July 10, 2012
Donna Ethier, CAO/Clerk
Township of Southwold
35663 Fingal Line
General Delivery
Fingal, ON
N0L 1K0

RE: Response to The Ministry of Agriculture, Food and Rural Affairs

Purpose and Background
The purpose of this report is to respond to the Ministry of Agriculture Food and Rural Affairs (OMAFRA) comments contained in the March 13, 2012, correspondence from the Ministry of Municipal Affairs and Housing (MMAH). The OMAFRA comments are found in Appendix A.

OMAFRA comments are based on the policies that pertain to Agricultural land use as found in the Provincial Policy Statement 2005 (PPS). OMAFRA requested clarification on how the proposed expansions at the Ferndale & Lynhurst Settlement Area communities and at the Port Stanley Hamlet community will mitigate impacts on adjacent agricultural operations, minimum distance separation formulae (MDS1) reports and a survey to identify barns with livestock housing capabilities.

The specific policies from the PPS with which OMAFRA expressed outstanding concern are policy 1.1.3.9 d) and policy 2.3.3.3. Section 1.1.3.9 in the PPS states the criteria for the expansion of a Settlement Area boundary and Section 2.3, Agriculture states Agricultural policies. The polices are found in Appendix B.

OMAFRA acknowledges that the Township reduced the size of existing Settlement Areas and Hamlets so that actively farmed Agricultural lands are designated 'Agricultural' in the Adopted Official Plan. The Ministry is satisfied that the requirements of Sections 1.1.3.9(c) 1, 2 and 3 have been met in the Adopted Plan.

MMAH requested the vacant residential land inventory as shown on the Adopted Official Plan. MMAH indicated that Figure 5 'Settlement Boundary Areas and Agricultural Land within the Settlement Boundaries of Southwold', found in the 'Allocation of Designated Growth Areas (July 2009)' report should be updated to reflect the Adopted Official Plan.

Policy 1.1.3.9 d)
Policy 1.1.3.9 d) states:

" impacts from new or expanding Settlement Areas on Agricultural operations which are adjacent or close to the Settlement Area are mitigated to the extent feasible."

OMAFRA states that it is not clear to the Ministry how the proposed impacts on adjacent Agricultural operations will be mitigated and recommends policies apply to the development of land adjacent to Agricultural operations.
Normal farm practices conducted by Agricultural operations in proximity to Settlement Area and Hamlet boundaries must be protected from development in Settlement Areas. Development at the residential/agricultural interface with Settlement Areas and Hamlets can be impacted by normal farm practices which create adverse effects such as noise, odours, dust and the application of fertilizers.

The Official Plan should include policies which contain provisions which require consideration of measures to reduce potential impacts of new development in Settlement Areas and Hamlets on adjacent agricultural lands. A combination of design measures and the registration of agreements can be required to ensure these measures are complied with.

For the purpose of establishing a policy to be consistent with Policy 1.1.3.9 d) of the PPS, the following modifications are recommended to be added to Section 4.1 “Agricultural”.

Development Adjacent to Agricultural Designation

“Development proposals at the boundary between Settlement Areas or Hamlets and the Agricultural designation, shall include design measures to reduce impacts on adjacent Agricultural operation, including, but not limited to incorporation of existing natural features and man-made features to provide for separation and buffering between rural and urban land uses.

Development agreements will be registered which will identify that agricultural operations are on-going in the area and that agricultural practices in the area may result in noise, odours, dust and other potential nuisances which are associated with normal farm practices.”

The Zoning By-law will establish setbacks between residential dwellings proposed within Settlement Area or Hamlet designations adjacent to the boundary of the Agricultural designation.

The following modification is recommended to be added at the end of Section 4.2 ‘Hamlets in Agricultural Areas’ and at the end of Section 4.3 ‘Settlement Area’

Development proposals will generally be in accordance with the Development Adjacent to Agricultural Designation provisions found in Section 4.1, Agricultural.

MDS I Calculations and Livestock Buildings

Policy 2.3.3.3 states:

“New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation formulae”

MDS I calculations and a land use survey for the Ferndale/Lynhurst community and the Port Stanley Hamlet community are found in Appendix C.

There are two farm operations located at 41640 Ron McNiel Line (Doelma) and 41665 Ron McNeil Line (Andrelea Farms) which are in proximity to the Ferndale/Lynhurst Settlement Area boundary as found in the Adopted Official Plan.

According to the Township’s Chief Building Official (CBO) The Doelma farm is a cash crop operation and the barns are empty of livestock and are used for storage. An MDS I calculation was prepared, assuming the barn could potentially house the type of livestock as stated in the MDS I report. The required MDS setback for the Doelma farm operation is 441 m (1446 ft.) distance between the Settlement Area boundary and the nearest livestock building and 497 m (1629 ft.) distance between the Settlement Area boundary and the nearest permanent manure/material storage. The actual setback between livestock building and manure storage is
720 m (2362 ft.). This distance is shown on the air photo attached to the MDS I report for the Doelma farm.

The CBO reports that the Andrelea Farm is primarily a cash crop operation and the barns are capable of housing livestock. The MDS I report for the Andrelea Farm operation shows a required setback distance of 315 m (1034 ft.) to the nearest livestock building and 332 m (1090 ft.) to the nearest manure/material storage. The actual setback between livestock building and manure storage and the Settlement Area boundary is 580 m (1903 ft.). This is shown on the air photo attached to the MDS I report for the Andrelea farm.

The actual distances between the Doelma farm and the Andrelea Farms buildings and manure/material storage exceed the MDS I required setbacks.

There is one livestock operation in the Port Stanley Hamlet community. This livestock operation occupies the area west of Thomas Road proposed to be added to the Port Stanley Hamlet community. According to the CBO (as of April 25, 2012) the livestock operation had eleven (11) ewes, one ram, and sixteen (16) lambs. Two (2) ewes and the lambs will be marketed. Required setback distances for both the livestock building and manure/material storage is 162 m (531 ft.).

A land use survey was conducted to identify any additional potential livestock facilities in the Ferndale/Lynhurst and Port Stanley Hamlet communities. The Township CBO confirmed that there are no potential livestock facilities in Southwold and Central Elgin Townships that would be adversely affected by the areas proposed to be added to the Ferndale & Lynhurst community and the Port Stanley Hamlet community. The buildings identified in the OMAFRA correspondence as perhaps having potential to house livestock are stated by the CBO as “old non livestock barns or for equipment storage”. The CBO's findings are illustrated on copies of the air photos in the OMAFRA comments and are found in Appendix D.

**Adopted Official Plan: Designations, Areas and Agricultural Land in Settlement Areas**

Figure 5 'Settlement Boundary Areas and Agricultural Land within the Settlement Boundaries of Southwold', found in The 'Allocation of Designated Growth Areas (July 2009)' report, compared Settlement Area and Agricultural land in settlements designated in the existing Official Plan to Settlement Area and Agricultural land in the Draft Official Plan. The Allocations report was prepared in support of the residential land supply as shown in the Draft Official Plan. The Draft Plan was authorized by the Township to be forwarded to MMAH in August, 2009, for comments. The Provincial and agency comments were reviewed by the Township, amendments were made to the Draft Plan and the Plan Adopted by Council was prepared and submitted for approval to MMAH.
OMAFRA and MMAH have requested that Figure 5 from the Allocations report be updated to show the designations, area and agricultural land in Settlement Areas and Hamlets.

### Figure 5

**Settlement Boundary Area and Agricultural Land Within the Settlement Boundaries of Southwold Township**

<table>
<thead>
<tr>
<th>Location</th>
<th>EXISTING OFFICIAL PLAN</th>
<th>DRAFT OFFICIAL PLAN</th>
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<tr>
<td>Paynes Mills</td>
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<td>65.1 20.7</td>
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<td>Hamlet</td>
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<tr>
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<td>Hamlet</td>
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<td>North of Port Stanley</td>
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<tr>
<td><strong>Total</strong></td>
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<td>795.2 327.8</td>
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### ADOPTED OFFICIAL PLAN

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A comparison of the Adopted Official Plan to the Existing Plan and the Draft Plan shows that Agricultural Land in Settlement Areas' is 266 ha compared to 297ha in the Draft Plan and 327 ha in the existing Official Plan. The Settlement Area in the Adopted Official Plan is comparable to the Settlement Area in the Draft Plan (717 ha and 719 ha). The Settlement Area of Fingal and the Port Stanley Hamlet are increased in the Adopted Official Plan from the Draft Plan and the Settlement Area of Shedden is decreased in the Adopted Official Plan from the Draft Plan.

The Fingal Settlement Area is larger in the Adopted Official Plan than both the Draft Plan and the existing Official Plan. Existing single family detached development located at the north and west ends of Fingal has been incorporated into the Fingal Settlement Area in the Adopted Plan. These developed areas are not within the Hamlet designation in the existing Official Plan. The incorporation of existing development into the Settlement Area accounts for the increase in Settlement Area of Fingal.

The Port Stanley Hamlet designation includes approximately 20 ha of lands which were not included in the Draft Plan calculation. These additional lands are located east of the north to south leg of Thomas Road and north of the east to west leg of Thomas Road and are comprised of land which is characteristically wooded and steeply sloped and includes 6 ha of lands under cultivation.
The Shedden Settlement Area is reduced in area in the Adopted Official Plan from the area in the Draft Official Plan and the Existing Official Plan. Lands located in the northeast, northwest and southeast quadrant in the Hamlet designation are not included in the Settlement Area designation in the Adopted Official Plan. These lands are designated Agricultural in the Adopted Official Plan.

The area of agricultural land in the Settlement Area of Ferndale & Lynhurst excludes existing single detached dwellings. The existing dwellings occupy 6.2 ha of land and are not included in as agricultural land in the Adopted Official Plan.

Summary and Recommendation

This report responds to OMAFRA concerns expressed in the MMAH letter dated March 13, 2012.

It is recommended that Council forward this report to the MMAH.
APPENDIX A

OMAFRA COMMENTS FROM THE MARCH 13, 2012 MMAH LETTER
Appendix
Official Plan for the Township of Southwold
Ministry File No.: 34-OP-0156-1100

Settlement Area Expansions (Ferndale, Lynhurst & north of Port Stanley)

Township of Southwold, County of Elgin

Please find below OMAFRA’s comments on the proposed Settlement Area expansions for the 30 ha (74 acres) area north of Port Stanley as well as the additional 36 ha (89 acres) adjacent to Ferndale & Lynhurst north of the City of St. Thomas.

Ministry staff has reviewed the relevant background documents submitted by the Township’s consultant in support of these two expansions. Including:

- Expansion of Port Stanley Rural Settlement Area (April, 2009)
- Demographic Profile, Population Projections and Housing Needs Report (Revised June, 2009)
- Allocation of Designated Growth Areas (July, 2009)

Based on the review of this material, OMAFRA have the following comments which are based on the policies that pertain to Agricultural land use as found in the PPS (2005), more specifically section 1.1.3.9 (c) & (d) as well as section 2.3.3.3.

Ministry staff note that section 1.1.3.9 of the PPS states:

“A planning authority may identify a Settlement Area or allow the expansion of a Settlement Area boundary only at the time of a comprehensive review and only where it has been demonstrated that:

c. in prime Agricultural areas:
   1. the lands do not comprise specialty crop areas;
   2. there are no reasonable alternatives which avoid prime Agricultural areas; and
   3. there are no reasonable alternatives on lower priority Agricultural lands in prime Agricultural areas; and

d. impacts from new or expanding Settlement Areas on Agricultural operations which are adjacent or close to the Settlement Area are mitigated to the extent feasible.”

With respect to PPS (2005) subsection 1.1.3.9 (c) 1 regarding the presence of a specialty crop area, Ministry staff note that the third bullet under Section 5.0 of the consultant’s report titled Allocation of Designated Growth Areas (July, 2009) states:

“There are no identified specialty crop areas in Southwold Township. Southwold Township is a prime Agricultural area with predominately CLI Class 2 soils.”
Ministry staff agree with this statement, in that there are currently no specialty crop areas identified in the Township of Southwold, and therefore note that the two proposed Settlement Area expansions are consistent with subsection 1.1.3.9 (c) 1.

With respect to PPS (2005) subsections 1.1.3.9 (c) 2 & 3 regarding alternative site analysis, Ministry staff note that Section 5.0 of the consultant’s report titled Allocation of Designated Growth Areas (July, 2009) states:

“Lower capability Class 3 and Class 7 soils predominate in the proposed hamlet designation north of Port Stanley. Adverse topography (steep slopes) hinders Agricultural activity on lower CLI Class soils in this proposed hamlet designation.”

Therefore, it appears as though this portion of the two proposed Settlement Area expansions is consistent with subsections 1.1.3.9 (c) 2 & 3.

However, with respect to the Ferndale and Lynhurst expansion, the justification report only states:

“The Draft Official Plan proposes an extension of the existing Ferndale and Lynhurst Settlement Area. This area is 36 ha in size and has CLI Class 2 soils. The proximity of this area to the built up areas of Ferndale and Lynhurst and the City of St. Thomas is a major constraint on Agricultural activity.”

Ministry staff do not agree with the claim that the proximity of this area to neighbouring built-up areas is a major constraint on Agricultural activity. While this proximity may limit potential future livestock operations, there appears to be no ‘major’ reason why this area could not continue to be farmed in a practicable manner. Further, the policy test of 1.1.3.9 (c) 2 & 3 is not whether the land is constrained for farming, but whether lower priority alternative sites may exist to accommodate the proposed development. In this case, the consultant has indicated that the expansion would consume Class 2 soils. To that point, there are no doubt lower priority Agricultural lands in other locations of the municipality. However, Ministry staff note that the Township has made an effort to reduce the size of existing Settlement Areas thereby relinquishing some actively farmed Agricultural lands back to an Agricultural designation. In these unique circumstances, the Ministry is satisfied that the requirements of PPS (2005) sections 1.1.3.9 (c) 2 & 3 are met if the both the quantity and quality of land being ‘swapped’ is equal or better from an Agricultural perspective. Upon review of the background material provided, the Ministry is satisfied that this is indeed the case, and therefore OMAFRA is content that the proposed expansion is consistent with sections 1.1.3.9 (c) 2 & 3 of the PPS (2005).

The final Agricultural requirement of a comprehensive review done under 1.1.3.9 is subsection (d). Upon review of the material submitted, it is not clear to the Ministry how the proposed expansions will mitigate impacts on adjacent Agricultural operations. Therefore, it is suggested that a specific set of policies apply to the development of these lands in order to ensure consistency with this section of the PPS (2005). To elaborate, the following four examples may be adopted by the Township in order to reduce impacts along any new or existing residential/Agricultural interfaces.
1. Where a residential zone abuts an Agricultural zone, a 3m wide buffer strip on the residentially zoned portion separated with a board on board wooden fence is required. The board on board fence shall be erected at the cost of the developer and maintained by subsequent land owners and shall have no openings and be a minimum height of 1.8m. *(Source: Niagara-on-the-Lake Comprehensive Zoning By-law)*

2. Development proposals within 300 m of the interface between a Settlement Area boundary and an Agricultural designation, including Area Plans, Official Plan amendments, zoning by-law amendments, plans of subdivision, severances and site plans, shall include design measures to reduce impacts on adjacent Agricultural operation, including, but not limited to incorporating existing natural features and man-made features to provide for separation and buffering between rural and urban land uses. *(Source: City of London Official Plan)*

3. Development agreements shall be registered on lands along the interface between a Settlement Area boundary and an Agricultural designation which shall clearly identify that Agricultural operations are ongoing in the area and that those Agricultural practices may result in noise, odours, dust and other potential nuisances based on normal farm practices. *(Source: City of London Official Plan)*

4. During the subdivision design and approval process all residential development proposed within 150 metres of the Agriculture designation shall be assessed in terms of potential land use conflicts. Appropriate mitigating measures shall be incorporated through the subdivision design and approval process which would reduce the potential negative impacts the two land uses may have on each other. The subdivision proposals shall be assessed in terms of availability of natural vegetative screening, level and type of Agricultural activity taking place on the abutting lands, characteristics of surrounding Agricultural activities, existing and/or emerging Agricultural trends and the likelihood for negative impacts. The Town may request that conditions be imposed on the subdivision, including the registration of a covenant on the title of individual properties stating that the lot is adjacent to an Agricultural area and may therefore be subjected to noise, dust, odours and other nuisances associated with Agricultural activities. Under no circumstance shall the subdivision design result in residential dwellings being located closer than 30 metres to the boundary of the Agriculture designation. *(Source: Town of Mississippi Mills Official Plan)*

In addition to the above four examples, the Township may also find the attached two reports from British Columbia and Alberta useful as Southwold develops its own policies to address this requirement of the PPS (2005).

Next, Ministry staff note that Section 2.3.3.3 of the PPS (2005) states:

"New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation formulae."

*Note: Exact policy excerpts may differ from the municipal planning documents.*
It is noted that there appears to be no MDS I calculations carried out for these two proposed Settlement Area expansions in Southwold. After a site visit and review of aerial photo of the area surrounding the Ferndale and Lynhurst expansion area, it appears as though there are at least two potential livestock facilities to the north which may warrant MDS I calculations. With respect to the area north of Port Stanley it appears as though there may be at least six potential livestock facilities which may warrant MDS I calculations. A few of the potential livestock facilities are shown in red in the two air photo inserts below. However, it is possible that some may not be livestock facilities at all (e.g. implement or storage sheds, etc.) and therefore may not require an MDS I calculation. In addition, it is also possible there may be other small livestock facilities (e.g. horses, etc.) that were missed during this preliminary review. Therefore, Ministry staff note that an MDS review should not be limited to these facilities. During their more extensive review, the consultants may find there are other livestock facilities which also warrant an MDS I setback. In all instances it is important that the MDS I calculations are carried out using a Type B land use for Factor E. In summary, it is clear that further analysis is required to ensure that Section 2.3.3.3 of the PPS (2005) has been met.

Ferndale and Lynhurst Area
Finally, OMAFRA staff understand that the issue of a revised demonstrated needs analysis is to be addressed through an inquiry by MMAH, whereby a revised vacant land inventory reflecting the proposed Settlement Area boundaries will be shared with the Province. It is anticipated that this document will indicate land supply reflecting the changes proposed to the Settlement Area boundaries, where some boundaries have remained the same, some have shrunk and the other two, as referenced above have expanded since the original vacant land inventory was carried out. OMAFRA respectfully requests a copy of this document when it is received.

In conclusion, the above comments are intended reflect the Ministry of Agriculture, Food and Rural Affairs position on the proposed two Settlement Area expansion in Southwold. They were made on the basis of Ministry staff’s review of the background reports submitted for conformity with the Provincial Policy Statement (2005). It is encouraging to note that many of the PPS policies have been satisfied; however, the above-mentioned comments represent the few outstanding areas of concern.
APPENDIX B
EXCERPTS FROM THE PROVINCIAL POLICY STATEMENT 2005
Section 1.1.3.9 (Settlement Area Boundary)

1.1.3.9 A planning authority may identify a Settlement Area or allow the expansion of a Settlement Area boundary only at the time of a comprehensive review and only where it has been demonstrated that:

a) sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;

b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term and protect public health and safety;

c) in prime Agricultural areas:
   1. the lands do not comprise specialty crop areas;
   2. there are no reasonable alternatives which avoid prime Agricultural areas; and
   3. there are no reasonable alternatives on lower priority Agricultural lands in prime Agricultural areas; and

d) impacts from new or expanding Settlement Areas on Agricultural operations which are adjacent or close to the Settlement Area are mitigated to the extent feasible.

In determining the most appropriate direction for expansions to the boundaries of Settlement Areas or the identification of a Settlement Area by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.
2.3 AGRICULTURE

2.3.1 Prime Agricultural areas shall be protected for long-term use for agriculture. 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 this order of priority.

2.3.2 Planning authorities shall designate specialty crop areas in accordance with evaluation procedures established by the Province, as amended from time to time.

2.3.3 Permitted Uses

2.3.3.1 In prime Agricultural areas, permitted uses and activities are: Agricultural uses, secondary uses and agriculture-related uses. Proposed new secondary uses and agriculture-related uses shall be compatible with, and shall not hinder, surrounding Agricultural operations. These uses shall be limited in scale, and criteria for these uses shall be included in municipal planning documents as recommended by the Province, or based on municipal approaches which achieve the same objective.

2.3.3.2 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.

2.3.3.3 New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation formulae.
APPENDIX D

Landscape Survey
Minimum Distance Separation I (MDS I) Report

Application Date: 08-May-2012

Preparer Information
Lorne McLeod
Southwold
Phone #1, 759-2010

Applicant Information
Doelma
41640 Ron McNeil Line
ON, Canada

County of Elgin
Township of Southwold
Geotownship: SOUTHWOLD
Concession: 1
Lot: 1

Calculation #1
Doelma- dairy
100 Dairy

Adjacent Farm Contact Information
Doelma

Farm Location
County of Elgin
Township of Southwold
Geotownship: SOUTHWOLD
Concession: 1
Lot: 1

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<th>Existing NU</th>
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<td>Dairy; Milking-age Cows (dry or milking) Large Frame (545 - 636 kg) (eg. Holsteins); 3 Row Free Stall</td>
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Encroaching Land Use Factor: Type B Land Use

This calculation is required for the purposes of a settlement area expansion.

Manure/Material Storage Type: M1. Liquid, outside, no cover, straight-walled storage

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 356
Factor D (Manure/Material Type): 0.8
Factor E (Encroaching Land Use): 2.2
Total Nutrient Units: 143

Required Setback: 441 m (1446 ft)
Actual Setback: 497 m (1629 ft)

Signature of Preparer: Lorne McLeod, Southwold

Date: 05/12

NOTE TO THE USER:
The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulas as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information included in calculation, or errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.
Doelma 41640 Ron McNeil Line
Minimum Distance Separation I (MDS I) Report

File: North 4485 Thomas Road

Application Date: 08-May-2012

Preparer Information
Lorne McLeod
Southwold
Phone #1: 789-2010

Applicant Information
Andrea
41655 Ron McNeil Line
ON, Canada

County of Elgin
Township of Southwold
Geotownship: SOUTHWOLD

Calculation #1

Adjacent Farm Contact Information
Andrews

Farm Location
County of Elgin
Township of Southwold
Geotownship: SOUTHWOLD
Concession: D
Lot: 2

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<th>Existing NU</th>
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<td>Solid</td>
<td>Sheep; Ewes &amp; rams (for meat lambs; includes unweaned offspring &amp; replacements); Outside Access</td>
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<td>2.8</td>
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Encroaching Land Use Factor: Type B Land Use
This calculation is required for the purposes of a settlement area expansion.

Manure/Material Storage Type: L1: Solid, outside, no cover, 18-30% DM, with uncovered liquid runoff storage

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 292
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 2.2
Total Nutrient Units: 73

Required Setback 315 m (1034 ft)
Actual Setback 332 m (1090 ft)

Signature of Preparer: Lorne McLeod, Southwold

Date: May 5, 2012

NOTE TO THE USER:
The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulas as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for the purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information. Mistakes in calculation, errors arising out of modifications of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

Ontario
Minimum Distance Separation I (MDS I) Report

File: Doelma-41640 Ron McNaill Line.mds

Application Date: 08-May-2012
File Number:
Preparer Information
Lorne McLeod
Southwold

Applicant Information
North
4485 Thomas Road
ON, Canada

County of Elgin
Township of Southwold
Geotownship: SOUTHWOLD

Phone #: 769-2010

Calculation #1
sheep

Adjacent Farm Contact Information
North
Farm Location
County of Elgin
Township of Southwold
Geotownship: SOUTHWOLD

<table>
<thead>
<tr>
<th>Manure Form</th>
<th>Type of Livestock/Material</th>
<th>Existing Capacity</th>
<th>Existing NU</th>
<th>Estimated Barn Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Solid</td>
<td>Sheep; Eves &amp; rams (for meat lambs; includes unweaned offspring &amp; replacements); Confinement</td>
<td>12</td>
<td>1.5</td>
<td>26 m²</td>
</tr>
</tbody>
</table>

Encroaching Land Use Factor: Type B Land Use
This calculation is required for the purposes of a settlement area expansion.

Manure/Material Storage Type: V1. Solid, inside, bedded pack

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 150
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 2.2
Total Nutrient Units: 2

Distance from nearest livestock building 'F' (A x B x D x E):
Required Setback 162 m (531 ft)
Actual Setback 162 m (531 ft)

Distance from nearest permanent manure/material storage 'S':

Signature of Preparer: Lorne McLeod, Southwold
Date: May 8, 2012

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APPENDIX D
LAND USE SURVEY
It is noted that there appears to be no MDS I calculations carried out for these two proposed settlement area expansions in Southwold. After a site visit and review of aerial photo of the area surrounding the Ferndale and Lynhurst expansion area, it appears as though there are at least two potential livestock facilities to the north which may warrant MDS I calculations. With respect to the area north of Port Stanley it appears as though there may be at least six potential livestock facilities which may warrant MDS I calculations. A few of the potential livestock facilities are shown in red in the two air photo inserts below. However, it is possible that some may not be livestock facilities at all (e.g. implement or storage sheds, etc.) and therefore may not require an MDS I calculation. In addition, it is also possible there may be other small livestock facilities (e.g. horses, etc.) that were missed during this preliminary review. Therefore, Ministry staff note that an MDS review should not be limited to these facilities. During their more extensive review, the consultants may find there are other livestock facilities which also warrant an MDS I setback. In all instances it is important that the MDS I calculations are carried out using a Type B land use for Factor E. In summary, it is clear that further analysis is required to ensure that Section 2.3.3.3 of the PPS (2005) has been met.

Ferndale and Lynhurst Area
Finally, OMAFRA staff understand that the issue of a revised demonstrated needs analysis is to be addressed through an inquiry by MMAH, whereby a revised vacant land inventory reflecting the proposed settlement area boundaries will be shared with the Province. It is anticipated that this document will indicate land supply reflecting the changes proposed to the settlement area boundaries, where some boundaries have remained the same, some have shrunk and the other two, as referenced above have expanded since the original vacant land inventory was carried out. OMAFRA respectfully requests a copy of this document when it is received.

In conclusion, the above comments are intended reflect the Ministry of Agriculture, Food and Rural Affairs position on the proposed two settlement area expansion in Southwold. They were made on the basis of Ministry staff's review of the background reports submitted for conformity with the Provincial Policy Statement (2005). It is encouraging to note that many of the PPS policies have been satisfied; however, the above-mentioned comments represent the few outstanding areas of concern.
ADDITIONAL ADOPTED PLAN ± 1.0 ha