



Agricultural Impact Assessment (AIA)

Proposed Settlement Area Boundary Expansion

1812 County Road 10, Township of Cavan Monaghan

**Prepared by: One Community Planning Inc.
On behalf of: I. Cameron**

June 9, 2026



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Agricultural Impact Assessment Proposed Settlement Area Boundary Expansion 1812 County Rd 10, Township of Cavan Monaghan, Peterborough County June 9, 2026

1.0 Introduction and Overview

One Community Planning has been retained to prepare an Agricultural Impact Assessment (AIA) evaluating the potential impacts on the local agricultural system, should the proposed non-agricultural development be approved. The owner is seeking approval of Applications for Official Plan Amendment (OPA), Zoning By-law Amendment (ZBLA) and Draft Plan of Subdivision (DPOS) to facilitate a settlement area boundary expansion for a 30-lot residential subdivision.

The property is known municipally as 1812 County Road 10, located on the west side of County Road 10, between Sharpe Line and Morton Line. The property is approximately 13.1 hectares in size with road frontage on County Road 10.

A site visit was completed on May 7, 2026. This involved visiting the subject lands and a windshield tour of the surrounding area, with particular focus on properties within 1.5 kilometres of the

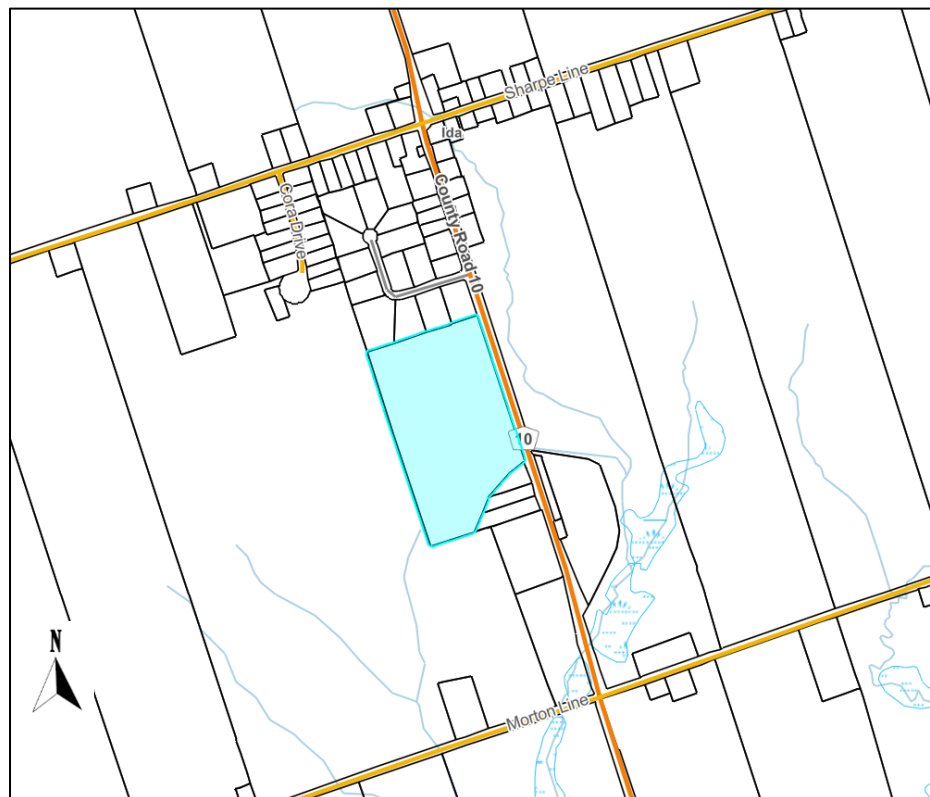


Figure 1: Site Location - Subject Lands, County of Peterborough GIS, May 2026

subject lands. We investigated existing and potential farm activity within a focused study area. The property is currently developed with a newly constructed single-detached dwelling towards the northwest corner of the property and is mostly comprised of agricultural fields with

hedgerows providing some natural cover. The lands are currently cropped for the season. The property slopes from the northwest corner towards the south.

Surrounding land uses are as follows:

- NORTH: Plan of Subdivision and area of settlement (Ida).
- SOUTH: Non-agricultural dwellings and a place of worship with cemetery.
- EAST: Agricultural and Natural Heritage
- WEST: Natural Heritage and potential future non-agricultural development by others.



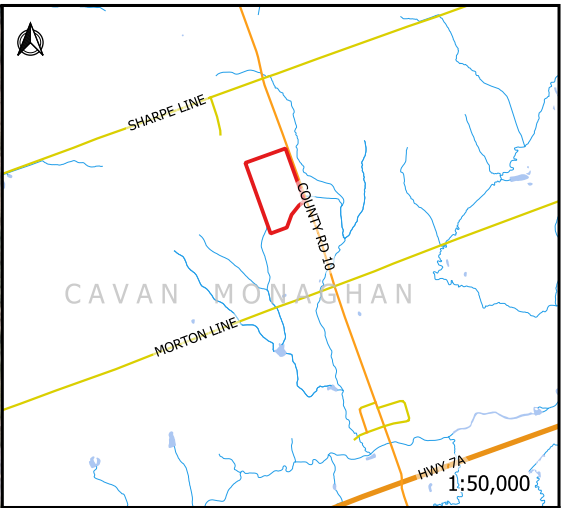
Figure 2: Aerial - Google Earth Pro, May 2026

Figure 16 in Section 2 is a land use map of the study area, which is mix of agricultural lands, natural heritage features and residential uses.

1.1 Development Proposal

The owner pre-consulted with their Planner and the Municipality and related agencies in 2024. A list of technical studies and drawings were listed as required and were prepared by the proponent. It was later identified that an Agricultural Impact Assessment would also be required to support the Applications due to the lands being within a prime agricultural area.

Drawings of the development plan are provided below as Figures 3 and 4 and demonstrate the proposal for a 30-lot residential plan of subdivision, which utilizes private on-site servicing for water and wastewater. Tertiary sewage systems are proposed. The development proposes a stormwater management pond and per the Environmental Impact Study (EIS) prepared in support of the Applications, the proposal maintains the natural heritage feature identified in the southwest corner of the property. The newly constructed dwelling will be included as a lot within the subdivision. Therefore, 29 new dwellings with servicing will be constructed and one stormwater management block



Legend

	Subject Property
	Area of Work
	Proposed Development
	Proposed Driveway
	Proposed Septic
	Proposed Culvert
	Proposed Road
	Existing Building
	Existing Driveway
	Proposed Storm Water Managment Pond Block
	Proposed Drainage/Swale
	Existing Culvert
	Silt Fence
	Tree Preservation Hoarding
	Watercourse
	Fish Habitat Buffer (30 m)
	Butternut
	Eastern Meadowlark Locations

0 15 30 45 60 75 m

1:1,800

Figure 3: Proposed Development

	Designed by: T.A. Date: 03/27/2026 Project3SEC 25-016
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1.2 Policy Framework

The Applications will convert agricultural lands to a non-agricultural use. The AIA has been prepared to satisfy Provincial and Municipal policies.

Provincial

The Provincial Planning Statement, (PPS 2024), provides policy direction to guide development and land use planning within the Province.

In the context of the agricultural system, for expansions to existing settlement areas (2.3.2.1) the municipality must consider the following:

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

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

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

The lands are not located within a specialty crop area. Sections 3 and 4 of this report will evaluate the proposal's consistency with the above.

Per subsection 4.3.1, prime agricultural areas are to be protected for long-term agricultural use, with priority given to specialty crop areas, followed by Class 1-3 soils, then Class 4-7, as classified by the Canada Land Inventory (CLI). The lands are identified as being Class 1 and Class 4, a complex soil type due to topography limitations. The lands are considered prime agricultural lands in a prime agricultural area.

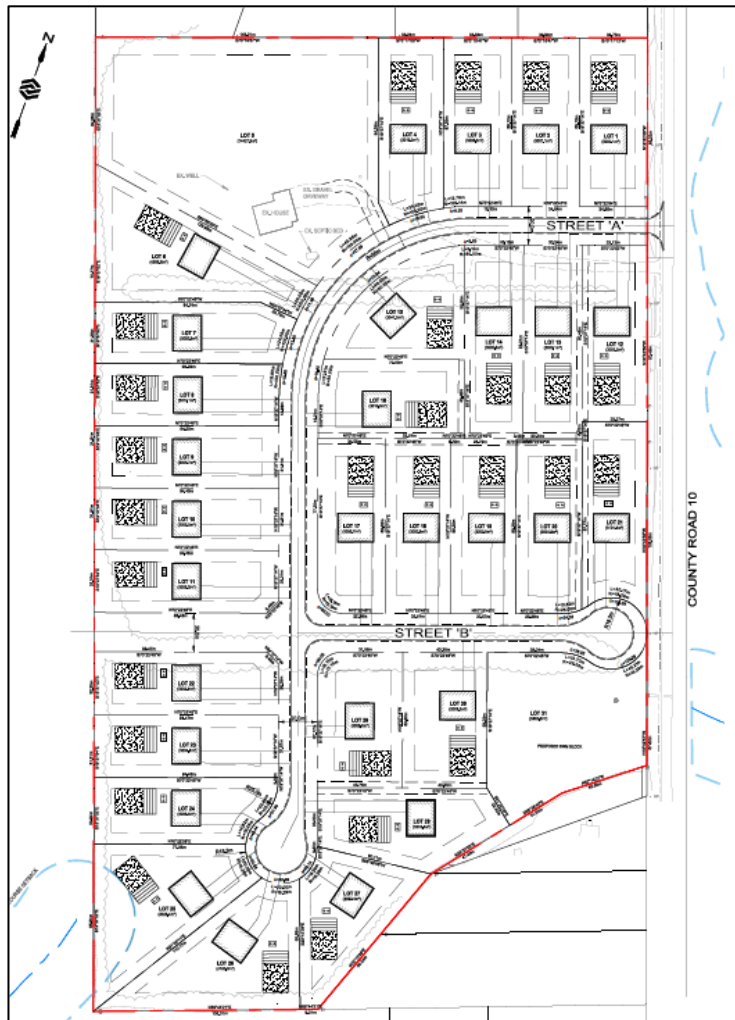


Figure 4: Draft Plan, Engage Engineering, March 2026

Within prime agricultural areas, lands may only be removed for the identification or expansion of settlement areas (4.3.4). Impacts from new or expanding non-agricultural uses should be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment (4.3.5.2)

Section 3 and 4 of this report addresses the potential impacts and proposed recommended mitigation measures, respectively.

The Province, through the Ontario Ministry of Agriculture, Food, and Agribusiness (OMAFRA), has developed a guidance document, *Pub 861*, to provide reviewers and preparers of AIAs with clarity regarding the process for completing an AIA to ensure a consistent standard regarding approach and best practices. This AIA has been prepared in accordance with *Pub 861*.

County of Peterborough Official Plan

The County of Peterborough Official Plan is the upper-tier municipal planning document that must also be considered when proposing development within a lower-tier Township (Cavan Monaghan). In June 2022, the County approved a new Official Plan which is currently awaiting ministerial approval. The current plan in effect is the 1994 Official Plan. The lands are identified in the Plan as being prime agricultural.

As planning rationale for the requirement of the AIA in support of the Applications, Section 4.3.3.2 states:

“A local plan may exclude a prime agricultural area from designation, or may be amended to remove a prime agricultural area from being so designated, only in the following circumstances:

- *expansion of or identification of a settlement area in accordance with the Settlement Area policies in Section 4.2 (Settlement Areas);*
- *extraction of mineral aggregate resources or non-aggregate mineral resources, in accordance with Section 4.1.3.3;*
- *limited non-residential uses, provided that:*
 - *there is a demonstrated need within the planning horizon for additional lands to be designated to accommodate the proposed use;*
 - *there are no reasonable alternative locations which avoid prime agricultural areas; and there are no reasonable alternative locations on lower priority agricultural lands in prime agricultural areas;*
 - *In such circumstances, the local plan or amendment will ensure that impacts from the new non-agricultural uses on surrounding farm operations and lands will be mitigated.”*

As per the reference to Settlement Areas (4.2), Subdivisions outside of settlement areas for residential use may be permitted in site specific locations designated for such use as of June 16, 2006 and in conformity with the relevant land use designation policies. Expansion into prime agricultural areas are permitted where:

- a) *There are no reasonable alternatives which avoid prime agricultural areas; and*
- b) *There are no reasonable alternatives with lower priority agricultural lands in the prime agricultural area.”*

And further, *“In considering development in prime agricultural areas and other agricultural areas, local municipalities must consider:*

- *maintaining the identified agricultural areas and encouraging these areas for future agricultural expansion;*
- *maintaining the viability of farm units;*
- *the existing character of the agricultural community; and*
- *the Trent Source Protection Plan.”*

Sections 2 to 4 of this report will evaluate the proposal’s conformity with the above, including focus on the study area, discussion regarding alternative locations, addressing the potential impacts and proposing mitigation measures.

The development does not conflict with the policies of the Trent Source Protection Plan.

The 2022 County Official Plan, not yet in full force and effect, includes policy direction for the requirement and purpose of an AIA in support of an Application for a non-agricultural use, similar to the PPS 2024.

Township of Cavan Monaghan Official Plan

The Township has their own Official Plan which prioritizes the protection of their agricultural system and rich agricultural history. The lands are designated in the Official Plan on Schedule ‘A’ as Agricultural, Rural, Natural Linkage Area, and is located along the inner boundary of a Special Study Area.

The special study area appears to be under appeal (2.6) but is related to studying potential areas where future growth in the Township is anticipated and the policy framework for a municipal comprehensive review.

Township OP Policy 3.14.6.b does not permit new lots by plan of subdivision outside of the Millbrook Settlement Area and the Hamlet designations, thus the Official Plan Amendment Application.

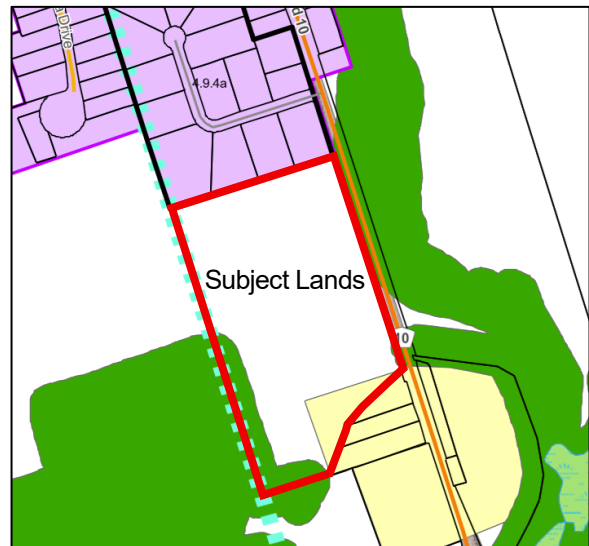


Figure 5: OP Land Use, County GIS, May 2026

Per the Planning Justification Report prepared by KMD Planning in support of the Applications, Millbrook is experiencing servicing constraints and challenges which require time and financial resources to resolve. KMD Planning opines that the boundary expansion is

logical, practical and builds upon the existing Ida hamlet area in a manner which does not deter from the planned function of Millbrook and the other settlement areas.

A report prepared by Watson and Associates for the Township in 2022 stated 98% of development was focused in Millbrook.

Further evaluation of the proposed boundary expansion is located in Section 3.

Section 8.3 of the Township OP addresses settlement area boundary expansions but also appears to be currently under appeal due to the restrictive nature of the language only permitting expansions at the time of a municipal comprehensive review, contrary to the PPS.

Township of Cavan Monaghan Zoning By-law

The subject lands are zoned Agricultural-16 (A-16) and Natural Linkage. The exception for the Agricultural zone relates to required minimum lot area. The Application for Zoning By-law Amendment will include rezoning the lands to Hamlet Residential, with the exception of the storm water management block and the existing NL in the southwest corner, as per Sumac's previous Figure 3.

1.3 AIA Methods – Data Collection and Review

In addition to the site visit and windshield survey, the following resources were utilized to satisfy the requirements of the assessment, with a full list of references provided as an appendix:

- Ag Maps / Agricultural System Portal (OMAFA)
- Agricultural Census data for 2016 and 2021
- Annual Crop Inventory Mapping (Agriculture and Agri-Food Canada)
- County of Peterborough Official Plan (2014 and 2022)
- Environmental Impact Report, Sumac Environmental
- Geotechnical Investigation Report, Redstone Engineering
- Hydrogeological Report, Pigeonview Consulting Inc.
- Minimum Distance Separation (MDS) Guideline Document – Pub 853
- OMAFA Guideline Document for Agricultural Impact Assessments (AIA's) – Pub 861
- Ontario Soil Survey Reports (Government of Canada)
- Permitted Use Guidelines for Prime Agricultural Lands – Pub 851
- Planning Justification Report, KMD Planning Inc.
- Provincial Policy Statement, 2024
- Township of Cavan Monaghan Official Plan (2015)
- Township of Cavan Monaghan Zoning By-law
- Traffic Impact Study, Asurza Engineering

Since the growing season was just commencing, we utilized the AAFC's annual crop inventory and utilized CLI soil data to determine crop suitability.

1.4 Preparer of the AIA

This Assessment has been prepared by Jamie Hoefling, Planner and Director with One Community Planning Inc., experiencing a 10-year land use planning career with emphasis on rural planning. She regularly provides consulting services in rural and agricultural areas including preparing Minimum Distance Separation (MDS) calculations. She has worked on rural economic development projects (private and public sector) and understands the importance of balancing the protection of farmland and managing growth. In addition to working with farm owners and operators, Jamie lives on a hobby farm raising chickens and turkeys, selling eggs from a roadside farmstand.

Further to her planning career, Jamie has an education (BSc) in Ecology and Conservation Biology, and a dual-diploma in Ecosystem Management Technology, which has afforded her with knowledge in the field of pedology, CLI, reviewing soil horizons, Ecological Land Classification etc., Jamie is a provincially-certified Ontario Wetland Evaluator under the OWES protocol, and is a qualified person to complete this Assessment.

Other works and authors to support the Applications include the Planning Justification Report, completed by Kevin Duguay (MCIP, RPP) of KMD Planning Inc. and the previously listed technical reports and drawings prepared by the development team in support of the Applications.

2.0 Study Area

The focused study area includes a 'primary study area' being the subject lands, and a 'secondary study area' which includes lands within 1.5 kilometres of the subject lands, as shown on Figure 6.



Figure 6: Study Area, Google Earth Pro, May 2026

2.1 Alternate locations

The evaluation of alternate locations is required, considering rural lands or lower priority agricultural lands, with priority being the protection of prime agricultural lands and the agri-food network.

While a municipal-led settlement boundary expansion should evaluate several alternative primary study areas for a comprehensive comparative exercise, the proponent does not own alternate properties to consider a development elsewhere. This assessment will consider alternate settlement area boundary expansions for comparison.

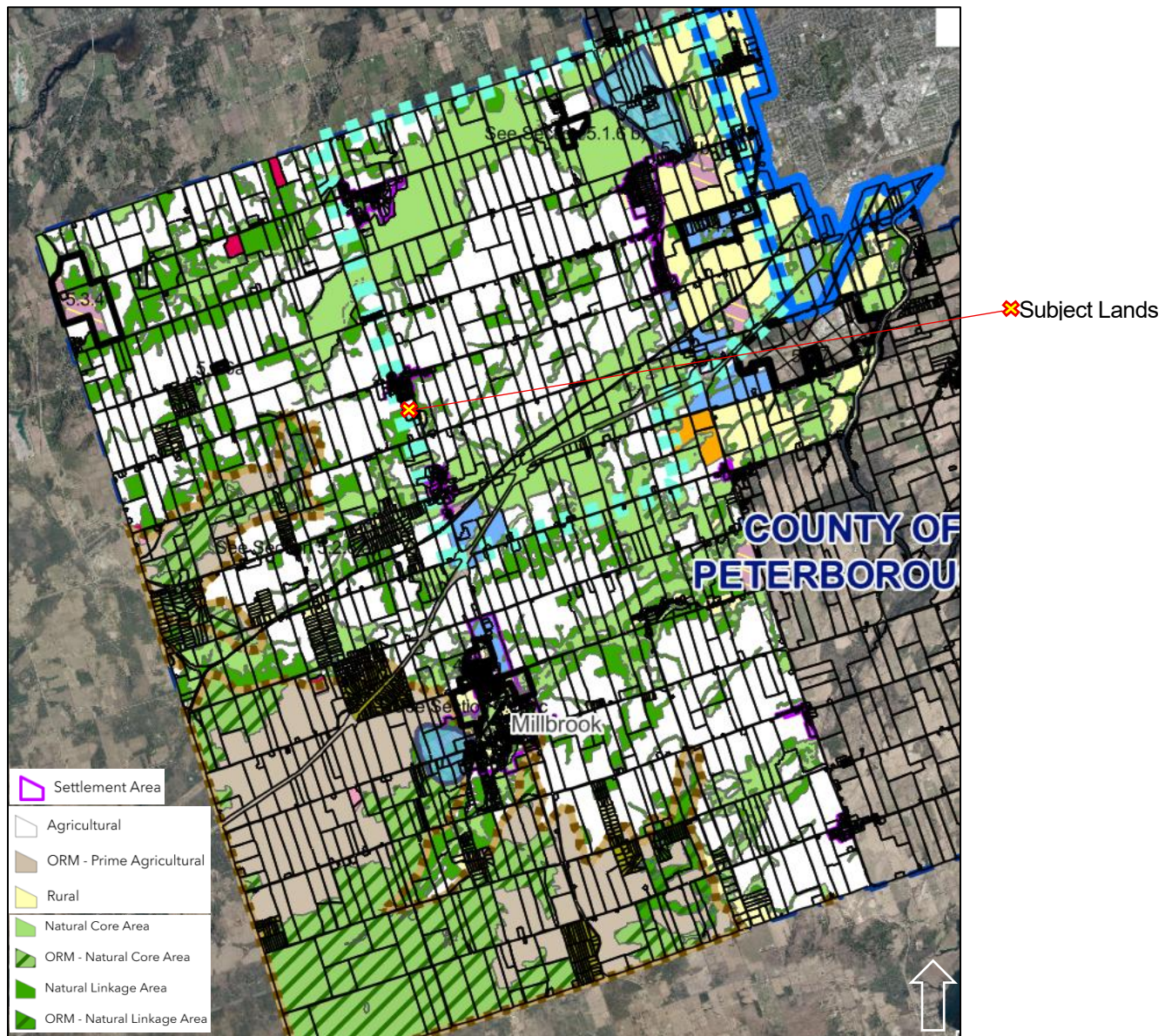


Figure 7: Official Plan Land Use Schedule - Cavan Monaghan, County GIS May 2026

The predominant land use designations are identified as Prime Agricultural under the Oak Ridges Moraine Plan, Agricultural (prime agricultural) and natural heritage-related

designations. There are some Rural lands in the northeast area of the Township in the transitional area between the Township and the City of Peterborough and the neighbouring Township of Otonabee-South Monaghan.

The subject lands are identified on the schedule, located between the settlement areas of Ida and Cavan.

The snapshot below of the CLI Classification shows the macro view of the soil mapping across the Township and surrounding the subject lands.

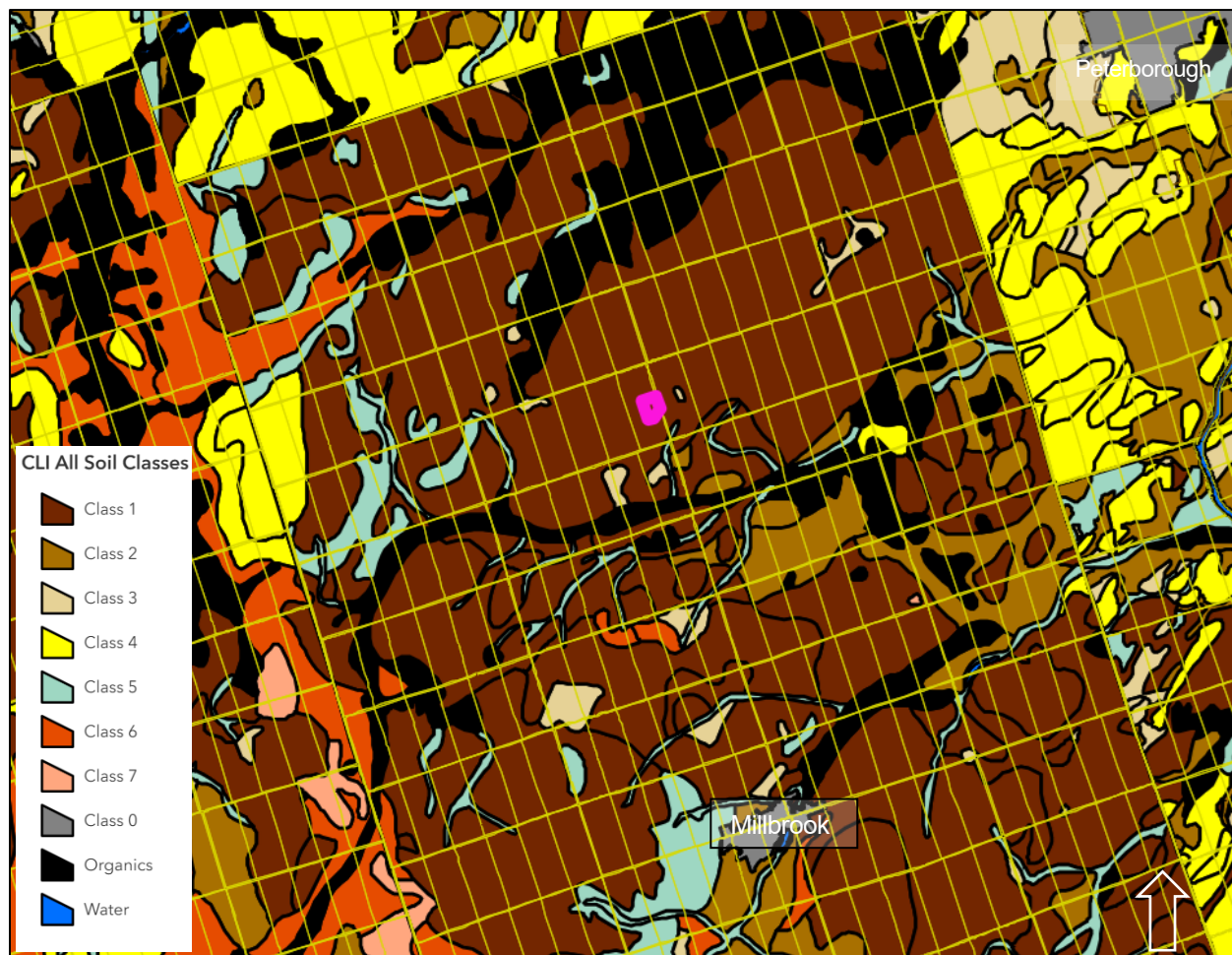


Figure 8: CLI Soil Classification Map, AgMaps May 2026 ■ Subject Lands

The Canada Land Inventory (CLI) classifies soil types into seven different classes based on their capability and suitability to support growing common field crops:

Class 1: No significant limitations; highly productive and versatile.

Class 2: Minor limitations (e.g., slight erosion or mild moisture deficiency) that require good ongoing management.

Class 3: Moderate limitations that restrict the range of crops or require moderately intensive management.

Class 4: Severe limitations that restrict crop choice or require special conservation practices.

Class 5: Significant limitations restricting use largely to perennial forage or specialty crops.

Class 6: Non-arable, suitable only for native grazing or perennial pasture.

Class 7: No capability for arable agriculture or sustained natural grazing

The soil mapping for the Township represents a landscape with predominately Class 1 soils. The quality of the soil appears to decline at Hays Line to the north, Highway 7 to the east and Dranoel Road to the west. This is not a specialty crop area.

Based on the evaluation of alternative locations within the municipality for residential growth, all of the existing settlement areas share a boundary with prime agricultural lands. Most of them are also quite constrained by natural heritage features, as depicted on following Figures.

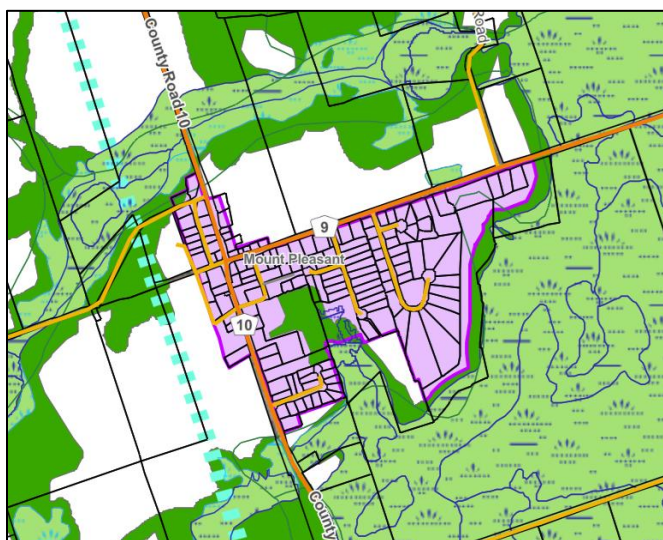


Figure 9: Mount Pleasant - County GIS, May 2026



Figure 103: Cavan, County GIS, May 2026

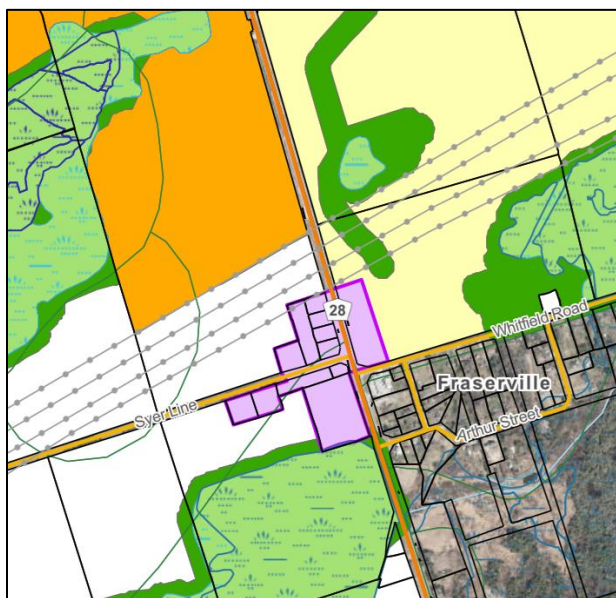


Figure 11: Fraserville, County GIS, May 2026

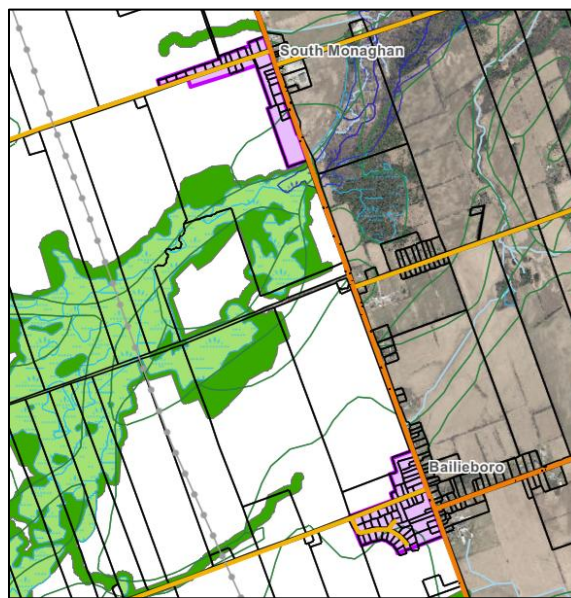


Figure 12: South Monaghan & Bailieboro, County GIS, May 2026

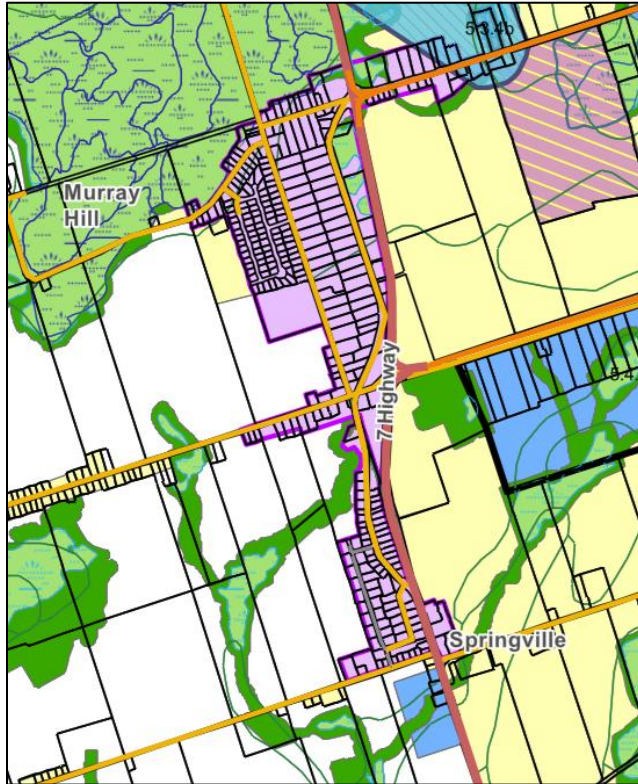


Figure 13: Springville, County GIS, May 2026

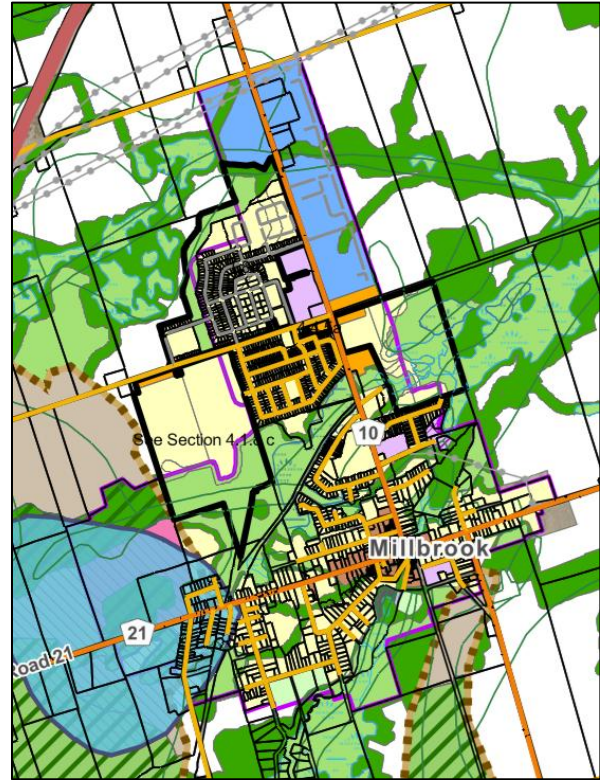


Figure 14: Millbrook, County GIS, May 2026

2.2 Primary Study Area

For settlement area boundary expansions, the lands subject to the expansion are considered the primary study area. For the purposes of this evaluation, this will be the only primary study area.

The lands are adjacent to the County Road with potential future development to the west, as per the Planning Justification Report and Pre-consultation with the Municipality, where a vehicular connection to the lands to the west was suggested. The expansion is not towards an agricultural area.

The technical reports prepared in support of the Applications/development demonstrate the ability to adequately service the subdivision, provide access and manage stormwater.

For these reasons, the primary study area is appropriate.

In addition to the seven capability classes, there are 13 subclasses that indicate limitations to agricultural use, specifically for growing common crops.

Figure 15: CLI Soil Map AgMaps, May 2026

Subject lands is classified as 1⁶ 4T⁴. This means that there are multiple uses. The complex capability rating specifies the class, subclass and the percentage of the area occupied by that soil type. So, 60% of the area occupied by this soil type is Class 1 with no limitations (1-5% of the area), 30% of the area is Class 4 with limitations due to topography (9-15% of the area).

...ing Otonabee loam which are good for producing corn, hay and grain
...use of best soil management practices due to topsoil loss resulting from
...e upper soil profile (sola) over moderate to steep slopes.

to be reverted to agricultural conditions, detailed soil surveying is not baseline soil condition. Geotechnical and Hydrogeological studies sort of the Applications and development.

Study Area

guidelines, the secondary study area is a 1.5 km radius around the

ral heritage features and residential uses can be identified on the
e no specialty agricultural uses or specialty crops within the secondary
field survey, aerial maps and google earth were utilized to gather
on agricultural uses and Agriculture and Agri-food Canada (AAFC)



Figure16: Land Uses and Barns, County GIS, May 2026

There is an elementary school at the north end of the secondary study area and a place of worship with cemetery just south of the subject lands.

‘The Berry Patch’ is also located at the northern limit of the study area, operating seasonally selling berries, maple syrup and sweet corn. They also offer “pick your own” berries from the roadside field stand that is established.

While located outside of the secondary study area, it’s worth noting that Masterfeeds is located on County Road 10, approximately 3 kms south of the subject lands. It operates primarily as a commercial feed manufacturing and processing facility, part of the regional agricultural supply chain.

There is an agri-tourism use within the study area, Ceilo Farm, offering farm stays and local produce and farm products.

There are some drainage investments (field tile) on the property to the east, across County Road 10. Other minor investments on properties within the secondary study area.

The secondary study area is primary cultivated fields (wheat, corn for grain and soybeans) and fields for grazing, according to the 2024 AAFC Crop Inventory.

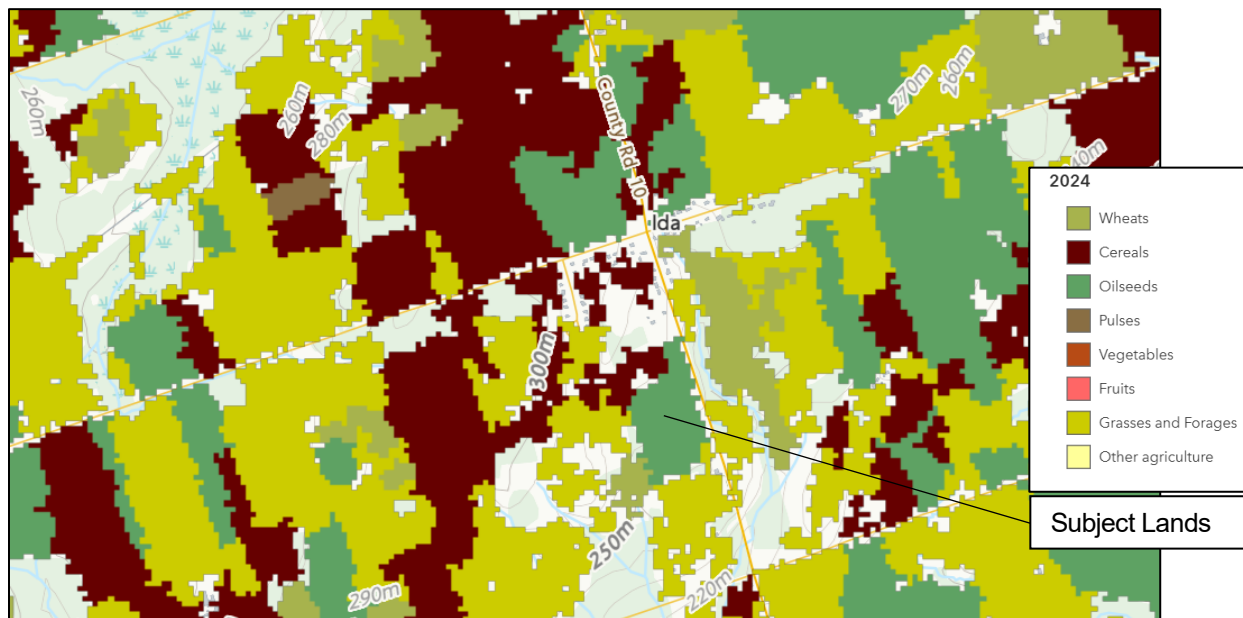


Figure 17: 2024 Annual Crop Inventory (AAFC, May 2026)

The table below highlights information gathered on the farm properties and agricultural operations within the secondary study area. Some properties had barns which were not currently in use for livestock, but have cultivated fields. Some farms had livestock and were utilizing lands as pasture for grazing.

Property	Notes	Barn	Livestock Present	MDS Required
1. 1700 County Road 10	Active, Cattle (beef)	yes	yes	yes
2. 1679 County Rd 10	Farm – livestock potential	yes	uncertain	no
3. 1079 Morton Line	Active, cattle (beef)	yes	yes	no
4. 1056 Morton Line	Cultivated field(s)	yes	no	no
5. 1020 Morton Line	Potentially horse farm	yes	uncertain	yes
6. 988 Morton Line	Barn, cultivated fields	yes	no	no
7. 720 Morton Line	Active, Cattle (beef)	yes	yes	no
8. 794 Morton Line	Hobby farm/multiple small-scale livestock-Agri-tourism	yes	yes	yes
9. 821 Morton Line	Home industry, cash crop	no	no	no
10. 774 Sharpe Line	Barn no livestock	yes	no	no
11. 820 Sharpe Line	Eggs, honey	yes	yes	no
12. 872 Sharpe Line	Livestock and crop	yes	yes	no
13. The Berry Patch	Fruit /corn production	no	no	no
14. 1901 County Road 10	crop	no	no	no

15. 1911 County Road 10	Crop, no livestock	yes	no	no
16. 1020 Sharpe Line	Crop, no livestock	yes	no	no
17. 1046 Sharpe Line	Cultivated	yes	uncertain	no

Of the 17 properties identified with barns or having potential agricultural operations, seven appeared to be used for livestock or grazing, identified by the red marker. The other farm properties shown in yellow were engaged in crop production or appeared inactive



Figure 18: Windshield survey notes, Google Earth Pro, May 2026

Agricultural activity in the secondary study area includes normal farm practices such as typical cash crop of corn, wheat, and soybeans as well as livestock operations, particularly beef cattle. Some farms had horses and farms with a smaller-scale combination of animals, hobby farms and an agri-tourism operation.

3.0 Assessment

Through the assessment of the primary and secondary study areas, we can determine the potential impacts and appropriate measures to address the conversion of lands to a non-agricultural use. The goal is to avoid and where avoidance is not possible to minimize and mitigate. The following analysis will evaluate the development proposal to satisfy the policies of the PPS and County/Township Official Plans.

“2.3.2 New Settlement Areas and Settlement Area Boundary Expansions

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

c) “whether the applicable lands comprise specialty crop areas;”

The lands are not a specialty crop area.

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

Alternative locations have been considered by reviewing existing settlement areas in the Township and recognizing that many are constrained by natural heritage features and prime agricultural lands. It will be difficult to avoid prime agricultural lands for a rural settlement area boundary expansion in Cavan Monaghan.

Since the proponent cannot avoid prime agricultural lands, lower priority agriculture lands may be considered. Lower priority lands may be based on a less productive CLI classification, fewer investments into field drainage, irrigation infrastructure and farm buildings. Areas that may be considered lower priority within prime agricultural areas include areas along transportation corridors, areas adjacent to other non-agricultural uses, lands underutilized for agriculture due to fragmentation and smaller parcel sizes in agricultural production.

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

The proposed development complies with the minimum distance separation formulae as per Section 3.1 below.

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

Large blocks of prime lands should be avoided, as well as areas where significant investment has been made to agricultural infrastructure and the agri-food network, where there are large concentrations of livestock facilities and or areas with perennial crops.

Further analysis will evaluate potential impacts on the agricultural system:

Traffic Impacts

The lands are located on County Road 10 which is a rural collector road with its travel corridor connecting settlement areas in the north to the south area of the Township, including connection to the Provincial Highway 115. A traffic study was completed in support of the application which identified no required improvements.

Based on local knowledge, tractors and farm implements do travel on County Road 10 to maintain fields and move goods and equipment. There is a cultivated field on the east side of County Road 10, opposite the subject lands, which requires the operator to access the lands from the County Road. This field access is further south than the proposed entrance to the subdivision and should not conflict.

Based on the scale of the subdivision, it is not a significant traffic generator. The location of the subject lands with direct access to the County Road limits the impact on the transportation of goods and equipment within the local agricultural system.

Economic Impacts

The subject lands are 13.1 hectare and typically cash cropped. The lands are fragmented due to the adjacent County Road and residential developments to the north and south. The subject lands are not connected to or providing access to adjacent fields, and the neighbouring property may also be considered for residential development.

The Census data for 2021 compared with 2016 shows a slight decrease in the number of farms in the Township, but an increase to farm size, indicating farm consolidations. This trends with requiring larger farm parcels to be more economically viable in agriculture.

There are no tile drains or irrigation systems invested in the property and no farm buildings.

Due to the proximity of adjacent sensitive land uses, it would be difficult for the subject lands to establish a livestock facility.

Local Impacts

The Applications have been supported by an Environmental Impact Study, Hydrogeological Study and Geotechnical Study to address the technical requirements related to building, servicing and the protection of natural heritage features. Draft stormwater management plans have been prepared to ensure stormwater is adequately controlled on the site.

The subject lands have the benefit of not directly abutting agricultural land. With direct access to the County Road, impacts on local farm traffic is not anticipated. The proposed residential use will not be expanding into an agricultural area, with the overall net impact being relatively minor.

3.1 Minimum Distance Separation

Minimum Distance Separation (MDS) Calculations have been prepared and provided as an appendix to this report. The investigative distance for livestock facilities or anaerobic digesters is 1,500 metres for a proposed Type B land use (more sensitive land use), as per Pub 853, the Province's MDS Guideline Document. To summarize the findings of the MDS calculations, seven barns within the secondary study area appear to have the potential to house livestock. Due to MDS Guideline #12, of those, only three required calculations to be prepared. Farm 1, 5 and 8 on Figure 18

Guideline#12 permits a reduced MDS setback provided there are four or more non-agricultural dwellings closer to the livestock facility than the proposed development. We did not confirm livestock information with farm owners, utilizing information from the area tour and utilizing aerial photography and online resources. We calculated a higher potential livestock occupancy as a 'worst case scenario', as noted in the MDS report. The MDS arcs are shown below on Figure 19.



Figure 19: Minimum Distance Separation (MDS), AgMaps and Agrisuite, June 2026

The proposed development complies with the minimum distance separation formulae.

4.0 Recommendations

Minimizing and mitigating the potential impacts on the agricultural system is necessary. Direct impact of this development on the local agricultural system is the permanent loss of prime agricultural land, for which minimization and mitigation are not possible.

Trespassing, dust and noise remain common impacts between the urban and rural interface, but the overall net impact on the agricultural system is minor.

During the area tour, we noted the “share the road” signage on Morton Line and Sharpe Line. As part of our recommendations for mitigating impacts on the agricultural system, we recommend the developer install a ‘share the road’ sign before exiting the subdivision. This will serve as a constant reminder that farm equipment utilizes the travel corridor and should be anticipated in the area when exiting the neighbourhood.

As construction activities will occur during the active field season, measures for controlling dust and ensuring construction activities do not impact adjacent farms and the movement of farm equipment is important.

It’s also important that future owners are aware that they are purchasing a property in a prime agricultural area and can expect normal farm practices to be occurring. This will ensure that the rights of adjacent farm owner and operators are protected and that new residents to the rural area respect rural culture and the required farming practices that occur as part of the well- functioning agricultural system.

The recommendations of the AIA are as follows:

- **the developer installs a “Share the Road” sign at an appropriate location, in consultation with the municipality, prior to exiting the subdivision;**
- **that during construction, the erosion and sediment control plans include dust control measures to limit dust impact on nearby cultivated fields; and**
- **that disclosure statements, or a similar method, are provided to notify potential purchasers that the land is in a prime agricultural area where instances of dust, noise, odour, and other impacts associated with nearby farms may be present.** (This language may be refined by the Municipality).

While not an enforceable condition, it would be beneficial for the development and construction team to be educated about the timing of crop season and the anticipated farm traffic and large farm vehicles that may be in the area.

5.0 Conclusions

The subject lands constitute a practical and logical location for development, as they are situated adjacent to existing residential uses and provide an orderly and efficient expansion

of the rural settlement area. There is indication of and planning for further residential development to the west.

The lands are bounded by a County Road, providing direct access to the travel corridor and limiting impacts on local farm traffic, particularly on side roads.

The subject lands are already fragmented, with more extensive and productive crop fields within the secondary study area and beyond within the Municipality. The subject lands would be considered lower priority for these reasons.

The goal of the AIA is to ensure new non-agricultural uses have minimal disruption on the agricultural system and agri-food network. While it is not ideal to remove prime agricultural land from the agricultural system, the impact on the overall agricultural system from this development is not significant.

The expansion is not towards or into a productive agricultural area. While we recognize the importance of protecting prime agricultural land, we must also recognize the urgent need for additional housing.

This AIA has been prepared in accordance with provincial guidelines to evaluate the proposal of the non-agricultural use, consider potential impacts and propose mitigation measures. By implementing the AIA Recommendations, the settlement area boundary expansion should have minimal to no impact on the local agricultural system.

Respectfully submitted,

A handwritten signature in blue ink that reads "Jamie Hoefling". The signature is written in a cursive, flowing style.

Jamie Hoefling, Planner

Appendices

1. MDS Calculations
2. Resume - J. Hoefling
3. Reference

MDS I

General information

Application date Jun 8, 2026	Municipal file number	Proposed application New or expanding settlement area boundary
Applicant contact information Ian Cameron 1812 County Road 10 Cavan, ON L0A1C0 705-750-3792	Location of subject lands County of Peterborough Township of Cavan Monaghan CAVAN Concession 10 , Lot 12 Roll number: 150901004015508	

Calculations

Farm 1

Farm contact information Unknown Farmer 1700 County Road 10 Cavan, ON L0A1C0	Location of existing livestock facility or anaerobic digester County of Peterborough Township of Cavan Monaghan CAVAN Concession 9 , Lot 12 Roll number: 150901004003300	Total lot size 13.25 ha
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	129	129 NU	599 m²

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

Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM		
Design capacity	129 NU		
Potential design capacity	129 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	345.18
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			373 m (1224 ft)
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			373 m (1224 ft)
Actual distance from manure storage			NA

Farm 5

Farm contact information

Unknown Farmer
1020 Morton Line
Cavan, ON

Location of existing livestock facility

or anaerobic digester
County of Peterborough
Township of Cavan Monaghan
CAVAN
Concession 10 , Lot 14
Roll number: 150901004014400

Total lot size

40.35 ha

Notes

Appears to be former cattle farm, potentially horse farm given the signage at the road. Conservative calculation using cattle.

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	96	96 NU	446 m ²

Confirm Livestock/Manure Information (Farm 5)

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

Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM			
Design capacity	96 NU			
Potential design capacity	96 NU			
Factor A (odour potential)	0.7	Factor B (design capacity)	312.17	
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2	
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			337 m (1106 ft)	
Actual distance from livestock barn				NA
Storage base distance 'S' (minimum distance from manure storage)			337 m (1106 ft)	
Actual distance from manure storage				NA

Farm 8

Farm contact information	Location of existing livestock facility or anaerobic digester	Total lot size
Unknown Farmer 794 Morton Line Cavan, ON	County of Peterborough Township of Cavan Monaghan CAVAN Concession 10 , Lot 11 Roll number: 150901004016000	40.42 ha

Notes

Appears to be a hobby farm (Cielo Farm) with chickens, ducks, 2 horses and a few goats. Running a conservative calculation for chickens occupying the entire farm building.

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Chickens, Broiler breeder growers (males/females transferred out to layer barn)	2700	9 NU	426 m ²

Confirm Livestock/Manure Information (Farm 8)

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

Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM		
Design capacity	9 NU		
Potential design capacity	9 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	163.33
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			177 m (581 ft)
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			177 m (581 ft)
Actual distance from manure storage			NA

Preparer signoff & disclaimer

Preparer contact information

Jamie Hoefling
One Community Planning Inc.
PO Box 50005
RPO Lansdowne
Peterborough, ON
K9J8R1
613-334-8527
jamie@oneplanning.ca

Signature of preparer



Jamie Hoefling , Planner/Director

June 8, 2026

Date (Month-Day-Year)

Note to the user

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

Jamie Hoefling

Palmer Rapids, ON,
(613) 334-8527 | jamie@oneplanning.ca

10 years combined planning experience in the municipal and private consulting sectors. Currently, Director and Planner at One Community Planning Inc., offering land use planning services in Peterborough and surrounding areas. Experience planning within rural and urban environments, with a background in Ecology and certified by the Province to evaluate wetlands. Committed to life-long learning and elevating the Planning Profession.

Education

Griffith University Queensland, Australia (Graduated December 2011)

- Bachelor of Science: Ecology and Conservation Biology

Sir Sanford Fleming College Lindsay, Ontario (Graduated April 2010)

- Ecosystem Management Technician and Technologist
(Dual-Diploma)

Planning (Work) Experience

One Community Planning Inc. Planner/Director (October 2022-present)

- Receive planning inquiries from an array of clients, analyze related land use planning policies and review available mapping/technical resources to determine potential constraints and proposed planning applications;
- Prepare 'Due Diligence' reports to prospect potential developments, prepare MDS Calculations;
- Pre-consult with municipal staff and related agencies;
- Public Consultation and Consultation with First Nations;
- Prepare and Submit *Planning Act* applications such as Minor Variances, Consents, Zoning By-law and Official Plan Amendments, Site Plan Approval Applications, Plans of Subdivision and Condominium etc.
- Prepare Planning Justification Reports and planning briefs/memorandums;
- Lead a Development Team of consultants through a development project; and
- Attend statutory meetings and represent applications before Council and Committee of Adjustment.

KMD Planning Inc. Planner (January 2021-October 2022)

- Receive planning inquiries, analyze related land use planning policies and review available mapping/technical resources to determine potential constraints and proposed planning applications;
- Pre-consult with municipal staff and related agencies;
- Public Consultation and Consultation with First Nations;
- Prepare and Submit *Planning Act* applications such as Minor Variances, Consents, Zoning By-law and Official Plan Amendments, Site Plan Approval Applications, Plans of Subdivision and Condominium etc.
- Prepare Planning Justification Reports and planning briefs/memos;
- Attend statutory meetings and represent applications before Council and Committee of Adjustment.

Township of Otonabee-South Monaghan (*Lower-tier Municipality in Peterborough County*)

Junior Planner (April 2016-December 2020)

Jamie Hoefling

- Managed planning inquiries and responded thoroughly by analyzing land use planning documents, site specific requirements and constraints to development.
- Organized and facilitated pre-consultation with appropriate staff and required agencies.
- Received and reviewed planning applications for completeness, issued statutory Notices, and tracked all inter-agency and public communications regarding the application.
Wrote detailed planning reports, including recommendations to Council, hosted public meetings and open houses. Presented to Council and the Committee of Adjustment.
- Drafted Zoning By-laws, Official Plan Amendments and created Schedules.
- Ensured files and GIS data were updated and maintained following approvals.
- Participated in municipal budgeting, drafted Planning Department budget, monitored planning and development accounts
- Identified and tracked policies in Official Plan and Zoning By-law which required refinement or required house keeping amendments to meet PPS, Growth Plan and County Official Plan.
- Township Liaison for various groups and projects including Source Water Protection, County Official Plan Technical Advisory Committee, Floodplain or Environmental decision-making groups and economic development.

Kevin M. Duguay Community Planning and Consulting Inc. (November 2011- May 2012)

Planning Technician

- Responsible for land use approval research, site investigation, report preparation and client liaison.
- Assist with project co-ordination and logistics, including provincial and local policy review for reports.
- Attended meetings, statutory and for information and pre-consultation on behalf of clients.
- Thorough understanding of community planning and development, including Provincial Policy Planning, Official Plans, Zoning By-laws and related land use development regulations and controls.

Additional

- Pre-candidate member of the Ontario Professional Planners Institute (OPPI).
- Member of the Program Advisory Committee for the Applied Environmental Planning program at Fleming College.
- County of Peterborough Official Plan- Technical Advisory Committee (Municipal Comprehensive Review).
- Represented Otonabee-South Monaghan Township as part of a 3-year Community Economic Development Initiative (CEDI), jointly administered through the Federation of Canadian Municipalities and the Council for the Advancement of Native Development Officers to strengthen the relationship between the municipality and our neighbouring First Nation by working together to have a mutually beneficial land use planning and economic development relationship.
- Worked on a Rural Economic Development project funded by OMAFRA to study on-farm diversified uses, resulting in drafting land use policies to permit and regulate the use.
- Several years assisting with the organization and delivery of an interactive World Town Planning Day event which engages the public interested in the land use planning sector.
- Regular delegate of the Rural and Economic Development and Planning Forums
- Member of the Peterborough and Kawartha Area Planners Group.
- Ontario Wetland Evaluation System (OWES)- Certified Evaluator (2022)
- Delegate of the 2010 National Conference for Science, Policy and the Environment in Washington D.C



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University of Guelph, Department of Land Resources. *Field manual for describing soils in Ontario* (4th ed.).