Agricultural Impact Assessment

3588 Wallace Point Road, Township of Otonabee-South Monaghan, County of Peterborough

OPA/ZBA Application

D.M. Wills Project Number 11240-01

D.M. Wills Associates Limited
Partners in Engineering, Planning and Environmental Services
Peterborough

August 2026

Prepared for:
1000723796 Ontario Limited
c/o Steve Wuis & Carol Edwards

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Summary of Revisions

Revision No.	Revision Title	Date of Release	Summary of Revisions
1	Draft Report	July 2026	Draft Submission for Client Review
2	First Submission	August 2026	Final Report

This report/proposal has been formatted considering the requirements of the Accessibility for Ontarians with Disabilities Act.

1.0 Introduction and Objectives

D.M. Wills Associates Limited (Wills) has been retained by 1000723796 Ontario Limited c/o Steve Wuis and Carol Edwards, operating as Wuis Concrete Forming (Owner) to prepare this Agricultural Impact Assessment (AIA) in support of an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) to permit a Contractor's Yard on an agriculturally zoned property in the Township of Otonabee-South Monaghan (Township), County of Peterborough (County), herein referred to as the subject property.

1.1 Agricultural Impact Assessment Objectives

The objective of the AIA is to identify, avoid, and mitigate potential impacts from the proposed industrial use (i.e. Contractor's Yard) on agricultural land in a predominantly agricultural area.

1.2 Purpose of the Agricultural Impact Assessment

The purpose of this report is to outline and evaluate the proposed development in the context of Agricultural policies and regulations including, but not limited to, the Provincial Planning Statement, 2024 (PPS), Agricultural Impact Assessment Guidance Document, 2026, and Guidelines on Permitted uses in Ontario's Prime Agricultural Areas, Publication 851, 2016, Minimum Distance Separation Guidelines: Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks, 2017, County of Peterborough Official Plan, 2026 (COP), (TOP), Township of Otonabee-South Monaghan Zoning By-law No. 2010-65 (ZBL).

2.0 Property Description & Study Areas

2.1 Property Location

The lands subject to this application are located 3588 Wallace Point Road and are legally described as Part Lot 18, Concession 15, Otonabee Part 3 & 4 45R5230 & as in R633344 Except Part 1 45R5230; S/T S13428, in the Township of Otonabee-South Monaghan (Township), County of Peterborough (County), herein referred to as the subject property. The property is located approximately 1 kilometer northeast of the village of Stewart Hall and approximately 2 kilometers south of the City of Peterborough. Refer to **Figure 1 – Key Map**.



KEY MAP

3588 WALLACE POINT ROAD
TOWNSHIP OF OTONABEE-SOUTH MONAGHAN

FIGURE 1

Legend

Subject Property

Data Sources

Parcel | City of Peterborough GIS Open Data

Meters

0 45 90 180 270 360

NAD1983 UTM ZONE 17N SCALE: 1:10,700

Created In:	ArcGIS Pro
Drawn By:	NB
Checked By:	AT
Map Date:	5/8/2026
Project Number:	11240-01

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2.2 Existing Conditions

The subject property is currently developed with a 279.5 m^2 (3,008.5 ft^2) building, a poured concrete foundation for the proposed addition, gravelled parking lot, outdoor storage area and fueling station. The building is currently serviced by a private drilled well and individual septic system. There is one entrance for both ingress/egress from County Road 21 (Wallace Point Road), as well as a gravel parking lot and outdoor storage area (i.e. yard). A hydro easement traverses the subject property south of the developed area of the site extending from east to west.

Based on our background review of the subject property, property history provided by the Owner and the Environmental Site Conditions Report completed by Cambium Inc., the subject property does not appear to have ever been used for any agricultural or farming operations (i.e. livestock or crops).

The area of the proposed development is approximately 0.82 hectares, almost completely gravelled and is not intended to be used as farmland. Nevertheless, if the business was later removed, the land could be converted to more traditional agricultural land. The balance of the subject property consists of approximately 12 hectares of pasture/fields, excluding the Locally Significant and unevaluated wetlands on the western portion of the property.

2.3 Proposed Development

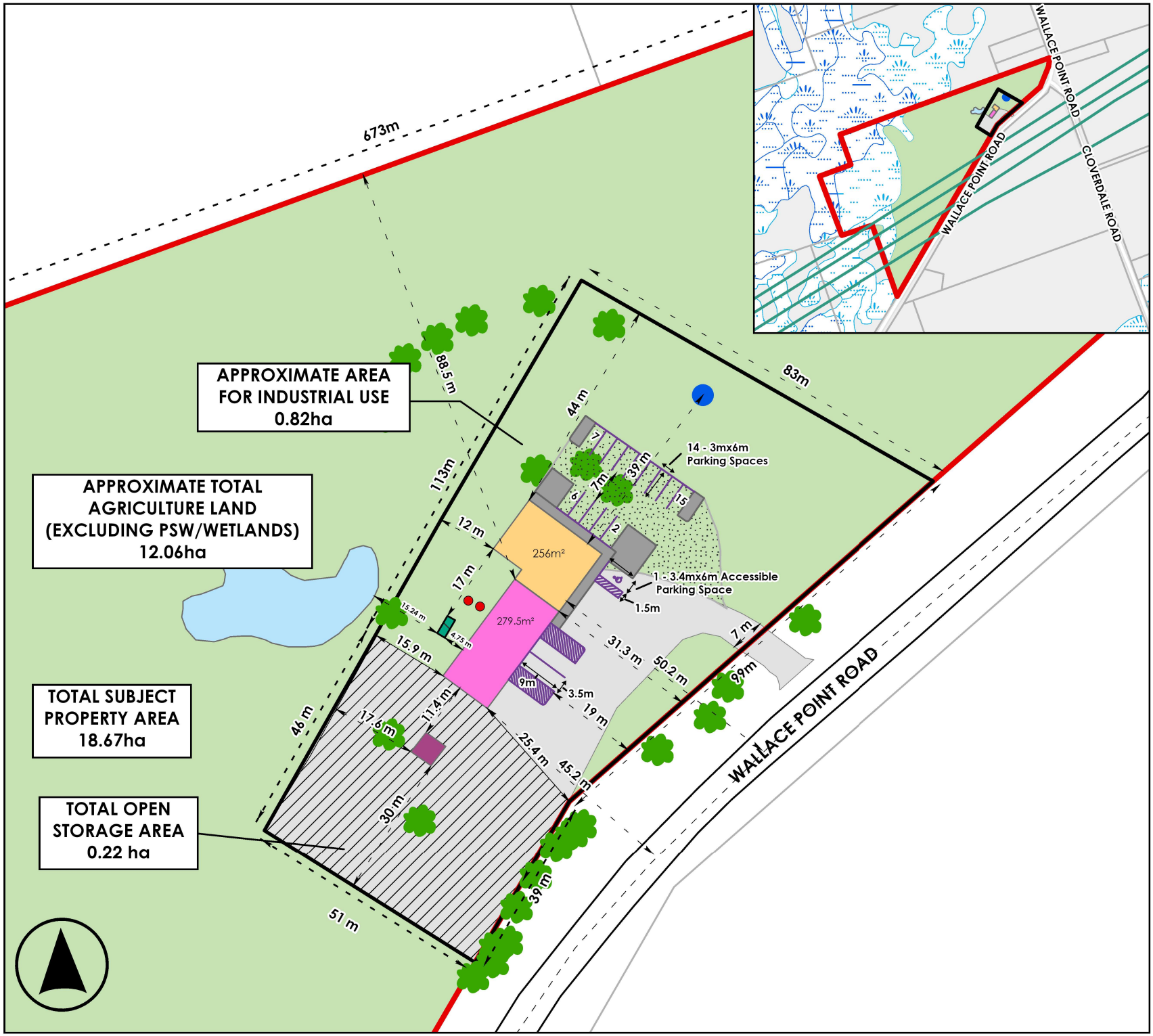
The proposed development on the subject property consists of a change of use to permit a construction business (i.e. Contractor's Yard) and allow an addition on the existing building. The proposed addition is approximately 255.88 m^2 (2754.4 ft^2), accommodating additional office space and washroom facilities in order to support the businesses growth. The proposed development will also recognize the existing gravel parking area, outdoor storage space, landscaping areas and buffer screening with a formal Site Plan with an agreement registered on title. Refer to **Figure 2 – Conceptual Site Plan.**

2.4 Study Areas

The Owner purchased the property in 2023, with the intention of relocating their growing concrete forming construction business. The Primary Study Area consists of the subject property and the Secondary Study Area consists of the immediately adjacent agricultural properties. Only the immediately surrounding agricultural land uses were considered as part of this AIA due to the small-scale nature of the proposed development. No alternative locations were investigated through this report to determine if there are more suitable properties available.

The proposed use includes the daily operations of a construction business where employees arrive on site, load equipment and materials onto commercial trucks, and depart to work on various construction sites for the day. The concrete forming equipment (i.e. forms, rebar, aggregate, etc.) is delivered and stored outdoors in the yard to the west side of the building. The existing building is used for storage of tools,

equipment maintenance, business office and washrooms facilities. The proposed addition will contain additional office space and more appropriate staff washrooms. Due to the size and scale of the development, it is not anticipated that the use will have any adverse impacts extending beyond the immediate agricultural land uses. Refer to **Figure 3 – Surrounding Land Uses**.



CONCEPTUAL SITE PLAN

3588 WALLACE POINT ROAD
TOWNSHIP OF OTONABEE-SOUTH MONAGHAN

FIGURE 2

Legend

- Subject Property
- Proposed Industrial Use
- Pond
- Proposed Addition
- Existing Building
- Existing Gravel Driveway
- Proposed Gravel Driveway
- Proposed Sidewalk
- Parking Landscaping
- Outside Storage
- Existing Fields
- Non-evaluated Wetland
- Provincially Significant Wetland
- Septic bed
- Existing Propane Tanks
- Hydro Easement
- Septic
- Well
- Existing Trees

Data Sources

Ontario Geohub

Meters

0 5 9 18 27 36

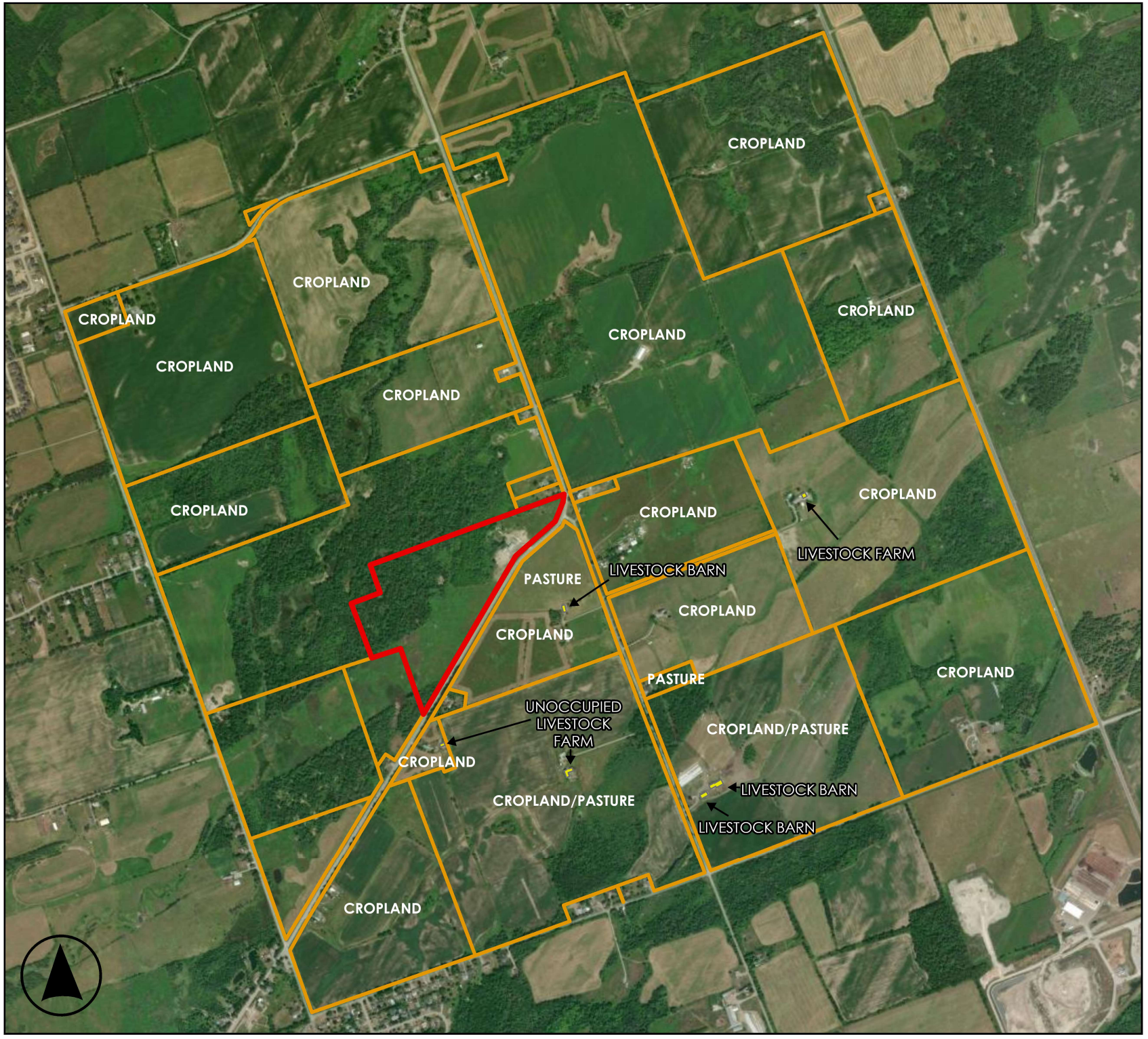
NAD1983 UTM ZONE 17N

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Drawn By:	NB
Checked By:	AT
Map Date:	7/2/2026
Project Number:	11240-01

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SURROUNDING AGRICULTURAL PROPERTIES

3588 WALLACE POINT ROAD
TOWNSHIP OF OTONABEE-SOUTH MONAGHAN

FIGURE 3

Legend

- Study Area 1
- Study Area 2
- Existing Barn

Data Sources

Peterborough County GIS
AgriSuite

Meters
0 75 150 300 450 600
NAD1983 UTM ZONE 17N SCALE: 1:10,703

Created In:	ArcGIS Pro
Drawn By:	NB
Checked By:	AT
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3.0 Agricultural Policy Framework

The subject property is designated and zoned as 'Agriculture' in the Peterborough County Official Plan and the Township of Otonabee-South Monaghan Zoning Bylaw.

The following provincial and municipal land use policy documents contain policies that relate to non-agricultural uses on prime agricultural lands. The policy documents include the Provincial Planning Statement, 2024 (PPS), County of Peterborough New Official Plan, 2026 (COP) and the Township of Otonabee-South Monaghan Zoning By-law No. 2010-65 (ZBL).

3.1 Provincial Planning Statement, 2024

Section 4.3 of the PPS outlines the permitted uses in identified Prime Agricultural Areas which include the following:

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).*
5. *Where a residential dwelling is permitted on a lot in a prime agricultural area, up to two additional residential units shall be permitted in accordance with provincial guidance, provided that, where two additional residential units are proposed, at least one of these additional residential units is located within or attached to the principal dwelling, and any additional residential units:*
   a. *Comply with the minimum distance separation formulae;*
   b. *Are compatible with, and would not hinder, surrounding agricultural operations*
   c. *Have appropriate sewage and water services;*
   d. *Address any pubic health and safety concerns;*

e. *Are of limited scale and are located within, attached, or in close proximity ot the principal dwelling or farm building cluster; and*

f. *Minimize land taken out of agricultural production.*

Lots with additional residential units may only be severed in accordance with policy 4.3.3.1.c).

6. *For greater certainty, the two additional residential units that are permitted on a lot in a prime agricultural area in accordance with policy 4.3.2.5 are in addition to farm worker housing permitted as an agricultural use.*

As outlined above, the PPS limits development and industrial land uses on agricultural properties in order to preserve and protect identified agricultural land.

Section 4.3.5 outlines specific criteria that must be met to permit 'non-agricultural uses' in Prime Agricultural areas. The criteria are outlined below:

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 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 is 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.*

3.2 Peterborough County Official Plan, 2026

The subject property is designated 'Agriculture' and is a part of the natural heritage system containing an unevaluated wetland and a portion of the Stewart Hall Wetland

(Locally Significant). Refer to **Figure 4 – Peterborough County Official Plan – Agricultural Designation**.

Relevant policies from the COP are as follows:

4.1.2 Agriculture

The Agriculture designation applies to areas where prime agricultural lands predominate 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.

These areas shall be protected for long-term use for agriculture.

Any refinements to the mapping of Agriculture designation can only occur for expansions of existing settlement areas or identification of new settlement areas.

4.1.2.1 Permitted Uses

The predominant use of land within the Agriculture designation shall include agricultural uses, agriculture-related uses, on-farm diversified uses, agri-tourism uses, existing residential uses, home occupations, home industries, wayside pits, conservation and forestry. Mineral aggregate operations are also permitted.

In some locations the Agriculture designation may also include historic subdivisions and built-up residential nodes, which may be recognized in a separate zoning category in the local Municipal Zoning By-law.

4.1.2.2 New Development

b) All private water supply and sewage disposal systems shall satisfy the requirements of the applicable approval agency, or the Province.

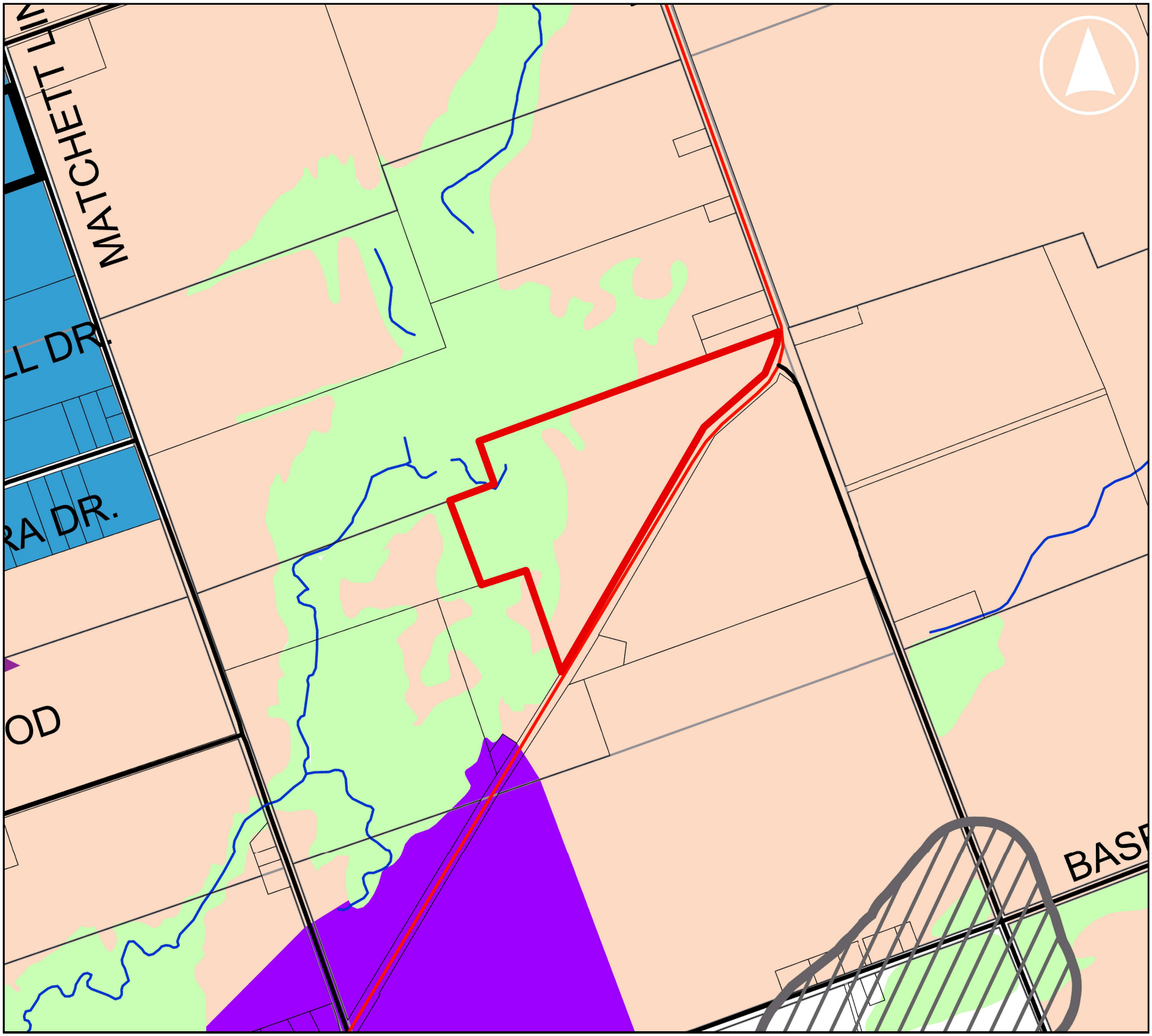
c) In accordance with the policies of this Plan and where deemed necessary by the local Municipality, the applicant may be required to demonstrate a sufficient means of potable waters supply.

d) New land uses, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formula as outlined in Section 3.8 of this Plan as established, and in accordance with local Zoning By-laws.

h) The cumulative impact of multiple uses in prime agricultural areas should be limited and not undermine the agricultural nature of the area.

4.1.2.3 Agricultural System

The County is 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.



EXCERPT FROM SCHEDULE 'A' MAP 3 OF THE TOWNSHIP OF OTONABBE-SOUTH MONAGHAN OFFICIAL PLAN

3588 WALLACE POINT ROAD
TOWNSHIP OF OTONABEE-SOUTH MONAGHAN

FIGURE 4

Legend

- Subject Property

Land Use

- Agricultural
- Environmental Protection
- Hamlet
- Wellhead Protection Zone
- Rural
- Shoreline
- Watercourse
- County Road

Data Sources

Planning Services | Otonabee-South Monaghan

Meters

0 45 90 180 270 360

NAD1983 UTM ZONE 17N SCALE: 1:10,800

Created In:	ArcGIS Pro
Drawn By:	NB
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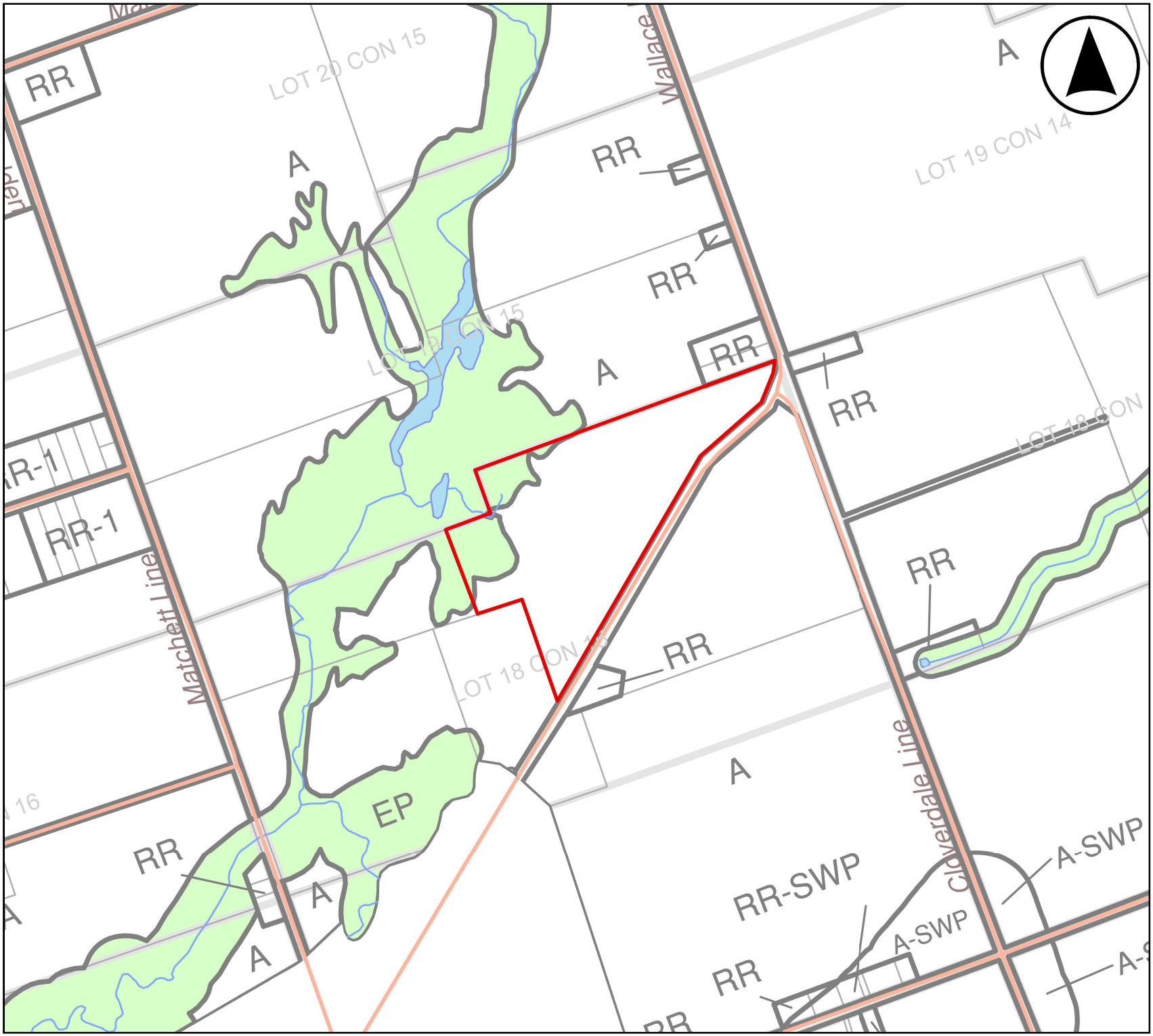
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F. 705.748.9944
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3.3 Township of Otonabee-South Monaghan Zoning By-law No. 2010-65

The subject property is zoned 'Agriculture (A)' and 'Environmental Protection (EP)' on Map 3 to the ZBL.

Permitted uses in the A zone do not include any industrial uses such as a contractor's yard, therefore a ZBA is required to permit the proposed development on the subject property. There is no development permitted or proposed in the EP Zone.

Refer to **Figure 5 – Township Zoning By-law – Agricultural Zone**.



EXCERPT FROM SCHEDULE 'A' MAP 3 OF THE TOWNSHIP OF OTONABBE-SOUTH MONAGHAN ZONING BY-LAW 2010-65

3588 WALLACE POINT ROAD
TOWNSHIP OF OTONABEE-SOUTH MONAGHAN

FIGURE 5

Legend

Subject Property

Zoning By-law

A	Agricultural
EP	Environmental Protection
RR	Rural Residential
RR-1	Rural Residential 1
RR-SWP	Rural Residential Source Water Protection
A-SWP	Agricultural Source Water Protection

Environmental Protection Zone

Watercourse

Roads

Data Sources

Planning Services | Otonabee-South Monaghan

Meters

0 50 100 200 300 400

NAD1983 UTM ZONE 17N SCALE: 1:10,800

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4.0 Agricultural Impact Considerations and Evaluation

In reviewing the impact of the proposed development on agricultural lands, the AIA Document and Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas - Publication 851, both produced by the Ontario Ministry of Agriculture, Food and Rural Affairs (now the Ministry of Agriculture, Food, & Agri-Business) (OMAFRA), outline suggested considerations. In summary, the two documents suggest considering potential impacts from:

- Loss of existing and future production of Agricultural Land
- Loss of Agricultural System infrastructure and agricultural investments
- Traffic and safety risks
- Nuisance and compatibility issues
- Minimum Distance Separation changes
- Changes to soils, topography and drainage
- Changes to water and hydrogeological conditions

As proposed, the OPA/ZBA applications are required to permit the use of a Contractor's Yard, as defined as an industrial use in the zoning bylaw. The following evaluates the subject property and proposed use against the above criteria.

4.1 Loss of existing and future production of Agricultural Land

As proposed, only a minimal portion of the subject property is included in the OPA/ZBA to permit the use of a Contractor's Yard as indicated in **Figure 2 – Conceptual Site Plan.** The use will only be permitted in the area that is already disturbed by the existing development and will be limited to this area. The total lot area that is proposed to be removed is 0.82 hectares, with the balance of the property remaining undeveloped and capable of agricultural production. The balance of the subject property, excluding the provincially significant and unevaluated wetland, consists of approximately 12 hectares of inactive agricultural land.

Given the existing conditions of the subject property, there is no loss in active agricultural land, rather less than one hectare is being removed from potential future production of agricultural uses.

The type of use proposed does not include any significant ground disturbance, potential soil contamination, or working with liquids or materials that would potentially harm the soil to prevent an agricultural operation or the production of soil. In the future, if so desired, the existing building and gravel driveway could be demolished and removed, resulting in full restoration of the agricultural land on the property with the proper removal protocols and techniques to preserve the high-quality soil.

The proposal does not result in any further fragmentation of agricultural operations due to the lack of an agricultural operation on the subject property. Given this portion of the

lot is already developed, fragmentation has already occurred and through the limited area of the proposed use, no further fragmentation is anticipated.

The intent of the proposal is to limit the area of agricultural land being removed in accordance with AIA guidelines. The guidelines require non-agricultural uses and their scale to be reviewed and justified when proposed on agricultural land. Given the property owner has already purchased the property and the level of existing development on site, there are no alternative locations on the property more suitable for the proposed use. Therefore, limiting the area of the permitted uses to the existing small-scale development complies with the avoidance and minimization criteria.

4.2 Traffic Impact

As part of the OPA/ZBA application, a Site Entrance Assessment (SEA) was prepared by Wills, dated August 25, 2026, to ensure safe ingress/egress and traffic levels are maintained. The subject property has three entrances, one main entrance to the existing building and two farm entrances with gates provide access to the balance of the property. The main entrance was evaluated by the SEA to determine trip generation and distribution for the anticipated change of use to include 15 employees arriving at peak hours in the morning and evenings. The SEA also evaluated the visibility of the entrance based on the maximum speed limit for the County Road. A sight line of 180 metres in both directions is required for the maximum speed of 80 km/hour along Wallace Point Road. Only 21 vehicles are anticipated to enter/exit the site based on these counts and both directions satisfy the visibility requirement. As a result, no site entrance or traffic concerns were found.



Figure 6 – Farm Entrance 1



Figure 7 – Farm Entrance 2

In order to protect the future agricultural use of these areas of the property, the two existing farm entrances need to be maintained. These entrances are located to the south along County Road 21 and are outside the permitted area for the Contractor's Yard. As such, the introduction of the proposed use does not pose any limitations to accessing the farmland. If the balance of the subject property were to be utilized as traditional farmland, the existing two entrances would provide a safer and more accessible access to the land for tractors and other farm equipment than the main entrance used for the business. See **Figure 6 – Farm Entrance 1** and **Figure 7 – Farm Entrance 2** for the Farm Entrances.

The existing farm entrances are also located along a straight stretch of County Road 21 which provides sufficient visibility and time for regular vehicles to safely maneuver around any slow-moving tractors turning onto the subject property. The farm entrances are indicated by the 'X' as shown on **Figure 8 – Approximate Locations of Farm Entrances**.

The subject property remains fully accessible for potential farming operations. Based on the entrances provided and traffic counts confirmed by the Site Evaluation Assessment, the proposed is consistent with the avoidance policy provided in the guidelines. Since no farming operation exists on the subject property, no signage indicating slow vehicles is required. No further mitigation measures are proposed as part of this assessment.

Figure 8 – Approximate Locations of Farm Entrances



4.3 Nuisance and Compatibility Issues

A comprehensive review of the surrounding land uses and surrounding agricultural properties was completed to determine if any adverse impacts would be caused by the proposed use. To determine these potential impacts, a review of all agricultural operations within 1,000 metres was conducted, regardless of whether they were being actively farmed or not. The closest active agricultural operation with livestock present is approximately 320 metres from the closest property line measured to the closest point on the livestock barn. Approximately 200 metres of that setback is utilized as cattle pasture. Given that the proposed use is occupying an existing building, there is no heavy construction or manufacturing occurring on the site, and County Road 21 bisects the two uses, it is not anticipated the proposed Contractor's Yard will produce any type of noise, dust or odour conflicts that will impact the adjacent farm.

Given the Contractor's Yard is not a sensitive use, the existing farming operations will not have an impact on the proposed use. In addition, if the balance of the subject property were to be used for a farming operation in the future, the land use would still not be considered sensitive and would not require any buffering or mitigation measures. Overall, due to the small scale of the non-agricultural business and no manufacturing or fabrications proposed, the use is not anticipated to impact the surrounding farms.

4.4 Minimum Distance Separation (MDS) Calculation

According to the zoning bylaw, the proposed use considered Industrial in nature. Industrial land uses are not considered a sensitive land use in accordance with the MDS guidelines, resulting in a MDS I Type 'A' Land Use calculation being required. A Type A Land Use calculation as described in Guideline #33 of the Minimum Distance Separation (MDS) Document Publication 853 (MDS Guidelines), are uses characterized by a lower density of human occupancy, habitation or activity including but not limited to industrial uses outside of a settlement area.

As part of the municipal consideration of planning or building permit applications, all existing livestock facilities or anaerobic digesters within a 750-metre distance of a proposed Type A land use shall be investigated and MDS I setback calculations undertaken where warranted. As a result, six barns were evaluated for potential impacts to ensure compatibility amongst the uses. Three barns were identified as being unoccupied due to a newer barn being constructed to support the livestock or was no longer used for farming purposes. This information was visually verified on site on June 24, 2026 (i.e., cattle in the field, newly renovated to be utilized for another purposes, etc.).

The six MDS calculations were prepared by utilizing AgriSuite, a software program provided by OMAFA while consulting the MDS guidelines for accuracy. As a result of the aerial view and field observations confirmation, three of the six barns are beef cattle operations with pastureland for grazing. The balance of the barns included in the MDS calculation are unoccupied. Guideline 20 indicates a MDS calculation must be provided to ensure that if the barn were to become active, no adverse impacts would

occur at that point in time. The standard calculation for unoccupied barns was applied to the three barns.

The MDS Calculations were conducted on June 8, 2026, and are included as **Appendix A – MDS Calculations** of this report. The closest active barn (cattle) to the subject property is approximately 320 metres south and requires a minimum setback of 187 metres. The subject property is not located within any of the required MDS setbacks.

No further avoid or mitigation measures are needed as the required setbacks are met.

4.5 Soil Characteristics, Topography and Drainage

Details on soil characteristics were identified using AgMaps provided by Ontario's Ministry of Agriculture, Food, and Agri-business (OMAFA), accessed on May 15, 2026. Soil sampling was not conducted on the property. The Ontario Soil Survey Complex indicates the subject property is identified as Simcoe Silty Clay Loam in centre, Foxboro Silt Loam to the west, and Bondhead Loam to the east of the subject property. Refer to **Figure 9 – Soil Name**.

The Canada Land Inventory (CLI) soil classification indicates the capability of the land to support agricultural activities. As illustrated on AgriMaps, the subject property is predominantly made up of Class 2 soils, with a small area of Class 4 soils at the most eastern corner. As per the CLI, Class 2 soils are considered to have a high capability of supporting agricultural land uses, and Class 4 have a moderate to low capability for valuable production of agricultural land. Refer to **Figure 10 – Soil Capability for Agriculture**.

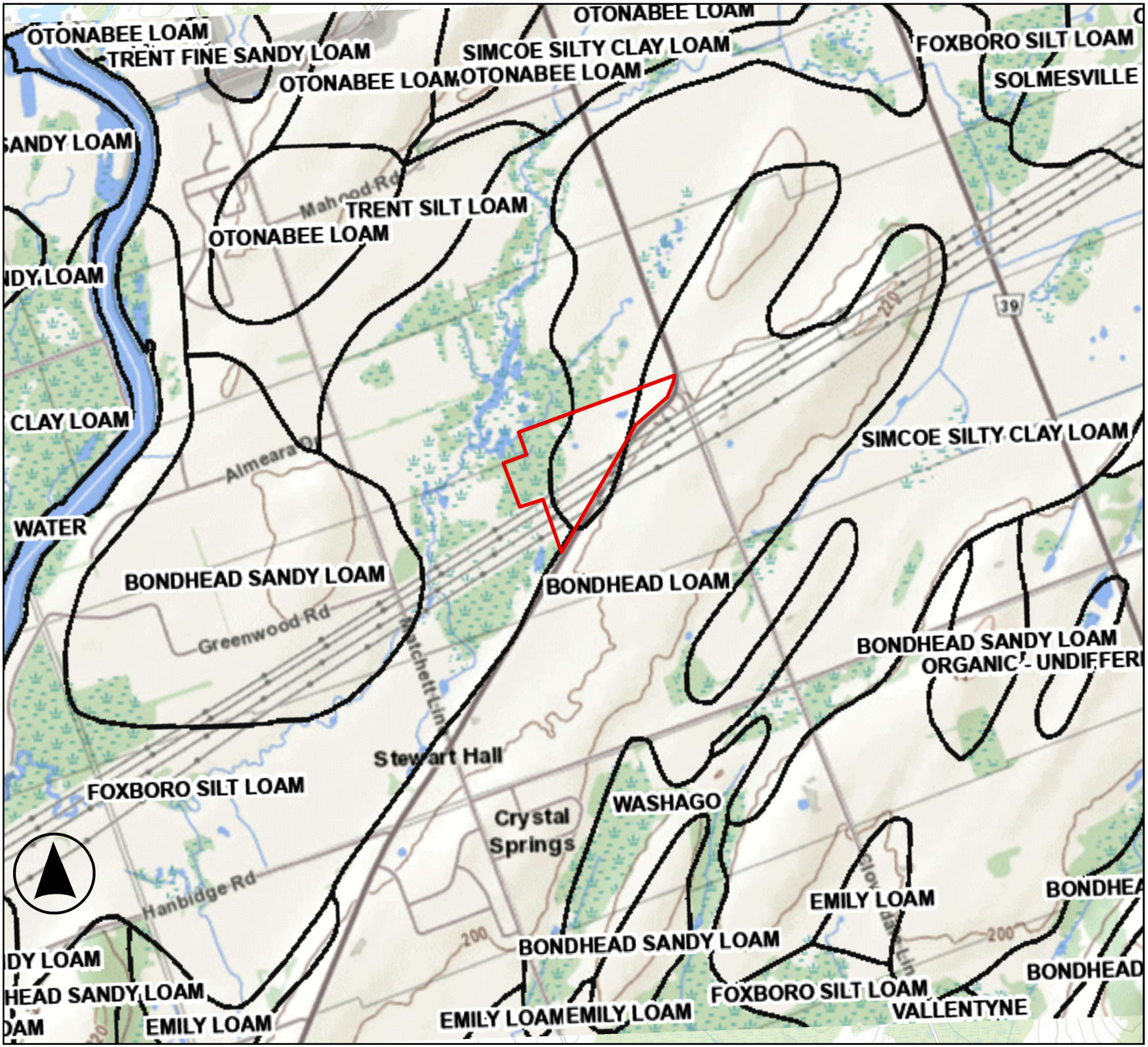
The lands subject to the proposed development and planning applications are identified as having a complexed capability rating of Class 2W and Class 4T. The subclass 'W' indicates 'Excess Water', and 'T' indicates 'Topography'. The CLI indicates that the subject property is predominantly Class 2W, meaning the entire subject property's soil is subject to excess water. This does not mean that the subject property is not suitable for agricultural purposes, however, certain crops may require more maintenance or support or a specific crop that is preferable to water may be needed to have successful growth. As outlined in the Soil Capability for Agricultural document, considerations such as timing and ease of tillage, planting and harvesting, choice of crops and methods of conservation may need to be implemented to support crop growth.

The subject property's soil texture and depth is identified as being very gravelly, sandy, or loamy extending over 40 centimeters from the surface or under 40 centimeters of any other textures overlying very gravelly, sandy or loamy textures. Based on this soil type and surrounding land features, the depth to bedrock is under 100 centimeters. The loamy description of the soil anticipates that under 27% is clay, while the remaining fractions are dominated by high contents of very fine sand or silt. Overall, gravelly or sandy soil is not typically considered high-quality soil for farming purposes, despite generally providing better aeration and drainage. As previously mentioned, specific

crops may be more successful than others, such as orchards or vineyards in this type of soil.

Given the subclass of 'T' included on the Class 2 soils, further review of the topography was conducted. Based on the class, the topography was identified as complex slopes, generally over 50 metres in length and simple slopes generally under 50 metres in length. Overall, based on the site visit conducted June 24, 2026, the significant topography changes are around the County Road extending to the existing pond (large ditch and slope from the County Road to the fields/existing development). Outside of the existing development area and proposed Contractor's Yard, the balance of the subject property is relatively flat and would be able to be used for cropland or pastureland. The topography is not anticipated to inhibit the capability of crop production on the remainder of the subject property.

The subject property has already undergone site alteration with the original construction of the yard and building in the late 1970s or early 1980s. Maintenance grading and drainage improvements over the years has resulted in a down gradient slope towards the pond at the rear of the existing building. Since the proposed use will operate within the existing disturbed area of the property, utilizing the existing building, parking areas and entrance, no further site alteration or soil disturbance will occur on the balance of subject property. The soil, topography and drainage will remain as it currently exists. If any expansion to the Contractor's Yard is proposed in the future, further considerations for soil capability, proper drainage and topography may be required.



SOIL NAME LABEL

3588 WALLACE POINT ROAD
TOWNSHIP OF OTONABEE-SOUTH MONAGHAN

FIGURE 9

Legend

Subject Property

Data Sources

Ontario AgMaps

Meters

0 95 190 380 570 760

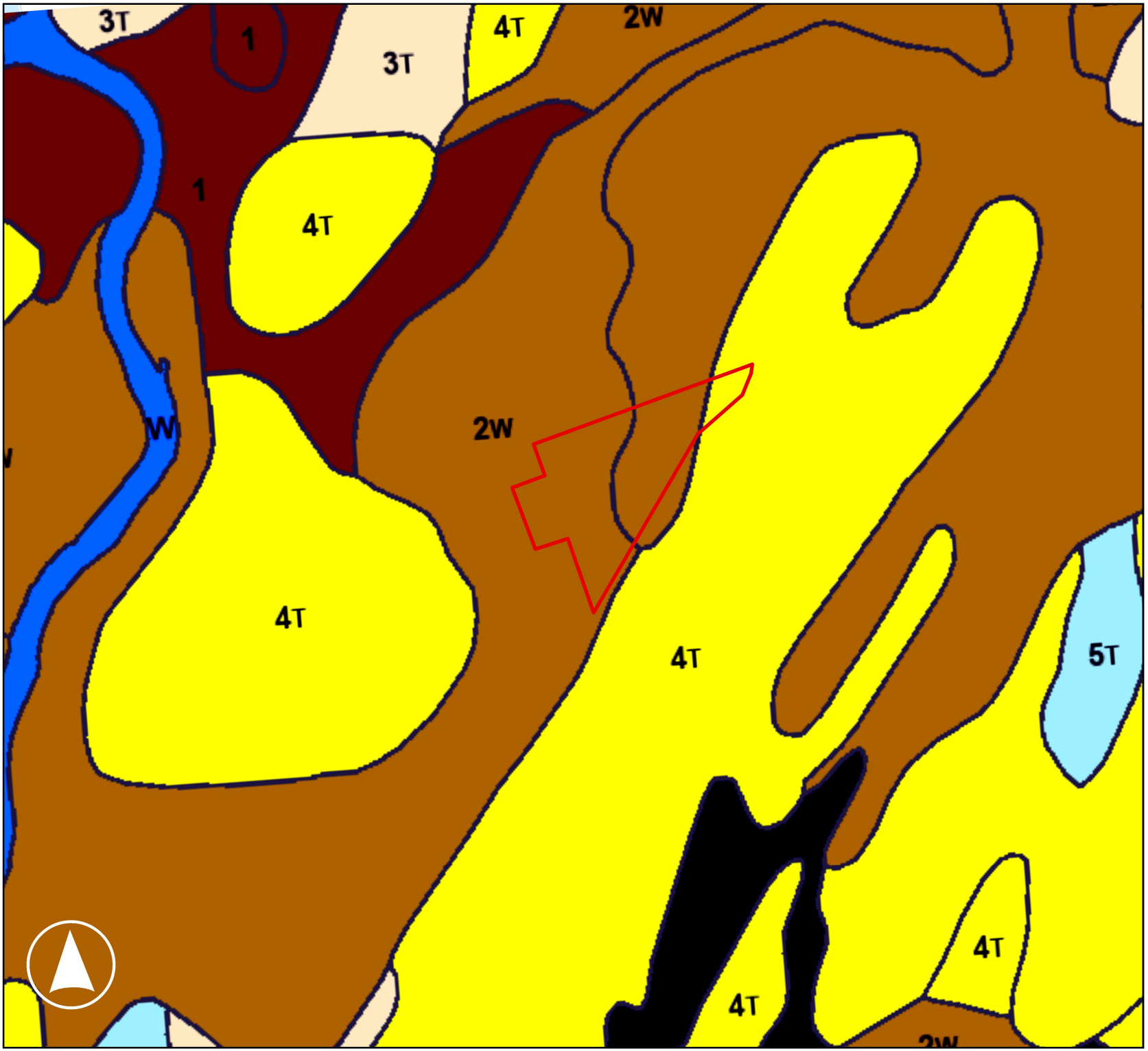
NAD1983 UTM ZONE 17N SCALE: 1:21,000

Created In:	ArcGIS Pro
Drawn By:	NB
Checked By:	AT
Map Date:	7/2/2026
Project Number:	11240-01

WILLS

D.M. Wills Associates Limited
150 Jameson Drive
Peterborough, Ontario
K9J 0B9

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F. 705.748.9944
E. wills@dmwills.com



SOIL CAPABILITY FOR AGRICULTURE

3588 WALLACE POINT ROAD
TOWNSHIP OF OTONABEE-SOUTH MONAGHAN

FIGURE 10

Legend

Subject Property

Soil Classification

- Class 1
- Class 2
- Class 3
- Class 4
- Class 5

Soil Classification Subclass

2W	Class 2, Excess Water
3T	Class 3, Topography
4T	Class 4, Topography
5T	Class 5, Topography

Data Sources

Ontario AgMaps

Meters

0 65 130 260 390 520

NAD1983 UTM ZONE 17N SCALE: 1:15,000

Created In:	ArcGIS Pro
Drawn By:	NB
Checked By:	AT
Map Date:	7/2/2026
Project Number:	11240-01

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4.6 Changes to Water and Hydrogeological Conditions

Although the subject property has surface water present (i.e., Locally Significant Wetland, unevaluated wetland, and drainage pond), the nature of the proposed use is not anticipated to have an adverse impact on the water quality or quantity that would limit access for farming operations. The proposed use as a Contractor's Yard does not include any manufacturing, fabrication, or oil disposal which may be harmful to the quality of water in the area. The Contractor's Yard consists of a warehouse for storage, office for business administration and operations, and parking lot for employees and business vehicles. As previously mentioned, given there is an excess of water in the area and on the subject property, the quantity of water is not anticipated to be reduced or increased based on the proposed use. As existing, the driveway for the subject property is gravel and is not considered to be impermeable. Due to the lack of new development required to support the use, the existing drainage and stormwater patterns directed to the pond to the rear of the property will remain and no impacts to the surrounding land uses are anticipated.

A Lot Grading & Drainage Plan or Stormwater Management Brief may be helpful to confirm existing conditions, however, unless significant site alteration is proposed to site, the change of permitted uses is not anticipated to have any impact on the water availability for farming operations.

5.0 Recommendations and Conclusions

The information presented in this AIA provides support for the proposed OPA and ZBA applications to permit the use of a portion of the Subject Property as a Contractor's Yard for Wuis Concrete Forming. The subject property is within a predominantly agricultural area and maintains good capability for agriculture on the balance of the property. The development proposes utilizing a nominal 0.82 hectares of land that may have been previously capable of supporting agriculture but disturbed approximately 35-40 years ago by constructing an agricultural building.

Although the proposal does not remove any additional land from production, it is important to maintain the balance of the subject property for agricultural purposes. Therefore, the following recommendations are provided to avoid and/or mitigate any impact:

1. The area of the Contractor's Yard be limited to the existing 0.82 hectares of land identified on the site plan and if future expansion is proposed, further investigations be required to ensure the agricultural land maintains its viability.
2. A fence or vegetative buffer be constructed around the perimeter to prevent encroachment of the Contractor's Yard into the agricultural lands.
3. Maintain all farm entrances on the subject property to provide adequate access for farming operations on the balance of the subject property.
4. Any significant changes to building locations, sizes, or if new permanent structures are proposed, a Lot Grading and Drainage Plan and Stormwater

Management Brief should be prepared to ensure no impacts due to excess water affect the viability of agricultural land.

6.0 Closing

Based on our review, the subject property is considered viable farmland despite not being utilized to the knowledge of neighbours and the Owner. Given the area of the existing development and the use as a Contractor's Yard will be limited to the existing disturbed areas, approximately 65% of the property can still be used for agricultural purposes. This agricultural area excludes the 6.61 hectares that is identified as locally significant and unevaluated wetlands.

Given less than one hectare of farmland has been removed to date, and the proposed use does not require any additional lands, the decisions will not result in farmland fragmentation or impact the neighbouring farming operations. The nature of the proposed use on the subject property will not threaten soil quality or water availability on the subject property or surrounding lands and meets the Minimum Distance Separation criteria. As a result, the proposed use could be converted back to an agricultural building and lands restored to a more natural state without any impact on surrounding farming operations.

To ensure no impacts are posed to the viable agricultural land on the subject property and surrounding farming operations, the recommendations and mitigation measures are to be implemented to protect the agricultural lands and ensure no short or long terms impacts are to occur as a result of the proposed development. The appropriate implementation of the mitigation measures will ensure that proposed activities do not pose any concerns to the agricultural policies set out by Peterborough County on behalf of the Township and the Province of Ontario.

Respectfully Submitted,

Written by:



Kate Steele, M.Pl.
Junior Land Use Planner

Reviewed by:



Amanda Timmermans, B.A. (Hons)
Senior Land Use Planner

KS/AT/jh

7.0 References

- Crinklaw, D., Turvey, J., Ward, D., & Ontario Ministry of Agriculture, Food and Agribusiness. (2022, May 10). *The Minimum Distance Separation (MDS) document; formulae and guidelines for livestock facility and anaerobic digester odour setbacks, Publication 853* (A. Robertson, Ed.). https://www.ontario.ca/files/2023-07/omafra-minimum-distance-separation-document-en-2023-07-26.pdf
- Geerts, H., Doncaster, M., Welch, J., & Ontario Ministry of Agriculture, Food and Agribusiness. (2022, May 10). *Agricultural Impact Assessment (AIA) Guidance Document, Publication 861*. https://www.ontario.ca/files/2026-01/omafa-publication-861-agricultural-impact-assessment-guidance-document-en-v1-2026-01-08.pdf

Appendix A

Curriculum Vitae

WILLS

PARTNERS IN ENGINEERING, PLANNING & ENVIRONMENTAL SERVICES

Education

2010	Bachelor of Arts (Honours), Geography & History, Queen's University
2012	Sustainable Water Resources Planning Certificate, Ohio State
Ongoing	Diploma of Cultural Heritage Management, University of Victoria

Associations

2023	Canadian Association of Heritage Professionals (Applicant)
2018	OPPI Lakeland District Leadership Team
2015	Canadian Institute of Planners (CIP) and Ontario Professional Planners Institute (OPPI) (Candidate)

Training

Ongoing	OPPI Continuous Professional Learning
2026	Aggregate Resources Planning, OPPI
	Persuasive Writing: Document Preparation for the OLT, OPPI
2025	Risk Management Training, AXA XL
	Agriculture and Agricultural Planning, OPPI
	First Aid & CPR Training, St. John Ambulance
2024	OPPI Conference, Hamilton
	University of Victoria Course: Recognizing the Significance of Heritage Resources
2023	OPPI Conference, Ottawa
	Project Management Certificate, PSMJ Resources Inc.
2022	OLT - Preparing to be an Expert Witness, OPPI
	Heritage Planning for Practitioners, Algonquin College
	Workplace Hazardous Materials Information System Training
	Accessibility of Ontarians with Disabilities Training
2021	OPPI Conference, Virtual: Community Improvement Plans, Economic Development & Planning, Main Street Ontario Post-Covid; Putting the Public Back in Public Consultation
2020	OPPI Conference Sessions: Affordable Housing, Bringing Back Main Streets, Making Places for Seniors
2019	OPPI Conference Sessions: Reimagining the Mall – Realizing Healthy and Complete Communities; How Main Streets Thrive in the Era of Big Box, Uber Eats and Amazon, School Closures
2019	Working with Indigenous Peoples 101, County of Peterborough
2018	Project Management for Planners, OPPI
2017	Municipal Law Program, Unit 4 (Municipal Land Related Law), Association of Municipal Managers, Clerks and Treasurers of Ontario (AMCTO)
2016	University of British Columbia Courses: Strategic Cultural Tourism Planning, Creative Economy & Cultural Planning, Creative Placemaking, Historic Preservation
2015	OACA Primer on Planning Course
2013	Strategic Thinking, University of Ottawa Centre for Public Management and Policy
2012	Group Facilitation Training, Ontario Public Service

Professional Experience

2022 to date **D.M. Wills Associates Limited** **Peterborough, ON**

Intermediate Land Use Planner
Provides consulting planning services to municipal and private-sector clients, with a focus on policy initiatives, public consultation, and Planning Act applications, including preparing reports and recommendations for Council and Land Division Committee. Develops and implements Public Consultation Strategies to support planning applications and policy development. Excellent rapport with private clients and municipal colleagues while coordinating applications, presenting at public meetings, and appropriately scoping proposed development projects. Prepares service proposals, work plans, public engagement strategies, planning justification reports, agricultural impact assessments, and heritage impact assessments.

2019 to 2022 **County of Peterborough** **Peterborough, ON**

Planner
Review and process development applications including Official Plan amendments, plans of condominium/subdivision and consents. Provides technical advice to municipal staff and Councils verbally or in written form relating to development applications/processes. Prepares technical reports and make recommendations for applications regarding conformity with Provincial Plans, Provincial Policy Statement, County Official Plan, Municipal Official Plans and Zoning by-law as well as outlining agency/public comments. Attends local Township Council meetings and public meetings to present and discuss planning applications within the municipality. Prepare reports and present consent applications to Land Division Committee. Responds to general planning inquiries from applicants, members of the public and external agencies, including assessment of proposals against applicable provincial requirements, Official Plan, Zoning By-law and severance requirements on behalf of the County and assigned Townships. Assisted with training new staff and development of procedural guides.

2019 **City of Kawartha Lakes** **Lindsay, ON**

Planner I
Responsible for responding to zoning inquiries, reviewing consent proposals and preparing reports to Council and Committee of Adjustment regarding various Planning Act Applications. Contributed to the development of a consolidated Zoning Bylaw merging 13 older bylaws into one. Attended and participated in pre-consultation meetings including the review of background information and development proposals and preparation of meeting minutes.

2016 to 2018 **Municipality of Trent Lakes** **Trent Lakes, ON**

Planning Technician

Review and process Official Plan Amendments, Zoning Bylaw Amendments, Minor Variances, Site Plan Applications in accordance with planning legislation and provincial planning documents. Provides advice to building department staff on Official Plan and Zoning policy interpretation and implementation including review of site plan for building permit applications for zoning conformity. Conducted a municipal review of the Comprehensive Zoning By-law including updating general provisions, clarifying definitions and zoning regulations, and implementing new provincial policies. Contributed to the New County/Township Official Plan development and member of the Technical Advisory Committee representing the Municipality. Administered the Community Improvement Plan and Financial Incentives program for small rural community.

2015 to 2016 **Town of Cobourg** **Cobourg, ON**

Planner I – Heritage & Development

Responsible for reviewing and processing heritage permit applications, zoning amendments, site plan applications, severances and minor variances as well as heritage permits. Provide planning advice, opinions and interpretations on relevant legislation and prepares technical reports and memoranda to Council, advisory committees, agencies and other stakeholders. Heritage planning services including the administration of heritage permit system, management of four heritage conservation districts, and maintenance of the municipal heritage registry for hundreds of properties of cultural heritage significance. Coordinated and facilitated public consultation sessions and visioning workshops for the development of a Heritage Master Plan and four Heritage Conservation District Plans. Contributed to the development of a Downtown Vitalization Action Plan and updated Community Improvement Plan as a member of the working group.

2013 to 2015 **Ducks Unlimited Canada** **Barrie, ON**

Provincial Policy Specialist

Responsible for leading the development of a municipal engagement program that provided policy research/analysis, community outreach and advice for municipal staff on land use, wetlands and natural heritage systems planning issues. Analysed policy at all levels of government and prepared correspondence and policy briefs on development proposals with the potential to impact wetlands. Provided advice on wetland protection and mitigation to municipal staff and provincial policy makers by identifying opportunities to initiate policy, legislative or regulatory change. Developed and maintained relationships with all levels of government, community and advocacy organizations and contributed to working groups, meetings and conferences.

2010 to 2013 **Ministry of Natural Resources** **Peterborough, ON**

Policy Analyst
Responsible for policy research and analysis relating to water management, natural hazards and species at risk policy. Prepared Minister's briefing notes and correspondence addressing public issues and information requests to support government decision making. Collaborated with industry stakeholders, policy and engineering professionals and conservation authority staff by leading and participating in meetings and community of practice forums. Independently managed projects such as large, facilitated workshops, development of policy and legislative amendments and conducted program and policy reviews. Maintained communications and outreach materials for new public safety program including website copy editing, social media content, print media and plain language training for provincial and conservation authority staff.

Municipal Planning and Project Experience

Comprehensive Zoning Bylaw Update **Township of Ramara**

Currently working with the Township to update the Zoning By-law to align with and implement the draft Official Plan as a member of the project team. Responsible for coordinating and implementing the consultation strategy that was approved by the Township and completed the initial public introduction of the Zoning By-law Update project to the public. Assisting with the background review of applicable provincial and municipal planning documents and recommending changes to municipal staff.

Targeted Zoning Review **Township of Douro-Dummer**

Completed a comprehensive review of the Township's legal non-conforming and legal non-complying provisions to address implementation challenges specifically for shoreline development applications. Conducted a jurisdictional scan to review policies in comparable municipalities with similar levels of shoreline development. Made recommendations for improvement and drafted the red-line revision that will be carried forward to a municipal initiated zoning amendment. It is anticipated that Wills will facilitate the application and public consultation for that future zoning update.

Planning Act Applications **County of Peterborough**

Responsible for processing, reviewing and assessing a variety of Planning Act Applications including Official Plan Amendments, Zoning Bylaw Amendments, and Consent Applications as a County Planner. Conducted preliminary severance reviews of proposals in the context of provincial and municipal planning documents to determine conformity. Prepared 200+ preliminary severance review reports for the County as a municipal client of D.M. Wills summarizing policy review, indicating study requirements and figures to support policy review.

Trent Lakes Official Plan and Zoning Bylaw Review **Municipality of Trent Lakes**

Represented the Municipality on the County of Peterborough Technical Advisory Committee for the Township/County Official Plan Review Project. Conducted research, analysed policy issues and prepared reports and recommendations for Council consideration regarding consolidation of Municipal Official Plan as a Local Component to the County Official Plan. Coordinated a review of municipal policies, zoning and mapping in support of new policy development and worked collaboratively with colleagues form neighbouring municipalities and First Nations.

Downtown Vitalization & Community Improvement Plan **Town of Cobourg**

Responsible for reviewing and assessing applications against program funding and applicable design guidelines as the Heritage/Development Planner. Participated on the Downtown Vitalization Task Force in the review of the financial incentive programs for heritage buildings including signage and façade improvements. Conducted extensive research, reviewed and analysed various community improvement plans with heritage focused incentive programs and made recommendations to the committee for improvements. Drafted a new information sheet to assist with the marketing of the CIP financial incentive programs.

Heritage Master Plan **Town of Cobourg**

Steering committee member for the development of a Heritage Master Plan and four Heritage Conservation District Plans. Involvement included extensive research, implementation of a detailed public and stakeholder consultation strategy, review/analysis of public comments, drafting policy and program criteria, and trouble-shooting revisions of the final plan to clarify intent for more practical implementation. Facilitated community open houses and visioning workshops to determine community vision, identify issues, collect input on draft policy direction and implementation measures. Prepared and presented reports and official plan amendments in support of the project to the public and municipal Council.

Natural Heritage System Development **Kawartha's Naturally Connected**

Participated on the working group that developed mapping of the Peterborough and the Kawartha Lakes Natural Heritage System. Conducted policy research and analysis and drafted model policy and principles for the implementation of the NHS into local municipal Official Plans and organizational strategic plans. Integral in organizing working group meetings and training workshops for local planners and practitioners. Coordinated the signing of a Memorandum of Understanding between local municipalities, Counties and organizations as a commitment to implement the mapping and policies when their reviews are conducted.

Public Consultation Strategy **Haliburton Highlands Arts Centre Foundation**

Prepared a public consultation strategy to support the development of a Community Performing Arts Centre in the Township of Dysart et al, in Haliburton County. Prepared notices, updated project website, press release and organized logistics for and open house prior to the submission of the Official Plan Amendment and Zoning Amendment applications. Responsible for preparing all materials including sign-in sheets, display boards, one-page development summary, feedback boards, and facilitated the session with 58 attendees.

WILLS

PARTNERS IN ENGINEERING, PLANNING & ENVIRONMENTAL SERVICES

Kate Steele, M.Pl.
Junior Land Use Planner

Education

2025 Master's Degree in Urban and Rural Land Use Planning, University of Guelph

2023 Bachelor of Science, Majoring in English Literature and Minoring in Biology & Teacher's Education, Trent University

2022 Study Abroad Opportunity, University of Birmingham

Associations

2026 Pre-Candidate Member, Ontario Professional Planners Institute

Professional Experience

2024 to date **D.M. Wills Associates Limited** **Peterborough, ON**

Junior Land Use Planner, Planning Services Department

- Reporting to the Manager of Planning Services for statutory and delegated land use planning functions and services for public and private sector clients. Supporting senior and interdepartmental staff on a range of projects.
- Provide town and rural planning support and consulting services to townships and municipalities.
- Prepare project proposals, assessments reports, complete applications to facilitate development.
- Participate in related Council and Committee meetings and consultations in support of planning projects.

2022 to 2024 **Member of Provincial Parliament, David Piccini** **Port Hope, ON**

Constituency Assistant, Legislative Assembly of Ontario

- Intake clerk for planning related concerns for local urban and rural constituents. Assisted the constituents with working through planning processes in upper and lower tier municipalities in the Northumberland-Peterborough South Riding including consents, zoning by-law amendments, official plan amendments and development applications. This included liaising with the Ministry of Municipal Affairs and Housing, developers and municipal staff.
- Responsible for organizing and coordinating events, funding announcements, meetings, and roundtables for provincial ministries, upper and lower-tier municipalities, and constituents. Responsible for outreach and communication to assist constituents with provincial issues or concerns/customer service. Responsible for major stakeholder projects and proposals submitted to the Ontario Government for approval by ministries.

Project Experience

Planning Justification Reports **Private Clients**

- Conducting a detailed review of background and property information, surrounding land uses, and constraints to justify planning and development projects in the context of applicable provincial and municipal policy documents and demonstrating land use compatibility.
- Provided a review, interpretation, analysis, and discussion of the project to deliver a comprehensive report and facilitate development with planning recommendations and conclusions to Planning Committee for consideration of the project applications.

Official Plan and Zoning By-law Amendments **Private Clients**

- Completed a detailed review of background and property information, surrounding land uses, constraints, and applicable policy.
- Conducted site visits and coordinated pre-consultation processes, liaised with clients, agencies and interested stakeholders regarding the development.
- Prepared and submitted complete applications in support of Official Plan amendments, Zoning By-law Amendments, and Site Plan approvals.

Zoning By-law Amendment for On-Farm Diversified Use, Township of Otonabee South Monaghan **Private Client**

- Reviewed and compiled an analysis of the proposed use under provincial and local planning policy.
- Completed a Planning Justification Report identifying and supporting the proposal as an on-farm diversified use under the policies of the Provincial Planning Statement (PPS), County of Peterborough Official Plan, Township of Otonabee South Monaghan Official Plan and Zoning By-law.
- Prepared application for Zoning By-law Amendment, inclusive of draft amendment text to submit to Client.

Consent & Minor Variance Applications, City of Peterborough **Private Client**

- Led the project with assistance to complete a full review of applicable policy documents, coordinated pre-consultation and formal application process, prepared application, required maps, planning report as part of the submission and attended the Committee meeting for approvals.
- To be given approval for the consent, the application required two minor variances to provide relief to the exceeding parking, vehicular movement, and driveway requirement.
- As part of the consent application, preparation for both the minor variances were reviewed, prepared and submitted as part of the consent application.

Preliminary Planning Assessment, City of Peterborough **Private Client**

- Prepared a preliminary planning analysis to determine the potential opportunities to establish an 8-10 storey condominium with commercial development in the base floor on the subject property. The investigation demonstrated the compliance and conformity of the proposed development with the relevant provincial and municipal planning documents.
- Completed a detailed desktop review of the applicable and available background information as it relates to the project and the subject property. This included property information, surrounding land uses, municipal and provincial planning documents including Official Plans, Zoning By-laws, Provincial Planning Statement, the Planning Act, and any other applicable policy documents specific to the project. The assessment concluded with recommendations as to how to proceed with the project to gain compliance with the aforementioned policies and the appropriate planning applications required.

Site Plan Approval, Township of Minden Hills **Municipal Client**

- Reviewed and provided comments regarding the planning analysis of the Site Plan Approval application for a commercial site to expand the existing use of the office and manufacturing facility.
- Completed a detailed review based on the local Municipality's Official Plan policies, Zoning By-law regulations, and Site Plan Control requirements to ensure conformity. All comments gathered were provided for review by senior staff. Any comments gathered were relayed to the applicant for further consideration and updates to gain compliance with local planning documents.

Pre-Consultation Record, Township of Douro-Dummer **Municipal Client**

- Reviewed Pre-Consultation request submission from resident, inclusive of application form, any sketches provided and any communication via the applicant and the Township for background understanding and position of the Township.
- Conducted a background review inclusive of property background, existing conditions, surrounding land uses, and applicable Official Plan and Zoning Bylaw policies directly relating to the project to ensure all regulations are noted prior to the meeting. Through the background review any constraints or concerns of the proposed development were noted to be addressed during the meeting.
- Following the meeting with the applicant, the record of pre-consultation was prepared summarizing the discussion, outlining any concerns, and the required planning application and supplementary technical studies required. After senior review, the record was provided to the applicant for information.

Appendix B

Minimum Distance Separation Calculation Reports

Wuis Concrete MDS Calculations

General information

Application date
Jun 8, 2026

Municipal file number

Proposed application
Other Type A land use

Applicant contact information
Kate Steele
D.M. Wills Associates Ltd
150 Jameson Drive
City of Peterborough, ON
K9J0B9
705-742-2297
ksteele@dmwills.com

Location of subject lands
County of Peterborough
Township of Otonabee-South Monaghan
OTONABEE
Concession 15 , Lot 18
Roll number: 150601000712300

Calculations

Barn 1: 1571 Cloverdale Line

Farm contact information
ON

Location of existing livestock facility or anaerobic digestor
County of Peterborough
Township of Otonabee-South Monaghan
OTONABEE
Concession 14 , Lot 18
Roll number: 150601000702000

Total lot size
45.71 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
No livestock/manure				

Confirm Livestock/Manure Information (Barn 1: 1571 Cloverdale Line)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	NA
Design capacity	0 NU
Potential design capacity	0 NU

Factor A (odour potential)	NA	Factor B (design capacity)	NA
Factor D (manure type)	NA	Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	NA
Actual distance from livestock barn	NA
Storage base distance 'S' (minimum distance from manure storage)	NA
Actual distance from manure storage	NA
Anaerobic digester base distance (minimum distance from Anaerobic digester)	200 m (656 ft)
Actual distance from anaerobic digester	NA

Barn 2: 1477 Cloverdale Line

Farm contact information
ON

Location of existing livestock facility or anaerobic digestor
County of Peterborough
Township of Otonabee-South Monaghan
OTONABEE
Concession 14 , Lot 17
Roll number: 150601000701900

Total lot size
40.36 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Liquid	Beef, Backgrounders (7 - 12.5 months), Confinement	73	24.3 NU	339 m²

Confirm Livestock/Manure Information (Barn 2: 1477 Cloverdale Line)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	**M2. Liquid, outside, roof, but with open sides**
Design capacity	**24.3 NU**
Potential design capacity	**48.7 NU**

Factor A (odour potential)	**0.8**	Factor B (design capacity)	**257.32**
Factor D (manure type)	**0.8**	Factor E (encroaching land use)	**1.1**

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	**182 m (597 ft)**
Actual distance from livestock barn	**987 m (3238 ft)**
Storage base distance 'S' (minimum distance from manure storage)	**No existing manure storage**
Actual distance from manure storage	**NA**

Barn 3: 1477 Cloverdale Line

Farm contact information
ON

Location of existing livestock facility or anaerobic digestor
County of Peterborough
Township of Otonabee-South
Monaghan
OTONABEE
Concession 14 , Lot 17
Roll number: 150601000701900

Total lot size
40.36 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Liquid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	61	20.3 NU	227 m²

Confirm Livestock/Manure Information (Barn 3: 1477 Cloverdale Line)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	**M2. Liquid, outside, roof, but with open sides**
Design capacity	**20.3 NU**
Potential design capacity	**40.7 NU**

Factor A (odour potential)	**0.8**	Factor B (design capacity)	**241.32**
Factor D (manure type)	**0.8**	Factor E (encroaching land use)	**1.1**

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	**170 m (558 ft)**
Actual distance from livestock barn	**990 m (3248 ft)**
Storage base distance 'S' (minimum distance from manure storage)	**253 m (830 ft)**
Actual distance from manure storage	**995 m (3264 ft)**

Barn 4: 1520 Cloverdale Line

Farm contact information
ON

Location of existing livestock facility or anaerobic digestor
County of Peterborough
Township of Otonabee-South
Monaghan
OTONABEE
Concession 15 , Lot 17
Roll number: 150601000712003

Total lot size
57.07 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	405 m²	20.3 NU	405 m²

Confirm Livestock/Manure Information (Barn 4: 1520 Cloverdale Line)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Unoccupied Barn or Unused Storage (Barn 4: 1520 Cloverdale Line)
The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	**No storage required (manure is stored for less than 14 days)**
Design capacity	**20.3 NU**
Potential design capacity	**40.5 NU**

Factor A (odour potential)	**1**	Factor B (design capacity)	**241**
Factor D (manure type)	**0.7**	Factor E (encroaching land use)	**1.1**

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	**186 m (610 ft)**
Actual distance from livestock barn	**738 m (2421 ft)**
Storage base distance 'S' (minimum distance from manure storage)	**No existing manure storage**
Actual distance from manure storage	**NA**

Barn 5: 3537 Wallace Point Rd

Farm contact information
ON

Location of existing livestock facility or anaerobic digestor
County of Peterborough
Township of Otonabee-South
Monaghan
OTONABEE
Concession 15 , Lot 18
Roll number: 150601000712500

Total lot size
2.06 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	147 m²	7.3 NU	147 m²

Confirm Livestock/Manure Information (Barn 5: 3537 Wallace Point Rd)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Unoccupied Barn or Unused Storage (Barn 5: 3537 Wallace Point Rd)
The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	**No storage required (manure is stored for less than 14 days)**
Design capacity	**7.3 NU**
Potential design capacity	**7.3 NU**

Factor A (odour potential)	**1**	Factor B (design capacity)	**157.83**
Factor D (manure type)	**0.7**	Factor E (encroaching land use)	**1.1**

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	**122 m (400 ft)**
Actual distance from livestock barn	**663 m (2175 ft)**
Storage base distance 'S' (minimum distance from manure storage)	**No existing manure storage**
Actual distance from manure storage	**NA**

Barn 6: 1564 Cloverdale Line

Farm contact information
ON

Location of existing livestock facility or anaerobic digestor
County of Peterborough
Township of Otonabee-South
Monaghan
OTONABEE
Concession 15 , Lot 18
Roll number: 150601000712200

Total lot size
16.9 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Liquid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	79	26.3 NU	294 m²

Confirm Livestock/Manure Information (Barn 6: 1564 Cloverdale Line)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	**H1. Liquid, outside, no cover, sloped-sided storage**
Design capacity	**26.3 NU**
Potential design capacity	**52.7 NU**

Factor A (odour potential)	**0.8**	Factor B (design capacity)	**265.32**
Factor D (manure type)	**0.8**	Factor E (encroaching land use)	**1.1**

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	**187 m (614 ft)**
Actual distance from livestock barn	**324 m (1063 ft)**
Storage base distance 'S' (minimum distance from manure storage)	**No existing manure storage**
Actual distance from manure storage	**NA**

Preparer signoff & disclaimer

Preparer contact information

Kate Steele
D.M. Wills Associates Ltd
150 Jameson Drive
City of Peterborough, ON
K9J0B9
705-742-2297
ksteele@dmwills.com

Signature of preparer

Kate Steele , Junior Land Use Planner	**Date (Month-Day-Year)**

Note to the user

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