analysis.
- Potential impacts in terms of economic and community impacts that the surrounding area and agri-food sector may face as a result of the settlement area boundary expansion or non-agricultural use should be assessed. The potential economic and community impacts should be described in terms of their magnitude and extent (locally or regionally) and help inform measures and recommendations to address the impacts. For example consider:
    - The loss of farmland or fragmentation of the agricultural land base and potential associated economic challenges;
    - The removal of investments (in agricultural supportive infrastructure, services or assets) and the significance this has to the agri-food sector; and

    - Loss of community use of and support for surrounding infrastructure, services and assets important to the agri-food sector.
- What mitigation measures are required to avoid, minimize or mitigate impacts from the settlement area boundary expansions or non-agricultural uses on agriculture and within the GGH to the Agricultural System.
- Assuming that the recommendations of measures to avoid, minimize and mitigate impacts of the development are implemented, this section should describe the anticipated net impacts, after mitigation measures have been put in place, of the proposed settlement area boundary expansion or non-agricultural uses on agricultural land and agricultural operations and the surrounding area (within the GGH on the Agricultural System). Net impacts should be described with respect to their magnitude and extent in the context of the lifespan of the settlement area boundary expansion or non-agricultural uses. Where net impacts are dependent on specific mitigation and performance measures, these dependencies should be clearly identified.
- Recommendations specific to the proposed settlement area boundary expansion or non-agricultural use including requirements for mitigation measures, including rehabilitation if applicable, that should be implemented to reduce impacts from the proposed development should be outlined in this section. Recommendations should include mitigation measures that can be put in place pre-development, during development and post-development as appropriate. Monitoring and performance measures are recommended to ensure that the mitigation measures have been successfully implemented.
- In conclusion explain how the objectives of the AIA have been fulfilled, the net impacts of the settlement area boundary expansion or non-agricultural uses and state whether the proposal is consistent with the relevant provincial requirements.
- Avoiding impacts does not mean that a settlement area boundary expansion, or a non-agricultural use cannot proceed. It means that locations are considered and developments are planned at the outset with the goal of avoiding impacts. Avoidance is a necessary first priority and may be fully or partially successful at preventing adverse impacts on agriculture. Where full avoidance is not possible, the next step is to minimize impacts, followed by implementing measures to mitigate adverse impacts.
- Where impacts are unavoidable, minimizing impacts is the next priority to reduce the overall impact from a settlement area boundary expansion. Mitigation measures should try to remove or alleviate to some degree an adverse impact on agriculture to eliminate, reduce or control adverse impacts. Minimizing impacts can be achieved in a number of ways including proactive planning to remove impacts through design of subdivisions and the zoning and separation of land uses, for example.
- After avoiding and minimizing adverse impacts to agriculture, the next priority is mitigation to help further reduce impacts. Measures may be done before or during development and may involve ongoing education and awareness about agriculture in the area. Section 3.4 of the document provides detailed guidance on mitigation measures that can be implemented for Settlement Area Boundary Expansions.

4. Study Areas

Phase 1 of the Growth Management Study established a Focus Study Area (FSA) shown on Figure 12 of the 'Growth Management Study Phase 1 Report' produced by Hemson Consulting Ltd. The Focus Study Area is a defined area for which the analysis potential impacts can be undertaken to identify the most appropriate location(s) for accommodating growth through Settlement Area Boundary Expansions. The Focus Study Area represents a larger amount of land than is necessary to accommodate the population and employment forecasts in order to effectively evaluate alternatives.

For the purposes of this Agricultural Impact Assessment, the Focus Study Area will comprise the Primary Study Areas (PSAs). As per guidance provided in the Province's 'Draft Agricultural Impact Assessment (AIA) Guidance Document', a potential zone of impact of 1.5km has been applied to each of the Primary Study Areas. This zone of impact, or buffer, considers the agricultural operations and activities within this area and allows for the characterization of the agricultural community and the assessment of impacts both on and in the immediate vicinity of the Study Area. The 1.5km zone of impact has been measured from the furthest boundary of the Primary Study Area from the existing settlement area to provide the largest possible investigation distance.

In line with MDS Guideline #36, properties located within approved settlement areas have not been assessed as it is generally understood that the long-term use of the land is intended to be for non-agricultural purposes.

Table 1 shows each of the Primary and Secondary Study Areas and the amount of land associated with each respectively.

Table 1: Primary and Secondary Study Areas

Primary Study Area	Total land (ha)	Secondary Study Area	Total land (ha)
PSA 1: North Alliston FSA	887	SSA 1: North Alliston FSA	6272
PSA 2: South Alliston FSA	472	SSA 2: South Alliston FSA	4068
PSA 3: Employment FSA	818	SSA 3: Employment FSA	4923
PSA 4: East Alliston FSA	1618	SSA 4: East Alliston FSA	6292
PSA 5: Beeton FSA	2015	SSA 5: Beeton FSA	7846
PSA 6: Tottenham FSA	1635	SSA 6: Tottenham FSA	9416

Figures 2 – 7 show each of the Primary and Secondary Study Areas.

Figure 2: Map of Primary Study Area 1 and Secondary Study Area 1

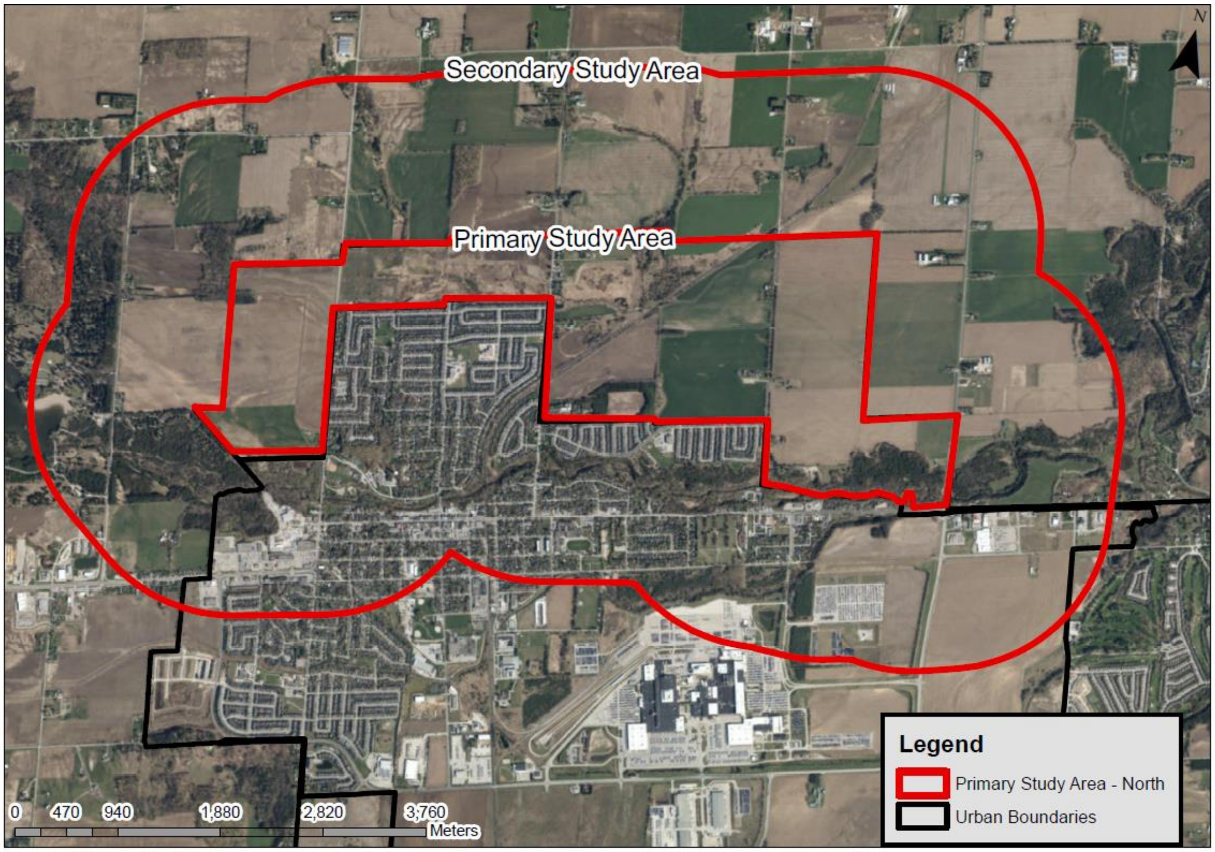
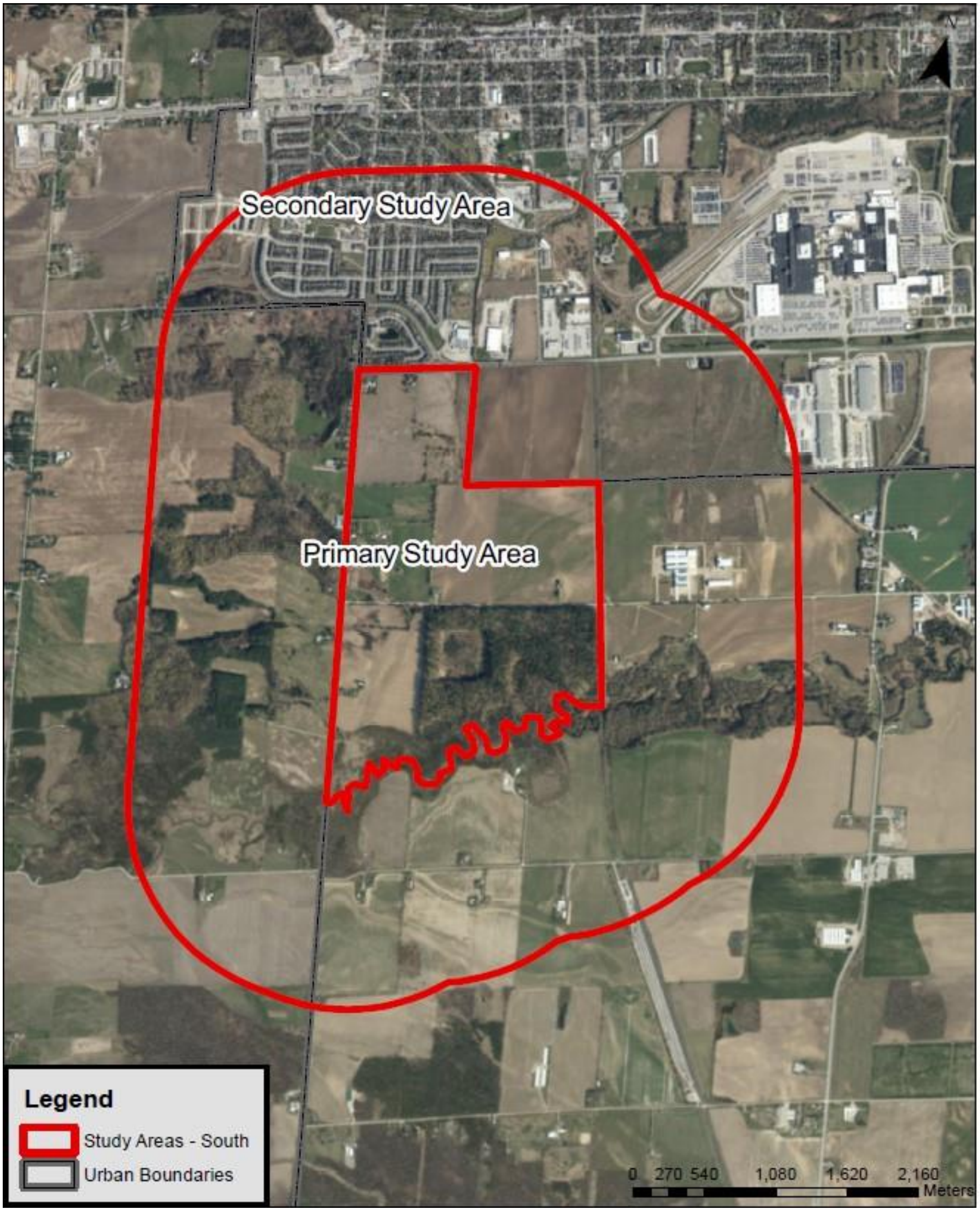
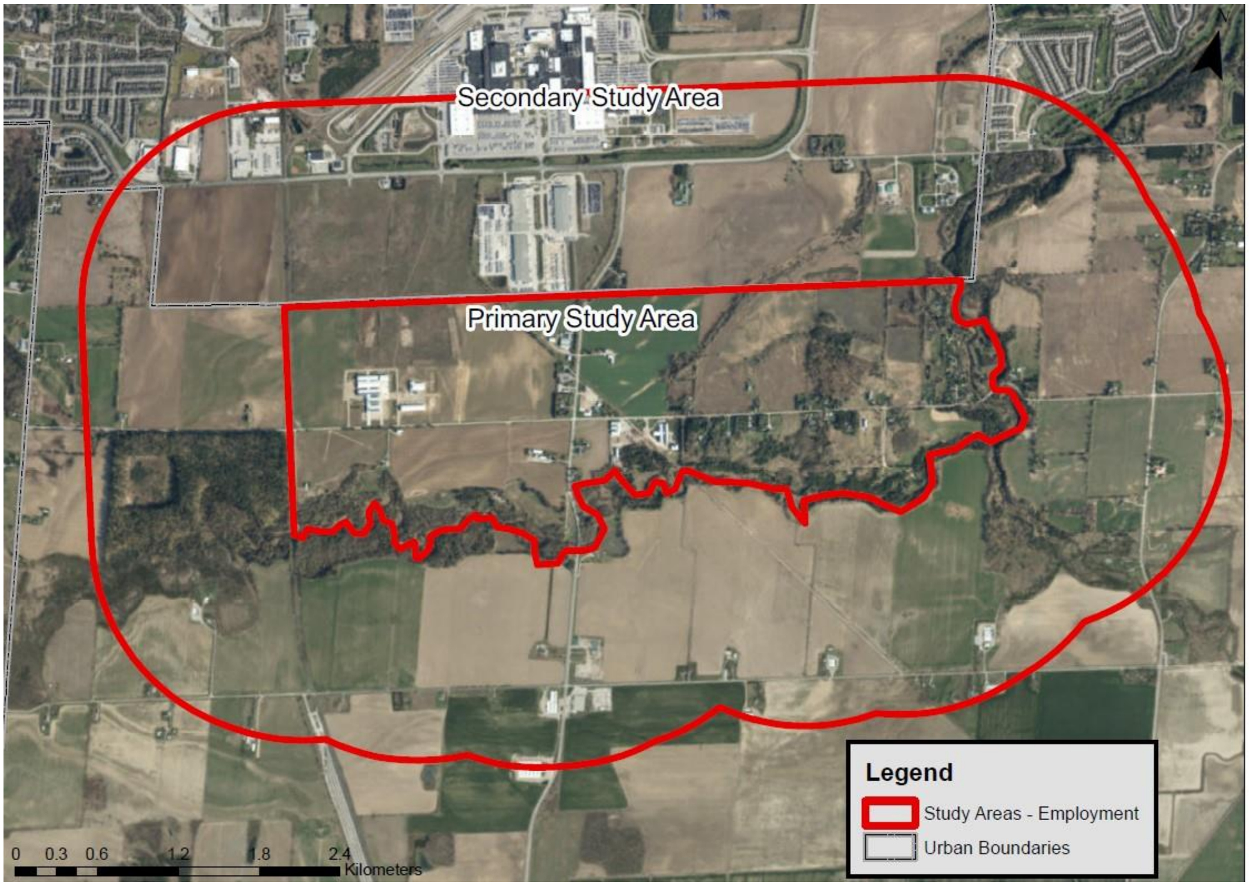


Figure 3: Map of Primary Study Area 2 and Secondary Study Area 2



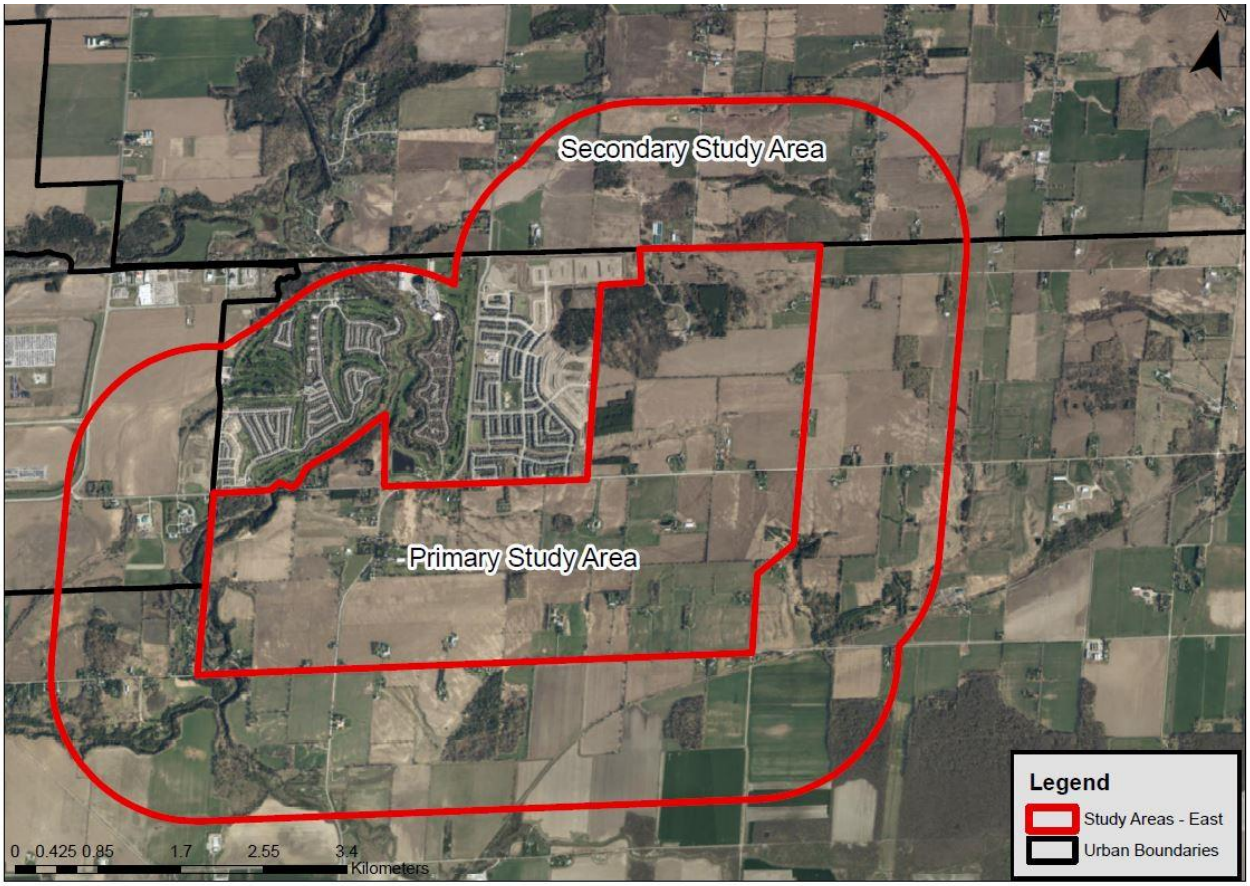
*Secondary Study Areas 2, 3 and 4 overlap. Impacts from Secondary Study Areas which impact other Secondary Study Areas have been identified and considered in the study findings.

Figure 4: Primary Study Area 3 and Secondary Study Area 3



*Secondary Study Areas 2, 3 and 4 overlap. Impacts from Secondary Study Areas which impact other Secondary Study Areas have been identified and considered in the study findings.

Figure 5: Primary Study Area 4 and Secondary Study Area 4*



*Secondary Study Areas 2, 3 and 4 overlap. Impacts from Secondary Study Areas which impact other Secondary Study Areas have been identified and considered in the study findings.

Figure 6: Primary Study Area 5 and Secondary Study Area 5

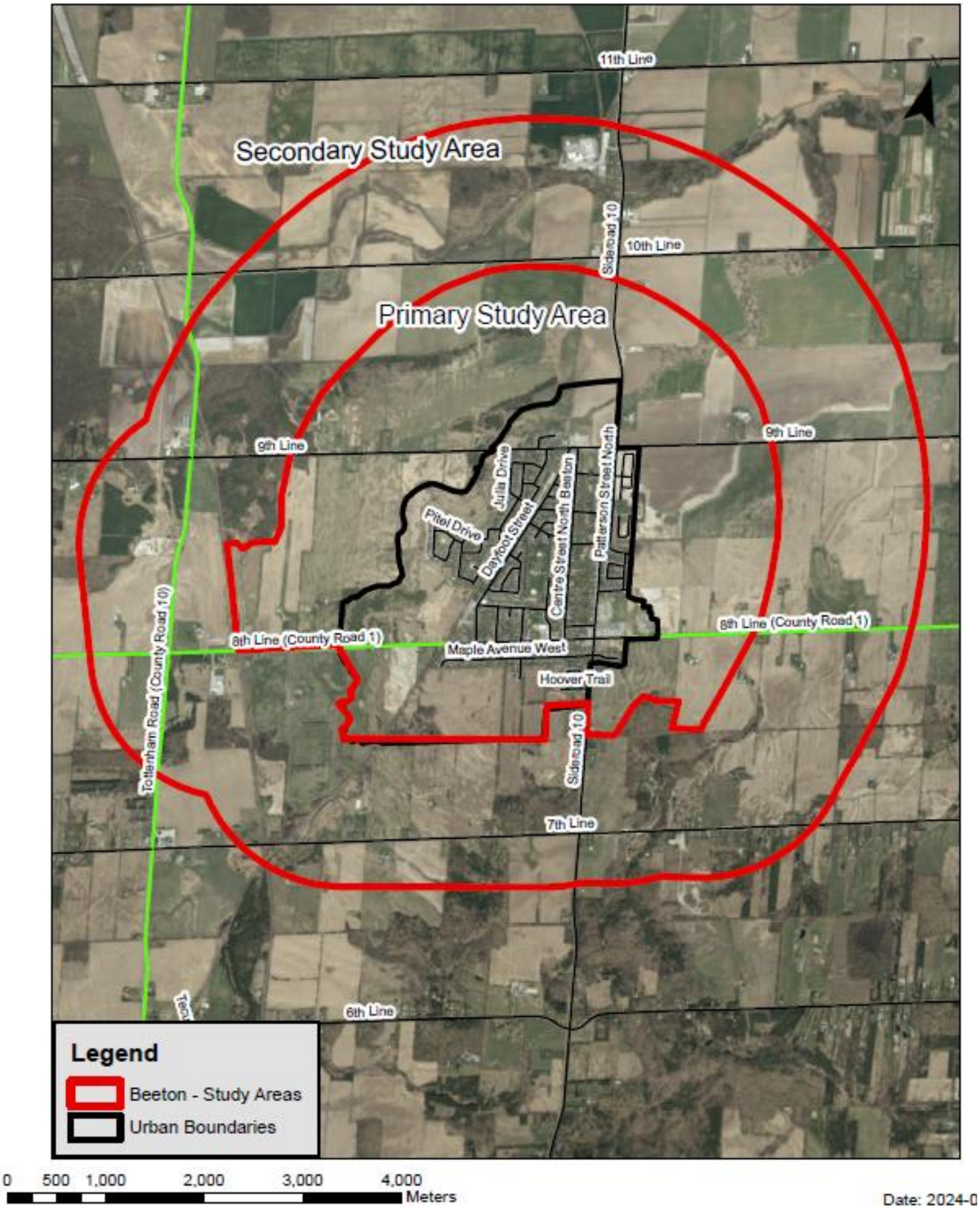
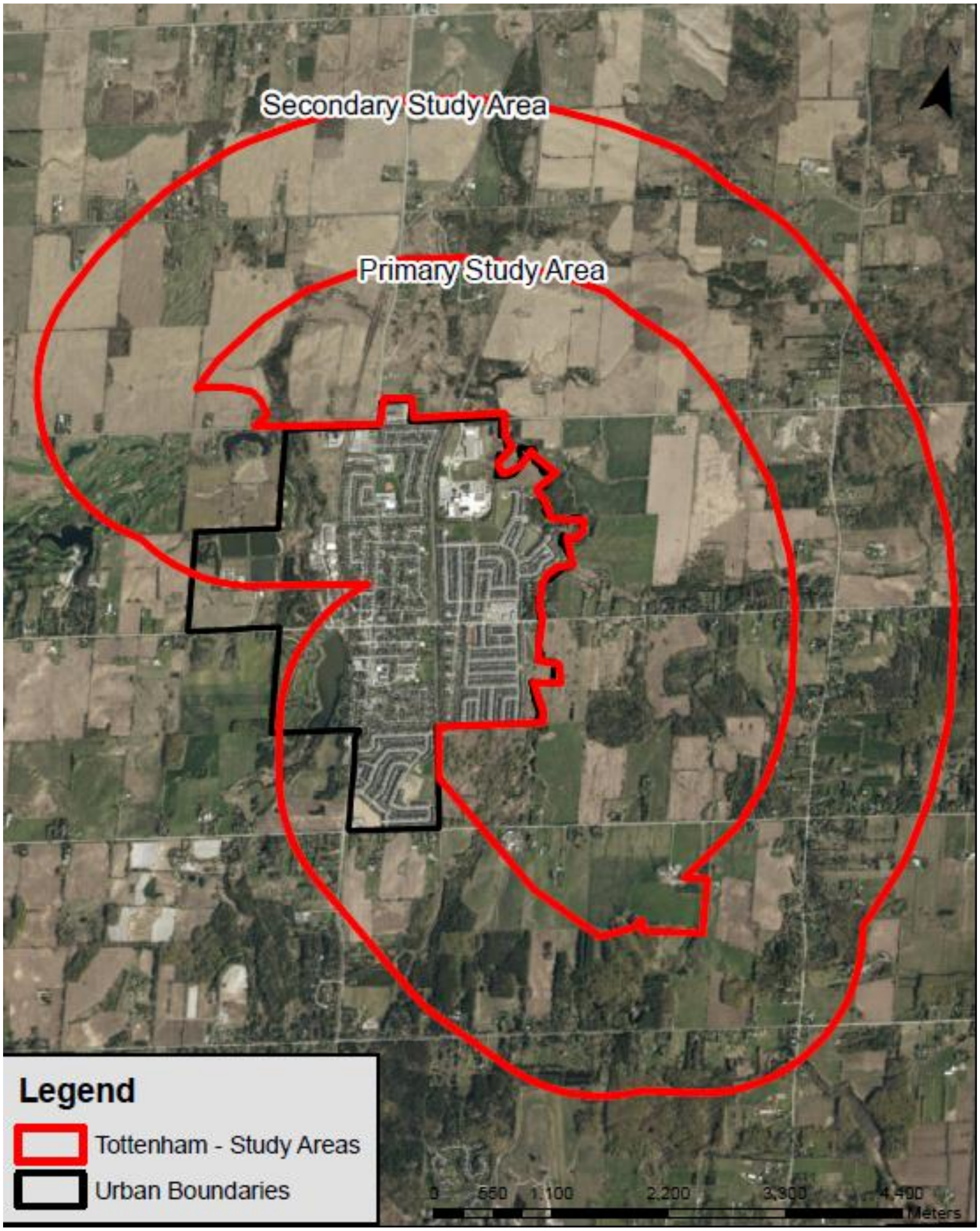


Figure 7: Primary Study Area 6 and Secondary Study Area 6



5. Methodology

A variety of data sources were evaluated to characterize the extent of agricultural resources and to assess any potential existing (or future) impacts and any potential direct or indirect impacts to agriculture within the Primary Study Areas and the surrounding Secondary Study Areas that may occur as a result of the proposed Settlement Area Boundary Expansions. The purpose of this Agricultural Impact Assessment is to address the requirements and guidance provided in Provincial, County and local policy documents relating to undertaking an Agricultural Impact Assessment for a Settlement Area Boundary Expansion.

A review of the County of Simcoe, and the Town of New Tecumseth policies and guidelines was completed to determine if there are specific local guidelines and/or requirements for direction on how to complete an Agricultural Impact Assessment study. It was noted that neither the County of Simcoe, nor the Town of New Tecumseth have specific guidelines for completing an Agricultural Impact Assessment (AIA). Therefore, a review was completed to determine the existence and use of Agricultural Impact Assessment Guidelines in Ontario.

The review on the existence and use of Agricultural Impact Assessment Guidelines revealed that the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) had released draft Agricultural Impact Assessment guidelines in a document titled "Draft Agricultural Impact Assessment (AIA) Guidance Document, March 2018". This document is considered as "Draft for Discussion Purposes" has been utilised as guidelines to complete this Agricultural Impact Assessment and despite having no specific status, represents the standard to which AIAs should be completed in Ontario.

5.1 Physiography

A review of the Physiography of Southern Ontario 3rd Edition, Ontario Geological Survey Special Volume 2, Ministry of Natural Resources (1984) was completed to document the type(s) and depth of bedrock and soil parent materials, and how these materials, in conjunction with glacial landforming processes, have led to the development of the existing soil resources.

5.2 Topography

Topographic information was reviewed from the 1:10000 scale Ontario Base Mapping, Land Information Ontario (LIO, 2020) digital contour mapping from the Simcoe County Partner Map and roadside reconnaissance surveys.

5.3 Climate

Climate data was taken from the OMAFRA document titled Agronomy Guide for Field Crops – Publication 811 (2017) and the Climate Atlas of Canada which provides an overview of climate data for agriculture based on data provided by the Pacific Climate Impacts Consortium.

5.4 Drainage

OMAFRA Artificial Drainage System Maps were reviewed from Ontario GeoHub to determine if an agricultural tile drainage system had been registered anywhere in the Primary Study Area, or in the Secondary Study Area. The OMAFRA Artificial Drainage System data illustrates the location and type of tile drainage systems. The type of tile drainage system is defined as either ‘random’ or ‘systematic’.

5.5 Soil Classification

Soil survey data and Canada Land Inventory (CLI) data was provided by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) in digital format through the Land Information Ontario (LIO, 2024) website warehouse. The soils/CLI data is considered the most recent iteration of the soil information from OMAFRA. A review of the ‘Soil Survey of Simcoe County’ (Hoffman, Wicklund and Richards; 1962) was also undertaken. The Ontario Ministry of Agriculture, Food and Rural Affairs document “Soil Capability for Agriculture in Ontario” (OMAFRA; 2024), provides implementation guidance for the Canada Land Inventory (CLI) classification.

5.6 Minimum Distance Separation

A review of the Minimum Distance Separation (MDS) Document – Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks (Publication 853; Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) (2016) was completed. Minimum Distance Separation (MDS) formulae were developed by OMAFRA to reduce and minimize nuisance complaints due to odour from livestock facilities and to reduce land use incompatibility. The Primary Study Area is largely considered as a Prime Agricultural Area, therefore, MDS 1 will apply. Therefore, MDS I setback calculations have been completed for this study.

The Draft Agricultural Impact Assessment (AIA) Guidance Document (2018) recommends a 1.5 km radius for Secondary Study Areas which aligns with other provincial guidance (i.e. Minimum Distance Separation Guidelines and OMAFRA’s Guidelines on Permitted Uses in Ontario’s Prime Agricultural Areas). For example, Minimum Distance Separation (MDS) Guidelines use 1.5 km as an “investigation distance” (e.g. if a settlement area boundary expansion is being proposed, all barns within 1.5 km of the proposed expansion, and if appropriate, complete an MDS I setback calculation). As such, MDS I calculations will be completed for any facility reasonably capable of housing livestock facility and manure storage that stored solid manure in the past and continues to be structurally sound and reasonably capable of storing solid manure identified with in the Secondary Study Areas.

The following MDS Guidelines are relevant to this Agricultural Impact Assessment:

MDS Guideline #1: 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.

MDS Guideline #2: 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.

MDS Guideline #3: In addition, MDS I setbacks are not required from:

- livestock barns occupying an area less than 10 m2;
- certain unoccupied livestock barns in accordance with Implementation Guideline #20;
- certain unused manure storages in accordance with Implementation Guideline #21;
- apiaries;
- aquaculture facilities;
- deadstock handling facilities;
- fairground buildings;
- feed storages;
- field shade shelters;
- greenhouses;
- kennels;
- machinery sheds;
- meat plants (including abattoirs and slaughterhouses);
- mushroom facilities;
- pastures;
- poultry hatcheries;
- stockyards;
- temporary field nutrient storage sites (as defined under the Nutrient Management Act, 2002);
- veterinary clinics with housing for livestock; and
- zoos.

MDS Guideline #6: 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.

MDS Guideline #10: 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.

MDS Guidelines #16: The preferred method for obtaining information (e.g., livestock and manure type as well as design capacity) to be used in MDS I calculations for a complete planning application is visiting the site and getting information directly from the farm operator(s) or owner(s) of the property where the livestock facilities or anaerobic digesters are located.

If cooperation is not forthcoming, or there is concern about the accuracy of the information available, it may be helpful to obtain independent information by consulting other sources, including, but not limited to:

- aerial photography;
- best professional judgement about the past/most recent use of building(s);
- current farm owner or operator (if different than the original information source);
- existing municipal building permits on record;
- Municipal Property Assessment Corporation (MPAC) records;
- neighbouring landowners;
- qualified consultant(s) knowledgeable about livestock facilities; or
- OMAFRA staff.

NOTE: Even though information may be provided by the applicant or their agent, ultimately, it is the responsibility of the municipality to determine if information used for an MDS I calculation is reasonably accurate and reflects existing conditions.

MDS Guidelines #19: 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.

MDS Guidelines #20: Design capacity for an MDS I calculation shall include all unoccupied livestock barns on a lot in accordance with this Implementation Guideline. First and foremost, the number of livestock or the area of livestock housing of unoccupied livestock barns should be based on information supplied by the farm operator(s) and/or owner(s). Only after concerted, documented effort has been made to obtain information from the farm operator(s) and/or owner(s), but obtaining information was not possible, then the following default Factors apply for unoccupied livestock barns:

- Factor A = 1.0
- Factor B is based on 1 Nutrient Unit/ 20 m2 of area of livestock housing (NOTE: Assume the barn is only one-story high if using aerial photography.)
- Factor D = 0.7

However, an MDS I setback is not required when:

- the building has been deemed by a municipal building official, with input from a professional engineer or a consultant knowledgeable about livestock facilities where appropriate, as no longer being structurally sound or reasonably capable of housing livestock; or

- the portion of the lot on which the unoccupied livestock barn is located is zoned such that the building shall not be used for housing livestock; or
- the floor area of the unoccupied livestock barn is <100 m2.

MDS Guideline #21: Design capacity for an MDS I calculation shall include all manure storages on a lot in accordance with this Implementation Guideline, even if those storages are unused and not storing manure at the time of the MDS I application. First and foremost, the volume of unused manure storages should be based on information supplied by the farm operator(s) and/or owner(s). However, an MDS I setback is not required when:

- the structure has been deemed by a municipal building official, with input from a professional engineer or a consultant knowledgeable about livestock facilities where appropriate, as no longer being structurally sound or reasonably capable of storing manure; or,
- the portion of the lot on which the unused manure storage is located is zoned such the structure shall not be used for storing manure; or,
- the floor area of the unused manure storage is <40 m2.

MDS Guideline #22: There is no calculation for an MDS I setback from an anaerobic digester. Instead, the required MDS I setbacks are fixed as follows:

- 200 m to proposed Type A land uses
- 450 m to proposed Type B land uses
- 200 m to proposed dwellings

Secondary elements related to the anaerobic digester such as gas and water pipes and electrical generator buildings or wires are not subject to MDS I setbacks. MDS I setbacks are measured from the closest associated component of the existing anaerobic digester.

MDS Guideline #23: The MDS I formula for calculating Building Base Distance (‘F’) is: ‘F’ = Factor A x B x D x E. NOTE: Factor C is NOT used in MDS I.

MDS Guideline #24: Storage Base Distance (‘S’) is NOT calculated, but read directly from Table 6. First calculate the Building Base Distance (‘F’) in accordance with Implementation Guideline #23, then select the manure storage type from Table 5 that best matches the manure storage type on the lot and use this information to determine the corresponding value on Table 6. If there are multiple manure storage types on the lot, the storage type with the highest relative Storage Odour Potential is selected from Table 5.

MDS Guideline #25. Factor A: Odour Potential Factor (Table 1) Factor A is determined by selecting the value aligned with the applicable livestock/manure description on Table 1. Factor A is based on the relative potential for emanating offensive odours. The greater the value of Factor A, the higher the odour potential and the further the resulting MDS setbacks, all other things being equal.

MDS Guidelines #26. Factor B: Nutrient Units Factor (Table 2) Factor B used in MDS I setbacks for settlement area expansions shall only be based on the design capacity for all livestock facilities on a lot. In addition, for other MDS I setbacks where the livestock facilities are located on lots ≤5 ha, Factor B is also only based on the design capacity for all livestock facilities on the lot. For all other MDS I setbacks where the livestock facilities are located on lots >5 ha, Factor B is based on the possible future expansion of the existing livestock facilities on the lot, known as the 'potential' design capacity. More specifically, the potential design capacity for MDS I is determined by knowing the design capacity for all livestock facilities on the lot, and the total area of the lot. With both of these pieces of information, use the table below to determine the appropriate potential design capacity. This value should then be used to find the value of Factor B for the purposes of calculating an MDS I setback where the livestock facilities are located on a lot >5 ha.

MDS Guideline #28 Factor D: Manure Type (Table 1) Factor D is determined by selecting the value aligned with the applicable manure type (liquid manure or solid manure) in Table 1. Factor D is based on the physical state of manure (liquid or solid) on the lot and its relative potential for emanating offensive odours. The greater the value for Factor D, the higher the odour potential and the further the resulting MDS setbacks, all other things being equal.

MDS Guideline #29 Factor E: Encroaching Land Use Factor (Table 4) Factor E is determined by selecting the encroaching land use factor in Table 4 (Type A Land Use or Type B Land Use) that best matches the descriptions in Implementation Guidelines #33 and #34. Factor E is based on the relative sensitivity of an encroaching land use as it relates to odour from an existing livestock facility. The more sensitive the land use (based on an anticipated higher density of human occupancy, habitation or activity), the greater the value (1.1 or 2.2) of the encroaching land use factor and the further the resulting MDS I setbacks, all other things being equal.

MDS Guideline #32 Rounding of MDS Calculations - All resulting calculated separation distances are rounded UP to the nearest metre. For example, if the final MDS setback is 364.72 m, round up to 365 m.

MDS Guideline #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. 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.

MDS Guideline #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.

MDS Guideline #42 Non-Effect of Wind Direction, etc. on MDS Setbacks - The direction of prevailing wind, surrounding topography, and presence of trees, berms or other screening are not part of, and are not intended to affect, the calculation of MDS setbacks. However, these or other similar elements could be considered in applications to vary or reduce MDS setbacks, where appropriate, and in accordance with Implementation Guideline #43.

5.7 Land Fragmentation and Land Tenure

Land fragmentation data was collected through a review of online interactive mapping on the Agricultural Information Atlas (OMAFRA; 2024) website, the Agricultural System Portal (OMAFRA; 2024), the Town of New Tecumseth website, the County of Simcoe website, MPAC data, Teranet data and property file information. This data was used to determine the extent, location and relative shape of each parcel/property within the Primary Study Areas and Secondary Study Areas.

Land fragmentation can be defined as the increase in the number of smaller parcels, which are generally non-agricultural uses, within a predominantly agricultural area. Over time, the increase in smaller non-agricultural land uses creates a patchwork-like distribution of rural land uses, resulting in lands lost to agricultural production. Generally, good productive areas of farmland are comprised of larger parcels with few (if any) smaller parcels interspersed.

The assessment of fragmentation will provide an overview of size, shape and number of parcels within each of the Primary Study Areas and Secondary Study Areas and provide a general commentary on the potential effect on agriculture.

There are no Provincial, County or Town policies that discuss or provide authority over land ownership trends. Further, the standard that has been used to determine land ownership has been by conducting a review of recent assessment data. In the past, this was a reasonable approach in that most farm operations were family run, therefore, the information on the assessment data would illustrate a person's name and address. In a similar fashion, speculative owners (developers), would be determined by a property owned by a numbered company. However, farm operations are now often identified as a business (for tax purposes), and as such, the assessment data will show those farms as a numbered business as well. The result is that the standard approach to assess and document land ownership will no longer provide the distinct separation between farm operation and speculative landowner.

5.8 Agricultural System

The Ontario Ministry of Agriculture, Food and Rural Affairs online Agricultural Systems mapping were reviewed to determine the extent of agriculture in the Primary Study Areas and Secondary Study Areas. The Agricultural System comprises two parts: Agricultural Land Base; and the Agri-Food Network. An overview of the designations in the Town's Official Plan (2019) and Zoning in the Town's Zoning By-Law (2021) for each study area has been provided. Data from the OMAFRA's Agricultural Portal and the Census of Agriculture 2021 was reviewed which provided information for the Town of New Tecumseth's agri-food network.

6. Study Findings

6.1 Physiography

A review of the Physiography of Southern Ontario 3rd Edition, Ontario Geological Survey Special Volume 2, Ministry of Natural Resources (1984) was completed to document the type(s) and depth of bedrock and soil parent materials, and how these materials, in conjunction with glacial landforming processes, have led to the development of the existing soil resources. Table 2 shows the physiography of each study area.

Table 2: Physiography of Study Areas

Study Area	Physiography	
	Physiographic Region	Physiographic features
Primary Study Areas		
PSA 1: North Alliston FSA	Peterborough Drumlin Field, Simcoe Lowlands	Sand Plain
PSA 2: South Alliston FSA	Simcoe Lowlands	Sand Plain
PSA 3: Employment FSA	Simcoe Lowlands	Sand Plain
PSA 4: East Alliston FSA	Peterborough Drumlin Field, Simcoe Lowlands	Sand Plain, Till Plain (drumlinized), Drumlins
PSA 5: Beeton FSA	Simcoe Lowlands, Schomberg Clay Plains	Clay Plain
PSA 6: Tottenham FSA	Schomberg Clay Plains, Oak Ridges Moraine	Clay Plain
Secondary Study Areas		
SSA 1: North Alliston FSA	Peterborough Drumlin Field, Simcoe Lowlands	Sand Plain, Till Plain (drumlinized)
SSA 2: South Alliston FSA	Simcoe Lowlands, Schomberg Clay Plains	Sand Plain, Till Plain (drumlinized), Drumlins
SSA 3: Employment FSA	Simcoe Lowlands, Schomberg Clay Plains	Sand Plain, Till Plain (drumlinized), Drumlins
SSA 4: East Alliston FSA	Peterborough Drumlin Field, Simcoe Lowlands	Sand Plain, Till Plain (drumlinized), Drumlins
SSA 5: Beeton FSA	Simcoe Lowlands, Schomberg Clay Plains	Sand Plain, Clay Plain
SSA 6: Tottenham FSA	Schomberg Clay Plains, Oak Ridges Moraine	Clay Plain, Kame Moraine, Till Plain (drumlinized)

The Peterborough Drumlin Field comprises drumlins of varying morphologies, including those that are very well developed to drumlinoid hills and surface flutings.

The Simcoe Lowlands are characterised by sand, silt and clay and comprised the floor of Lake Algonquin in the Pleistocene Epoch.

Sand plains are generally the result of water-laid alluvial/beach deposits from early rivers. These areas are usually fast-draining.

Till Plains (drumlinized) are usually a diverse mixture of clay, silt, sand, and pebbles with the presence of the drumlins on the surface. Drumlins (and flutings) are streamlined landforms formed by variations in stress on the sediment bed by a glacier and indicate glacier flow direction.

Clay plains represent the sediment that was deposited in deeper water farther offshore than the sand plains.

The Schomberg Clay plain contains drumlins as well as sections of hummocky topography. Larger drumlins protrude through the surrounding flat-lying glaciolacustrine sediments whereas smaller drumlins are almost completely buried by these deposits. The height of the drumlin ridges extends above the clay plain and range in height.

Kame Moraines are usually characterized by sand and gravel which have been deposited near the terminus of a glacier. These are manifested by irregular shaped hills or mounds.

The Oak Ridges Moraine is a pair of large ridges composed of four elevated wedges. The western portion of the moraine received earlier and more frequent sedimentary deposition than the eastern portion. The Moraine is characterised by the transition of deposition layers from glaciofluvial to glaciolacustrine, the former referring to deposits from meltwater and the latter deposits from the glacier.

6.2 Topography

Topographic information was reviewed from the1:10000 scale Ontario Base Mapping, Land Information Ontario (LIO, 2020), Simcoe County Interactive Partner Map and roadside reconnaissance surveys. Table 3 shows an overview of topography in each study area.

Table 3: Topography overview

Study Area	**Topography**
Primary Study Areas	
PSA 1: North Alliston FSA	Area is generally flat with few contours, some areas of steeper topography to the north of the study area.
PSA 2: South Alliston FSA	Steep topography in the western parcels of the study area which become flatter to the east whilst sloping downwards towards to the Nottawasaga River.
PSA 3: Employment FSA	The western portion of the study area has few contours and becomes steeper east of Tottenham Road and along 13th Line. Gradient slopes downwards towards the Nottawasaga River.
PSA 4: East Alliston FSA	Undulating topography with large gradient changes which range from 210m to 290m.
PSA 5: Beeton FSA	Study area has few gradient changes and represents a relatively flat area. South of Beeton topography rises and becomes increasingly undulating.
PSA 6: Tottenham FSA	Undulating topography with gradients ranging from 230m to 290m.
Secondary Study Areas	
SSA 1: North Alliston FSA	Western portion of study area characterised by higher gradients and sloping towards a lower and lesser gradients to the south and east.
SSA 2: South Alliston FSA	Relatively flat, low-lying land with few gradient changes.
SSA 3: Employment FSA	Relatively flat with most significant gradient changes to the east and sloping downwards near water courses.
SSA 4: East Alliston FSA	Generally more hilly in the north of the study and becoming flatter to the south.
SSA 5: Beeton FSA	Relatively flat area with few gradient changes, main gradient changes slope downwards towards watercourses. Topography becomes steeper to the south of Beeton with more gradient changes.

SSA 6: Tottenham FSA	Undulating topography with areas of steeper gradients and lower-lying areas.

6.3 Climate

A general description of climatic features including Crop Heat Units, number of frost-free days, and the general climatic patterns of the general area. A description of any microclimatic conditions particular to the site should be included (e.g. frost pockets).

Climate data was taken from the Climate Atlas of Canada Agricultural dataset and OMAFRA document titled 'Agronomy Guide for Field Crops Publication 811 (June 2017' and the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) Factsheet – Crop Heat Units for Corn and Other Warm Season Crops in Ontario, 1993.

The Primary Study Areas and Secondary Study Areas are located in the Alliston Region with a Crop Heat Units (CHU) of 3117 between 1976 and 2005 with projected Crop Heat Units greater than 3700 between 2021 and 2051. The CHU ratings are based on the total accumulated crop heat units for the frost-free growing season in each area of the province. The higher the CHU value, the longer the growing season and greater are the opportunities for growing value crops.

6.4 Drainage

OMAFRA Artificial Drainage System Maps were reviewed from Land Information Ontario to determine if an agricultural tile drainage system had been registered anywhere in the Primary Study Areas, or in the Secondary Study Areas. The OMAFRA Artificial Drainage System data illustrates the location and type of tile drainage systems. The type of tile drainage system is defined as either 'random' or 'systematic'. A random tile drainage system is installed to drain only the low areas or areas of poor drainage within a field. A systematic tile drainage system refers to a method of installing drain tile at specific intervals across a field, in an effort to drain the entire field area. From a cost perspective, a systematic tile drainage system would be a greater cost, or investment in agriculture when compared to a random tile drainage system. Table 4 shows an overview of tile drainage in each study area.

Table 4: Tile Drainage System overview

Study Area	**Tile Drainage System**
Primary Study Area	
PSA 1: North Alliston FSA	Limited areas of systematic drainage in place west of King Road, east of Boyne St and west of Sir Frederick Banting Rd. Random drainage east of Sir Frederick Banting Rd.
PSA 2: South Alliston FSA	Limited areas of systematic drainage in place west of King Road, east of Boyne St and west of Sir Frederick Banting Rd. Random drainage east of Sir Frederick Banting Rd.
PSA 3: Employment FSA	No tile drainage information
PSA 4: East Alliston FSA	One parcel with systematic drainage
PSA 5: Beeton FSA	One parcel with random drainage
PSA 6: Tottenham FSA	Largely systematic drainage systems with some random drainage systems
Secondary Study Area	

SSA 1: North Alliston FSA	Large areas of systematic drainage with smaller areas of random drainage
SSA 2: South Alliston FSA	Systematic drainage to the west of New Tecumseth and Adjala-Tosorontio Townline
SSA 3: Employment FSA	Areas of random drainage to the south of the watercourse
SSA 4: East Alliston FSA	Areas of systematic drainage to the south of 12th Line and 13th Line
SSA 5: Beeton FSA	Large areas of random drainage to the south of 8th Line
SSA 6: Tottenham FSA	Mainly areas of random drainage systems partcilaury in the west of the study area

6.5 Soil classification

The Ontario Ministry of Agriculture, Food and Rural Affairs document "Soil Capability for Agriculture in Ontario" (OMAFRA; 2024), defines the Canada Land Inventory (CLI) classification as follows:

- Class 1 - Soils in Class 1 have no significant limitations in use for crops. They are level to nearly level, deep, well to imperfectly drained and have good nutrient and water holding capacity. They can be managed and cropped without difficulty. Under good management they are moderately high to high in productivity for the full range of common field crops.
- Class 2 - Soils in Class 2 have moderate limitations that reduce the choice of crops or require moderate conservation practices. These soils are deep but may not hold moisture and nutrients as well as Class 1 soils. The limitations are moderate, and the soils can be managed and cropped with little difficulty. Under good management they are moderately high to high in productivity for a wide range of common field crops.
- Class 3 - Soils in Class 3 have moderately severe limitations that reduce the choice of crops or require moderate conservation practices. The limitations are more severe than for Class 2 soils. They affect one or more of the following practices:
    - timing and ease of tillage
    - planting and harvesting
    - choice of crops
    - methods of conservation

  Under good management these soils are fair to moderately high in productivity for a wide range of common field crops.
- Class 4 – Soils in Class 4 have severe limitations that restrict the choice of crops, or require special conservation practices and very careful management, or both. The severe limitations seriously affect one or more of the following practices:
    - timing and ease of tillage
    - planting and harvesting
    - choice of crops
    - methods of conservation

  These soils are low to medium in productivity for a narrow to wide range of common field crops but may have higher productivity for a specially adapted crop.
- Class 5 – Soils in Class 5 have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible. The limitations are so severe that the soils are not capable of use for sustained production of annual field

crops. The soils are capable of producing native or tame species of perennial forage plants and may be improved through the use of farm machinery. Feasible improvement practices may include:
    - clearing of bush
    - cultivation
    - seeding
    - fertilizing
    - water control
- Class 6 – Soils in Class 6 are unsuited for cultivation but are capable of use for unimproved permanent pasture. These soils may provide some sustained grazing for farm animals, but the limitations are so severe that improvement through the use of farm machinery is impractical. The terrain may be unsuitable for the use of farm machinery, or the soils may not respond to improvement, or the grazing season may be very short.
- Class 7 – Soils in Class 7 have no capability for arable culture or permanent pasture. This class includes marsh, rockland and soil on very steep slopes.

Prime agricultural areas represent large, generally contiguous blocks of land that enable current and future opportunities for agriculture (OMAFRA; 2024). They are characterized by the presence of:

- Prime agricultural land, defined as specialty crop areas and/or areas with Canada Land Inventory (CLI) Classes 1 - 3 lands;
- Other areas associated with prime agricultural land including CLI Classes 4 - 7 lands and additional areas with a local concentration of farms with characteristics of ongoing agriculture; and,
- Agricultural areas with organic soil (not part of the CLI classification system).
- Small pockets of existing non-agricultural uses may be found within prime agricultural areas.

The Provincial Planning Statement (2024) requires that prime agricultural areas be protected and designated for long term use for agriculture. Prime agricultural land is designated as 'Agricultural' on the Town's Official Plan Schedule A. However, many lands that are designated as 'Rural' on Schedule A of the Town's Official Plan contain Class 1 – 3 soils. The majority of land in the Town is used for agriculture and is primarily considered prime agricultural land being in soil classifications 1-3. There are no speciality crop areas located within the Town. Table 5 summarizes the soil classification for each Primary and Secondary Study Area. Figures 8 – 13 show the soil classification for each Primary and Secondary Study Area.

Table 5: Soil Classification for Primary and Secondary Study Areas

Study Area	Soil classification
Primary Study Area	
PSA 1: North Alliston FSA	Mixture of Class 2 & 3 soils with Class 5 abutting the watercourse.
PSA 2: South Alliston FSA	Mixture of Class 2 & 3 soils with Class 5 abutting the watercourse.
PSA 3: Employment FSA	Large area of Class 2 soil, Class 5 abutting the watercourse and area of Class 6 east of Tottenham Road.
PSA 4: East Alliston FSA	Majority Class 1 soil with very small areas of Class 2 and 3 in addition to small area of Class 6 abutting the watercourse on the west boundary.
PSA 5: Beeton FSA	Large area of Class 1 soil interspersed with an area of Class 5 to the south-east located south of 8th Line and areas of Class 5 abutting the watercourse to the north-east of Beeton.
PSA 6: Tottenham FSA	Primarily Class 1 soil with minor areas of Classes 5-6 and small portion of Class 3.
Secondary Study Area	
SSA 1: North Alliston FSA	Predominantly Soil Class 2 with Soil Class 1 I the northwest and south west. Some Class 6 and organic soil and Class 5 abutting watercourses.
SSA 2: South Alliston FSA	Predominantly Soil Class 2 with Soil Class 1 in the west. Soil class 3 and 5 predominant in the south with pockets of organic soil.
SSA 3: Employment FSA	Predominantly Soil Class 2 with Class 1 present in the east and Soil Classes 5 and 6 present along the watercourses.
SSA 4: East Alliston FSA	Primarily Soil Class 1 with Soil Class 2 in the west and organic soil to the south east.
SSA 5: Beeton FSA	Primarily Soil Class 1 with Soil Cass 3 to the north and elements of Class 5 and 6 to the south of the study area.
SSA 6: Tottenham FSA	Primarily Soil Class 1 with Soil Class 6 so the south west and north east. Soil Class 5 present in the north. Some Soil Class 3 in the east.

Figure 8: Primary and Secondary Study Area 1 - Soil Classification (OMAFRA; Agricultural Systems Portal)

Figure 9: Primary and Secondary Study Area 2 - Soil Classification (OMAFRA; Agricultural Systems Portal)

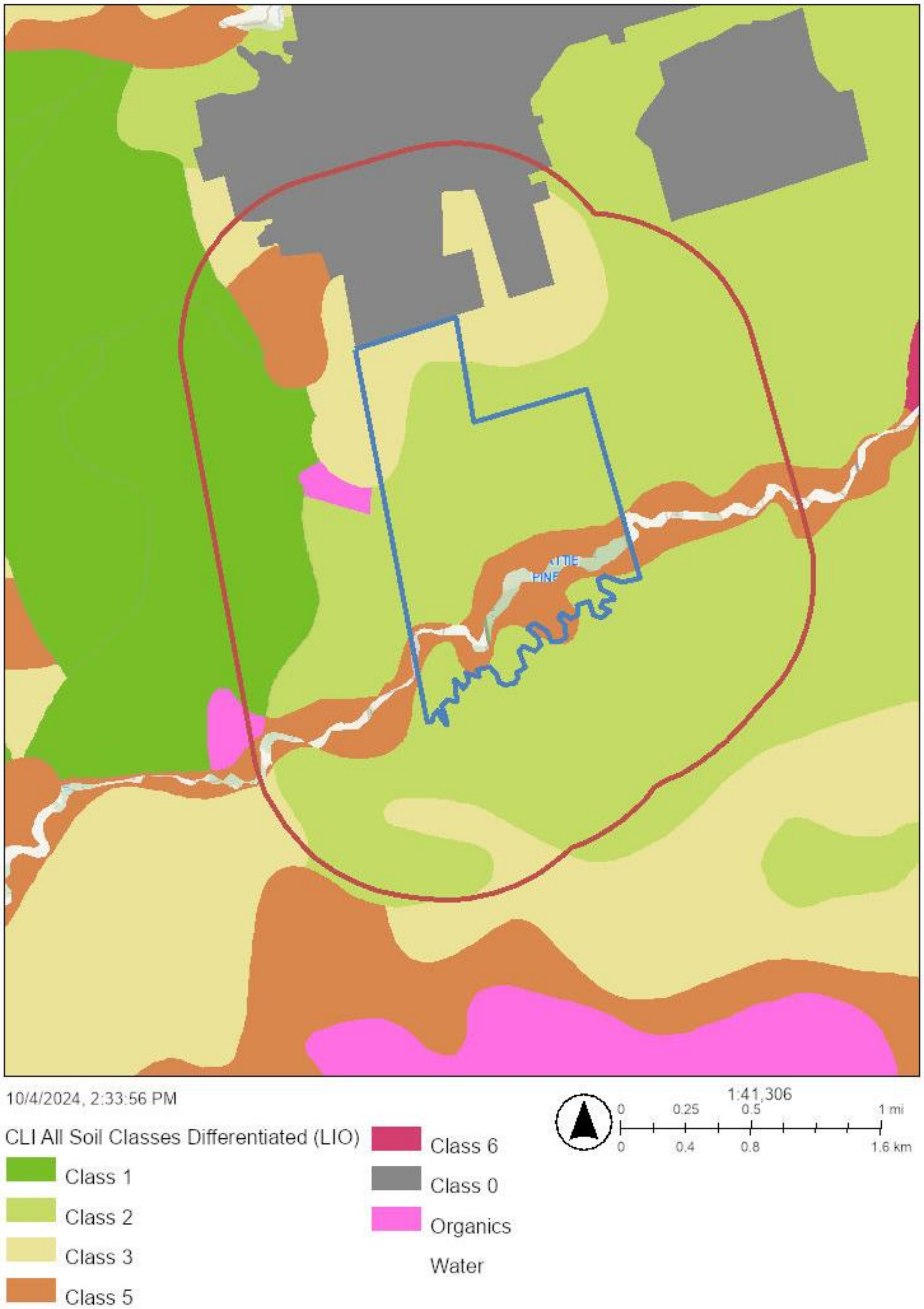


Figure 10: Primary and Secondary Study Area 3 - Soil Classification (OMAFRA; Agricultural Systems Portal)

Figure 11: Primary and Secondary Study Area 4- Soil Classification (OMAFRA; Agricultural Systems Portal)

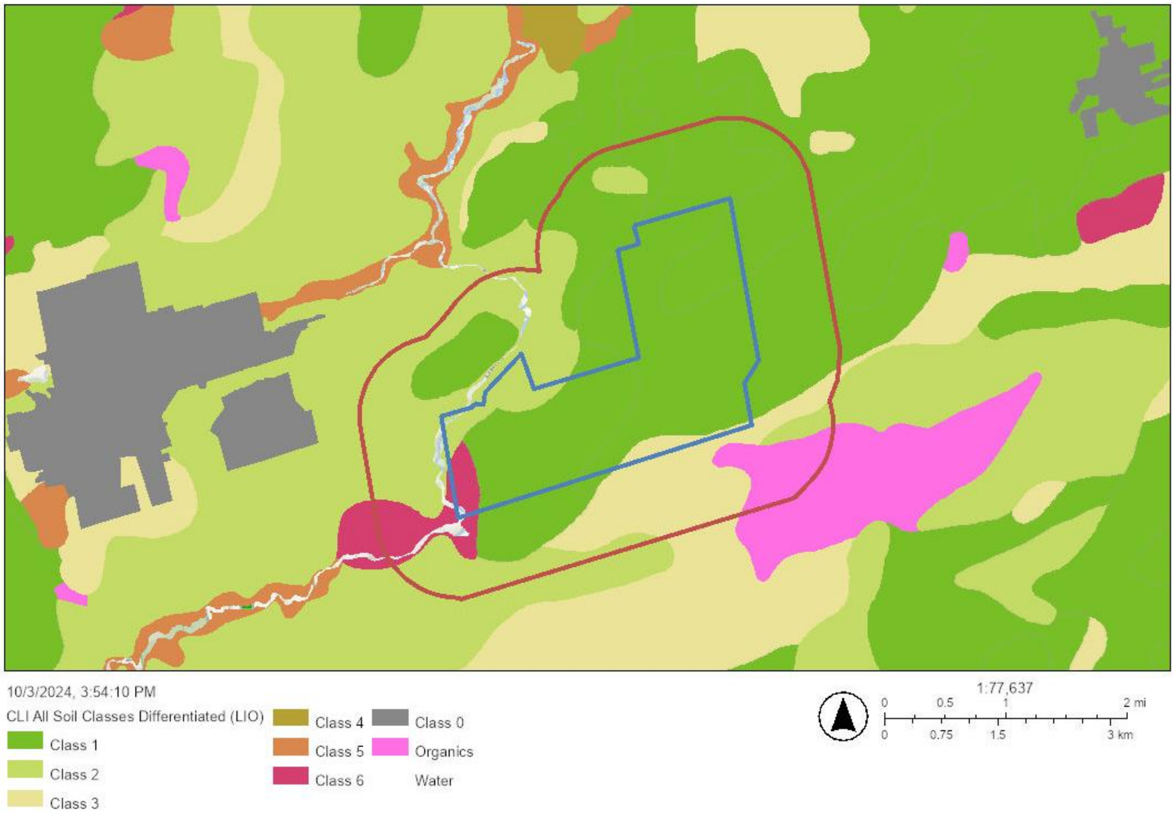
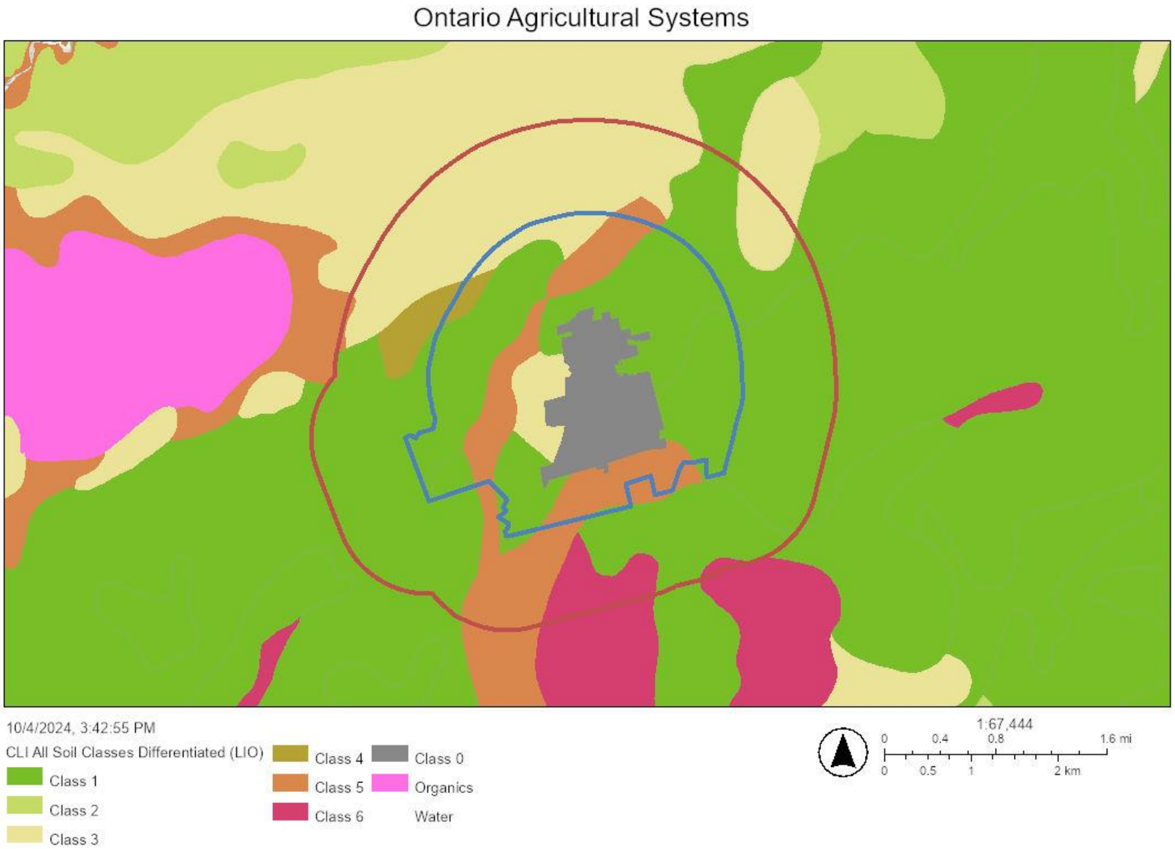
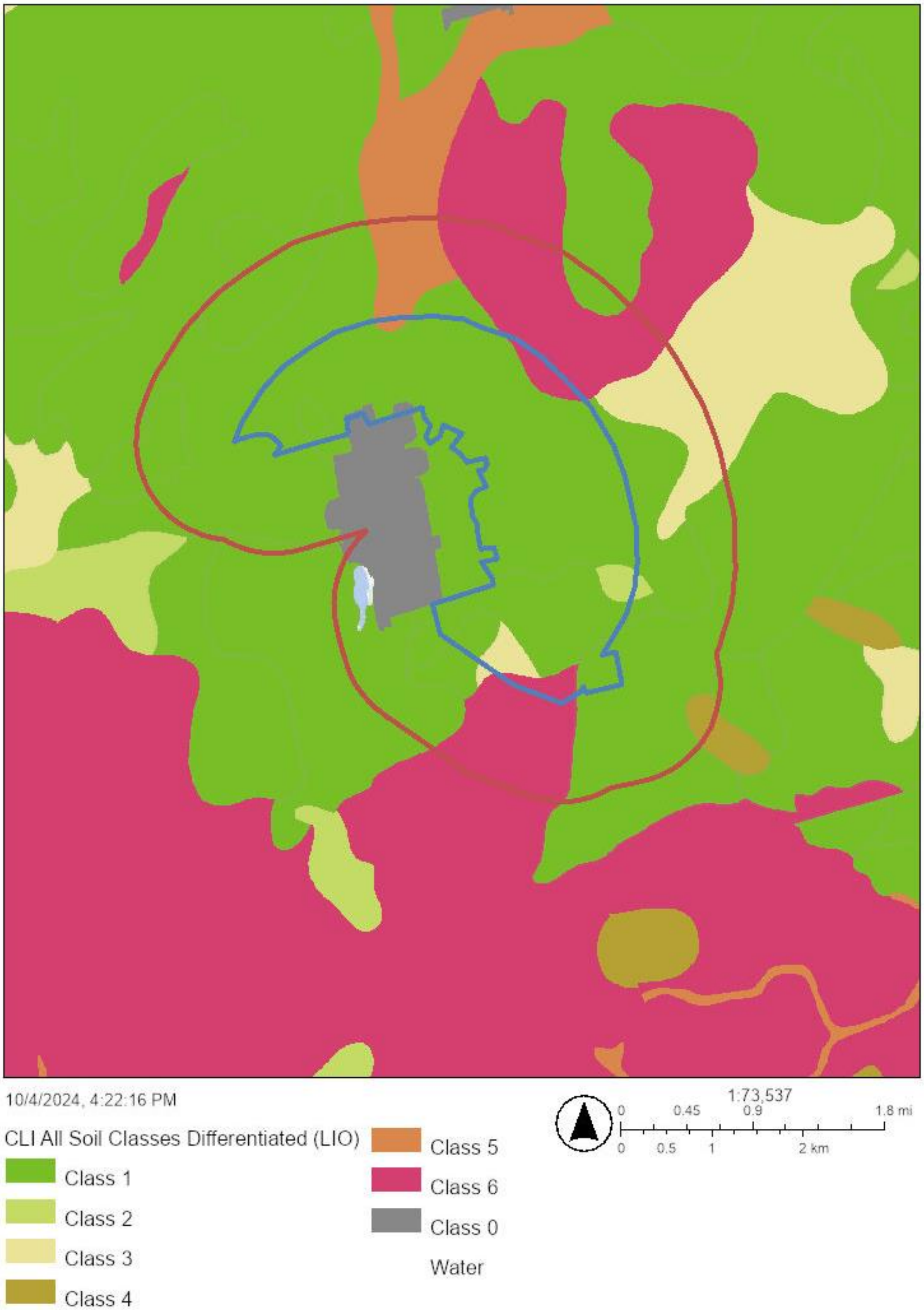


Figure 12: Primary and Secondary Study Area 5 - Soil Classification (OMAFRA; Agricultural Systems



Portal)

Figure 13: Primary and Secondary Study Area 6 - Soil Classification (OMAFRA; Agricultural Systems Portal)



6.5.1 Summary

In summary, the majority of agricultural land within the Town is considered prime agricultural which has a soil classification of 1-3. Where soil classes 4-5 exist, this usually overlaps with lands located adjacent to watercourses or other areas which are subject to meander erosion and flood hazards. As such, this constrains land which can be identified for Settlement Area Boundary Expansions that does not impact land with soil classifications 1-3. Primary Study Areas 1-3 generally have 'lesser' soil classification of Classes 2-3 than Primary Study Areas 4-6 which are characterised with primarily Soil Class 1.

The findings are similar in the Secondary Study Areas with Secondary Study Areas 4-6 having higher amounts of Class 1 soil in comparison with the other study areas. Secondary Study Areas 1-3 have higher amount of soil classifications 2-3. Class 5 soils are present and largely follow watercourses and other natural hazard lands.

As previously stated, it will be difficult to avoid lands that are located within soil classifications 1-3 within the Town of New Tecumseth given the high amount of land considered prime agricultural lands. However, a sequential approach can be considered which avoids the highest soil classifications and directs the Settlement Area Boundary Expansion to areas with lower soil classifications.

6.6 Minimum Distance Separation

A review of the Minimum Distance Separation (MDS) Document – Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks (Publication 853; Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) (2016) was completed. Minimum Distance Separation I (MDS I) setback calculations have been completed for this study.

The Primary Study Area comprises the Focus Study Areas identified through Phase 1 of the Growth Management Study. The Draft Agricultural Impact Assessment (AIA) Guidance Document (OMAFRA; 2018) recommends a 1.5 km radius as an 'investigation distance' for settlement area boundary expansions and to complete an MDS setback calculation for application facilities within that radius from the Primary Study Area. For the purposes of this Agricultural Impact Assessment, the 1.5km radius has been used to delineate the Secondary Study Area.

Each land parcel in the Primary and Secondary Study Areas were reviewed for potential MDS considerations. This was achieved through roadside reconnaissance surveys which were undertaken in August 2024, reviewing current and historical aerial imagery, reviewing MPAC data and examining property file information where needed.

The tables provided in Section 6.6.2 provide a summary the MDS setback calculations for each land parcel that has been assessed through this study. The full MDS calculations are available as appendices to this previously published report.

In line with MDS Guideline #36, properties located within approved settlement areas have not been assessed for MDS setbacks as it is generally understood that the long-term use of the land is intended to be for non-agricultural purposes.

The following assumptions have been made when completing the MDS setback calculations:

- Where multiple livestock barns were located on a parcel, the cumulative area of the barns were calculated and used to calculate the MDS setback.
- Where multiple unoccupied livestock barns were located on a parcel, a 'worst case scenario' approach was applied.
- Through roadside reconnaissance surveys and reviewing current and historical aerial imagery, there were certain barns that were incapable of housing livestock through dereliction or abandonment. Where there was any potential for the housing of livestock, an MDS setback has been calculated using the 'unoccupied livestock barn' livestock type in the MDS calculations.
- If unoccupied, an MDS setback calculation for an unoccupied livestock barn has been completed.
- Where barns have clearly been used as machine sheds or storage over a long timeframe, an MDS setback has not been calculated as these are usually associated with crop activity. These have been provided in the tables which show barns that have been excluded from MDS setback calculations.
- Where a determination cannot be made as to the use of the barn or there has been prior livestock activity, and MDS calculation has been completed for an 'unoccupied livestock barn'.
- For livestock barns within the Primary Study Area, the MDS setback has been measured from the centre of the barn, or where multiple barns exist, the centre point of the barns.
- For livestock barns within the Secondary Study Area, the MDS setback has been measured from the closest point to the Primary Study Area.
- Where there are multiple barns or livestock facilities, the cumulative impact has been considered in the MDS calculation.
- Where Secondary Study Areas overlap, the impact on any relevant Primary Study Area has been identified. This removes duplication from the MDS setback calculations.
- MDS setbacks will need to be reviewed at all stages of the planning process and for relevant Planning Act applications which apply to the selected Settlement Area Boundary Expansion.

6.6.1 Overview of impacts of MDS setbacks

Each Primary Study Area has MDS setbacks identified within their respective areas. These impacts are few within Primary Study Areas 1-3 with increasing MDS setback requirements identified in Primary Study Areas 4-6. There are limited impacts to the Primary Study Areas from MDS setbacks identified within the Secondary Study Areas. Table 6 provides an overview of impacts from each Study Area and Figure 14 – 26 provide a visual representation of the relevant impacts.

Table 6: Overview of impacted study areas from MDS setbacks

Study Area	MDS I setback requirements within PSA?	Identified MDS setback requirements from Secondary Study Area which impact PSA?
PSA 1	Yes	No
PSA 2	Yes	Yes
PSA 3	Yes	No

PSA 4	Yes	Yes
PSA 5	Yes	Yes
PSA 6	Yes	Yes

Figure 14: MDS setbacks for Primary Study Area 1 and Secondary Study Area 1

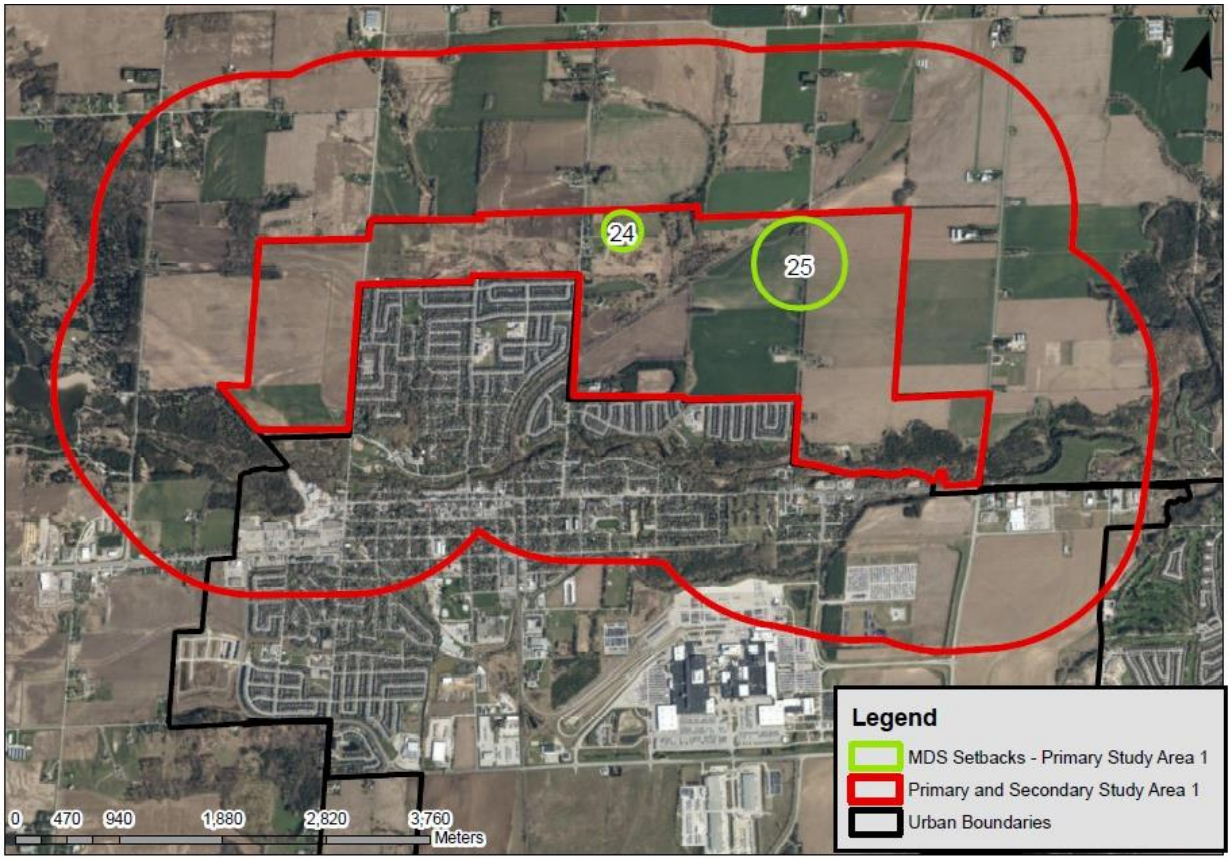


Figure 15: MDS setbacks for Primary Study Area 2 and Secondary Study Area 2

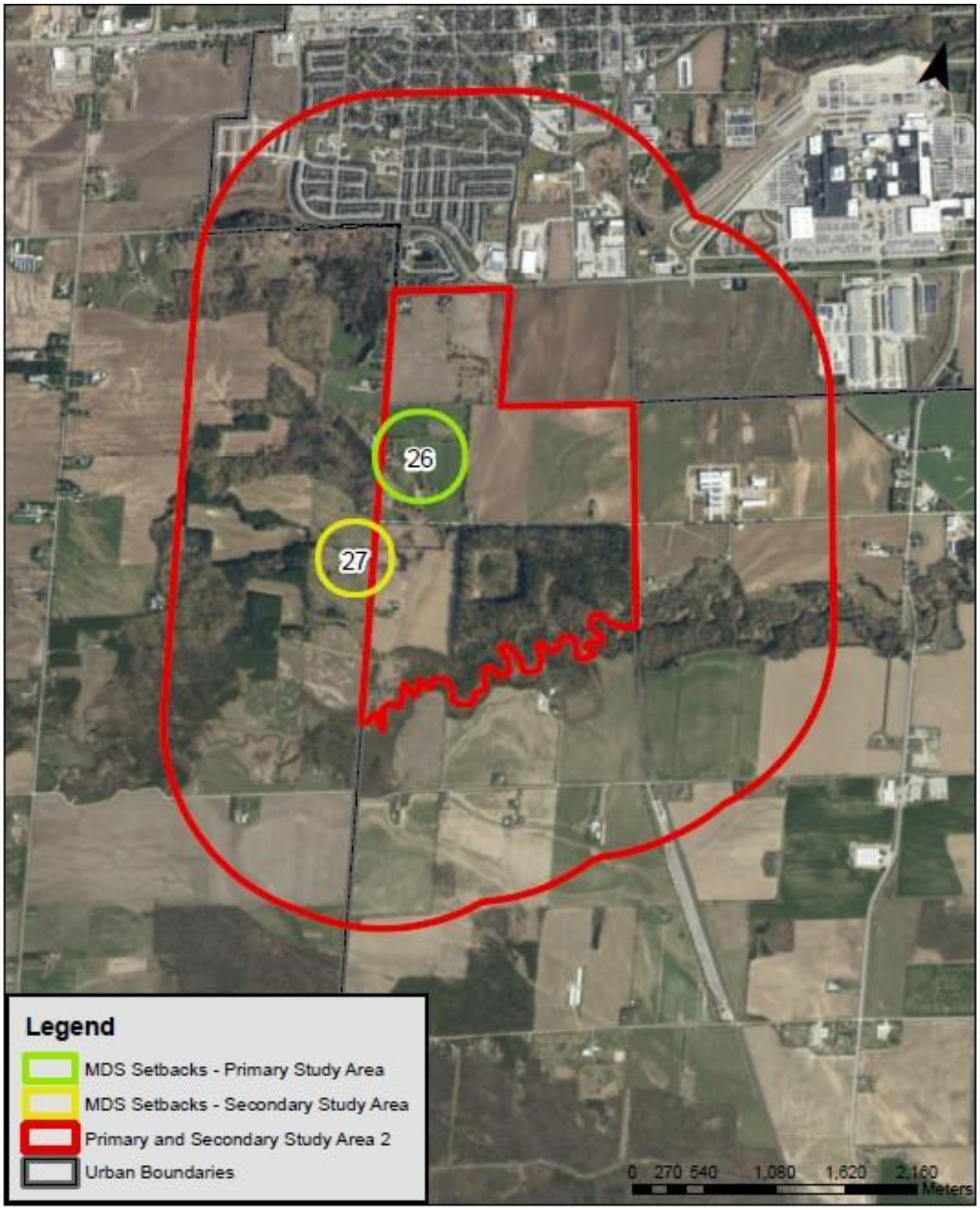


Figure 16: MDS setbacks for Primary Study Area 3 and Secondary Study Area 3

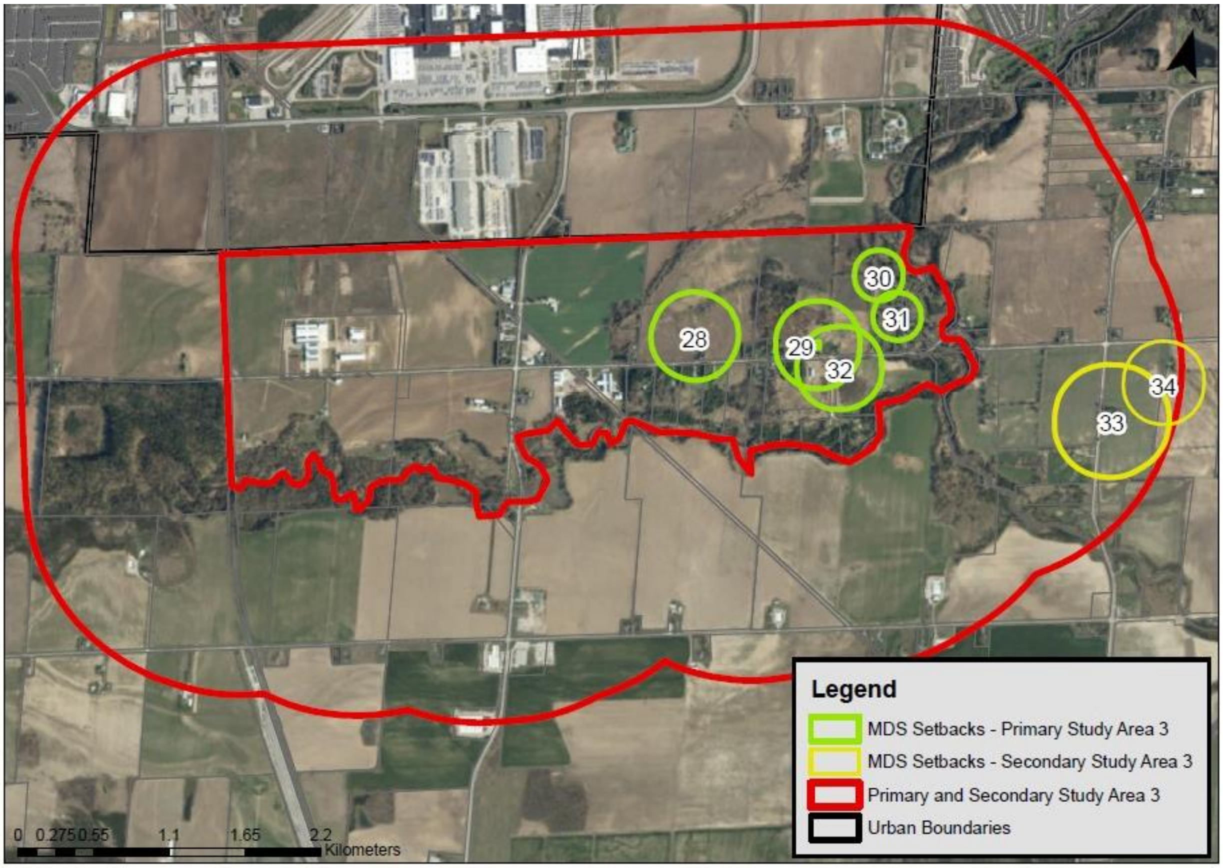


Figure 17: MDS setbacks for Primary Study Area 4 and Secondary Study Area 4

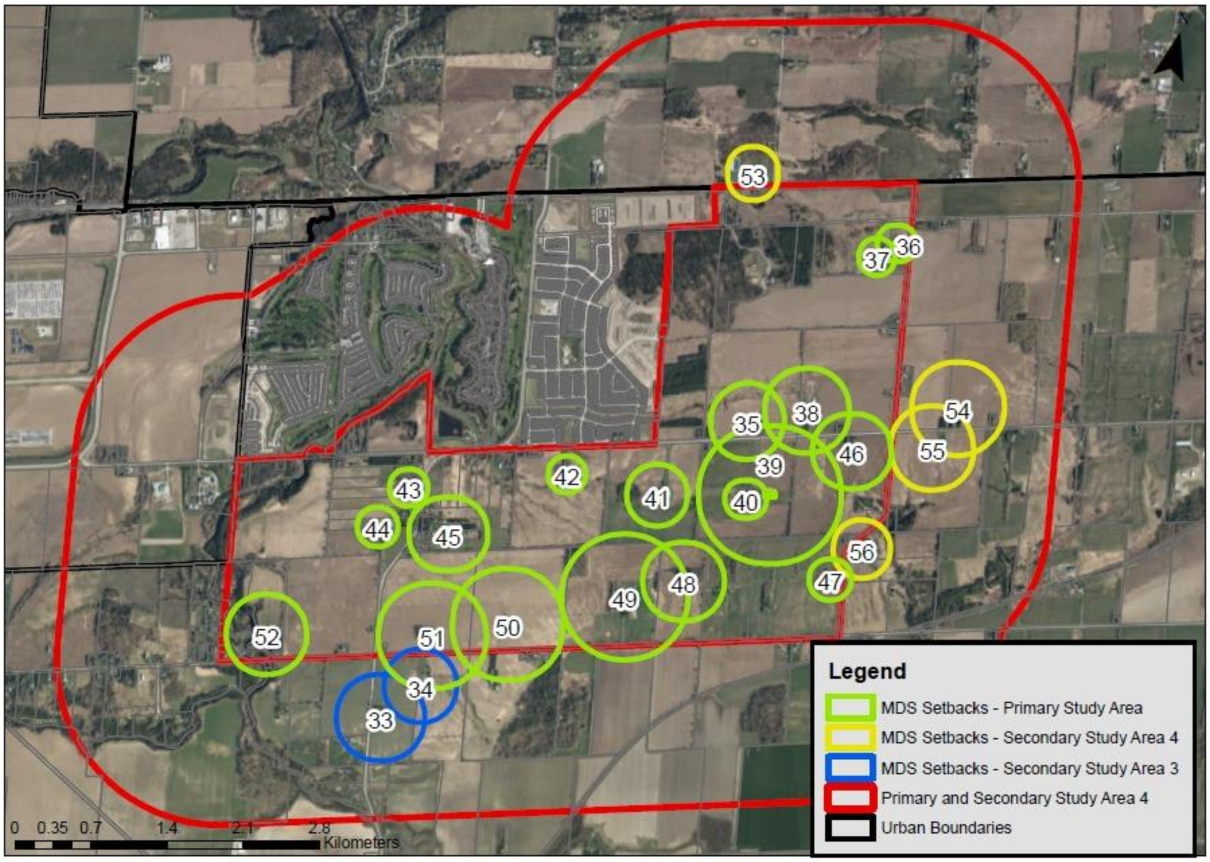


Figure 18: MDS setbacks for Primary Study Area 5 and Secondary Study Area 5

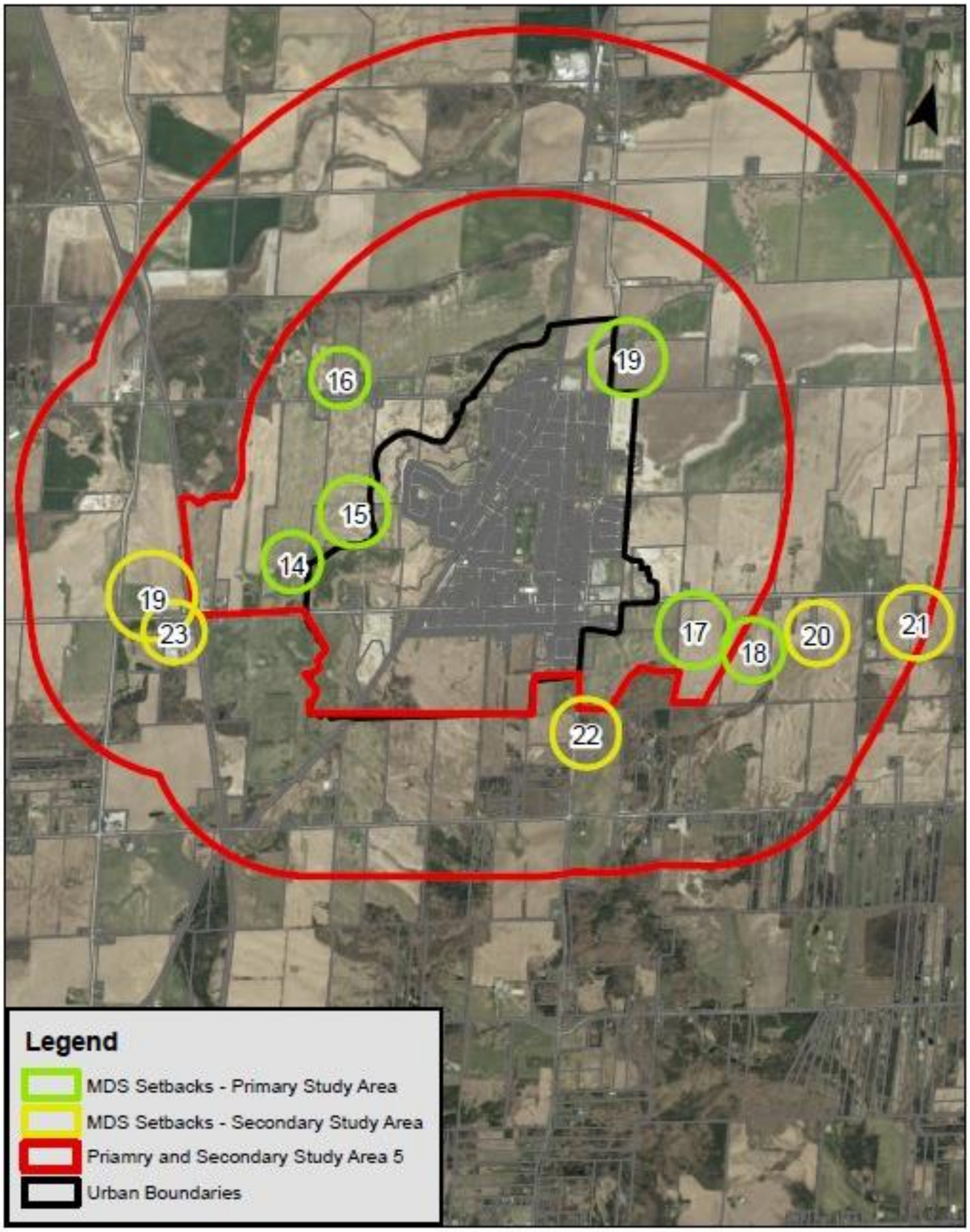
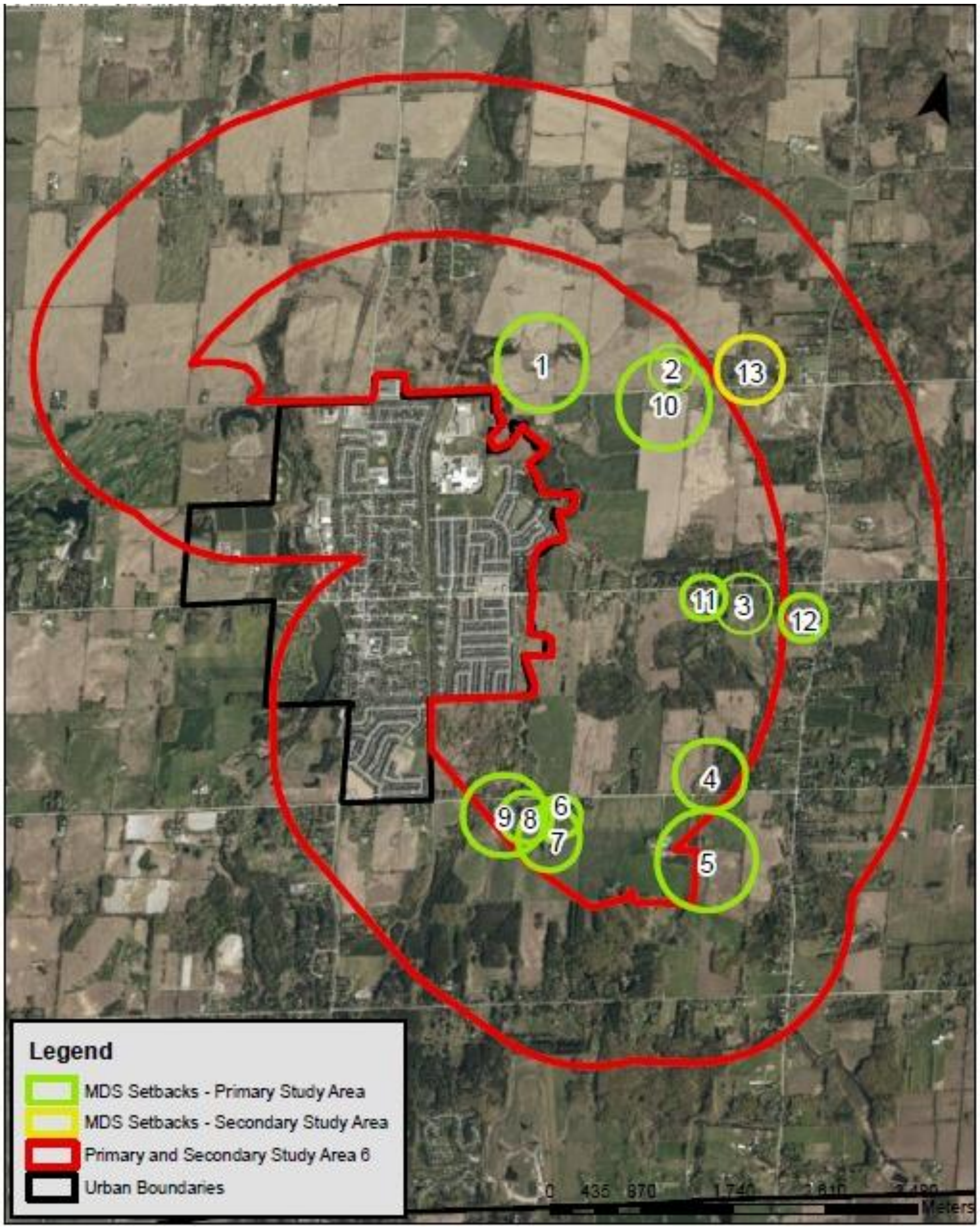


Figure 19: MDS setbacks for Primary Study Area 6 and Secondary Study Area 6



6.6.2 MDS Setback Calculations

The following tables show MDS I setbacks for each Primary and Secondary Study Area:

Primary Study Area 1

Table 7: MDS I setbacks for Primary Study Area 1

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Map number
5289 Boyne Street	TYPE II BARN	Horses	6.8	126	No storage required (manure is stored for less than 14 days)	162	No permanent manure storage	24
5244 Sir Frederick Banting Road	TYPE I BARN TYPE II BARN TYPE IV INSULATED BARN MILKING CENTRES	Unoccupied livestock barn	0.8	900	No storage required (manure is stored for less than 14 days)	386	No existing manure storage	25

Table 8: MDS I setbacks not required for Primary Study Area 1

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Justification for MDS setback not being required
144 King St N	TYPE III UNINSULATED BARN TYPE I BARN TYPE II BARN SILO	Barn only	58.8	Barn used for machine shed; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
5116 Sir Frederick Banting Road	TYPE III UNINSULATED BARN x 3 TYPE I BARN	Barn only	43.4	Barn part of historical Banting Homestead site; not used for livestock; MDS setback not required

Primary Study Area 2

Table 9: MDS I setbacks for Primary Study Area 2

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Map number
4387 Adjala-Tecumseth Townline	TYPE III UNINSULATED BARN x 2	Beef	26.9	390	No storage required (manure is stored for less than 14 days)	325	No permanent manure storage	26

Primary Study Area 3

Table 10: MDS I setbacks for Primary Study Area 3

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Map number
6566 13th Line	TYPE III UNINSULATED BARN	Unoccupied livestock barn	38.9	362	No storage required (manure is stored for less than 14 days)	299	No existing manure storage	28
6440 13th Line	TYPE I BARN TYPE III UNINSULATED BARN TYPE III UNINSULATED BARN	Unoccupied livestock barn	37.91	351	No storage required (manure is stored for less than 14 days)	296	No existing manure storage	29
4410 Train Street	TYPE III UNINSULATED BARN	Horses	5.52	151	No storage required (manure is	169	No permanent manure storage	30

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Map number
	TYPE IV INSULATED BARN				stored for less than 14 days)			
4372 Train Street	Barn identified on aerial however no MPAC data	Horses	1.74	133	No storage required (manure is stored for less than 14 days)	166	No permanent manure storage	31
6419 13th Line	TYPE I BARN TYPE III UNINSULATED BARN	Unoccupied livestock barn	12.6	330	No storage required (manure is stored for less than 14 days)	291	No permanent manure storage	32

Table 11: MDS I setbacks not required for Primary Study Area 3

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Justification for MDS setback not being required
4299 Tottenham Road	TYPE III UNINSULATED BARN STANDARD KILN FRUIT AND VEGETABLE - PALLET TYPE FRUIT AND VEGETABLE - BULK TYPE	Barn only	37.1	Barn used for machine shed and storage; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
6527 13th Line	No MPAC data available for property	Unoccupied livestock barn (46m2)	5.5	An MDS I setback is not required for unoccupied livestock barns less than 100 m^2 (1077 ft^2) as per Implementation Guideline #20.

Primary Study Area 4

Table 12: MDS I setbacks for Primary Study Area 4

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Map number
5600 14th Line	SILO STEEL GRAIN BIN x 2 TYPE III UNINSULATED BARN x 2	Unoccupied livestock barn	42.4	451	No storage required (manure is stored for less than 14 days)	316	No existing manure storage	35
4920 Sideroad 15	TYPE III UNINSULATED BARN	Horses	1.9	93	No storage required (manure is stored for less than 14 days)	162	No permanent manure storage	36
4886 Sideroad 15	TYPE II BARN	Horses	16.5	90	No storage required (manure is stored for less than 14 days)	162	No permanent manure storage	37
5514 14th Line	STEEL GRAIN BIN x 6 TYPE III UNINSULATED BARN x 4	Beef	41.69	955	V.2 Solid, outside, covered	366	366	38
432404000517530	TYPE III UNINSULATED BARN TYPE IV UNINSULATED BARN	Horses	37.2	1510	V3. Solid, outside, no cover, >= 30% DM	307	307	39

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Map number
5611 14th Line	TYPE III UNINSULATED BARN	Horses	2.74	93	No storage required (manure is stored for less than 14 days)	162	No permanent manure storage	40
5741 14th Line	TYPE I BARN TYPE III UNINSULATED BARN	Unoccupied Livestock Barn	39.62	242	No storage required (manure is stored for less than 14 days)	268	No existing manure storage	41
5809 14th Line	TYPE III UNINSULATED BARN	Horses	1.2	46	No storage required (manure is stored for less than 14 days)	162	No permanent manure storage	42
4574 Sideroad 10	TYPE III UNINSULATED BARN	Horses	13.06	163	No storage required (manure is stored for less than 14 days)	163	No permanent manure storage	43
4536 Sideroad 10	No MPAC date for livestock barn	Horses	4.03	180	No storage required (manure is stored for less than 14 days)	173	No permanent manure storage	44

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Map number
4521 Sideroad 10	TYPE III UNINSULATED BARN	Horses	4	1742	No storage required (manure is stored for less than 14 days)	317	No permanent manure storage	45
5477 14th Line	TYPE III UNINSULATED BARN TYPE I BARN TYPE IV INSULATED BARN STEEL GRAIN BIN CIRCULAR BULK FEED TANK x 2	Unoccupied livestock barn	38.3	556	V3. Solid, outside, no cover, >= 30% DM	333	333	46
4432 Sideroad 15	TYPE I BARN	Horses	1.1	232	No storage required (manure is stored for less than 14 days)	180	No permanent manure storage	47
5720 13th Line	TYPE I BARN TYPE III UNINSULATED BARN	Unoccupied livestock barn	20	650	No storage required (manure is stored for less than 14 days)	347	No existing manure storage	48
5786 13th Line	TYPE III UNINSULATED BARN x 5 TYPE I BARN x 2 SILO x 2	Unoccupied livestock barn	39.7	3100	V3. Solid, outside, no cover, >= 30% DM	567	567	49

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Map number
	MILKING PARLOURS INBARN STEEL GRAIN BIN x 2 CIRCULAR BULK FEED TANK x 2							
5964 13th Line	TYPE III UNINSULATED BARN x 2 TYPE I BARN x 3 SILO x 2 STEEL GRAIN BIN CIRCULAR BULK FEED TANK x 2	Unoccupied livestock barn	39.7	1806	V3. Solid, outside, no cover, >= 30% DM	473	473	50
6054 13th Line	TYPE I BARN x 3	Unoccupied livestock barn	38.1	1670	V3. Solid, outside, no cover, >= 30% DM	464	464	51
6302 13th Line	STEEL GRAIN BIN	Swine	12.3	348	V2. Solid, outside, covered	357	357	52

Table 13: MDS I setbacks not required Primary Study Area 4

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Justification for MDS setback not being required
5608 13th Line	TYPE III UNINSULATED BARN x 2	Unoccupied livestock barn	37.9	Barn used for machine shed and storage; historical imagery shows no evidence of previous livestock; MDS setback is not

				required from machine shed as per MDS Guideline #3.
4683 SIDEROAD 10	No MPAC data available	Remnant barn	4	Remnant barn which as been unused for significant time period. Would require significant investment to be brought into use for livestock.

Primary Study Area 5

Table 14: MDS I setbacks for Primary Study Area 5

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Map number
6462 8th Line	TYPE III UNINSULATED BARN	Beef	41.1	270	V3. Solid, outside, no cover, >= 30% DM	253	253	14
6385 9th Line	TYPE III UNINSULATED BARN TYPE I BARN	Unoccupied livestock barn	37.4	360	V3. Solid, outside, no cover, >= 30% DM	298	298	15
6416 9TH LINE	TYPE III UNINSULATED BARN	Unoccupied livestock barn	9.8	188	No storage required (manure is stored for less than 14 days)	254	No existing manure storage	16
5899 8TH LINE	TYPE I BARN TYPE III UNINSULATED BARN STEEL GRAIN BIN	Unoccupied livestock barn	20.9	440	V3. Solid, outside, no cover, >= 30% DM	315	315	17

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Map number
5839 8TH LINE	TYPE I BARN TYPE III UNINSULATED BARN STEEL GRAIN BIN CIRCULAR BULK FEED TANK	Unoccupied livestock barn	21.1	244	No storage required (manure is stored for less than 14 days)	268	No existing manure storage	18
3261 Sideroad 10	TYPE III UNINSULATED BARN TYPE II BARN TYPE I BARN STEEL GRAIN BIN CIRCULAR BULK FEED TANK	Sheep	Sheep	30.7	V3. Solid, outside, no cover, >= 30% DM	322	322	19

Table 15: MDS I setbacks not required Primary Study Area 5

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Justification for MDS setback not being required
6320 9th Line	TYPE III UNINSULATED BARN WORKSHOP (TYPES 1 - 5) TYPE IV INSULATED BARN	Barn with potential for livestock	10.8	Barn used for machine shed and workshop; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
5842 8th Line	TYPE III UNINSULATED BARN TYPE I BARN	Unoccupied livestock barn	41.6	Barn unused for agriculture for significant time period; may have once housed livestock; would take

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Justification for MDS setback not being required
	TYPE II BARN TYPE III UNINSULATED BARN			significant investment to bring back into agricultural use
5788 8th Line	TYPE I BARN TYPE II BARN TYPE III UNINSULATED BARN STEEL GRAIN BIN	Unoccupied livestock barn	41.2	Barn unused for agriculture for significant time period; may have once housed livestock; would take significant investment to bring back into agricultural use
5892 9TH LINE	STEEL GRAIN BIN TYPE I BARN SILO (TYPE 1 - WOOD) (TYPE 2 - MARTIN) (TYPE 3 - CONCRETE STAVE) (TYPE 4 - CONCRETE BLOCK) (TYPE 5 - POURED CONCRETE) TYPE III UNINSULATED BARN TYPE IV INSULATED BARN	Machine shed and processing facility	10.8	Barn used for machine shed, processing and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3

Primary Study Area 6

Table 16: MDS I setbacks for Primary Study Area 6

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Map number
6474 5th Line	TYPE I BARN TYPE III INSULATED BARN x2	Unoccupied livestock barn	39.2	1057	V3. Solid, outside, no cover, >= 30% DM	410	410	1
6296 5th Line	TYPE IV INSULATED BARN TYPE III INSULATED BARN	Horses	1.1	327	No storage required (manure is stored for less than 14 days)	201	No permanent manure storage	2

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Map number
6163 4th Line	TYPE I BARN STEEL GRAIN BIN TYPE IV INSULATED BARN TYPE III INSULATED BARN	Horses	20.4	790	V3. Solid, outside, no cover, >= 30% DM	253	253	3
6178 3rd Line	TYPE I BARN TYPE III UNINSULATED BARN x 4	Unoccupied Livestock Barn	42.3	450	No storage required (manure is stored for less than 14 days)	316	No permanent manure storage	4
6183 3rd Line	TYPE I BARN x 2 TYPE II BARN TYPE III UNINSULATED BARN x 3 STEEL GRAIN BIN	Unoccupied Livestock Barn	42.2	1551	V3. Solid, outside, no cover, >= 30% DM	456	456	5
6379 3rd Line	TYPE III UNINSULATED BARN x 2	Horses	4.1	213	No storage required (manure is stored for less than 14 days)	180	No permanent manure storage	6
6389 3rd Line	TYPE III UNINSULATED BARN x 2	Unoccupied Livestock Barn	7.4	300	V3. Solid, outside, no cover, >= 30% DM	283	283	7

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Map number
6429 3rd Line	TYPE IV INSULATED BARN	Sheep	4	276	No storage required (manure is stored for less than 14 days)	226	No permanent manure storage	8
6467 3rd Line	TYPE III UNINSULATED BARN x 4 TYPE II BARN	Beef	38.2	948	V3. Solid, outside, no cover, >= 30% DM	366	366	9
6303 5th Line	TYPE I BARN TYPE III UNINSULATED BARN x 4	Unoccupied Livestock Barn	38.3	1135	V3. Solid, outside, no cover, >= 30% DM	422	422	10
6249 4th Line	TYPE I BARN	Horses	4.3	283	No storage required (manure is stored for less than 14 days)	190	No permanent manure storage	11
1784 Sideroad 10	TYPE I BARN TYPE II BARN TYPE III UNINSULATED BARN x 2	Horses	12.6	332	No storage required (manure is stored for less than 14 days)	201	No permanent manure storage	12

Table 17: MDS I setbacks not required for Primary Study Area 6

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Justification for MDS setback not being required
6770 5th Line	TYPE III INSULATED BARN; STEEL GRAIN BIN x 3	Barn with potential for livestock	70	Historic aerial imagery shows previous livestock however livestock barns have been demolished; remaining barn used for machine shed

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Justification for MDS setback not being required
				and storage; MDS setback is not required from machine shed as per MDS Guideline #3
6392 5th Line	TYPE III INSULATED BARN X 2	Barn with potential for livestock	36.8	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
1914 Sideroad 10	TYPE III INSULATED BARN	Barn with potential for livestock	29.2	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
6195 3rd Line	TYPE I BARN TYPE II BARN TYPE III UNINSULATED BARN x 4	Barn with potential for livestock	75.4	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
6381 5th Line	TYPE I BARN x 2 TYPE III UNINSULATED BARN x 7 SILO x 2	Unoccupied Livestock Barn	39.4	Historic aerial imagery shows barns not used for livestock since 1990's; would take significant investment to bring into agricultural use
6370 4th Line	TYPE III UNINSULATED BARN x 2 SILO	Remnant structures	38.4	Most farm buildings cleared. Some remnant structures exist which cannot accommodate livestock; would take significant investment to bring into agricultural use
6284 3rd Line	TYPE III UNINSULATED BARN	Barn with potential for livestock	20.7	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3

Secondary Study Area 1

Table 18: MDS I setbacks for Secondary Study Area 1

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Impacts PSA?
230 Young Street, Adjala-Tosorontio	No MPAC data for Township of Adjala-Tosorontio	Beef	29.5	958	V3. Solid, outside, no cover, >= 30% DM	367	367	No
5277 Concession Road 7, Adjala-Tosorontio	No MPAC data for Township of Adjala-Tosorontio	Unoccupied livestock barn	31.1	290	V3. Solid, outside, no cover, >= 30% DM	280	280	No
7514 5 Sideroad Tosorontio, Adjala-Tosorontio	No MPAC data for Township of Adjala-Tosorontio	Unoccupied livestock barn	38.9	1116	V3. Solid, outside, no cover, >= 30% DM	419	419	No
7235 5th Sideroad, Essa	No MPAC data for Township of Essa	Beef	69.7	800	V3. Solid, outside, no cover, >= 30% DM	352	352	No
7224 5th Sideroad, Essa	No MPAC data for Township of Essa	Unoccupied livestock barn	40.2	858	V3. Solid, outside, no cover, >= 30% DM	379	379	No
5572 County Rd 10, Essa	No MPAC data for Township of Essa	Beef	35.4	2631	M1. Liquid, outside, no cover, straight-walled storage	584	626	No
7088 5th Sideroad, Essa	No MPAC data for Township of Essa	Chickens – Broiler	32.2	700	V1. Solid, inside, bedded pack	234	234	No
6792 5th Sideroad, Essa	No MPAC data for Township of Essa	Beef	42.9	7735	H1. Liquid, outside, no cover, sloped-sided storage	852	882	No
5523 3rd Line, Essa	No MPAC data for Township of Essa	Unoccupied livestock barn	32.5	325	V3. Solid, outside, no cover, >= 30% DM	289	289	No

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Impacts PSA?
5431 3rd Line, Essa	No MPAC data for Township of Essa	Unoccupied livestock barn	13.2	504	V3. Solid, outside, no cover, >= 30% DM	325	325	No
6722 5th Sideroad, Essa	No MPAC data for Township of Essa	Beef	36.3	319	V3. Solid, outside, no cover, >= 30% DM	263	263	No
5081 County Road 10, Essa	No MPAC data for Township of Essa	Horses	41.2	602	V3. Solid, outside, no cover, >= 30% DM	235	235	No
6536 5th Sideroad, Essa	No MPAC data for Township of Essa	Unoccupied livestock barn	2	280	V3. Solid, outside, no cover, >= 30% DM	278	278	No
6324 Highway 89, Essa	No MPAC data for Township of Essa	Beef	29.4	510	V3. Solid, outside, no cover, >= 30% DM	301	301	No

Table 19: MDS I setbacks not required for Secondary Study Area 1

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Justification for MDS setback not being required
5376 County Rd 15, Adjala- Tosorontio	No MPAC data for Township of Adjala-Tosorontio	Unoccupied livestock barn (70m2)	21.3	An MDS I setback is not required for unoccupied livestock barns less than 100 m^2 (1077 ft^2) as per Implementation Guideline #20.
5514 Concession Road 7, Adjala-Tosorontio	No MPAC data for Township of Adjala-Tosorontio	Machine shed	5.2	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
5518 Scotch Line, Essa	No MPAC data for Township of Essa	Machine sheds	6.1	Barns used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Justification for MDS setback not being required
5426 3rd Line, Essa	No MPAC data for Township of Essa	Unoccupied livestock barn	38.9	Barn unused for livestock for significant time period according to historical imagery; would require significant investment to bring barns back into livestock use
5384 County Road 10, Essa	No MPAC data for Township of Essa	Airfield hangar and machine sheds	36.1	Barns used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
5312 County Road 10, Essa	No MPAC data for Township of Essa	Machine sheds	36.3	Barns used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
5141 County Road 10, Essa	No MPAC data for Township of Essa	Machine shed / distribution area	38.8	Barns used for machine shed, storage and distribution only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
6614 5th Sideroad, Essa	No MPAC data for Township of Essa	Machine shed / distribution area	9.3	Barns used for machine shed, storage and distribution only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3

Secondary Study Area 2

Table 20: MDS I setbacks for Secondary Study Area 2 with impacts on Primary Study Areas

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Impacts PSA?	Map number
4304 Adjala-Tecumseth Townline, Adjala-Tosorontio	No MPAC data for Township of Adjala-Tosorontio	Beef	34.7	336	V3. Solid, outside, no cover, >= 30% DM	267	267	PSA 2	27

Table 21: MDS I setbacks for Secondary Study Area 2 without impacts on Primary Study Areas

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Impacts PSA?
4391 Concession Road 7, Adjala-Tosorontio	No MPAC data for Township of Adjala-Tosorontio	Beef	40.1	1151	V3. Solid, outside, no cover, >= 30% DM	385	385	No
4513 Concession Road 7, Adjala-Tosorontio	No MPAC data for Township of Adjala-Tosorontio	Unoccupied livestock barn	41	1314	V3. Solid, outside, no cover, >= 30% DM	440	440	No
7467 25 Sideroad Adjala, Adjala-Tosorontio	No MPAC data for Township of Adjala-Tosorontio	Unoccupied livestock barn	2.4	925	V3. Solid, outside, no cover, >= 30% DM	389	389	No
3877 Concession Road 7, Adjala-Tosorontio	No MPAC data for Township of Adjala-Tosorontio	Beef	63.4	1255	V3. Solid, outside, no cover, >= 30% DM	395	395	No
7311 12th Line	TYPE III UNINSULATED BARN x 4 TYPE I BARN FRUIT AND VEGETABLE - PALLET TYPE	Unoccupied livestock barn	28.9	240	V3. Solid, outside, no cover, >= 30% DM	267	267	No
7181 12th Line	TYPE III UNINSULATED BARN x 4 TYPE I BARN x 2	Unoccupied livestock barn	77.6	532	V3. Solid, outside, no cover, >= 30% DM	329	329	No

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Impacts PSA?
432404000507004	TYPE I BARN	Unoccupied livestock barn	0.4	200	V3. Solid, outside, no cover, >= 30% DM	257	257	No
7243 11th Line	TYPE IV INSULATED BARN x 2 TYPE III UNINSULATED BARN x 3	Horses	10.4	1469	V3. Solid, outside, no cover, >= 30% DM	312	312	No
7107 11th Line	TYPE III UNINSULATED BARN x 4 TYPE IV INSULATED BARN x 2	Horses	36.9	1630	V3. Solid, outside, no cover, >= 30% DM	319	319	No
7072 11th Line	CIRCULAR BULK FEED TANK x 5 1, 2 AND 3 STOREY BROILER BARN x 3 TYPE IV INSULATED BARN x 2	Chickens – broiler	34.1	6255	V3. Solid, outside, no cover, >= 30% DM	376	376	No

Table 22: MDS I setbacks not required for Secondary Study Area 2

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Justification for MDS setback not being required
4492 Adjala-Tecumseth Townline, Adjala-Tosorontio	No MPAC data for Township of Adjala-Tosorontio	Machine sheds	30.8	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
4473 Concession Road 7, Adjala- Tosorontio	No MPAC data for Township of Adjala-Tosorontio	Machine shed	40.4	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
3796 Adjala-Tecumseth Townline, Adjala-Tosorontio	No MPAC data for Township of Adjala-Tosorontio	Machine shed	18	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
7077 12th Line	SILO x 3 STEEL GRAIN BIN x 4 TYPE III UNINSULATED BARN x 4 TYPE I BARN	Horses	38	Field shelters only present on property; MDS setback is not required from field shelters as per MDS Guideline #3
7240 11th Line		Machine shed	34.6	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
7229 11th Line	No MPAC for ancillary structures	Field shelter	4.1	An MDS I setback is not required for field shelters under MDS Guidelines #3.
4096 Tottenham Road	TYPE IV INSULATED BARN x 2 TYPE III UNINSULATED BARN x 2	Machine sheds	41.6	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3

Secondary Study Area 3

Table 23: MDS I setbacks for Secondary Study Area 3

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Impacts PSA?	Map number
6578 12th Line	TYPE III UNINSULATED BARN x 2 TYPE I BARN	Unoccupied livestock barn	47.1	1075	V3. Solid, outside, no cover, >= 30% DM	412	412	No	N/A
4265 Sideroad 10	MILKING CENTRES SILO TYPE III UNINSULATED BARN x 3 TYPE I BARN x 2	Unoccupied livestock barn	36.7	905	V3. Solid, outside, no cover, >= 30% DM	386	386	Minor impact on PSA 4	33
6049 13th Line	TYPE I BARN TYPE III UNINSULATED BARN	Beef	42.1	422	V3. Solid, outside, no cover, >= 30% DM	284	284	PSA 4	34

Table 24: MDS I setbacks not required for Secondary Study Area 3

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Justification for MDS setback not being required
4040 Tottenham Road	FRUIT AND VEGETABLE - PALLET TYPE x 3 TYPE III UNINSULATED BARN x 3	No livestock – distribution and storage only	1.9	Distribution / storage facility only; does not require MDS as no livestock
4107 Tottenham Road	TYPE III UNINSULATED BARN x 2 TYPE I BARN	No livestock – distribution and storage only	57	Distribution facility only; does not require MDS as no livestock

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Justification for MDS setback not being required
3978 Tottenham Road	FRUIT AND VEGETABLE - BULK TYPE x 3 TYPE III UNINSULATED BARN x 3	No livestock – distribution and storage only	3.6	Distribution / storage facility only; does not require MDS as no livestock
6559 12th Line	TYPE III UNINSULATED BARN FRUIT AND VEGETABLE - BULK TYPE	Machine shed	302.8	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
6454 12th Line	TYPE I BARN FRUIT AND VEGETABLE - BULK TYPE x 3 TYPE IV INSULATED BARN TYPE III UNINSULATED BARN	No livestock – distribution and storage only	11.1	Distribution facility only; does not require MDS as no livestock
6282 12th Line	TYPE IV INSULATED BARN TYPE III UNINSULATED BARN x 4 TYPE I BARN FRUIT AND VEGETABLE - PALLET TYPE STEEL GRAIN BIN x 5 FRUIT AND VEGETABLE - PALLET TYPE x 2	Machine shed / storage / grain processing facility	40.3	Barn used for machine shed, processing and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
6311 12th Line	No agricultural structures on MPAC	Field shelter	1.9	An MDS I setback is not required for field shelters under MDS Guidelines #3.
6285 12th Line	FRUIT AND VEGETABLE - BULK TYPE TYPE III UNINSULATED BARN	Machine shed / packing facility	14.7	Barn used for machine shed, processing and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3

Secondary Study Area 4

Table 25: MDS I setbacks for Secondary Study Area 4 with impacts on Primary Study Areas

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Impacts PSA?	Map number
5638 Highway 89, Essa	No MPAC data for Township of Essa	Horses	4	395	V3. Solid, outside, no cover, >= 30% DM	211	211	PSA 4	53
5334 14th Line	TYPE III UNINSULATED BARN x 2 TYPE I BARN STEEL GRAIN BIN SILO x 2	Unoccupied Livestock Barn	28.7	1023	V3. Solid, outside, no cover, >= 30% DM	404	404	PSA 4	54
5351 14th Line	TYPE III UNINSULATED BARN x 3 SILO STEEL GRAIN BIN x 3	Unoccupied Livestock Barn	39.1	700	V3. Solid, outside, no cover, >= 30% DM	355	355	PSA 4	55

Table 26: MDS I setbacks for Secondary Study Area 4 without impacts on Primary Study Areas

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Impacts PSA?
5856 Highway 89, Essa	No MPAC data for Township of Essa	Unoccupied livestock barn	44.1	1278	V3. Solid, outside, no cover, >= 30% DM	437	437	No
5060 8th Line, Essa	No MPAC data for Township of Essa	Unoccupied livestock barn	34.1	575	V3. Solid, outside, no	335	335	No

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Impacts PSA?
					cover, >= 30% DM			
5290 Highway 89, Essa	No MPAC data for Township of Essa	Unoccupied livestock barn	36.8	797	V3. Solid, outside, no cover, >= 30% DM	370	370	No
5172 Highway 89, Essa	No MPAC data for Township of Essa	Unoccupied livestock barn	18.8	528	V3. Solid, outside, no cover, >= 30% DM	328	328	No
5132 8th Line, Essa	No MPAC data for Township of Essa	Beef	37.9	829	V3. Solid, outside, no cover, >= 30% DM	355	355	No
5229 County Road 56, Essa	No MPAC data for Township of Essa	Unoccupied livestock barn	36.9	694	V3. Solid, outside, no cover, >= 30% DM	354	354	No
5268 County Road 56, Essa	No MPAC data for Township of Essa	Horses	18.6	147	V3. Solid, outside, no cover, >= 30% DM	175	175	No
5253 6th Line, Essa	No MPAC data for Township of Essa	Horses	4	170	V3. Solid, outside, no cover, >= 30% DM	175	175	No
5160 15th Line	TYPE III UNINSULATED BARN	Beef	3.5	221	V3. Solid, outside, no cover, >= 30% DM	241	241	No
5171 15th Line	TYPE III UNINSULATED BARN	Horses	16.3	240	V3. Solid, outside, no	185	No permeant storage	No

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Impacts PSA?
	TYPE IV INSULATED BARN				cover, >= 30% DM			
5239 15th Line	TYPE III UNINSULATED BARN x 3	Unoccupied Livestock Barn	24.3	804	V3. Solid, outside, no cover, >= 30% DM	371	371	No
4499 Sideroad 15	TYPE I BARN	Beef	10.2	270	V3. Solid, outside, no cover, >= 30% DM	253	253	PSA 4
5176 13th Line	TYPE IV INSULATED BARN TYPE III UNINSULATED BARN x 2 CROPHANDLER TYPE I BARN	Beef	15.3	434	V3. Solid, outside, no cover, >= 30% DM	274	274	No
5450 13th Line		Unoccupied Livestock Barn	9.7	170	V3. Solid, outside, no cover, >= 30% DM	249	249	No
5303 13th Line	TYPE II BARN	Horses	2	275	V3. Solid, outside, no cover, >= 30% DM	190	190	No

Table 27: MDS I setbacks not required for Secondary Study Area 4

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Justification for MDS setback not being required

5253 14th Line	TYPE I BARN TYPE II BARN TYPE III UNINSULATED BARN x 2	Machine shed	17.9	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
5862 12th Line	TYPE I BARN TYPE III UNINSULATED BARN	Machine shed	54.6	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3

Secondary Study Area 5

Table 28: MDS I setbacks for Secondary Study Area 5 with impacts on Primary Study Area

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Impacts PSA?	Map number
6628 8th Line	TYPE III UNINSULATED BARN TYPE I BARN SILO TYPE IV INSULATED BARN CIRCULAR BULK FEED TANK	Beef	41.6	1123	V3. Solid, outside, no cover, >= 30% DM	382	382	PSA 5	19
5755 8TH LINE	TYPE III UNINSULATED BARN	Unoccupied Livestock Barn	1.8	248	V3. Solid, outside, no cover, >= 30% DM	269	269	PSA 5	20
5637 8TH LINE	TYPE I BARN TYPE III UNINSULATED BARN SILO	Unoccupied Livestock Barn	1.1	429	V3. Solid, outside, no cover, >= 30% DM	313	313	PSA 5	21

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Impacts PSA?	Map number
2793 SIDEROAD 10	TYPE I BARN	Unoccupied Livestock Barn	20.8	351	V3. Solid, outside, no cover, >= 30% DM	296	296	PSA 5	22
6603 8TH LINE	GREENHOUSE TYPE II BARN	Beef	13.3	203	V3. Solid, outside, no cover, >= 30% DM	235	235	PSA 5	23

Table 29: MDS I setbacks for Secondary Study Area 5 without impacts on Primary Study Area

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Impacts PSA?
6770 8th Line	TYPE IV INSULATED BARN TYPE III UNINSULATED BARN	Unoccupied livestock barn	41.6	1334	V3. Solid, outside, no cover, >= 30% DM	441	441	No
432404000313101	TYPE II BARN TYPE I BARN	Unoccupied livestock barn	1.4	558	V3. Solid, outside, no cover, >= 30% DM	333	333	No
6847 9th Line	TYPE I BARN TYPE IV INSULATED BARN TYPE III UNINSULATED BARN	Horses	17.6	2479	V3. Solid, outside, no cover, >= 30% DM	360	360	No
6887 9th Line	TYPE IV INSULATED BARN	Horses	10.8	400	V3. Solid, outside, no	211	211	No

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Impacts PSA?
					cover, >= 30% DM			
6824 10th Line	TYPE I BARN	Beef	12.1	325	V3. Solid, outside, no cover, >= 30% DM	264	264	No
3637 Tottenham Road	STEEL GRAIN BIN TYPE I BARN TYPE III UNINSULATED BARN SILO	Unoccupied livestock barn	41.9	541	V3. Solid, outside, no cover, >= 30% DM	330	330	No
3671 Sideroad 10	TYPE I BARN TYPE III UNINSULATED BARN STEEL GRAIN BIN	Unoccupied livestock barn	40	1370	V3. Solid, outside, no cover, >= 30% DM	443	443	No
5497 9th Line	TYPE II BARN	Horses	11.1	391	V3. Solid, outside, no cover, >= 30% DM	211	211	No
3140 Sideroad 15	TYPE I BARN TYPE III UNINSULATED BARN TYPE IV INSULATED BARN	Unoccupied Livestock Barn	24.6	215	V3. Solid, outside, no cover, >= 30% DM	261	261	No
5472 8th Line	STEEL GRAIN BIN TYPE I BARN TYPE III UNINSULATED BARN	Unoccupied Livestock Barn	45.7	668	V3. Solid, outside, no cover, >= 30% DM	350	350	No

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Impacts PSA?
5461 8th Line	TYPE I BARN TYPE III UNINSULATED BARN SILO STEEL GRAIN BIN	Beef	39.9	1691	V3. Solid, outside, no cover, >= 30% DM	438	438	No
5653 7th Line	TYPE II BARN	Horses	4.1	328	V3. Solid, outside, no cover, >= 30% DM	185	185	No
5667 7th Line	TYPE III UNINSULATED BARN	Unoccupied Livestock Barn	4.15	328	V3. Solid, outside, no cover, >= 30% DM	290	290	No
5745 7th Line	TYPE III UNINSULATED BARN TYPE I BARN	Unoccupied Livestock Barn	6.9	371	V3. Solid, outside, no cover, >= 30% DM	301	301	No
5789 7th Line	TYPE III UNINSULATED BARN	Unoccupied Livestock Barn	4	243	V3. Solid, outside, no cover, >= 30% DM	268	268	No
5951 7th Line	TYPE II BARN	Horses	1.5	121	V3. Solid, outside, no cover, >= 30% DM	165	165	No
6037 7th Line	TYPE III UNINSULATED BARN	Unoccupied Livestock Barn	10.6	511	V3. Solid, outside, no cover, >= 30% DM	326	326	No
6266 7th Line	TYPE I BARN	Unoccupied Livestock Barn	20.5	431	V3. Solid, outside, no	313	313	No

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Impacts PSA?
					cover, >= 30% DM			
6400 7th Line	TYPE III UNINSULATED BARN	Horses	14.2	211	V3. Solid, outside, no cover, >= 30% DM	180	180	No
6526 7th Line	TYPE III UNINSULATED BARN	Horses	3.4	121	V3. Solid, outside, no cover, >= 30% DM	413	413	No
6606 7th Line	TYPE II BARN TYPE I BARN TYPE III UNINSULATED BARN	Unoccupied Livestock Barn	41.2	470	V3. Solid, outside, no cover, >= 30% DM	319	319	No
6761 8th Line	TYPE I BARN TYPE III UNINSULATED BARN	Beef	41.9	946	V3. Solid, outside, no cover, >= 30% DM	418	418	No

Table 30: MDS I setbacks not required for Secondary Study Area 5

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Justification for MDS setback not being required
6534 8th Line	TYPE IV INSULATED BARN	Machine shed	2	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Justification for MDS setback not being required
6779 9th Line	TYPE III UNINSULATED BARN	Machine shed	37.4	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
6610 9th Line	TYPE III UNINSULATED BARN TYPE I BARN	Machine shed	36.8	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
3262 Tottenham Road	STEEL GRAIN BIN CIRCULAR BULK FEED TANK TYPE III UNINSULATED BARN INTERIOR STRIPPER ROOM	Machine shed / processing / distribution facility	37.4	Barn used for machine shed, processing, distribution and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
3644 Sideroad 10	FRUIT AND VEGETABLE - BULK TYPE TYPE III UNINSULATED BARN	Machine shed / processing / distribution facility	33.3	Barn used for machine shed, processing, distribution and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
432404000320750		Machine shed / processing / distribution facility	6.4	Barn used for machine shed, processing, distribution and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
3630 Sideroad 10		Machine shed / processing / distribution facility	1.5	Barn used for machine shed, processing, distribution and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
6204 10th Line	FRUIT AND VEGETABLE - BULK TYPE	Machine shed / processing / distribution facility	4.4	Barn used for machine shed, processing, distribution and storage only; historical imagery shows no evidence of

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Justification for MDS setback not being required
				previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
3569 Sideroad 10	FRUIT AND VEGETABLE - BULK TYPE TYPE III UNINSULATED BARN TYPE IV INSULATED BARN	Machine shed / processing / distribution facility	81.3	Barn used for machine shed, processing, distribution and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
5907 11th Line	TYPE I BARN	Machine shed	41.6	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
5813 11th Line	TYPE I BARN TYPE III UNINSULATED BARN	Machine shed	42	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
5931 10th Line	TYPE I BARN	Machine shed	39.8	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
5490 9th Line	TYPE III UNINSULATED BARN TYPE IV INSULATED BARN TYPE I BARN	Sod farm / processing / distribution	41.5	Barn used for machine shed, processing, distribution and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
5580 8th Line	TYPE III UNINSULATED BARN	Machine shed	36.7	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Justification for MDS setback not being required
5680 8th Line	TYPE III UNINSULATED BARN TYPE IV INSULATED BARN	Machine shed	0.5	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
5490 7th Line	TYPE III UNINSULATED BARN	Machine shed	21.7	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
5630 7th Line	TYPE III UNINSULATED BARN	Machine shed	1.4	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
5814 7th Line	TYPE II BARN TYPE I BARN TYPE III UNINSULATED BARN	Machine shed	31.9	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
6123 7th Line	TYPE I BARN TYPE II BARN STEEL GRAIN BIN	Machine shed	34.2	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
6510 7th Line	TYPE II BARN	Machine shed	10.5	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3

Secondary Study Area 6

Table 31: MDS I setbacks for Secondary Study Area 6 with impacts on Primary Study Area

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Impacts PSA?	Map number
6192 5th Line	TYPE IV INSULATED BARN TYPE III UNINSULATED BARN	Beef	1.9	491	V3. Solid, outside, no cover, >= 30% DM	297	297	PSA 6	13

Table 32: MDS I setbacks for Secondary Study Area 6 without impacts on Primary Study Area

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Impacts PSA?
2371 Adjala-Tecumseth Townline	TYPE I BARN TYPE III UNINSULATED BARN x 4	Unoccupied Livestock Barn	42.8	841	V3. Solid, outside, no cover, >= 30% DM	356	356	No
7141 6th Line	TYPE I BARN TYPE II BARN TYPE III UNINSULATED BARN x 2	Unoccupied Livestock Barn	42.3	633	V3. Solid, outside, no cover, >= 30% DM	344	344	No
7168 6th Line	TYPE I BARN TYPE III UNINSULATED BARN x 3 STEEL GRAIN BIN x 3	Unoccupied Livestock Barn	39.5	631	V3. Solid, outside, no cover, >= 30% DM	344	344	No

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Impacts PSA?
6909 7th Line	TYPE II BARN	Horses	3.9	109	V3. Solid, outside, no cover, >= 30% DM	165	165	No
6855 7th Line	TYPE I BARN TYPE III UNINSULATED BARN	Sheep	6	581	V3. Solid, outside, no cover, >= 30% DM	285	285	No
2442 Tottenham Road	TYPE II BARN TYPE III UNINSULATED BARN x 4 STEEL GRAIN BIN TYPE I BARN	Beef	38.8	1037	V3. Solid, outside, no cover, >= 30% DM	374	374	No
6960 7th Line	TYPE I BARN TYPE II BARN TYPE III UNINSULATED BARN x 2 MILKING CENTRES	Dairy	44	740	V5. Liquid, inside, underneath slatted floor	389	389	No
6872 7th Line	TYPE I BARN	Horses	5	519	V3. Solid, outside, no cover, >= 30% DM	225	225	No
6756 7th Line	TYPE III UNINSULATED BARN TYPE I BARN	Unoccupied Livestock Barn	4.6	398	V3. Solid, outside, no cover, >= 30% DM	308	308	No
432404000304804	TYPE I BARN TYPE III UNINSULATED BARN x 4	Beef	1.3	818	V3. Solid, outside, no cover, >= 30% DM	354	354	No

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Impacts PSA?
6600 6th Line	TYPE III UNINSULATED BARN x 4 STEEL GRAIN BIN	Beef	11.4	320	V3. Solid, outside, no cover, >= 30% DM	263	263	No
6170 6th Line	TYPE IV INSULATED BARN x 3 TYPE III UNINSULATED BARN x 5 HORIZONTAL SILO	Horses	33.8	1260	V3. Solid, outside, no cover, >= 30% DM	302	302	No
2277 Sideroad 10	TYPE I BARN x 2 TYPE III UNINSULATED BARN	Horses	6.4	174	V3. Solid, outside, no cover, >= 30% DM	175	175	No
2295 Sideroad 10	TYPE III UNINSULATED BARN TYPE II BARN	Horses	4	186	V3. Solid, outside, no cover, >= 30% DM	175	175	No
5774 5th Line	TYPE I BARN TYPE III UNINSULATED BARN x 2 SILO	Unoccupied Livestock Barn	42.1	544	V3. Solid, outside, no cover, >= 30% DM	331	331	No
1911 Sideroad 10	TYPE I BARN TYPE III UNINSULATED BARN x 2	Unoccupied Livestock Barn	38.6	309	V3. Solid, outside, no cover, >= 30% DM	285	285	No
5862 4th Line	TYPE II BARN	Horses	4.3	217	V3. Solid, outside, no cover, >= 30% DM	180	180	No

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Impacts PSA?
5818 4th Line	TYPE I BARN TYPE III UNINSULATED BARN	Unoccupied Livestock Barn	19.8	318	V3. Solid, outside, no cover, >= 30% DM	287	287	No
5830 3rd Line	TYPE III UNINSULATED BARN TYPE II BARN	Horses	10.1	1017	V3. Solid, outside, no cover, >= 30% DM	278	278	No
5834 3rd Line	TYPE I BARN	Unoccupied Livestock Barn	12.1	340	V3. Solid, outside, no cover, >= 30% DM	293	293	No
5886 3rd Line	TYPE III UNINSULATED BARN x 3 STEEL GRAIN BIN x 2	Unoccupied Livestock Barn	9.1	358	V3. Solid, outside, no cover, >= 30% DM	298	298	No
1459 Sideroad 10	TYPE III UNINSULATED BARN	Horses	2.3	136	V3. Solid, outside, no cover, >= 30% DM	170	170	No
5893 3rd Line	TYPE III UNINSULATED BARN x 4 STEEL GRAIN BIN x 3 CIRCULAR BULK FEED TANK TYPE IV INSULATED BARN	Beef	37.1	1011	V3. Solid, outside, no cover, >= 30% DM	371	371	No
6042 2nd Line	TYPE IV INSULATED BARN	Horses	8.8	593	V3. Solid, outside, no cover, >= 30% DM	235	235	No
5841 2nd Line	TYPE III UNINSULATED BARN x 2	Horses	19.7	960	V3. Solid, outside, no cover, >= 30% DM	272	272	No

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Impacts PSA?
5887 2nd Line	TYPE II BARN	Horses	8.4	575	V3. Solid, outside, no cover, >= 30% DM	231	231	No
5927 2nd Line	TYPE III UNINSULATED BARN TYPE II BARN	Beef	4.4	90	V3. Solid, outside, no cover, >= 30% DM	196	196	No
7722 Highway 9	TYPE I BARN TYPE III UNINSULATED BARN	Unoccupied Livestock Barn	18.2	325	V3. Solid, outside, no cover, >= 30% DM	289	289	No
7760 Highway 9	TYPE I BARN	Horses	6.0	375	V3. Solid, outside, no cover, >= 30% DM	206	206	No
1034 Sideroad 10	TYPE I BARN TYPE III UNINSULATED BARN	Horses	4.7	495	V3. Solid, outside, no cover, >= 30% DM	222	222	No
1068 Sideroad 10	TYPE II BARN TYPE III UNINSULATED BARN x 3	Horses	4.11	1152	V3. Solid, outside, no cover, >= 30% DM	290	290	No
1148 Sideroad 10	TYPE I BARN TYPE III UNINSULATED BARN x 2	Horses	15.9	2100	V3. Solid, outside, no cover, >= 30% DM	341	341	No
6121 2nd Line	TYPE IV INSULATED BARN	Horses	6.2	285	V3. Solid, outside, no cover, >= 30% DM	190	190	No
6173 2nd Line	TYPE III UNINSULATED BARN	Sheep	2	205	V3. Solid, outside, no cover, >= 30% DM	210	210	No

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Impacts PSA?
6249 2nd Line	TYPE II BARN TYPE III UNINSULATED BARN	Horses	4.3	268	V3. Solid, outside, no cover, >= 30% DM	190	190	No
6263 2nd Line	TYPE II BARN x 2	Horses	4.3	175	V3. Solid, outside, no cover, >= 30% DM	175	175	No
7924 Highway 9	TYPE III UNINSULATED BARN TYPE IV INSULATED BARN	Horses	4.1	891	V3. Solid, outside, no cover, >= 30% DM	265	265	No
7958 Highway 9	1,2 AND 3 STOREY BROILER BARN TYPE III UNINSULATED BARN CIRCULAR BULK FEED TANK x 2	Chickens	20.7	1034	V3. Solid, outside, no cover, >= 30% DM	263	263	No
8014 Highway 9	TYPE III UNINSULATED BARN x 2	Beef	20.8	614	V3. Solid, outside, no cover, >= 30% DM	257	257	No
1194 Tottenham Road	TYPE I BARN x 2 TYPE III UNINSULATED BARN x 4 SILO	Unoccupied Livestock Barn	30.4	118	V3. Solid, outside, no cover, >= 30% DM	341	341	No
6526 2nd Line	TYPE II BARN TYPE III UNINSULATED BARN x 3	Beef	7.5	118	V3. Solid, outside, no cover, >= 30% DM	343	343	No

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Barn size (m2)	Manure storage	Building Base distance (m) - F	Storage based distance (m) - S	Impacts PSA?
6797 3rd Line	TYPE II BARN	Unoccupied Livestock Barn	2.6	170	V3. Solid, outside, no cover, >= 30% DM	249	249	No
6781 3rd Line	TYPE III UNINSULATED BARN TYPE II BARN	Beef	2.3	290	V3. Solid, outside, no cover, >= 30% DM	257	257	No
1478 Tottenham Road	TYPE II BARN TYPE III UNINSULATED BARN	Beef	4.5	302	V3. Solid, outside, no cover, >= 30% DM	259	259	No
6892 3rd Line	TYPE III UNINSULATED BARN x 7 MILKING CENTRES CROPHANDLER x 3 TYPE I BARN CIRCULAR CONCRETE MANURE TANK	Beef	58.4	1687	M1. Liquid, outside, no cover, straight-walled storage	500	550	No

Table 33: MDS I setbacks not required for Secondary Study Area 6

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Justification for MDS setback not being required
6953 4th Line	TYPE III UNINSULATED BARN	Machine shed	20.2	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
6843 5th Line	TYPE I BARN	Machine shed / remnant farm building	151.7	Barn used for machine shed and storage only; historical imagery shows previous livestock were located in now removed farm building;

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Justification for MDS setback not being required
	TYPE III UNINSULATED BARN			MDS setback is not required from machine shed as per MDS Guideline #3
7019 6th Line	TYPE I BARN TYPE III UNINSULATED BARN x 2	Machine shed	42.3	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
7072 6th Line	TYPE III UNINSULATED BARN x 3 STEEL GRAIN BIN x 2	Machine shed	34.9	Barn used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
6339 7th Line	TYPE I BARN TYPE III UNINSULATED BARN X 2	Machine shed	13.5	Barns used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
6492 6th Line	TYPE I BARN	Remnant barn	2.4	Barn is very dilapidated, historical imagery shows no evidence of livestock on the property
5984 3RD LINE	TYPE III UNINSULATED BARN TYPE I BARN TYPE IV INSULATED BARN STEEL GRAIN BIN	Machine shed	17.7	Barns used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3
1689 Sideroad 10	TYPE II BARN	Unoccupied livestock barn (60m2)	60	An MDS I setback is not required for unoccupied livestock barns less than 100 m^2 (1077 ft^2) as per Implementation Guideline #20.
1445 Sideroad 10	TYPE III UNINSULATED BARN	Machine shed	9.7	Barns used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3

Municipal address or roll number	MPAC data	MDS consideration	Lot size (ha)	Justification for MDS setback not being required
7824 Highway 9	TYPE IV INSULATED BARN	Unoccupied livestock barn (70m2)	70	An MDS I setback is not required for unoccupied livestock barns less than 100 m^2 (1077 ft^2) as per Implementation Guideline #20.
6907 3rd Line	TYPE III UNINSULATED BARN x 2	Machine shed	61.6	Barns used for machine shed and storage only; historical imagery shows no evidence of previous livestock; MDS setback is not required from machine shed as per MDS Guideline #3

6.7 Land Fragmentation and Land Tenure

Land fragmentation can be defined as the increase in the number of smaller parcels, which are generally non-agricultural uses, within a predominantly agricultural area. Over time the increase in smaller non-agricultural land uses creates a patchwork-like distribution of rural land uses, resulting in lands lost to agricultural production. Generally, good productive areas of farmland are comprised of larger parcels with few (if any) smaller parcels interspersed.

The assessment of fragmentation in Table 34 provides an overview of size, shape and number of parcels within each of the Primary Study Areas and Secondary Study Areas, and a general commentary on the potential effect on agriculture. Table 35 provides size thresholds for the description of the size of agricultural parcels.

Table 34: Size threshold of agricultural parcels

Size of agricultural parcel	Threshold
Large agricultural parcel	Over 40 hectares
Medium agricultural parcel	Between 20 and 39.9 hectares
Small agricultural parcel	Between 2 and 19.9 hectares
Small-holding / rural residential	Under 1.9 hectares

Table 35: Land Fragmentation - Primary and Secondary Study Areas

Study Area	Land fragmentation
Primary Study Area	
PSA 1: North Alliston FSA	Characterised by a mix of parcel sizes, the larger comprising with eastern and the western boundaries of the PSA with the centre being a mix of medium – small parcels. The average parcel size is 16 ha.
PSA 2: South Alliston FSA	Generally characterised by larger agricultural parcels. The average parcel size is 42 ha.
PSA 3: Employment FSA	Mainly smaller parcels with an average parcel size of 16 ha.
PSA 4: East Alliston FSA	Characterized by larger parcels to the east and gradually becoming smaller and more fragmented to the west. Average parcel size is 16 ha.
PSA 5: Beeton FSA	Mainly large parcels to medium parcels showing a small degree of fragmentation. Average parcel size is 21 ha.
PSA 6: Tottenham FSA	Mainly large parcels to medium parcels showing a small degree of fragmentation. Average parcel size is 25 ha.
Secondary Study Area	
SSA 1: North Alliston FSA	Mostly located in the neighbouring municipalities of Township of Essa and Township of Adjala-Tosorontio. Generally characterised by medium-large agricultural parcels. Average parcel size is 33.4 ha.
SSA 2: South Alliston FSA	Mostly located in the neighbouring municipality of the Township of Adjala-Tosorontio. Characterised by mainly medium agricultural parcels with some larger farm properties. More fragmented than the respective Primary Study Area. Average parcel size is 26 ha.
SSA 3: Employment FSA	Primarily larger agricultural parcels with little fragmentation. Average is 45 ha.

SSA 4: East Alliston FSA	Mix of properties located within Town boundary and adjacent municipality of Township of Essa. Average property size is 22 ha. This shows a higher degree of fragmentation than Secondary Study Area 3.
SSA 5: Beeton FSA	Characterised by large and small agricultural parcels. Larger lots are located in the north of the Secondary Study Area with the more fragmented lots location along 7th Line. Average lot size is 12 hectares.
SSA 6: Tottenham FSA	Large amounts of fragmentation to the south and east of the Secondary Study Area. Larger agricultural parcels and less fragmentation to the north and west with exceptions along the 7th Line. Average lot size is 16 ha.

Primary Study Area 2 represents the PSA with the least fragmentation and larger agricultural parcels. Primary Study Areas 5 and 6 are similar in terms of fragmentation with a mix of larger and smaller agricultural parcels however they maintain concentrations of large agricultural parcels located together ensuring efficient agricultural use. Primary Study Areas 1, 3 and 4 are similar with average lot sizes of 16 hectare. Primary Study Area 1 has a higher number of medium-large agricultural parcels, smaller lots are present along Boyne St and Sir Frederick Banting Road. Primary Study Area 3 has higher concentration of larger agricultural lots to the west which become more fragmented towards the east of the study areas. Primary Study Area 4 has a high proportion of large agricultural parcels to the east which become more fragmented to the west.

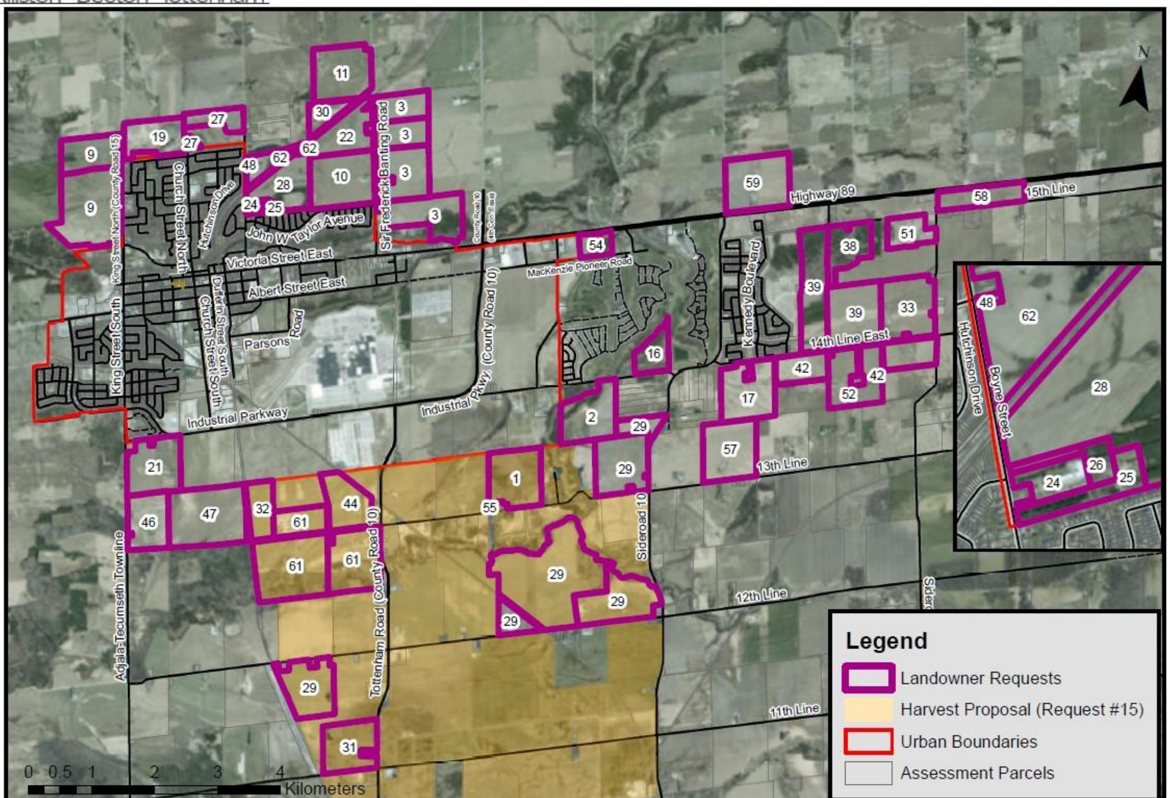
There is significant interest from the development community in the Town. Figures 20-22 show landowner requests submitted to the Town and the level of interest in developing these areas. Each settlement area has a high number of requests to be considered through the Town's Growth Management Study.

The Draft Agricultural Impact Assessment (AIA) Guidance Document (OMAFRA; 2018) recommends evaluating alternative locations and giving preference to locations where the settlement area boundary expansions avoid prime agricultural areas. MDS setbacks should also be given considerations. In this context, the loss of prime agricultural land is unavoidable. Farm property lines should be followed where possible whilst maintaining connectivity within farming operations by ensuring access to fields and properties. Opportunities to avoid or minimize the fragmentation of the agricultural land base should also be considered. These recommendations can be considered as part of the mitigation measures for the preferred Settlement Area Boundary Expansions.

Figure 20: Landowner requests - Alliston

New Tecumseth
Alliston · Beeton · Tottenham

Landowner Requests - Alliston



*Numbers correspond to the attached Landowner Request Table. Harvest Proposal is Landowner Request #15.

Date: 2024-08-22

Figure 21: Landowner requests - Beeton

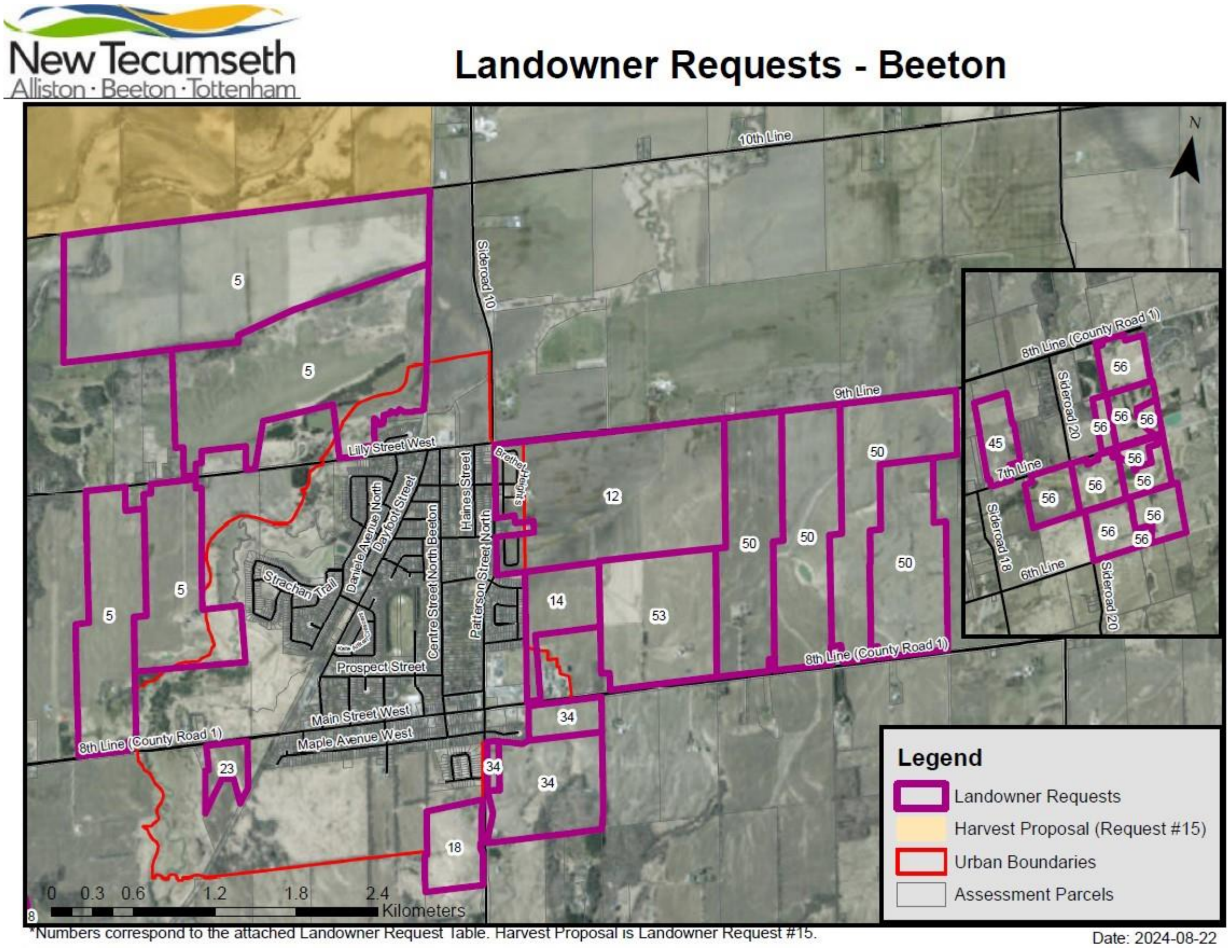
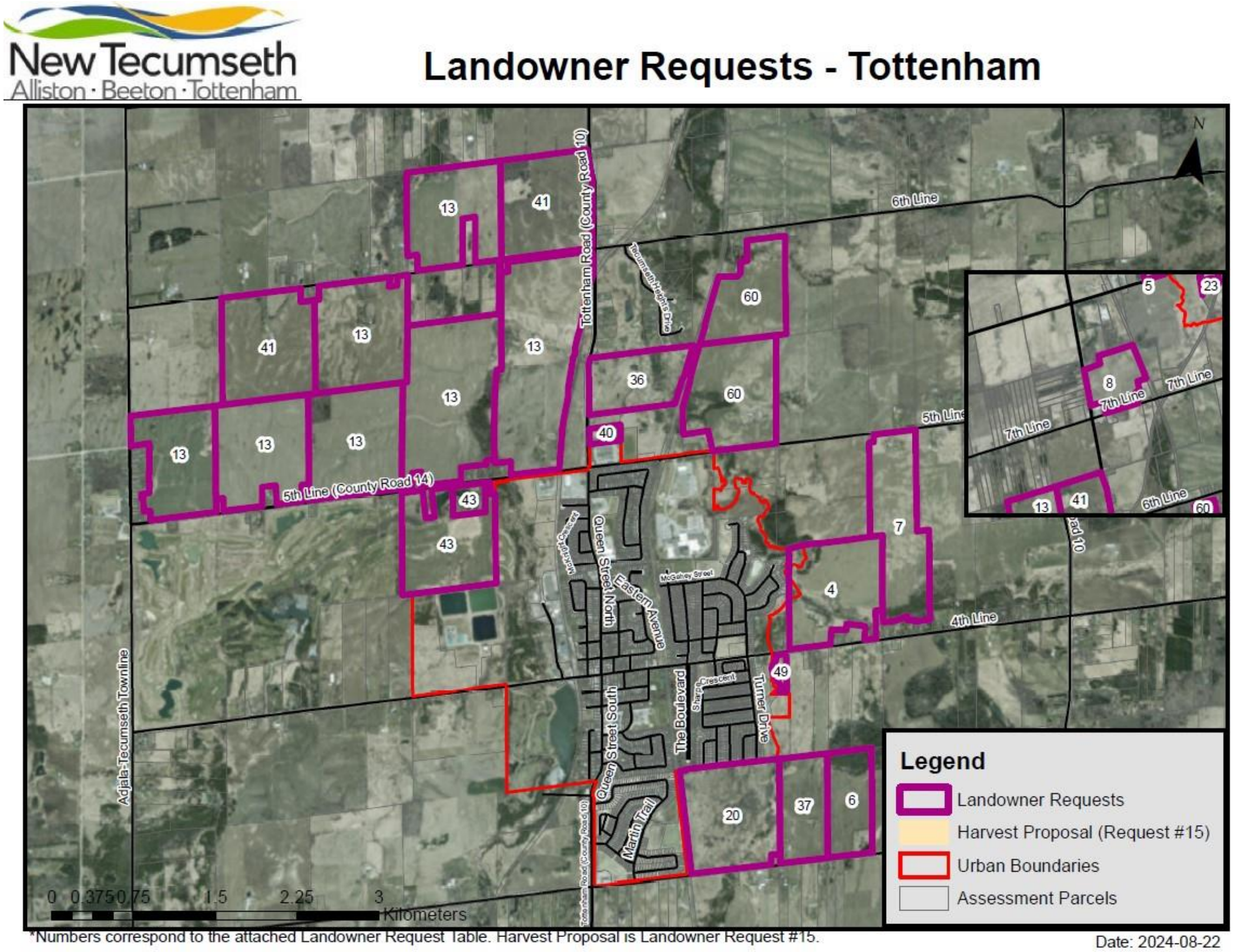


Figure 22: Landowner requests - Tottenham



6.8 Agricultural System

6.8.1 Agricultural Land Base

OMAFRA's Agricultural Systems Portal provides a range of information to inform land-use decisions and Agricultural Impact Assessments, and within the Greater Golden Horseshoe, shows the agricultural land base and agri-food network on one map.

Table 36 shows an overview of the Official Plan designation provided in Schedule A of the Town's Official Plan and Schedules F1 – F3 of the Town's Zoning By-Law. This commentary provides only an overview of relevant designations to agricultural uses. Environmental designations for each Study Area have not been included within the overview below. Some of the study areas include other smaller designations and zoning such as Institutional and Recreational Open Space however these have not been included in the assessment below as they have limited impact on the Study Areas and have been designated and / or zoned for site specific uses. Designations for neighbouring municipalities have not been provided.

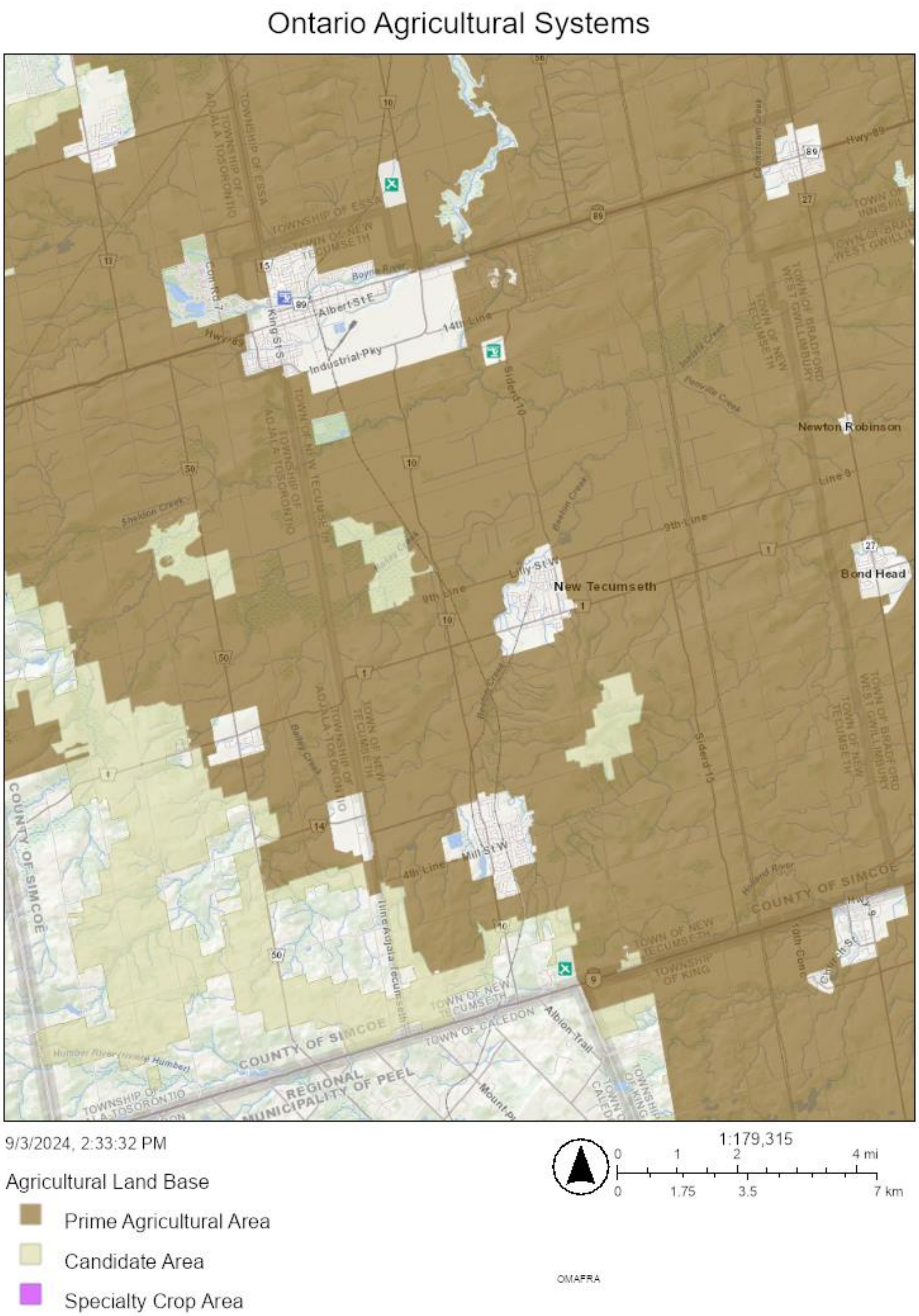
The largest concentrations of land designated Rural are located to the south of Beeton and surrounding Tottenham. However, the majority of this land is within the Oak Ridges Moraine and therefore not available for development. Rural lands are also located to the north and south of Tottenham with the east of the Primary Study characterised by Agricultural lands.

Table 36: Official Plan Designation and Zoning for Study Areas within the Town of New Tecumseth

Study Area	Official Plan Designation & Zoning
Primary Study Area	
PSA 1: North Alliston FSA	Designation: Agricultural Zoning: Mainly Agricultural Zone One and limited Agricultural Zone Two
PSA 2: South Alliston FSA	Designation: Agricultural & one Rural parcel in the north of the Study Area Zoning: Mainly Agricultural Zone One and limited Agricultural Zone Two
PSA 3: Employment FSA	Designation: Agricultural west of Tottenham Road & Rural east of Tottenham Road Zoning: Mainly Agricultural Zone One and limited Agricultural Zone Two
PSA 4: East Alliston FSA	Designation: Agricultural & Rural Zoning: Agricultural Zone One and large area of Agricultural Zone Two
PSA 5: Beeton FSA	Designation: Agricultural & Rural Zoning: Agricultural Zone One and limited Agricultural Zone Two
PSA 6: Tottenham FSA	Designation: Agricultural & Rural
Secondary Study Area	
SSA 1: North Alliston FSA	Lands within Secondary Study Area located in the Township of Essa and Township of Adjala-Tosorontio
SSA 2: South Alliston FSA	Largely located in the Township of Adjala-Tosorontio; lands within the Town of New Tecumseth designated Agricultural & Rural
SSA 3: Employment FSA	Designation: Primarily Agricultural with limited Rural Zoning: Mainly Agricultural Zone One and limited Agricultural Zone Two
SSA 4: East Alliston FSA	Designation: Primarily Agricultural with limited Rural Zoning: Mainly Agricultural Zone One and limited Agricultural Zone Two
SSA 5: Beeton FSA	Designation: Primarily Agricultural with mainly Rural in the south Zoning: Agricultural Zone One and Agricultural Zone Two
SSA 6: Tottenham FSA	Designation: Some Agricultural however mainly Rural or Oak Ridges Moraine Zoning: Agricultural Zone One, Agricultural Zone Two and Oak Ridges Moraine

Figure 23 shows the agricultural land base for the Town. As shown on the figure, the majority of the agricultural land base is considered prime agricultural land. From the data shown on the map, it is logical to conclude that it will be difficult to identify locations for Settlement Area Boundary Expansion without removing or impacting land within the prime agricultural area. As such, the Town must identify ways to minimize and mitigate impacts on the agricultural land base.

Figure 23: Agricultural Land Base for all study areas (OMAFRA; Agricultural Systems Portal)



6.8.2 Agri-food network

Data from the OMAFRA's Agricultural Portal and the Census of Agriculture 2021 was reviewed which provided the following information for the Town of New Tecumseth's' agri-food network. Some data is provided only at a County level.

According to the Census of Agriculture 2021, a total of 483,350 acres farmland was recorded in Simcoe County in 2021 which represents a -4.6% change since 1991. Total farm cash receipts for the County of Simcoe were recorded as $336.95 million in 2011 which had increased to $605.84 million in 2022. This represents a 44.3% increase from 2011 to 2022. Farm cash receipts include revenues from the sale of agricultural commodities, program payments from government agencies, and payments from private crop and livestock insurance programs.

Table 37 shows the total size of farms within the Town of New Tecumseth between 2011 and 2021. There was an increase in most farm sizes with losses mainly reported in the 10-69 acres and 180-239 acres range. This may be due to farm consolidation for larger farm sizes however there was a high increase in smaller farm sizes which may suggest the furthering of farm fragmentation.

Table 37: Total Farm Area in New Tecumseth between 2011 and 2021

	Year: 2011	**Year: 2021**	**Years: 2011-2021**
Total farm area: Under 10 acres	7	8	14.3%
Total farm area: 10 to 69 acres	67	61	-9.0%
Total farm area: 70 to 129 acres	31	42	35.5%
Total farm area: 130 to 179 acres	10	15	50.0%
Total farm area: 180 to 239 acres	13	11	-15.4%
Total farm area: 240 to 399 acres	13	15	15.4%
Total farm area: 400 to 559 acres	5	14	180.0%
Total farm area: 560 to 759 acres	8	8	0.0%
Total farm area: 760 to 1,119 acres	8	9	12.5%
Total farm area: 1,120 to 1,599 acres	4	6	50.0%
Total farm area: 1,600 to 2,239 acres	4	4	0.0%
Total farm area: 2,240 to 2,879 acres	1	3	200.0%
Total farm area: 2,880 to 3,519 acres	2	2	0.0%
Total farm area: 3,520 acres and over	0	1	100.0%

Table 38 shows the total number of farms by type according to the Census of Agriculture 2011 & 2021. Between these years, there was an increase in cattle ranching and farming with a specific increase in beef and cattle farming and no change to the number of dairy farms. There was also a high increase in vegetable, oilseed and grain farming. There were declines in apiculture, horse and equine production, and nursery and tree production. Overall, there was an increase in the number of farms from 177 to 199 between 2011 and 2021. This may demonstrate an increase of farm fragmentation.

Table 38: Types and number of farms in New Tecumseth between 2011 and 2021

Total Farms by Census Subdivision (2021)	Number of Farms 2011	Number of Farms 2021	Number change	Percentage change (rounded to nearest whole number)
Industry Group (NAICS): Cattle ranching and farming - Farms reporting	21	26	5	+19%
Industry (NAICS): Hog and pig farming - Farms reporting	None	None	No change	No change
Industry Group (NAICS): Poultry and egg production - Farms reporting	3	5	2	+40%
Industry Group (NAICS): Sheep and goat farming - Farms reporting	7	7	No change	No change
Industry Group (NAICS): Oilseed and grain farming - Farms reporting	57	74	17	+23%
Industry Group (NAICS): Vegetable and melon farming - Farms reporting	13	24	11	+46%
Industry (NAICS): Fruit and tree nut farming - Farms reporting	None	1	1	+100%
Industry Group (NAICS): Greenhouse, nursery and floriculture production - Farms reporting	13	9	4	-31%
Industry (NAICS): Dairy cattle and milk production - Farms reporting	4	4	No change	No change
Industry (NAICS): Beef cattle ranching and farming, including feedlots - Farms reporting	17	22	5	+29%
Industry (NAICS): Chicken egg production - Farms reporting	None	3	3	No change
Industry (NAICS): Broiler and other meat-type chicken production - Farms reporting	2	2	No change	No change
Industry (NAICS): Turkey production - Farms reporting	None	None	No change	No change
Industry (NAICS): Poultry hatcheries - Farms reporting	None	None	No change	No change
Industry (NAICS): Combination poultry and egg production - Farms reporting	None	None	No change	No change
Industry (NAICS): Sheep farming - Farms reporting	7	7	No change	No change

Industry (NAICS): Goat farming - Farms reporting	None	None	No change	No change
Industry (NAICS): Apiculture - Farms reporting	3	1	2	-67%
Industry (NAICS): Horse and other equine production - Farms reporting	33	20	13	-39%
Industry (NAICS): Nursery and tree production - Farms reporting	12	7	5	-58%
Total Farms	173	199	26	+15%

6.8.3 Summary

In summary, adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas can be minimized and mitigated as determined through this Agricultural Impact Assessment in line with the Provincial Planning Statement (2024).

6.9 Summary of study findings

To summarize the overall study findings for this Agricultural Impact Assessment:

- The majority of the agricultural land base is considered prime agricultural land due to the high presence of soil classes 1-3 which is reflected in the Town's Official Plan designations and Zoning By-Law.
- It is impossible to avoid impacts on the agricultural network and development on soil classifications 1-3. Where lower classifications exist, these lands are usually constrained by other hazards such a flooding or erosion, and / or constrained by other factors such as topography or sensitive environmental features.
- Each Primary Study Area contains MDS setback requirements however Primary Study Areas 1-3 contain less constraints than Primary Study Areas 4-6. Secondary Study Areas 1-3 have less impacts on their respective Primary Study Areas than in Secondary Study Areas 4-6.
- Topography is not a largely constraining factor in most study areas, in general flatter and areas correlate to better soil quality.
- The farming type is predominantly crop-based however there is also a significant proportion of beef farming in addition to equestrian establishments.
- The most common sizes of farms include farms with areas between 10 to 69 acres, and between 70 to 129 acres.
- Impacts to the agri-food network including agricultural operations can be minimized and mitigated.

7. Evaluation of Primary Study Areas (alternate locations)

The Draft Agricultural Impact Assessment (AIA) Guidance Document (OMAFRA; 2018) provides guidance on completing Agricultural Impact Assessments for Settlement Area Boundary Expansions. The document guides upper- and single-tier municipalities to evaluate alternative locations when considering Settlement Area Boundary Expansions across the entire municipality, working with lower-tier municipalities as applicable, to avoid impacts to the Agricultural System. Where possible, the agricultural land base must be evaluated to avoid impacts by selecting the lowest priority agricultural lands. The agri-food network must be evaluated to avoid impacts to components of the network where possible. As part of the AIA, an analysis of impacts should consider the interplay of these two parts of the Agricultural System to determine a preferred location for a proposed settlement area boundary expansion that would result in fewer adverse impacts on the Agricultural System in accordance with Provincial Planning Statement policy 2.3.2. Evaluating alternative locations should include information on applicable land use designations and zoning, and a description of the prime agricultural area designations or, if applicable, the agricultural land base, being considered for redesignation.

Table 39 evaluates each of the Primary Study Areas with regards to the policy requirements outlined in the above paragraph and the study findings throughout this report. Each Primary Study Area has been provided a ranking which identifies if the Primary Study Area is preferred or less preferred based on the policy requirements and impact on agricultural activity, land base and agri-food network within each of the Primary Study Areas.

The key findings as follows:

1. Based on the study findings, there will be impacts on the agricultural system as it is impossible to avoid the loss of prime agricultural lands. These impacts will need to be minimized and mitigated using guidance provided in the Draft Agricultural Impact Assessment (AIA) Guidance Document (OMAFRA; 2018).
2. Certain areas of a Primary Study Area may be preferrable over other areas of a Primary Study Area as these areas comprise large amounts of land with varying agricultural components such as soil classification. Where lower soil classifications of Classes 5-6 exist, these are usually constrained by hazard lands or environmental features.
3. It is possible to direct Settlement Area Boundary Expansions to areas that are considered lower priority agricultural lands for example lower soil classifications and areas with fewer MDS setback requirements.
4. It is important to note that the Agricultural Impact Assessment represents one study that influences the selection of the Preferred Settlement Area Boundary Expansion. Other studies will also impact which lands are finally selected and a range of other factors such as servicing feasibility, environmental protection and fiscal responsibility also need to be considered.

Table 39: Evaluation of Primary Study Areas (alternate locations)

Primary Study Area	MDS I setback within PSA?	MDS setbacks Secondary Study Area which impact PSA?	Soil classification	Land fragmentation	Impact on agricultural land base (PPS 2024; 2.3.2 d)	Impact on agri-food networks (PPS 2024; 2.3.2 f)	Official Plan designation (2019)	Ranking
PSA 1	Yes – few constraints	No	Majority Class 2, very minor elements of Class 5 close to watercourse	Lower priority agricultural lands compared to other study areas with Soil Class 1	Prime agricultural lands; lower priority agricultural lands compared to other PSAs	Impacts can be minimized and / or mitigated	Agricultural	Preferred
PSA 2	Yes– few constraints	Yes	Majority Class 2, very minor elements of Class 5 close to watercourse	Lower priority agricultural lands compared to other study areas with Soil Class 1	Prime agricultural lands; lower priority agricultural lands compared to other PSAs	Impacts can be minimized and / or mitigated	Agricultural; limited Rural	Preferred
PSA 3	Yes – constraints located in east of Study Area and Rural lands	No	Majority Class 2 with Class 5 close to watercourse and large area of Class 6	Includes areas of lower priority agricultural lands and rural lands	Prime agricultural lands; lower priority agricultural lands compared to other PSAs	Impacts can be minimized and / or mitigated	Primarily Agricultural; large area of Rural lands	Preferred
PSA 4	Yes – many MDS setbacks located across study area; fewer located in Rural lands	Yes	Predominantly Soil Class 1	Higher priority agricultural land given soil classification; area the west is designated Rural and largely fragmented due to	Predominantly prime agricultural lands	Impacts can be minimized and / or mitigated	Large area of Rural lands	Less preferred

				smaller parcels of land				
PSA 5	Yes – mainly located along 8th Line and interspersed in western portion	Yes	Predominantly Soil Class 1 with Class 5 on lands to the south of Beeton and near the watercourse to the north-east of Beeton	Higher priority agricultural land given soil classification; larger parcels with less fragmentation than other PSAs	Predominantly prime agricultural lands	Impacts can be minimized and / or mitigated	Rural only to the south of Beeton	Less preferred
PSA 6	Yes – along 3rd Line, 4th Line and 5th Line	Yes	Predominantly Soil Class 1	Higher priority agricultural land given soil classification; larger parcels with less fragmentation than other PSAs	Predominantly prime agricultural lands	Impacts can be minimized and / or mitigated	Rural lands to immediate north and south	Less preferred

7.1 Settlement Area Boundary Expansion Options – October 2024

Figures 24-25 show two options for potential Settlement Area Boundary Expansions which were released on October 30th, 2024 for consultation. The two options are:

- Alliston / Beeton: This option includes land encompassing all Primary Study Area 1, the area to the west and a small area to the east of Tottenham Road in Primary Study Area 3 for employment uses, a large area of Primary Study Area 4, in addition areas of Primary Study Area 5 located in Beeton.
- Three Communities: This option includes land in each the Town's settlement areas and includes land encompassing all Primary Study Area 1, the area to the west a small area to the east of Tottenham Road in Primary Study Area 3 for employment uses, areas of Primary Study Area 5 located in Beeton and land within Primary Study Area 6 to the north and east of Tottenham.

Table 40 shows how each Settlement Areas Boundary Option meets the policy requirements of Section 2.3.2 of the Provincial Planning Statement.

Table 40: Settlement Area Boundary Options (October 2024) and Provincial Planning Statement criteria

Section 2.3.2 requirements (PPS 2024)	Alliston / Beeton SABE option	Three Communities SABE option
2.3.2.1. In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following: c) whether the applicable lands comprise specialty crop areas;	There are no speciality crop areas located within the Town of New Tecumseth.	
d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;	Alternative locations have been evaluated through the consideration of each of the Primary Study Areas and potential effects of the Secondary Study Area on these areas. The Primary Study Areas are characterised by prime agricultural lands or rural lands that contain soil classifications 1-3. Areas of lower soil classifications exist within these study areas however these are usually adjacent to watercourses or natural hazard areas. Alternatives have been evaluated with other considerations such as servicing, infrastructure and fiscal requirements.	
	North of Alliston (PSA 1): Categorised by Class 2 and 3 soils. Lower soil classification than other PSAs and therefore considered lower priority agricultural lands. There are few MDS setbacks to consider through mitigation measures. These would represent lower priority agricultural lands than other areas.	

	East of Alliston (PSA 4): Majority Class 1 soil with very small areas of Class 2 and 3. Majority of lands within the proposed SABE are designated as Rural lands and are generally highly fragmented with a high number of residential properties. These would represent lower priority agricultural lands than other areas.	No land proposed in East of Alliston in this scenario.
	West Beeton (PSA 5): lands include Class 1, 3 and 5 soils, some fragmentation already exists. These lands are located to the north of the MZO lands and a SABE in this location would make efficient use of infrastructure and servicing by developing both north and south of 8th Line.	
	East Beeton (PSA 5): Lands include Simcoe Manor development which is already under construction as such these lands would be brought into the Settlement Area. Lands to the south of Simcoe would make efficient use of infrastructure and servicing by developing both north and south of 8th Line. Lands to the north of Simcoe Manor are prime agricultural with Class 1 soil however has few MDS setbacks to consider and largely comprises one land holding which results in lesser fragmentation. Servicing would capitalise on connections with the adjacent subdivision.	
	No land proposed in North of Tottenham in this scenario.	North of Tottenham (PSA 6): Class 1 is the predominant soil classification within Primary Study Area 6 and cannot be avoided. Lands to the east and partial areas to the west of Tottenham Road are designated Rural. The lands to the west of South Simcoe Railway are prime agricultural however represent one land holding which results in lesser fragmentation.
	No land proposed in East of Tottenham in this scenario.	East of Tottenham (PSA 6): Class 1 is the predominant soil classification within Primary Study Area 6 and cannot be avoided. The SABE comprises two large land holdings which

		results in lesser fragmentation and few MDS setbacks.
	Employment (PSA 3): The identified lands include areas that are designated Rural and prime agricultural. The prime agricultural areas of the SABE are contiguous to the existing employment areas of Alliston which makes a logical expansion for future employment uses and servicing, and aligns with the Town's long-term aspirations by protecting the function of the employment by grouping these types of uses together. These areas are comprised of Class 2 soils with no MDS setback requirements.	
	Employment (PSA 2): A small portion of PSA 2 is identified as located within proposed SABE lands and is designated Agricultural and is considered soil classification 2. The prime agricultural areas of the SABE are contiguous to the existing employment areas of Alliston which makes a logical expansion for future employment uses and servicing, and aligns with the Town's long-term aspirations by protecting the function of the employment by grouping these types of uses together.	
e) whether the new or expanded settlement area complies with the minimum distance separation formulae;	MDS setbacks have been calculated for agricultural operations with livestock and barns which are capable of housing livestock for each Primary and Secondary Study Area. The impacts of these have been taken into account when selecting the Settlement Area Boundary options.	
f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.	Section 8 of this report outlines how impacts to agricultural operations can be minimized and mitigated.	Section 8 of this report outlines how impacts to agricultural operations can be minimized and mitigated.

Figure 24: 'Alliston / Beeton' Settlement Area Boundary Option

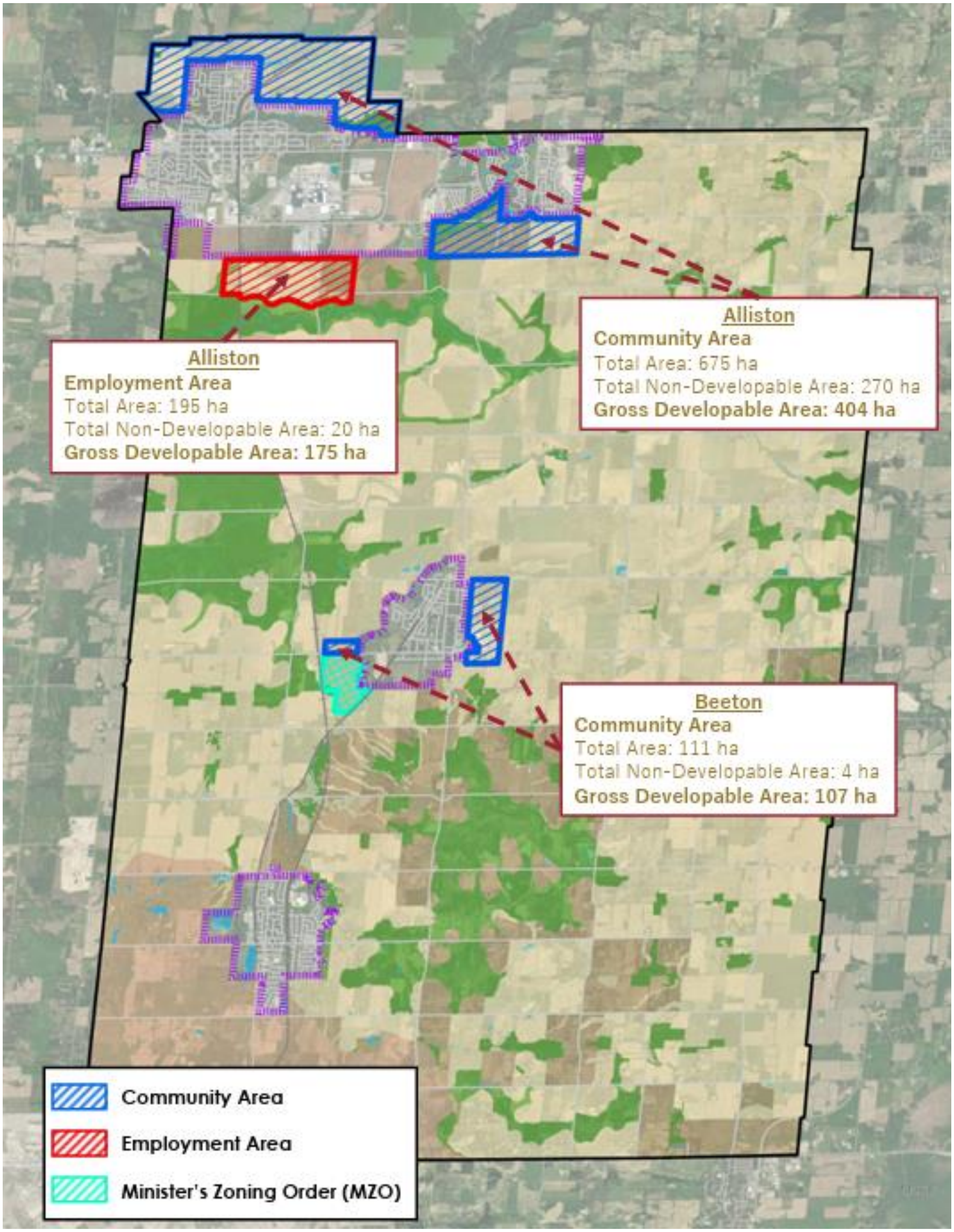
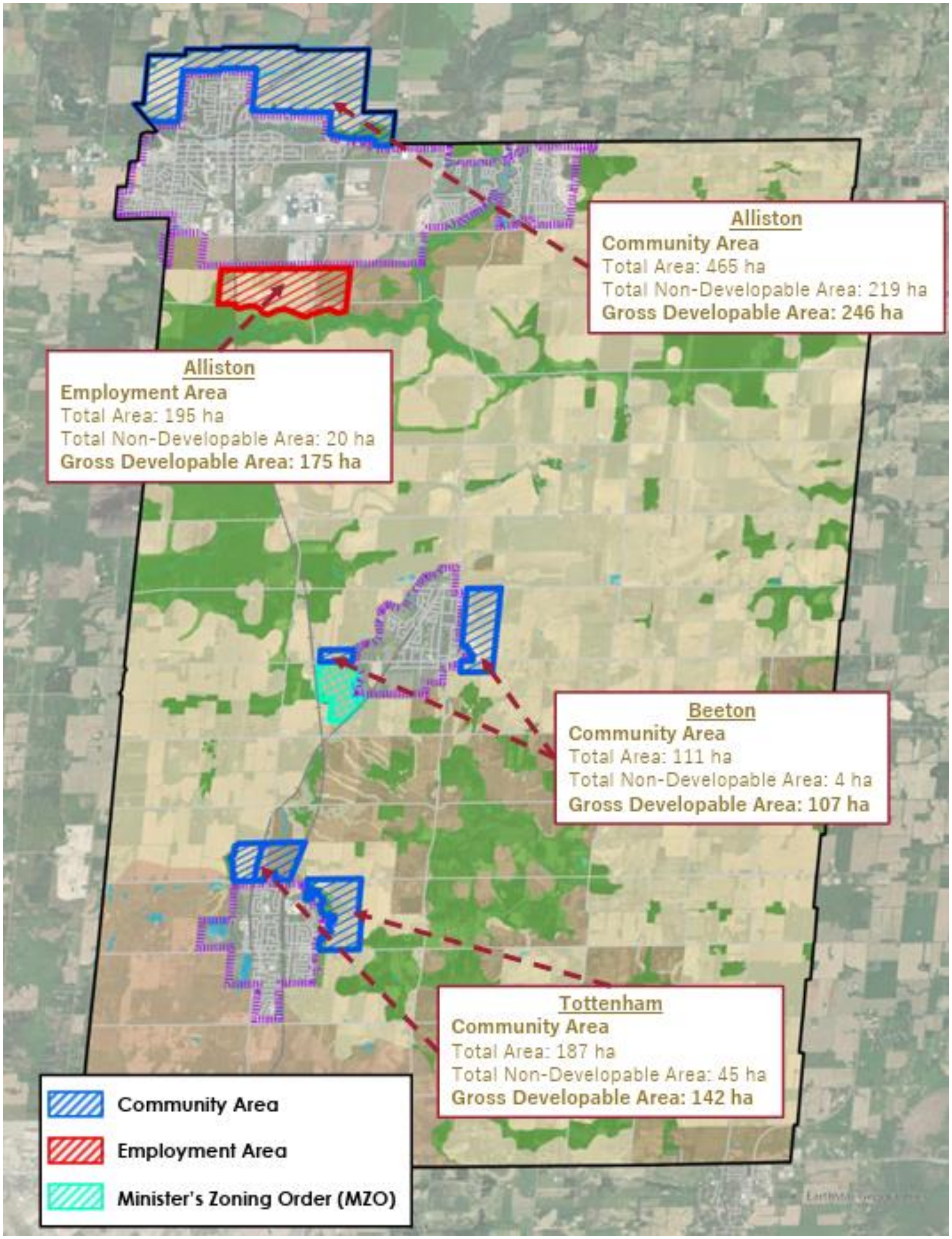


Figure 25: 'Three Communities' Settlement Area Boundary Option



7.2 Settlement Area Boundary Expansion Option – November 2024

Following a Council meeting on November 18th, 2024, Town Council passed a motion to re-introduce Scenario 1 from Phase 2 into the consultation period which directed 98% of growth to be accommodated in the Alliston settlement area. Figure 26 shows the 'Majority Alliston' option for potential Settlement Area Boundary Expansion. This option includes land encompassing all Primary Study Area 1, the area to the west and a small area to the east of Tottenham Road in Primary Study Area 3 for employment uses and a large area of Primary Study Area 4.

Table 41 shows how each Settlement Areas Boundary Option meets the policy requirements of Section 2.3.2 of the Provincial Planning Statement.

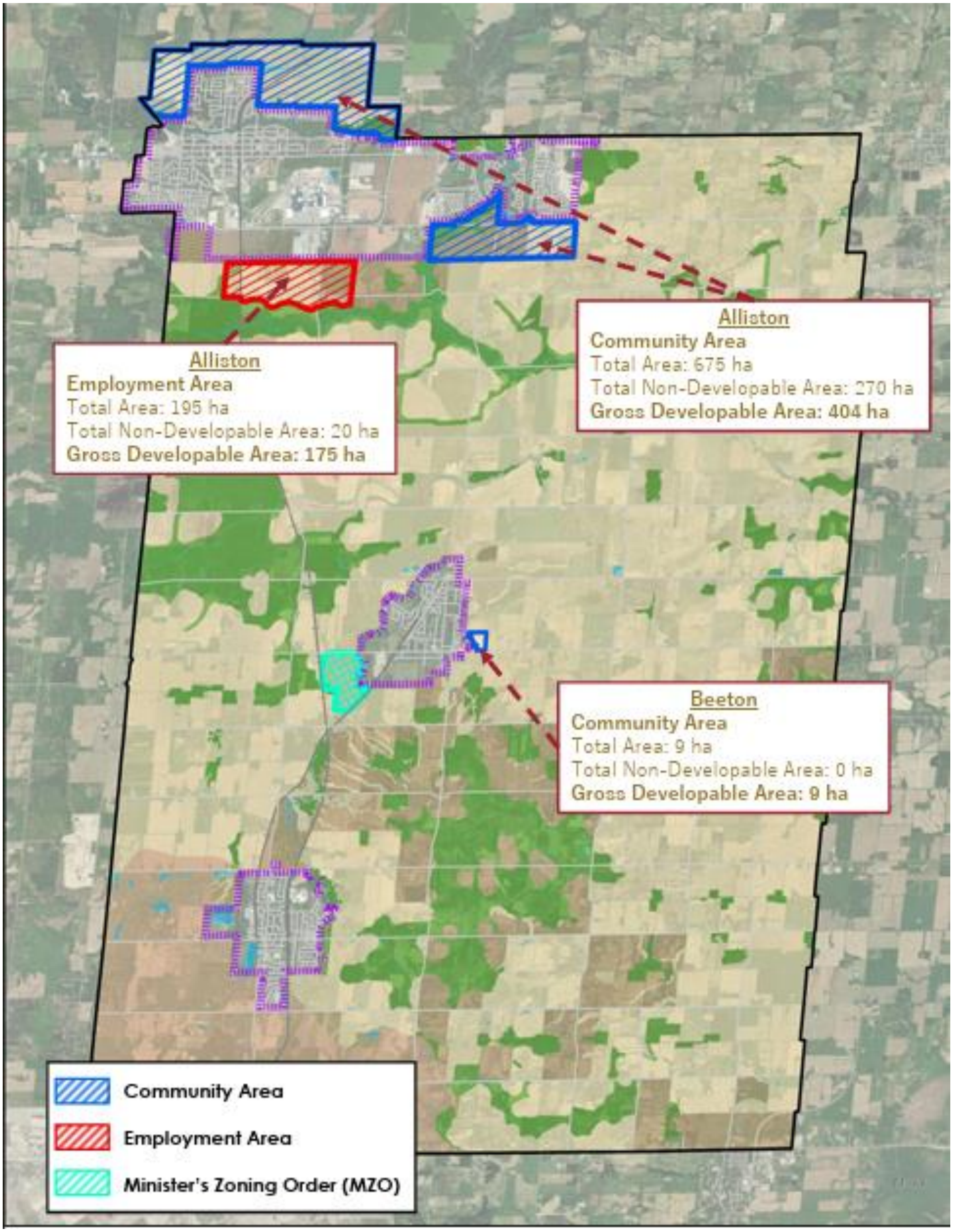
Table 41: Settlement Area Boundary Option (November 2024) and Provincial Planning Statement criteria

Section 2.3.2 requirements (PPS 2024)	Majority Alliston SABE option
2.3.2.1. In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following: c) whether the applicable lands comprise specialty crop areas;	There are no speciality crop areas located within the Town of New Tecumseth.
d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;	Alternative locations have been evaluated through the consideration of each of the Primary Study Areas and potential effects of the Secondary Study Area on these areas. The Primary Study Areas are characterised by prime agricultural lands or rural lands that contain soil classifications 1-3. Areas of lower soil classifications exist within these study areas however these are usually adjacent to watercourses or natural hazard areas. Alternatives have been evaluated with other considerations such as servicing, infrastructure and fiscal requirements.
	North of Alliston (PSA 1): Categorised by Class 2 and 3 soils. Lower soil classification than other PSAs and therefore considered lower priority agricultural lands. There are few MDS setbacks to consider through mitigation measures. These would represent lower priority agricultural lands than other areas.
	East of Alliston (PSA 4): Majority Class 1 soil with very small areas of Class 2 and 3. Majority of lands within the proposed

	SABE are designated as Rural lands and are generally highly fragmented with a high number of residential properties. These would represent lower priority agricultural lands than other areas.
	East Beeton (PSA 5): Lands include Simcoe Manor development which is already under construction and as such these lands are proposed be brought into the Settlement Area. No additional lands in Beeton are considered under this scenario.
	No land proposed in PSA 6 (Tottenham).
	Employment (PSA 3): The identified lands include areas that are designated Rural and prime agricultural. The prime agricultural areas of the SABE are contiguous to the existing employment areas of Alliston which makes a logical expansion for future employment uses and servicing, and aligns with the Town's long-term aspirations by protecting the function of the employment by grouping these types of uses together. These areas are comprised of Class 2 soils with no MDS setback requirements.
	Employment (PSA 2): A small portion of PSA 2 is identified as located within proposed SABE lands and is designated Agricultural and is considered soil classification 2. The prime agricultural areas of the SABE are contiguous to the existing employment areas of Alliston which makes a logical expansion for future employment uses and servicing, and aligns with the Town's long-term aspirations by protecting the function of the employment by grouping these types of uses together.
e) whether the new or expanded settlement area complies with the minimum distance separation formulae;	MDS setbacks have been calculated for agricultural operations with livestock and barns which are capable of housing livestock for each Primary and Secondary Study Area. The impacts of these have been taken into account when selecting the recommended Settlement Area Boundary Expansion.
f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent	Section 8 of this report outlines how impacts to agricultural operations can be minimized and mitigated.

analysis, based on provincial guidance.	

Figure 26: 'Majority Alliston' Settlement Area Boundary Option



7.3 Recommended Settlement Area Boundary Expansion – February 2025

Figure 27 shows recommended Settlement Area Boundary Expansion which, subject to Council endorsement, will be subject to a statutory Open House and Public Meeting in Spring 2025. The recommended Settlement Area Boundary Expansion includes all Primary Study Area 1, the area to the west of Tottenham Road in Primary Study Area 3 for employment uses, a small area of Primary Study Area 4, areas of Primary Study Area 5 located in Beeton, and land within Primary Study Area 6 to the north and east of Tottenham.

Table 42 shows how each Settlement Areas Boundary Option meets the policy requirements of Section 2.3.2 of the Provincial Planning Statement.

Table 42: Recommended Settlement Area Boundary Option (February 2025) and Provincial Planning Statement criteria

Section 2.3.2 requirements (PPS 2024)	**Recommended SABE**
2.3.2.1. In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following: c) whether the applicable lands comprise specialty crop areas;	There are no speciality crop areas located within the Town of New Tecumseth.
d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;	Alternative locations have been evaluated through the consideration of each of the Primary Study Areas and potential effects of the Secondary Study Area on these areas. The Primary Study Areas are characterised by prime agricultural lands or rural lands that contain soil classifications 1-3. Areas of lower soil classifications exist within these study areas however these are usually adjacent to watercourses or natural hazard areas. Alternatives have been evaluated with other considerations such as servicing, infrastructure and fiscal requirements.
	North of Alliston (PSA 1): Categorised by Class 2 and 3 soils. Lower soil classification than other PSAs and therefore considered lower priority agricultural lands. There are few MDS setbacks to consider through mitigation measures. These would represent lower priority agricultural lands than other areas.
	East of Alliston (PSA 4): Majority Class 1 soil with very small areas of Class 2 and 3. Lands within the proposed SABE are

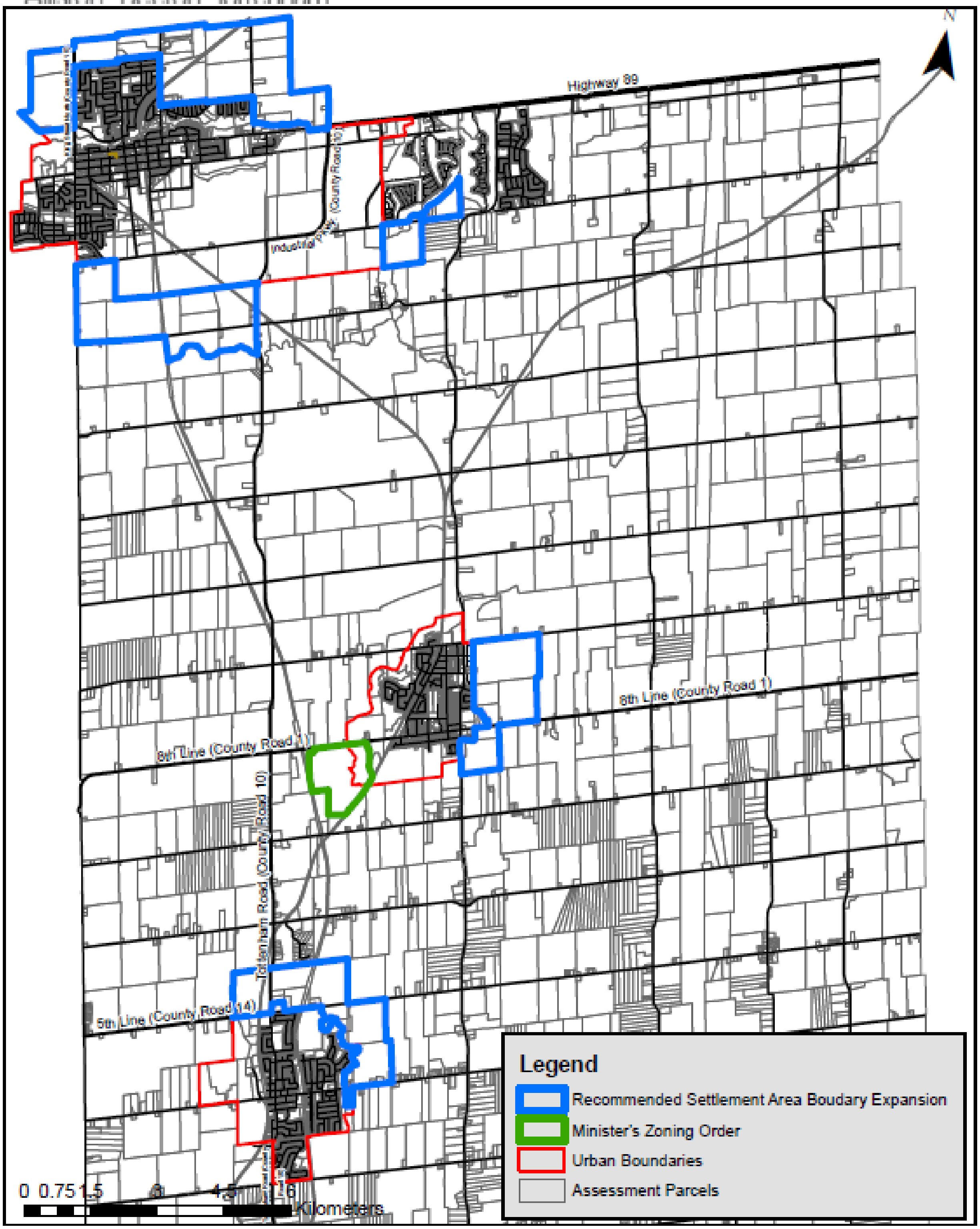
	designated as Rural. These would represent lower priority agricultural lands than other areas.
	West Beeton (PSA 5): lands include Class 1, 3 and 5 soils, some fragmentation already exists. These lands are located to the north of the MZO lands and a SABE in this location would make efficient use of infrastructure and servicing by developing both north and south of 8th Line.
	East Beeton (PSA 5): Lands include Simcoe Manor development which is already under construction as such these lands would be brought into the Settlement Area. Lands to the south of Simcoe would make efficient use of infrastructure and servicing by developing both north and south of 8th Line. Subject lands south of 8th line comprise majority Class 5 soils, and other are prime agricultural with Class 1 soil however has few MDS setbacks to consider and largely comprises one land holding which results in lesser fragmentation. Servicing would capitalise on connections with the adjacent subdivision.
	North of Tottenham (PSA 6): Class 1 is the predominant soil classification within Primary Study Area 6 and cannot be avoided. Lands to the east and partial areas to the west of Tottenham Road are designated Rural. The lands to the west of South Simcoe Railway are prime agricultural however represent one land holding which results in lesser fragmentation.
	East of Tottenham (PSA 6): Class 1 is the predominant soil classification within Primary Study Area 6 and cannot be avoided. The SABE comprises two large land holdings which results in lesser fragmentation and few MDS setbacks.
	Employment (PSA 3): The identified lands include areas that are designated Rural and prime agricultural. The prime agricultural areas of the SABE are contiguous to the existing employment areas of Alliston which makes a logical expansion for future employment uses and servicing, and aligns with the Town's long-term aspirations by protecting the function of the employment by grouping these types of uses together. These areas are comprised of Class 2 soils with no MDS setback requirements.
	Employment (PSA 2): The identified lands include areas that are designated Rural and prime agricultural. The prime agricultural areas of the SABE are contiguous to the existing employment areas of Alliston which makes a logical expansion for future employment uses and servicing, and aligns with the Town's

	long-term aspirations by protecting the function of the employment by grouping these types of uses together. PSA 2 comprises a mixture of Class 2 & 3 soils with Class 5 abutting the watercourse. There is an active farm with livestock located on the subject lands however in line with MDS Guideline #36, MDS setbacks are not required as it is generally understood that the long-term use of the land is intended to be for non-agricultural purposes.	
e) whether the new or expanded settlement area complies with the minimum distance separation formulae;	MDS setbacks have been calculated for agricultural operations with livestock and barns which are capable of housing livestock for each Primary and Secondary Study Area. The impacts of these have been taken into account when selecting the recommended Settlement Area Boundary Expansion.	
f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.	Section 8 of this report outlines how impacts to agricultural operations can be minimized and mitigated.	Section 8 of this report outlines how impacts to agricultural operations can be minimized and mitigated.

Figure 27: Recommended Settlement Area Boundary Expansion

New Tecumseth
Alliston · Beeton · Tottenham

Recommended Settlement Area Boundary Expansion
New Tecumseth



8. Impacts and Mitigation Measures

The Draft Agricultural Impact Assessment (AIA) Guidance Document (OMAFRA; 2018) recommends that one of the objectives of an Agricultural Impact Assessment is to identify recommendations to avoid, and if avoidance is not possible, minimize and mitigate impacts to agriculture throughout the province and to the Agricultural System within the Greater Golden Horseshoe. It is expected that appropriate best management practices and recommended options for implementing mitigation measures will be identified and evaluated based on site- or area- specific conditions. Provincial Planning Statement policy 2.3.2 d) directs that prime agricultural areas should be avoided where possible. An Agricultural Impact Assessment will be used to determine the location of the expansion based on avoiding, minimizing and mitigating the impact on the Agricultural System and evaluating and prioritizing alternative locations across the upper- or single-tier municipality in accordance with certain criteria.

The identification and assessment of potential impacts is paramount to determining potential mitigation measures to either eliminate or offset the impact to the extent feasible. The Draft Agricultural Impact Assessment (AIA) Guidance Document (OMAFRA; 2018) identifies numerous potential impacts to agriculture which may include:

- Interim or permanent loss of agricultural lands
- Fragmentation, severing or land locking of agricultural lands and operations
- The loss of existing and future farming opportunities
- The loss of infrastructure, services or assets
- The loss of investments in structures and land improvements
- Disruption or loss of functional drainage systems
- Disruption or loss of irrigation systems
- Changes to soil drainage
- Changes to surface drainage
- Changes to landforms Changes to hydrogeological conditions
- Disruption to surrounding farm operations
- Effects of noise, vibration, dust
- Potential compatibility concerns
- Traffic concerns
- Changes to adjacent cropping due to light pollution

8.1 Avoidance

According to the Draft Agricultural Impact Assessment (AIA) Guidance Document (OMAFRA; 2018), avoiding impacts does not mean that a settlement area boundary expansion use cannot proceed. It means that locations are considered and developments are planned at the outset with the goal of avoiding impacts. Avoidance is a necessary first priority and may be fully or partially successful at preventing adverse impacts on agriculture. Where full avoidance is not possible, the next step is to minimize impacts, followed by implementing measures to mitigate adverse impacts. Avoiding impacts in the selection of a preferred development location should also involve the consideration of mitigation measures that can be implemented.

For example, based on a general assessment of impacts, one alternative may appear to have more significant impacts than another and thus, the alternative with the least impact may be preferred. However, if the potential for mitigation of agricultural impacts is also considered, the preference may be reversed.

Based on the findings of this Agricultural Impact Assessment it will be impossible to avoid impacts to the agricultural system. As such minimization and mitigation of potential impacts will be considered to limit the effect of these impacts. However, where feasible and practicable growth has been directed to areas that would be considered lower priority agricultural lands whilst taking into consideration other factors such as servicing feasibility, environmental protection and fiscal responsibility.

8.2 Minimizing Impacts

The Draft Agricultural Impact Assessment (AIA) Guidance Document (OMAFRA; 2018) advises that where impacts to the Agricultural System cannot be avoided, then recommendations should be provided in the AIA on how to minimize and mitigate impacts. Where a proposed settlement area boundary expansion has been approved, mitigation measures will need to be implemented to minimize and mitigate impacts to the Agricultural System.

Where impacts are unavoidable, minimizing impacts is the next priority to reduce the overall impact from a settlement area boundary expansion. Minimizing impacts can be achieved in a number of ways including proactive planning to remove impacts through design of subdivisions and the zoning and separation of land uses, for example. If impacts have been minimized, mitigation efforts may also be reduced.

Table 43: Minimizing impacts of the Recommended Settlement Area Boundary Expansion

Minimization measure	**How has this measure been considered in the recommended Settlement Area Boundary Expansion?**
Objective: Minimize the loss of agricultural land	
Select areas with less agricultural land and lower priority agricultural lands	North Alliston (PSA 1): This area has been selected due to its lower priority agricultural lands compared to other areas. MDS setback requirements were identified within the proposed settlement area boundary and lands have been pre-designated for development, therefore the long-term use of the land is intended to be for non-agricultural purposes and the MDS setback requirements will need to be mitigated through the Secondary Plan process.
	South Alliston (PSA 2): This area comprises mainly Class 2 soils with few MDS setback requirements. Given that there is a farm operation within the proposed settlement area boundary and pre-designated for development, the long-term use of the land is intended to be for non-agricultural purposes and the MDS is unlikely to affect the proposed employment uses.
	East of Alliston (PSA 4): This area comprises Rural lands and lands and are not subject to MDS setback requirements.

	Employment (PSA 3): The identified lands include areas that are designated Rural and prime Agricultural. The prime agricultural areas of the SABE are contiguous to the existing employment areas of Alliston which makes a logical expansion for future employment uses and servicing, and aligns with the Town's long-term aspirations by protecting the function of the employment by grouping these types of uses together. These areas are comprised of Class 2 soils with no MDS setback requirements.
	East Beeton (PSA 5): Lands include Simcoe Manor development which is already subject to development. Lands to the south of Simcoe Manor would make efficient use of infrastructure and servicing by developing both north and south of 8th Line with the subject lands having a lower soil classification. Lands to the north of Simcoe Manor are prime agricultural with Class 1 soil however has few MDS setbacks to consider and largely comprises one land holding therefore resulting in lesser fragmentation. Servicing would capitalise on connections with the adjacent subdivision.
	North of Tottenham (PSA 6): Class 1 is the predominant soil classification within Primary Study Area 6 and cannot be avoided. Lands to the east and partial areas to the west of Tottenham Road are designated Rural. The lands to the west of South Simcoe Railway are prime agricultural however represent one land holding which results in lesser fragmentation. East of Tottenham (PSA 6): Class 1 is the predominant soil classification within Primary Study Area 6 and cannot be avoided. The SABE comprises two large land holdings which results in lesser fragmentation and few MDS setbacks.
Rehabilitate the land	Rehabilitation is not possible as land will be permanently removed from the agricultural system.
Phase development	Phasing policies are proposed in the draft Official Plan Amendment and will be informed by the Master Servicing Plan.
Objective: Minimize the fragmentation of agricultural land	
Maintain farm parcels	The SABE boundaries follow farm property lines, roads and rail lines and reduce the impact of fragmentation. The Secondary Planning and subsequent planning processes will require that connectivity between farm parcels is maintained where it is required. The general approach to the SABE selection has been towards larger area to avoid piecemeal fragmentation of the agricultural land base.
Objective: Minimize impacts on farmland and agricultural operations	
Edge Planning	Edge planning principles to be incorporated during Secondary Planning phase and Official Plan policies. Edge planning to be implemented along the interface of the proposed settlement area boundary expansion and agricultural lands and operations. Both sides of the boundary to include mitigation measures to

	minimize impacts to farmland and operations when development occurs. Use roads and/or natural heritage features to separate development and agriculture. As development occurs other mitigation measures can be implemented.
Minimum Distance Separation (MDS)	MDS setbacks identified in this report will be used to ensure appropriate distances and mitigation measures are put in place to minimize impacts on the agricultural network.
Select compatible land uses; put lower impact development adjacent to farmland and operations	The Secondary Planning process will identify broad locations for uses. This principle can be used to limit the area being developed and number of residents or employees adjacent to agricultural lands and operations. Low occupancy uses can be located on the developed lands adjacent to farmland and operations. Roads or natural heritage features can be used to buffer non-agricultural uses and agriculture.
Design to support agriculture e.g. help farms to continue to operate; help prevent and reduce trespassing and vandalism	Design principles which accommodate agriculture to reduce negative impacts from adjacent development will be considered at the Secondary Planning stage and throughout the planning process. This can include minimize conflicts, noise, dust and odour through design and considering the needs of agriculture in the area, implementing barriers, setbacks and buffers, and considering road design and reducing speed limits.
Objective: Minimize and mitigate changes in water quality or quantity	
Implement a groundwater monitoring program	• Minimize: implement a groundwater monitoring program to assess on-site changes and impacts resulting from the development (e.g. for mineral aggregate operations) and at selected farm operations to ensure water sources used for agricultural production are maintained. • Mitigate: if the monitoring program identifies an impact that negatively affects a farm operation, the proponent can ensure that alternative water sources are provided to supplement the farm.
Objective: Mitigating impacts during construction or operations e.g. mitigate dust, noise	
Adjust operational procedures to accommodate agriculture in the area	The following measures may be considered at Site Plan stage to accommodate the operations of agriculture: • Consider modifying operation hours and methods to reduce impacts on nearby agriculture uses (e.g. livestock and crop production). • Create consistent blasting hours to manage noise (based on engagement with local farmers and providing notices to surrounding operations to reduce and manage impacts on agricultural production in the area.) • Consider the use of processing equipment with dust suppressing or dust collection devices. • Create a vegetative berm for dust control to reduce impacts on surrounding livestock or crops.
Vegetative berms	
Maintain, restore or construct farm infrastructure	

	• Minimize the area of soil exposed (non-vegetated) to limit the potential for wind erosion.
Objective: Mitigate ongoing impacts from the new development	
Implement measures that can be in place post development to support compatibility with agriculture	• Use best salt management practices near agricultural operations that may be adversely impacted. Use salt resistant plantings in windbreaks. • Use non-invasive plant species for landscaping.

8.3 Mitigating Impacts

The Draft Agricultural Impact Assessment (AIA) Guidance Document (OMAFRA; 2018) advises that where impacts to the Agricultural System cannot be avoided, then recommendations should be provided in the AIA on how to minimize and mitigate impacts. Where a proposed settlement area boundary expansion has been approved, mitigation measures will need to be implemented to minimize and mitigate impacts to the Agricultural System.

After avoiding and minimizing adverse impacts to agriculture, the next priority is mitigation to help further reduce impacts. Measures may be done before or during development and may involve ongoing education and awareness about agriculture in the area. Mitigation is required when impacts are predicted and should be proportional to the estimated degree of impact or risk. Mitigation approaches will vary depending on the nature of the proposed development. Mitigation measures can vary in cost and duration of implementation; mitigation must also be economically reasonable to the outcome achieved.

8.3.1 Secondary Planning

'Farm-Friendly' urban development can play a significant role in promoting compatibility and stabilizing the urban-agricultural interface. This can be achieved through secondary plans and subdivision plan design. Secondary plans may include policies and maps that provide direction on topics including land use, infrastructure, transportation, design and the natural environment. Additionally, they may be utilized as a means to implement the recommendations that have been provided in an AIA. Subdivision plan design offers opportunities to improve compatibility between farming and other uses. Parcel size, configuration, building setbacks, road patterns, location of park and school sites, drainage patterns and location of sewer and water lines and other services all have implications for agriculture. Where there are opportunities for design control, the subdivision design as well as the site and building design layout should aim to alleviate potential land use conflicts. Design elements that could be incorporated into subdivision in the fringe areas include:

- Road design to direct traffic away from farming areas
- Increased lot depths/sizes along the urban-agriculture boundary to allow for greater separation between uses
- Planting vegetation buffers and/or installing fences to protect residential areas from possible spray drift, dust and noise
- Recognition that a road right of way may be an adequate buffer and planting vegetation to improve the existing roadway buffer and

- Increased building setback provisions in the zoning by-law to increase the separation between uses.

8.3.2 Edge Planning

The implementation of edge planning may be recommended to support the mitigation of a settlement area boundary expansion on nearby agriculture. The purpose of edge planning is to investigate land uses at the urban-agricultural interface, become familiar with existing and potential land use conflicts and identify practical means to improve land use compatibility. Edge planning can be implemented using a variety of planning tools including official plans, secondary plans, subdivision design, bylaws, signage and other means. In order to achieve high levels of compatibility and greater land use certainty, the urban-agricultural interface should be recognized as a distinct 'edge planning area' where specific policies and management techniques can be fairly applied for urban and agricultural land users alike. The need for edge planning and buffering would be greatest along permanent agricultural boundaries, however additional locations could be identified through an AIA. Different types and intensities of use will require differences in the type and scope of edge planning. For example, commercial, industrial and recreational uses along the urban-agricultural interface do not require the same level of edge planning that more sensitive land uses, such as residential uses, would require. It is important for edge planning requirements to be tailored to the local context. This can be addressed through the Secondary Planning process and subsequent planning processes.

8.3.3 Vegetative Buffers and Fencing

Vegetative buffers establish both a physical and visual barrier between urban and agricultural activities. The buffer reduces impacts and achieves compatibility between agricultural and non-agricultural uses. When designed and implemented properly buffers can mitigate negative impacts from noise, light and dust. They are also extremely effective at preventing trespassing and associated problems such as litter, vandalism, and pets. The most effective buffers to mitigate impacts from both agricultural and urban activities combine separation of uses, vegetation and fencing. Key design aspects for effective vegetative buffers include:

- Total minimum separation of 30m, 15m of which is vegetative buffer
- Must reach a finished height of 6m to create a visual barrier and effectively capture dust/spray drift
- Mixed deciduous and coniferous planting with foliage from base to crown to effectively capture dust and spray
- Crown density of 50-75% to allow adequate airflow to reduce odours and
- Two meter separation distance between the vegetative buffer and the boundary to ensure less shading, more air circulation and more maneuverability for farm equipment.

These mitigation measures can be applied at the Secondary Planning process and subsequent planning processes.

8.3.4 Education and Outreach

Education and outreach tools can be used to enhance compatibility between famers and nonfarm residents, specifically by reducing nuisance complaints regarding normal farm practices. Education and outreach tools include but are not limited to disclosure statements, signage, information packages and on-farm education. A disclosure statement would notify a potential purchaser of a property that they are buying land that is in proximity to a farm operation and may experience periods of dust, noise and odour, and other impacts associated with nearby farms during certain times of the year. Signage informs residents they are in proximity to agricultural operations and highlights possible associated activities. An information package or brochure could be distributed to surrounding non-farm residents to explain the types of agricultural operations in the area, provide an overview of normal farm practices and highlight the benefits of a vegetation buffer. When possible, these tools should be used with the compatibility mechanisms listed above. Local farm operations can help to educate the public by hosting on-farm education days — activities including open houses and educational talks for non-farm neighbours can highlight farm business operations.

8.3.5 Road Safety Education

Education can improve road safety where agricultural vehicles share the road. Road safety education is not limited to but may include educating both farmers and non-farmers on the rules for agricultural vehicles, posting signage and developing a “share the road” campaign.

8.3.6 Road Design

Increased traffic volume can create conflicts with slow-moving farm equipment causing safety concerns as well as making it difficult and time-consuming for farmers to move equipment between fields. These impacts can be mitigated by designing roads and traffic controls to accommodate wide, slow-moving farm equipment (e.g. wide shoulders, no curbs, reduced speed limits, designing traffic circles to safely accommodate large farm equipment) and controlling traffic access to for example new or expanding settlement areas or recreational uses, and mitigated by ensuring signage is used on slow-moving farm vehicles at all times (as required by the Highway Traffic Act, 1990) and along roads frequently used by farm vehicles.

9. Summary and Conclusions

The Town of New Tecumseth is characterised by its large agricultural community and amount of prime agricultural land. The expansion of the urban boundaries will have an impact on prime agricultural lands. As has been demonstrated in the preceding sections of this report, this cannot be avoided. Potential impacts for the recommended Settlement Area Boundary Expansion arise with the interface between urban development and abutting farms. Consideration needs to be taken to ensure that urban development does not impact the operations of abutting farms particularly where MDS setbacks have been identified.

The Secondary Planning process and subsequent planning process will be a key mechanism to ensure impacts on the agricultural community are minimized and mitigated. Appropriate policies should be included in the future development areas of these expansion areas in the Official Plan to guide the implementation of these mitigation measures. The phasing of development will also be key to minimizing and mitigating the impact on the agricultural community and land base. MDS setbacks will need to be reviewed at each stage of the planning process to ensure these have been appropriately considered and potential impacts appropriately mitigated.

10. Next Steps

The recommended Settlement Area Boundary Expansion will be presented to Council at a Committee of the Whole meeting on February 24, 2025 with the aim of undertaking statutory consultation as specified in the Planning Act in Q2 of 2025. The final Settlement Area Boundary Expansion will be presented to Council for adoption later in Q2-Q3 2025.