



Addendum to Minimum Distance Separation (MDS) Report (June 2, 2022)

David Brown, Douro-Dummer

Location: 400 First Line, Douro-Dummer
Part Lot 5, Concession 2, Douro
Township of Douro-Dummer, County of Peterborough

CCS Project No.: 5034
Date: January 10, 2022

Roll No.: 1522 010 002 05800
County of Peterborough OP: Township OP Schedule
Township of Douro-Dummer OP: Rural
Township of Douro-Dummer ZB: Rural Zone
Subject Land Size: 41.4 ha, 102 ac
Prepared for: David Brown
Prepared by: Clark Consulting Services



Figure 1 – Location Map



1. INTRODUCTION

Clark Consulting Services (CCS) was retained by David Brown to prepare a Minimum Distance Separation (MDS) Report, as required for an application for a residential severance in the Rural Area of the Township of Douro-Dummer, County of Peterborough. The location of the subject lands is illustrated on *Figure 1 – Location Map*.

The subject lands are approximately 41.4 ha. The result of the application will be a residential parcel of 0.5 ha leaving an agricultural parcel (*retained*) of about 40.9 ha. An MDS Report is required for a Severance Application outside a Settlement Area. The retained parcel with a residence is exempt from MDS, as per MDS Guideline 8. The MDS review for the vacant severed parcel will make comments to cover both the severance and a future building permit, if such a future application is made.

A site visit was carried out on May 26th, 2022 and included an interview with the property owner and discussions on local agriculture and livestock uses. The proposal is illustrated on *Figure 2 – Proposal*.

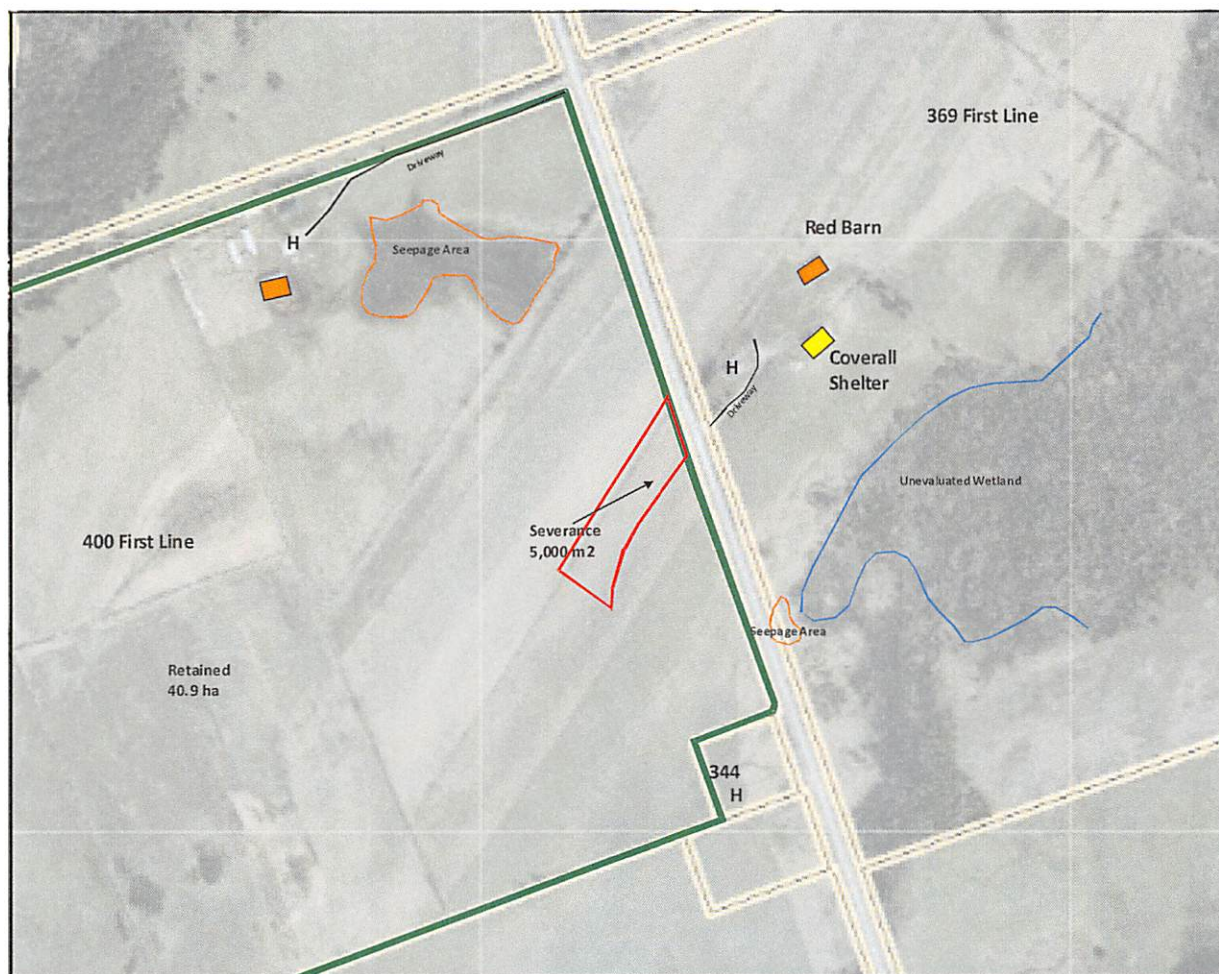


Figure 2 – Proposal



A preliminary MDS review was made by Staff at the County of Peterborough. Following that review, a detailed MDS review was requested. Comments from the Otonabee Region Conservation Authority were also requested regarding the siting of the severance in proximity to Regulated Areas.

An MDS Report was prepared and submitted to the County of Peterborough on June 2nd, 2022. Comments were issued by County Staff, Otonabee Conservation, and a letter of concern from EcoVue Consulting Services Inc. on behalf of a neighbouring landowner. Further studies were completed and this addendum provides further information on the MDS Report of June 2nd, 2022 and the appropriate siting of the severed lot, based on a detailed review of wet and seepage areas in proximity to the severed parcel.

2. REVIEW OF WET AREAS AND SEEPAGE AREAS

Otonabee Region Conservation regulates certain lands in proximity to the proposed severance. A request was made to identify the edges of the wet and seepage areas, and to determine if the severance lies outside a 120 m buffer zone from these areas, or if an EIS is required. A request was made to GHD Peterborough to examine the lands and determine the edge of these areas.

An unevaluated wetland lies south-west of the severed parcel with the closest portion of that area occupying the southern portion of the farm at 369 Douro First Line. An area of approximately 18 ha of this farm, is shown as part of this wetland on the Ministry of Natural Resources and Forestry Natural Heritage Areas mapping. In addition to this area, there appeared to be seepage areas on both this farm and the subject farm.

Following a site visit by a GHD Biologist, a map of the two seepage areas and the closest edges of the adjacent wetland was prepared. This map is shown as *Figure 3 – GHD Wetland Identification*.

The GHD mapping was provided to the client's surveyor to assist in the appropriate placement of the severed parcel.

The GHD mapping identifies the unevaluated wetland in blue shading and an additional two seepage areas. One of these is a small area to the south-east of the severance on 369 Douro First Line and a portion of the road allowance, and to the north-west of the severance on the subject farm at 400 Douro First Line.

The GHD drawing identifies a 4,000 m² severance shown as a red outlined area. Using the GHD mapping, a detailed severance sketch has been prepared to show an appropriate severance.

GHD has also provided an opinion and description of the identified wet areas and how the severance relates to these areas. This opinion letter is included at the end of this addendum report as *Attachment C*.





Figure 3 – GHD Wetland Identification

3. MINIMUM DISTANCE SEPARATION (MDS)

An application for a rural severance generally requires a review of compliance with the Minimum Distance Separation formulae (MDS) as described in the MDS Implementation Guidelines document 853 published by OMAFRA, March 1, 2017. A review of MDS was completed and submitted to the Peterborough County Land Division Committee on June 2nd, 2022.

A memo from EcoVue, dated 2022 10 23, was submitted to Land Division stating concerns that the MDS Report prepared by CCS did not reflect the intention of the owners of the farm at 369 Douro First Line to re-establish a beef feeder operation on their farm. CCS has reviewed this memo and has made adjustments the MDS setback generated from this barn. CCS also provides comments within this addendum on the information provided in the memo. This memo is included with this report as *Attachment D*.

The proposed severance is considered an MDS I Type A application, so a study area extending 750 m from the subject lands must be considered. The Review Area is shown in *Figure 4 – Review Area*.



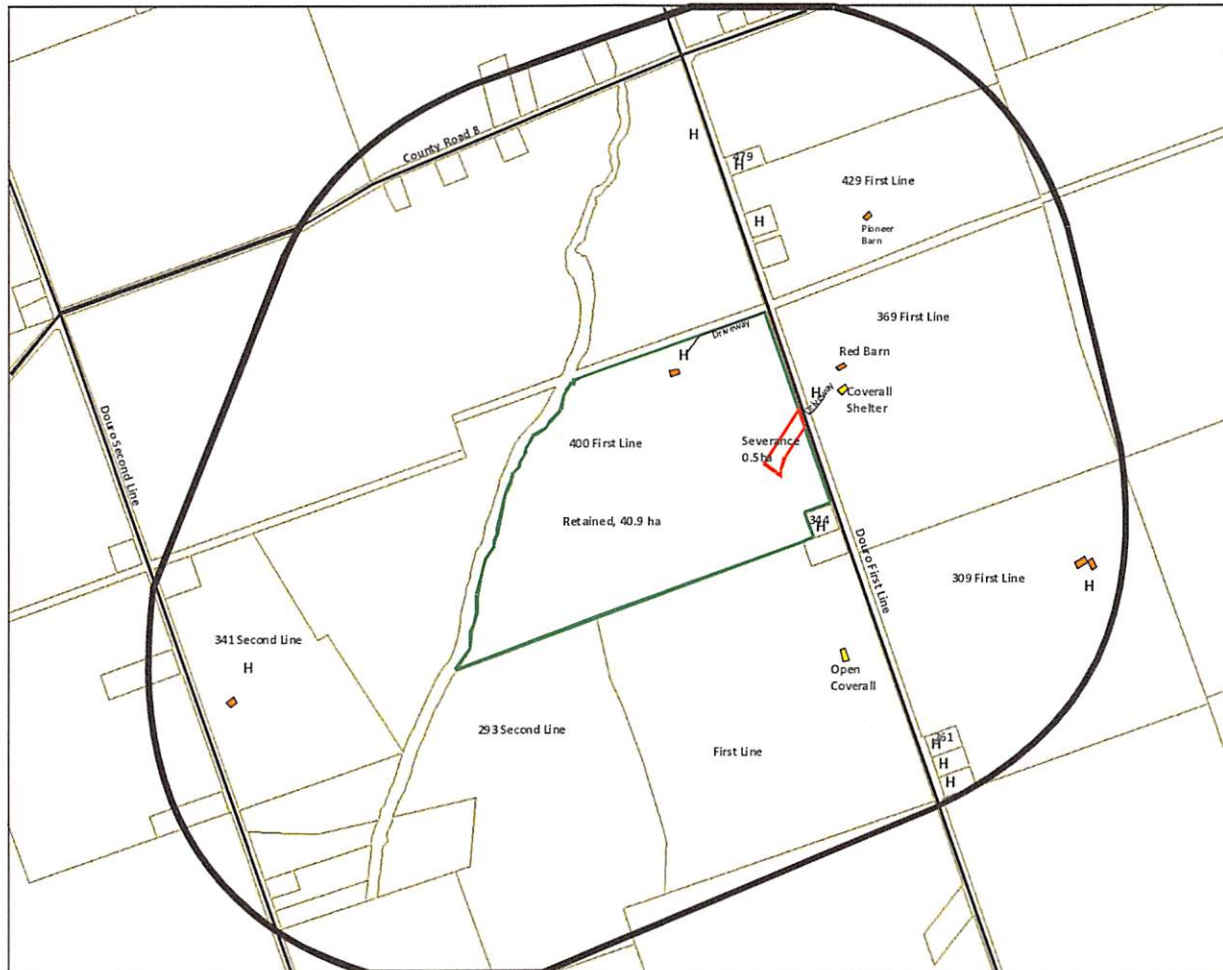


Figure 4 – Review Area

3.1. Application of Minimum Distance Separation

The introduction of non-farm uses into a rural area requires consideration of compatibility with existing farming activities, specifically livestock operations. One of the most controversial is the proximity to livestock facilities, which can cause concerns with adjacent land uses, principally due to odour. The Ministry of Agricultural Food and Rural Affairs has established a process for determining appropriate separation distances for new non-farm uses in relation to existing livestock operations. This process is referred to as an MDS I Calculation and requires the determination of the type and size of local livestock operations. The calculation generates a recommended separation distance. This process is described in the Ministry's Publication 853. The calculation can be prepared manually or with the use of the Ministry's calculator within the AgriSuite Program.

Publication 853 contains 43 guidelines to assist in addressing the unique situations that do not lend themselves to a simple calculation.

OMAFRA Publication 853 provides guidance on barns to review and the extent of the review area. In this case, the application is for Lot Creation for one dwelling.



Review of Applicable MDS Guidelines

Guideline 2 says, “The MDS I setback distances shall be met prior to the approval of proposed lot creation in accordance with Implementation Guideline 8. **The information used to carry out an MDS I calculation must reflect the circumstances at the time that the municipality deems the planning application to be complete.**”

Guideline 3

Certain proposed uses are not reasonably expected to be impacted by existing livestock facilities or anaerobic digesters and as a result, do **NOT** require an MDS I setback:

- livestock barns occupying an area less than 10 m²;
- certain unoccupied livestock barns in accordance with Implementation Guideline 20;
- field shade shelters;
- pastures.

Guideline 8 - Setbacks for Lot Creation

Where lot creation is proposed, including new lots for agricultural uses, an MDS I setback is required for both the severed and retained lot. However, an MDS I setback is **NOT** required:

- for a severed or retained lot for an agricultural use when that lot already has an existing dwelling on it;
- for a severed or retained lot for an existing non-agricultural use.

NOTE: The lot creation policies contained in the PPS, provincial plans and other local lot creation policies continue to apply, despite any exemptions from MDS I setbacks.

Guideline 41 - Measurement of MDS I Setbacks for the Creation of Lots

Where an MDS I setback is required for the creation of a lot, in accordance with Implementation Guideline 8, measurement of the MDS I setback should be undertaken as follows:

- for proposed lots without an existing dwelling that are ≤1 ha, MDS I setbacks are measured as the shortest distance between the proposed lot line and either the surrounding livestock occupied portions of the livestock barns, manure storages or anaerobic digesters;
- for proposed lots without an existing dwelling that are >1 ha, MDS I setbacks are measured as the shortest distance between a 0.5 ha or larger building envelope (for a potential dwelling) and either the surrounding livestock occupied portions of the livestock barns, manure storages or anaerobic digesters;
- for lots created after March 1, 2017, MDS I setbacks shall be required for all building permit applications for non-agricultural uses and dwellings in accordance with Implementation Guideline 7.

3.2. Review of Barns within the Review Area

The MDS Report submitted to Land Division on June 2nd, 2022 provided details on appropriate MDS setbacks for each of the identified livestock facilities within the review area. The EcoVue comments



memo of 2022 10 23 suggests an MDS setback from the property at 369 Douro First Line than that provided in the CCS MDS Report.

369 Douro First Line

The farm at 369 Douro First Line is approximately 41.5 ha and includes a dwelling, a single-storey open-sided barn and an open-ended Coverall structure. A small number of livestock, including horses and cattle are normally kept on this farm. The EcoVue memo says the owners intend to re-establish a beef feedlot operation on this farm. At time of the CCS site visit of May 26th, 2022, the site visit by EcoVue on October 21st, 2022, and the preparation of this Report Addendum, no substantial change in the use of this farm has been made beyond the keeping of a few cattle, horses and poultry.

The following are considerations in preparing an appropriate MDS setback from this farm:

- The Coverall structure is an open-ended hoop structure suitable for storage and shelter.



- The open sided single-storey red barn is a livestock facility suitable to house livestock. The 'Livestock Barn Area' is said to be 251 m², based on the EcoVue MDS calculation image on page 6 of the letter of concern. A review of aerial imagery shows the roof area of this barn is 251 m².





The MDS document defines livestock facilities and discusses how MDS is measured from the 'livestock portions' of the facility.

Livestock occupied portion: Areas of a livestock barn where livestock spend the majority of their time, allowing substantial amounts of manure to accumulate. This **DOES NOT** include areas such as: alleys, equipment storages, feed bins, feed storage/preparation areas, field shade shelters, assembly areas, loading chutes, machinery sheds, milking centres, milking parlour holding areas, offices, pastures, riding arenas, silos, tack rooms, utility rooms and washrooms.

Livestock facilities designed for large animals commonly have alleys for movement and feed storage areas. These are not included in the total area calculation for the livestock occupied portion applicable to the MDS calculation. The available occupied portion of the barn is reflected in the stated historical use of the farm for 48 cattle (pages 1 and 2 EcoVue) or 45 cattle (page 6 EcoVue). OMAFRA provides an area calculator within the AgriSuite Program for calculating appropriate MDS setbacks. A review of occupied areas available for cattle use was made using the calculator built into AgriSuite. The following findings were made:

The following is a calculation of Livestock Occupied Portion areas for Beef, Feeders (7-16 months), Yard/Barn, on a farm of 41.5 ha.

- 251 m² available housing space results in a total of 60 head of cattle;
- 200 m² available housing space results in a total of 48 head of cattle;
- 190 m² available housing space results in a total of 45 head of cattle.

Based upon the stated historic use of the farm for 45 to 48 head of cattle, it is unlikely the available floor area for housing livestock is the same as the 251 m² roof area of the barn.



For reference, we have provided the relevant definitions and comments together:

- The OMAFRA MDS document defines ‘*Livestock Barn*’ and ‘*Livestock Occupied Portions*’ as follows:
 - **Livestock barns:** One or more permanent buildings located on a *lot* which are intended for housing *livestock*, and are structurally sound and reasonably capable of housing *livestock*.
 - **Livestock occupied portion:** Areas of a *livestock barn* where *livestock* spend the majority of their time, allowing substantial amounts of manure to accumulate. This **DOES NOT** include areas such as: alleys, equipment storages, feed bins, feed storage/preparation areas, field shade shelters, assembly areas, loading chutes, machinery sheds, milking centres, milking parlour holding areas, offices, pastures, riding arenas, silos, tack rooms, utility rooms and washrooms.
- In determining maximum livestock area of a livestock facility, a reviewer must discount the areas not included in an MDS calculation. The EcoVue memo has assumed the entire barn is where animals spend the majority of their time and substantial amounts of manure will accumulate.
- The EcoVue memo describes the type and number of animals on the farm at the time of the October site visit. MDS calculations are not based on the number of animals kept on the farm, but on the capacity of buildings approved for housing livestock. The memo says the farm has previously supported 45 to 48 head of cattle.
- Based upon the MDS review previously done by CCS, we are prepared to accept that the livestock barn capacity is 45 beef cattle. The EcoVue memo says these cattle would be Beef, feeders with yard access, and that the barn is currently unoccupied.
- The EcoVue memo stated the farm currently is home to cattle, horses and poultry.
- The MDS setback based upon a livestock facility with a capacity of 45 feeder cattle on a lot of 41.5 ha, is 136 m. If the MDS setback was based upon 48 cattle, the setback is 138 m.
- The distance from the closest part of the livestock facility to the proposed severance is 138 m.

3.3. The Application of MDS: Current Conditions

The application of MDS is guided by the MDS Document, Publication 853. Implementation Guideline 2 says that:

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



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

Guideline 3 discusses where MDS setbacks are not applied. The list of items that MDS I setbacks are not applied to is quite extensive. This list includes:

- livestock barns occupying an area less than 10 m²;
- certain unoccupied livestock barns in accordance with Implementation Guideline 20;
- field shade shelters;
- pastures.

OMAFRA directs that MDS setbacks must reflect the conditions at the time the application is declared complete. CCS has reviewed how MDS is applied to the structures on the farm at 369 Douro First Line. The following applies:

- MDS is applied to livestock occupied portions of livestock facilities;
- MDS is not applied to field shade shelters;
- MDS is not applied to pastures.

Based on these findings, CCS applies MDS only to the livestock facility on the farm at 369 Douro First Line. MDS should not be applied to the pasture or fenced area around the livestock facility on the farm at 369 Douro First Line.

3.4. The Application of MDS: Coverall Structure on the Farm at 369 Douro First Line

MDS is applied to livestock facilities. The Coverall structure is not a livestock facility by definition, and the application of MDS to that structure is inappropriate. If an owner wishes to establish a livestock facility, or to expand an existing facility, compliance with MDS is required. The report required to establish compliance is an MDS II report.

The Coverall structure on the farm at 369 Douro First Line is an open-ended storage and not a livestock facility. It cannot just be called a livestock facility. The conversion of an open-ended Coverall structure to a livestock facility would typically require a building permit for one or more of the following:

- the construction of required structural components;
- the installation of watering facilities to provide fresh water at all times to animals housed in the facility;
- the installation of electrical equipment for lighting, fans, and other items commonly found in a livestock facility;
- would typically require the preparation and maintenance of a Nutrient Management Plan.

The structure is a simple open-ended Coverall building designed for storage. These structures can, and often are, used as shelter. None of the above amenities required in a livestock facility appear to be in place at the time of any of the site visits. The Coverall structure cannot be considered a livestock facility.



Various structures can be used as part of a livestock operation. MDS identifies Field Shade Shelters as one of those structures. The current Coverall structure may be used to shelter animals, but should not be considered a livestock facility until the structure includes the amenities required for animal welfare. Based upon this, CCS finds that this structure could be used as a shelter, but it is inappropriate to apply an MDS I setback to the Coverall structure on the farm at 369 Douro First Line.

4. OBTAINING REQUIRED INFORMATION TO CALCULATE MDS SETBACKS

In preparing the MDS report dated June 2nd, 2022, CCS met with the owner of the farm at 400 Douro First Line, Dave Brown. This is the farm subject to the current planning application. Dave Brown is a local farmer and knowledgeable in the uses and capabilities of farms in the immediate area, and in particular the farm at 369 Douro First Line. Information was gathered from Dave Brown regarding current and historic use of the farm at 369 Douro First Line. At the time of the site visit, this information was considered by CCS to be adequate for the preparation of the MDS Report.

MDS Guideline 16 says the preferred method for obtaining information is from the owner or operator of the facility an MDS setback may be calculated from. The EcoVue memo dated 22 10 2022 provides additional information about the intended use of the farm, including the intent to use the farm to support a cow/calf operation of up to 60 cattle and up to 8 horses. The EcoVue memo continues to describe how the existing barn and land around the barn is sufficient to house well in excess of 350 feeder cattle and 8 horses. Housing livestock requires appropriate barn space. While the expression of intent for the future use of a farm is interesting, it does not assist in the completion of an MDS Report. The author of an MDS Report must separate the capability of the livestock facilities on a farm, compared to the current or intended number of animals at the farm at the time of the site visit.

The area of the current application is an area historically used for beef cattle. This is seen by the number of older barns around the subject farm. Many of the barns are not used to their capacity now and the level of financial investment in cattle raising seen in the area, reflects the decreased number of cattle here over the past few decades. It is often the case that the barn capability may be greater than the actual number of animals currently on the farm.

The EcoVue memo says the farm previously supported approximately 45 or 48 head of cattle. MDS setbacks are not based upon how many animals the farm may support but how many animals a livestock facility can appropriately house.

The EcoVue memo provides information on the intent of the current owners. Cattle can be ranged in open or treed areas of a farm. MDS is based upon the capacity of an existing livestock facility to house animals. The EcoVue memo provides the total roof area of the barn, but does not provide the total area which can be used to house livestock. Because of this, CCS is prepared to accept a capacity of 45 head of cattle for the livestock facility.

The intent of MDS Guideline 16 is that the best information be used in the calculation of an MDS setback. The historic use of the barn is better information on which to base an appropriate MDS



calculation than using information based on the intended use of the farm as a whole. CCS understands that the new owners wish to establish a cattle operation using the various components of the farm as a whole. MDS is based upon the capacity of housing facilities and is not applied to pastures or intended future uses.

5. MDS CALCULATION FOR THE LIVESTOCK FACILITY AT 369 DOURO FIRST LINE

MDS setbacks are calculated using the AgriSuite online calculator. For the purpose of this addendum, only the livestock facility on the farm at 369 Douro First Line has been included in this calculation.

The following information has been used in the preparation of this calculation:

- The application is an MDS I Type A application;
- The farm land area is 41.5 ha;
- The capacity of the livestock barn is 45 head of cattle;
- The cattle type is Beef, Feeder (7-16 months), Yard/Barn;
- Manure Storage Type, V3, Solid, Outside, no cover.

The calculated MDS setback for this barn is 136 m. The calculation sheet is included with this report as *Attachment B*.

6. MEASUREMENT OF MDS I SETBACKS FOR THE CREATION OF LOTS

MDS Implementation Guideline 41 provides how MDS I setbacks are measured for the creation of new lots. This guideline provides the measurement of MDS in 4 different scenarios:

1. For proposed lots with an existing dwelling that are ≤ 1 ha, MDS I setbacks are measured as the shortest distance between the proposed lot line and either the surrounding livestock occupied portions of the livestock barns, manure storages or anaerobic digesters.
2. For proposed lots with an existing dwelling that are > 1 ha, MDS I setbacks are measured as the shortest distance between the existing dwelling and either the surrounding livestock occupied portions of the livestock barns, manure storages or anaerobic digesters.
3. For proposed lots without an existing dwelling that are ≤ 1 ha, MDS I setbacks are measured as the shortest distance between the proposed lot line and either the surrounding livestock occupied portions of the livestock barns, manure storages or anaerobic digesters.
4. For proposed lots without an existing dwelling that are > 1 ha, MDS I setbacks are measured as the shortest distance between a 0.5 ha or larger building envelope (for a potential dwelling) and either the surrounding livestock occupied portions of the livestock barns, manure storages or anaerobic digesters.



7. MDS CONCLUSIONS AND RECOMMENDATIONS

Clark Consulting Services (CCS) was asked to prepare a Minimum Distance Separation (MDS) review for an application for a residential severance at 400 Douro First Line. A site visit was made on May 26th, 2022. A review of the area around the subject lands to a distance of 750 m was made to identify and assess all barns within that review area.

The application of MDS is guided by the OMAFRA document, The Minimum Distance Separation (MDS) Document, Publication 853, which provides 43 Guidelines and other information to assist with the appropriate application of MDS. Implementation Guideline 6 says, *“A separate MDS setback shall be required to be measured from all existing livestock facilities and anaerobic digesters on lots in the surrounding area that are reasonably expected by an approval authority to be impacted by the proposed application.”*

The application for severance will result in a new residential parcel. An MDS review showing how the application complies with the requirements of MDS is required for the planning application, and may be required for a building permit on the new lot. The MDS information can be used for both the current and possible future application.

The process to date has indicated that further consideration of the livestock facility at 369 Douro First Line is required. This farm includes a red single-storey barn and a Coverall hoop drive-through storage structure. Information provided indicates a desire to use the Coverall structure for sheltering livestock. Although the structure may be capable of sheltering animals, it is not a livestock barn. The structure does not meet the definition of a livestock barn for the purpose of MDS (*MDS Guideline Section 3, Definitions*). This structure does not generate an MDS setback.

This addendum has been prepared by and under the direction of a ‘Qualified Person’, Robert K. Clark, with appropriate qualifications and experience in the Province of Ontario. Mr. Clark has no perceived or actual conflicts of interest in preparing this report. Mr. Clark maintains membership in good standing with the Ontario Institute of Agrologists (*P.Ag.*), and is available for further comment where appropriate.

Sincerely,



Bob Clark, P.Eng., P.Ag., MCIP, RPP, OLE
Principal Planner



ATTACHMENTS

Attachment A – Curriculum Vitae of Robert K. Clark

Attachment B – MDS I Calculation Sheet

Attachment C – GHD Opinion Letter

Attachment D – EcoVue Consulting Services Inc. Memo 2022 10 23

Attachment E – Severance Sketch, 400 Douro First Line



ATTACHMENT A

Curriculum Vitae - Robert K. (Bob) Clark

Mr. Clark has no perceived or actual conflicts of interest in preparing this Report.
Mr. Clark maintains membership in good standing with the Ontario Institute of Agrologists (P.Ag.).





Education

1972

Master of Science,
Resource Development and
Resource Economics,
University of Guelph

1970

Bachelor of Science (Eng.)
Water Resources Engineering,
University of Guelph

ROBERT K. CLARK

Bob's career in the field of planning spans 46 years. He approaches each project with creativity and a strong intent to meet and exceed the client's expectations. The Planning Field is changing rapidly to address the changing needs of our communities. While financial viability remains an important consideration in all projects, increasingly, sustainability, impact on the environment, the health of the community and the individual are key aspects of successful projects. Clark Consulting Services was created to give Bob the freedom to take on projects that he found interesting and challenging as well as work in an atmosphere guided by the principles of honesty and integrity.

Professional Qualifications and Associations

Canadian Institute of Planners (MCIP)
Ontario Professional Planning Institute (RPP)
Ontario Institute of Agrolgists (P.Ag.)
Professional Engineers of Ontario (P.Eng.)
Association of Ontario Land Economists

Professional Background

1994-Present – Clark Consulting Services
Principal Planner, President

Expert Testimony

Qualified by the OMB to give expert testimony in the fields of:

- Land Use Planning
- Agricultural Land Evaluation
- Municipal Finance
- Land Economics
- Environmental Impact Assessment

CONTACT



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CURRICULUM VITAE

Selected Experience

Agricultural Land Assessments/Analysis (Project Manager and Senior Professional Agrologist/Pedologist on all projects)

- Agricultural Lands Review, United Counties of Stormont, Dundas and Glengarry
- City of Kingston - Agricultural Study
- Stormont Dundas and Glengarry: Review of Prime Agricultural Area for Official Plan Update
- Capital Region Resource Recovery Centre, Agricultural Land Assessment (as part of Environmental Assessment) Russell and Boundary Road Sites
- Vale Agricultural Land Assessment Prince Edward County
- Dafoe Agricultural Assessment, City of Quinte West
- Desjardine, Agricultural Assessment, Township of Elizabethtown Kitley
- Sills Agricultural Assessment, City of Quinte West
- Lafleche Agricultural Assessment, Stormont, Dundas and Glengarry
- McQuillan Land Assessment, Haldimand Township
- Pepper/Hamilton Township
- Espie Agricultural Assessment Beckwith Township
- White Tail Golf Course Agricultural Assessment and Professional Evidence OMB
- Wesleyville Land Assembly, Municipality of Port Hope
- Baulch Road Land Review, Municipality of Port Hope
- Midtown Corridor Hamilton Township Land Evaluation
- Cavan Millbrook North Monaghan OP Prime Agricultural Land Evaluation
- Hamilton Township OP Prime Agricultural Land Evaluation
- Frontenac Islands OP Prime Agricultural Land Evaluation
- Campbellford Seymour Agricultural Land Evaluation
- Sidney Township OP Agricultural Land Evaluation
- South Fredricksburgh OP Agricultural Land Evaluation
- Agricultural Land Use Analysis, Former Township of Hope

Agricultural Impact Assessment

- Fenelon Falls Baptist Church
- Cation Ag Impact Assessment
- Brown Planning Justification including Agricultural Impact Assessment
- May Agricultural Assessment
- Peer Review of Agricultural Viability for planning applications, City of Oshawa
- White Tail Golf Course, City of Kawartha Lakes
- Snug Harbour, City of Kawartha Lakes
- Murray Hills Subdivision former Murray Township

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CURRICULUM VITAE

Agricultural Land Assessments for Solar Installations

-Agricultural Land Capability Assessment for Potential Solar Farm Installations to meet requirements of OPA FIT Program, (over 340 projects to date)

Environmental Assessment

-Public Works Garage, Class EA, Town of Gananoque,
-Wilson Island Bridge (Socio-economic Assessment), County of Northumberland,
Environmental Impact Assessment, private owners including Michael Lash, Eithery/Buttery Lands, Vanden Hoek site; Three Strand Development Group – Communal Sewage System.

Environmental Impact Study/Statement

Based on experience and training as a water resource engineer and pedologist, Mr. Clark has prepared Environmental Impact Studies/Statements for situations in which the primary issues relate to site grading, drainage and building location. Examples include:

-Lash Cottage addition (minor variance)
-Hog Island EIS (consent application)
-Eberle Farm lot creation ORMCP

Official Plans, Official Plan Updates and Amendments

Township of Cavan-Millbrook-North Monaghan, Township of Haldimand, Township of Hamilton, Township of Smith, Township of Lochiel, Township of Charlottenburgh, Town of Brighton, Township of Burleigh and Anstruther, Township of Sidney, Township of Frontenac Islands, Township of Hope, Town of Gananoque.

Secondary Plans

Fraserville Secondary Plan - Township of Cavan- Millbrook-North Monaghan; South Sidney Secondary Plan, Township of Sidney; Alcan District Area Study - City of Kingston; Shasta Secondary Plan - Town of Westminster, Baltimore-Creighton Heights Community Plan, Township of Hamilton, Southwest Industrial Sector Plan, Township of Hamilton, Jackson Creek West Secondary Plan, City of Peterborough.

Growth Strategy Studies

Township of Hamilton, Township of Manvers, Town of Cobourg/Township of Hamilton, Village of Stirling, Village of Cochrane, Township of Smith.

Development Charges Studies

Township of Murray, Township of Hamilton, Township of Smith, Township of Manvers, Town of Brighton, Township of Alnwick, Township of Haldimand, Township of Somerville, Township of Woodville, Townships of Anson, Hindon, Minden, Village of Omemee, Township of Galway, Cavendish & Harvey, Township of Fenelon, Township of Verulam, Township of Emily, Township of Eldon, Village of Fenelon Falls, Township of Smith-Ennismore, Township of Cavan-Millbrook-North Monaghan, Village of Bobcaygeon, Township of Brighton, Township of Centre Hastings, Town of Greater Napanee, County of Victoria, Township of Cramahe, Municipality of Campbellford/Seymour, Village

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CURRICULUM VITAE

of Colborne, City of Kawartha Lakes, The Township of Frontenac Islands, The Township of Alnwick/Haldimand, Municipality of Trent Hills, Township of Rideau Lakes, Township of Asphodel Norwood, County of Peterborough, Municipality of Trent Lakes.

Municipal Financial Impact Assessments

Sandy Point Recreation Development, Harvey Township, Reference Plan Development, Cavan Township, Township of Manvers, Township of North Monaghan.

Zoning By-laws/By-law Amendments

Township of Cavan-Millbrook-North Monaghan; Township of Frontenac Islands; Township of Percy, Township of Alnwick, Town of Campbellford, Town of Brighton, Village of Madoc, Town of Picton

Aggregate Resource Planning

Review of Aggregate Potential for Official Plans and Zoning By-laws

Howe Island Gravel Pit – review of proposal; prepare report to Council with planning documents; provide professional opinion evidence at OMB Hearing; Stonescape II Quarry Appeal – review of proposed quarry, preparation of planning review, attendance at OMB Hearing; Codrington Pit Proposal – review of proposed pit, advice to adjacent land owner, monitor approvals

Official Plans, Official Plan Updates and Amendments

Township of Cavan-Millbrook-North Monaghan, Township of Haldimand, Township of Hamilton, Township of Smith, Township of Lochiel, Township of Charlottenburgh, Town of Brighton, Township of Burleigh and Anstruther, Township of Sidney, Township of Frontenac Islands, Township of Hope, Town of Gananoque.

Recent Renewable Energy Projects

Planning Approvals, Wolfe Island Wind Farm, Township of Frontenac Islands; Gas fired Peaking Plant Location study; Epcor, Skypower; Solar Farm; Algonquin Power. – Wind Farm

Watershed Plans

South Sidney Watershed, Lower Trent Region Conservation Authority; Storm Water Management Plan, Town of Delhi; Oshawa Creek Watershed Master Plan, City of Oshawa.

Waterfront Studies

Town of Deseronto, Town of Deep River, City of Kingston.

Tourism Development Studies

Ministry of Industry and Tourism, Tourism Development Strategy Trenton Cornwall and Renfrew

- Kingston Zones, County of Northumberland Tourism Planning Study.

Contact



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CURRICULUM VITAE

Socio-Economic Assessments

TransCanada Pipelines Transco Project, Brampton to Burlington Gas Pipeline, TransCanada Pipelines, Eldorado Nuclear Hexafluoride Refinery, Hope Township site, Wilson Island Bridge, County of Northumberland, Three Strand-Communal Sewage System EA.

Recreational Studies

Riverwalk-Minden, Georgian Trail, Township of Collingwood, Recreation Master Plan, Township of Cavan, Beavermead Park Redevelopment Plan, City of Peterborough,; Rail Corridor Study, County of Victoria; Pangman Conservation Area Master Plan, Lake Simcoe Region Tourism Study, ESI - Sir Sandford Fleming College, provided Social-Economic Impact Assessment for the Millennium Trail Master Plan, County of Prince Edward.

Advisory Services including Planning Appraisals

Township of Cavan-Millbrook-North Monaghan; Township of Frontenac Islands; Township of North Monaghan, Township of Smith, Township of Burleigh and Anstruther, Municipality of Sherbourne McClintock and Livingstone, Township of Stanhope, Township of Lutterworth, Township of Hope, Township of Hamilton, Township of Alnwick, Township of Percy, Township of Seymour, Town of Campbellford, Town of Gananoque, Village of Hastings, Township of Haldimand, Municipality of Trent Hills, County of Prince Edward

Industrial Development Studies

City Owned Industrial Land Study, City of Kingston; Lucas Point, Town of Cobourg, Township of Charlottenburgh, Town of Brighton, Great Lakes Deep Water Port Industrial Site Development Plan, Township of Hallowell; Draft Plan of Subdivision; Cataraqui Business Park, City of Kingston.

Economic Development Studies

Accommodation Evaluation, Township of Asphodel-Norwood; South Dundas Economic Development Study, South Dundas Economic Development Commission, Almonte Economic Development Study, Town of Almonte and Township of Ramsay; Best Use Study, Douro-Dummer Township.

Housing Policy Statements

Town of Cobourg.

Solid Waste Management Studies

County of Haliburton, Township of Hallowell, County of Northumberland, Seymour Township, National Capital Region, Lanark County, Snow Disposal Study, National Capital Region.

Private Development/Projects

Assist developers in the design and approval of both residential and industrial/commercial projects. References available upon request.

Contact



T 905-885-8023
bob@clarkcs.com
www.clarkcs.com

CURRICULUM VITAE

Recent OMB Cases

OMB Case No. PL090057 Lash
OMB Case No. PL100622 – Reynolds
OMB Case No. PL101329 – White Tail
OMB Case No. PL100904 – Stonescape
OMB Case No. PL090838 - Sepa
OMB Case No. PL09841 - Bremer
OMB Case No. PL100475 - McDonald
OMB Case No. PL050584 – City of Ottawa
OMB Case No. PL031324 – City of Ottawa
OMB Case No. PL080239 – City of Ottawa
OMB Case No. PL080373 – City of Ottawa
OMB Case No. PL070728 - Carter
OMB Case No. PL090147 – Semler
OMB Case No. PL1000711 – Mound Brighton
OMB Case No. PL011198 – City of Kingston, Alfred Street
OMB Case No. PL030524 – City of Kingston
OMB Case No. PL110520 - City of Niagara Falls
OMB Case No. PL130785 – Township of McNab/Braeside
OMB Case No. PL141138 – Evans
LPAT Case No. PL 150192 – Municipality of Brighton
LPAT Case No. PL160588 – Municipality of Trent Hills
OMB Case No. PL170008 – Township of Brock
OMB Case No. PL170878 – Burl's Creek
LPAT Case No. PL171446 & PL 180385 – Municipality of Brighton
LPAT Case No. PL170178 – Municipality of Clarington

Contact



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CURRICULUM VITAE

ATTACHMENT B

MDS I Calculation Sheet



MDS I
General information

Application date Jan 10, 2023	Municipal file number	Proposed application Lot creation for a maximum of three non-agricultural use lots
Applicant contact information David Brown 400 Duoro First Line Duoro-Dummer, ON	Location of subject lands County of Peterborough Township of Douro-Dummer DOURO Concession 2 , Lot 5 Roll number: 152201000205800	

Calculations
Brown Severance

Farm contact information J and M Brown 369 Duoro First Line Duoro-Dummer, ON	Location of existing livestock facility or anaerobic digester County of Peterborough Township of Douro-Dummer DOURO Concession 1 , Lot 5 Roll number: 152201000201100	Total lot size 41.5 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, Feeders (7 - 16 months), Yard/Barn	45	15.1 NU	190 m²

⚠ Confirm Livestock/Manure Information (Brown Severance)
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	15.2 NU		
Potential design capacity	30.3 NU		
Factor A (odour potential)	0.8	Factor B (design capacity)	220.6
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)			136 m (446 ft)
Actual distance from livestock barn			138 m (453 ft)
Storage base distance 'S' (minimum distance from manure storage)			136 m (446 ft)
Actual distance from manure storage			138 m (453 ft)

Preparer signoff & disclaimer

Preparer contact information

Hugh Stewart
Clark Consulting Services
52 John Street
Port Hope, ON
L1A 2Z2
905-885-8023
hugh@clarkcs.com

Signature of preparer



Hugh Stewart, Planner

Jan 10 2023.

Date (mmm-dd-yyyy)

Note to the user

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; 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.

ATTACHMENT C

GHD Opinion Letter



10 October 2022

Dave Brown,
400 Douro First Line,
705.652.1645,
dbrown50@rogers.com

Re: Proposed severance
400 Douro First Line
Part Lot 5, Concession 3
Township of Douro-Dummer
County of Peterborough

Dear Mr. Brown

The property is approximately 41 ha in size and located in a rural area with mostly active agricultural properties. The proponent is applying for a single severance on top of the hill on the farm. The severance configuration is located in an area of drumlins with low areas contained wetland pockets.

The severance is about 120 m from an unevaluated wetland on the farm east of severance. Otonabee Conservation have also suggested there may be a wetland on the farm at the bottom of the hill near the farmhouse. This looks like a drainage area or wet area on aerial photography.

The County Land Division (Peterborough) has asked for an opinion letter from a qualified wetland biologist regarding the presence of wetlands on the property and if it is within 120 m of the proposed severance. A mapped unevaluated wetland is located approximately 120 m to the southeast of the proposed severance. There is currently no wetland mapped on the subject parcel on ORCA, County or MNRF GIS mapping or schedules.

GHD completed a site visit on August 7, 2022 to walk the property and confirm the presence/absence of wetlands on or within 120 m of the proposed severance.

This field is located just south of the farmhouse and barns and is used by cattle for pasture. As a result the field grass is short from moderate grazing and trampling. In the middle is a slightly lower area where reed canary grass and narrow-leaved cattail have established (0.5 acre). Although the cattle seemed to be walking through this area, the plant species are not ones that are browsed by cattle. The wetland is approximately 150 m from the proposed severance.

The damp soils, species of hydrophilic/wetland plants and some loamy soils, did confirm that pocket is wetland. It has not been evaluated under OWES and is an isolated feature in a low area. There was no evident outlet or inlet.



Photo 1. View of wetland pocket on farm pasture (red outline), facing south. Green arrow is location of proposed severance.

To the south of the proposed severance and on the east side of the road was a low area that conveyed some water to the east. The presence of reed canary grass, slender willow and red-osier dogwood and the saturated conditions confirmed this was wetland. The feature was narrow as mapped on MNRF Make a map and ORCA mapping and drained eastward.



Photo 2. View of wetland to south of proposed severance, facing north east. Wetland is the brown grass (reed canary grass and willow to right of cedars (outlined in red).

The location the proposed severance and the location of these two wetlands creates two 120 m regulated area lines, that leave a gap between at the top of the hill. This is the location of the proposed severance.

Modifications to the severance line and lot shape may be able to remain outside of the 120 m distance from both wetlands, however other factors such as MDS arc, required minimum road frontage and minimum lot area also are considered.

If the 120 m distance cannot be met as a result, the following statements can be made.

1. The wetlands are located on low areas to the north and south and associated with drainage off of the rolling hills and drumlins.
2. The northern wetland is less than 2 hectares in size, at 0.5 acres.
3. The hill where the severance is proposed is well above the elevation of the wetlands and at the highest point on the property.
4. The field associated with the severance is active agricultural land and has limited ecological functions.
5. The creation of lot and the construction of a single family dwelling would not have a negative impact on the natural features or ecological functions of the southern or northern wetland.
6. No hydrological impacts from the proposed severance or dwelling construction are anticipated as the runoff from the top of this hill will continue to be downslope to the north and south.

If you require further information please contact me.

Regards



Chris Ellingwood
Senior Terrestrial and Wetland Biologist
GHD Limited
+1 705 931 3929
chris.ellingwood@ghd.com




Figure 1. Google air photo showing location of wetlands and proposed severance.

ATTACHMENT D

EcoVue Consulting Services Inc. Memo 2022 10 23



 MEMO	Project:	369 Douro 1st Line J. Brown MDS calculations	Date:	2022 10 23
	File No.:	22-2495	Designed:	RLH
	Subject:	Calculation of MDS I for livestock facility at 369 Douro 1st Line Jordan and Melinda Brown Response to Consent Application B-116-21		

MEMO TO: K. Randall

FROM: Roy L. Haig, C.Tech

Background

The Browns are concerned that the MDS I calculations and report filed in support of application B116-21A, by the applicant, was prepared without their input. The CCS report does not reflect the fact that the Browns purchased the property with the intention to re-establishing a beef feeder operation to eventually match or even exceed the previous herd of 48 cattle, as well as several horses. It is their intention to make full use of the capacity of the existing structure and to utilize the existing coverall for hay storage and housing of livestock in future.

A site visit was completed on October 21, 2022. The information gained during this visit are the basis for this report.

In October of 2021, an application for consent to sever a non-farm residential lot from an existing agricultural holding at 400 Douro 1st Line was filed with the County of Peterborough's Land Division Committee (CPLDC). The application (B116-21) proposed that the new lot be located at the south-east corner of the subject property and fronting onto the Douro 1st Line. Included with the application was a sketch showing the MDS arc generated by the existing livestock facility at the clients' property (formerly the Clysdale farm), as shown on Figure 1 below. Please note that the Browns did not have any concerns with the original severance, as it would not have impacted their agricultural operation. Notwithstanding, it is our understanding that Application B116-21 was not approved by the CPLDC.

An amended application for Consent was filed with the CPLDC in December of 2021 and assigned application number B116-21A. The amended application sought a lot location directly across the Township concession road from the agricultural holding at 396 Douro 1st Line (Jordan and Melinda Brown).

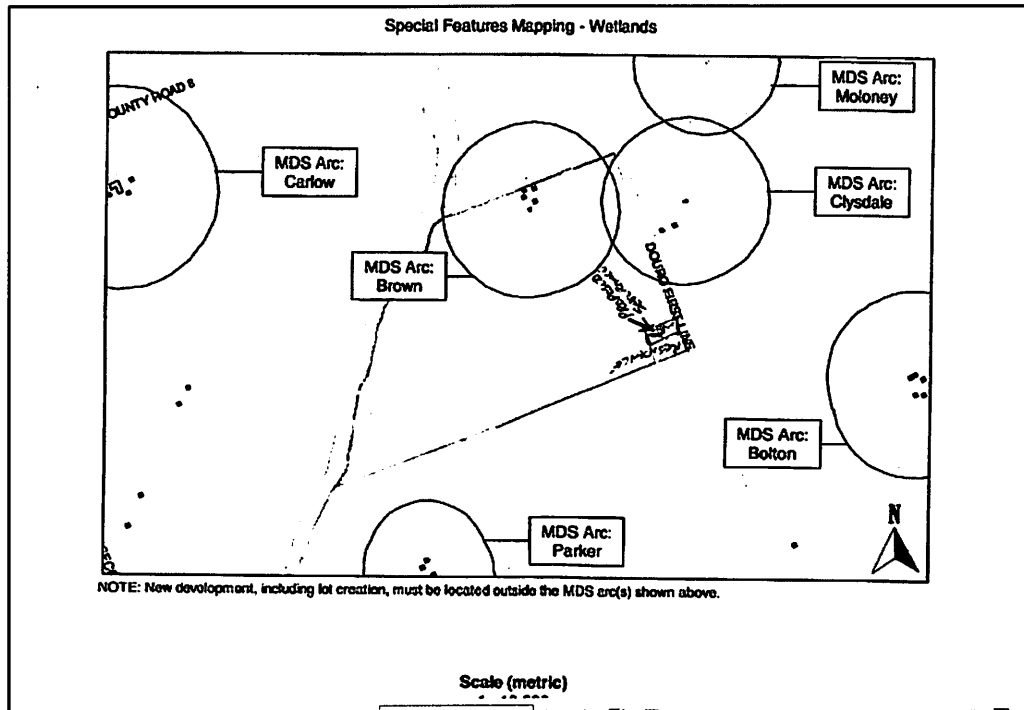


Figure 1 - MDS ARC - as per Application B116-21

The application was supported by an MDS Report, prepared by Clark Consulting Services (CCS). The Report provided MDS I calculations for six barns located within 750m of the proposed lot, including the barn at 369 Douro 1st Line, which was identified as "Barn A". The Report concluded that the MDS arc generated by "Barn A" extends 108m from the livestock barn and 108m from the manure storage area located to the east of the barn. The distance from these locations to the proposed lot are 136m and 160m, respectively, and will not impact the proposed severance. The coverall building is currently described as a storage area, with possible use as a field shelter and not subject to MDS calculations.

J&M Brown Cattle Farm Plan

The Browns are slowly re-establishing a beef cow/calf operation on their farm property. The farm was previously used for this purpose with a maximum herd size of 48 cattle. The existing facilities on the property are suitable for this use. Reference can be made to information available on the OMAFRA

website page entitled OMAFRA Virtual Beef – Facilities for Beef Cattle. According to the website, 'Beef Farmers of Ontario (BFO) conducted an extensive study last year as they looked at what a start-up beef operation would require for land, machinery, and facilities. Long discussions with farmers, advisory staff, and economists considered a wide range of options.'

The study found that

"...with a beef cow/calf operation, three critical care points are easily identifiable: calving, health treatments and weaning. In Ontario, our weather determines how elaborate our calving facility needs to be. Traditional calving during the winter months requires some type of barn to protect the newborn calves from the elements, and typically include a heat source of some kind. The BFO model looks at working with nature and the seasons, with calving on grass during the summer months. This eliminates the need for a heat source, and a specific calving barn.

Treating animals for health reasons requires an excellent handling system. Under the Beef Code of Practice it is critical to handle cattle safely and humanely. The BFO model builds in a facility for handling livestock in a safe manner."

"What did the BFO model indicate as an absolute requirement for facilities to look after these animals?

The first building is a simple open fronted pole shed, 30' X 100', or in that size range, that would serve primarily as storage for high quality hay. Wastage from dry hay stored outside without cover can be extensive. Storing some high quality dry hay under cover would retain quality, plus allow for hay that could be accessed in the middle of winter if it is stormy. The secondary purpose of this facility would be for sick pens and a weaning area as the hay is fed out. See Diagram 1 or follow this link for plans for such a building.

The second building would be a covered handling facility, approximately 30' X 30'. This would house the crowd tub, working chute and squeeze for restraining livestock for treatment purposes."

Clearly, the existing barn, yard and coverall are sufficient to serve the purposes outlined in the BFO study, without the need for a building permit to be issued. Although the coverall is used primarily for

hay storage, it is suitable for sick pens and a weaning area. The hay provides a wind barrier for prevailing westerly winds.

The existing barn provides shelter from the wind and is suitable for use as a covered handling facility. The barn was most recently used as a holding area for three cattle sent to the abattoir from the farm on October 21, according to Mrs. Brown.

Review of CCS Report

As is stated on page 4 of the CCS Report, the introduction of non-farm uses into a rural area requires consideration of compatibility with existing farming activities, specifically livestock operations. Clearly, the goal is to protect the right of farmers to farm their land and to prevent conflict with non-farm uses. The MDS calculations provided by CCS fail to reflect the intent of the Browns to utilize the capacity of the existing farm buildings to support a cow/calf operation of up to 60 cattle and up to 8 horses.

Guideline 20 of OMAFRA Publication 853 states that *"The number of livestock or the area of livestock housing of unoccupied livestock barns should be based on information supplied by the farm operator or owner"*. Further, MDS Section #16 of Publication 853 states that *"Even though information may be provided by the applicant or their agent, ultimately, it is the responsibility of the municipality to determine if information used for an MDS I calculation is reasonably accurate and reflects existing conditions."*

CCS staff never contacted the farm owner at 369 Douro 1st Line to ascertain the number of livestock historically, those currently on site, or the area of the livestock facility suitable or capable of being used in the future. According to their report, the information was gathered during discussions with the applicant. CCS maintains that face-to-face contact with the Browns was not possible because of COVID protocols. It is not clear why CCS was unable to complete a site visit while maintaining social distancing requirements, or to contact the Browns by telephone. This has, in our opinion, resulted in the use of inaccurate information regarding the capacity of the barns and yard, and the potential for agricultural uses in the future.

The CCS report accurately describes "Barn A" as having a total floor area of 250m². The report refers to a "closed in area on the west end of barn" as having an approximate area of 50m². While it is true that this area is not currently being used for livestock, the area was previously used for livestock housing and a manure collection channel in the floor remains in place. Publication 853 describes an *"Unoccupied livestock barn as a livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing*

livestock". The 50m² area of the barn was previously used to house livestock, is structurally sound, and is capable of being used in the future. As such, it should be considered an unoccupied livestock barn area within an existing livestock facility.

The Report assumes that only half of the barn (100m²) is sheltered and suitable for housing livestock, while the balance (100m²) is exposed to open weather. There is no reason given for this determination. During the site visit, the open area was fully accessible, such that the farm's cattle and horses could move freely around within the loose-housing barn and yard area.

Mrs. Brown expressed her concern, based on her experience, that confining the farm's cattle and horses to the barn can lead to poor health of the animals. Her position is supported by the Food and Agriculture Organization of the United Nations paper entitled *FAO ANIMAL PRODUCTION AND HEALTH PAPER 1 - Open yard housing for young cattle*. The paper argues that it is a frequent misconception about stabling to give undue emphasis to protection of the animals from inclement weather. Often, in fact, excessive concern with protection, such as stables which completely isolate the animal from the outside, can provoke even greater problems (such as lung diseases furthered by poor circulation) than those the building was designed to avoid. Therefore, based on the agricultural practices for the Brown's farm, the CCS assumption that the barn is unsuitable for housing cattle is not supported. Had the authors of the Report contacted the Browns regarding their farm practices, this would have been made evident.

In the case of feeder cattle, the barn and barnyard are considered part of the beef cow/calf livestock facility. This was confirmed during the site visit. The OMAFRA Agri-Suite Tool includes both the barn and yard in the estimated *livestock barn area for feeder cattle (up to 16 months)*. The barn and fenced yard area has a total area of approximately 2500m², as illustrated in Figure 2 below.



Figure 2 - Total Area of Existing Barn/Yard

Using the Agri-Suite Tool, we have determined that the existing 2500m² barn/yard is sufficient to house well in excess of 350 feeder cattle and eight (8) horses. As mentioned previously herein, the Browns have stated their intention to house approximately 60 cattle and up to eight (8) horses. There was one (1) beef cow, one (1) calf and five (5) horses, as well as 12 layer hens on the property at the time of the site visit. Three (3) beef cattle were shipped to the abattoir earlier that morning. The MDS arc generated for this number of livestock is 183m. as shown in Figure 2 below. The farm previously supported approximately 45 head of cattle.

Ontario Agricultural Planning Tools Suite

Start Page | File Information | Worksheet 1 | Worksheet 2

Print | Add MDS Calculation

General Information

Is there ONLY a manure storage on this lot (i.e. no existing livestock barn)?

Is there an anaerobic digester on this lot?

The livestock/manure information for this location has been confirmed with the property owner and/or farm operator?

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Feeders (7 - 16 months), Yard/Barn [Livestock barn is currently unoccupied]	60	20.0	251 m ² <input checked="" type="checkbox"/>
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	8	11.4	242 m ² <input checked="" type="checkbox"/>

[Add Livestock/Manure](#)

Calculation Summary

Design Capacity (NU): 31.4

Potential Design Capacity (NU): 94.3

Factor A (Soil Potential): 0.76

Factor B (Soil): 310.64

Factor D (Manure Type): 0.7

Factor E (Encroaching Land Use): 1.1

Building Base Distance 'F' (minimum distance from livestock barn) (actual distance from livestock barn): 183 m (599 ft) ☒ TBD

Storage Base Distance 'S' (minimum distance from manure storage) (actual distance from manure storage): 183 m (599 ft) ☒ TBD

Figure 3 - MDS Calculation for J. Brown Farm Operation

This arc precludes the creation of a new non-farm residential lot at 400 Douro 1st Line.

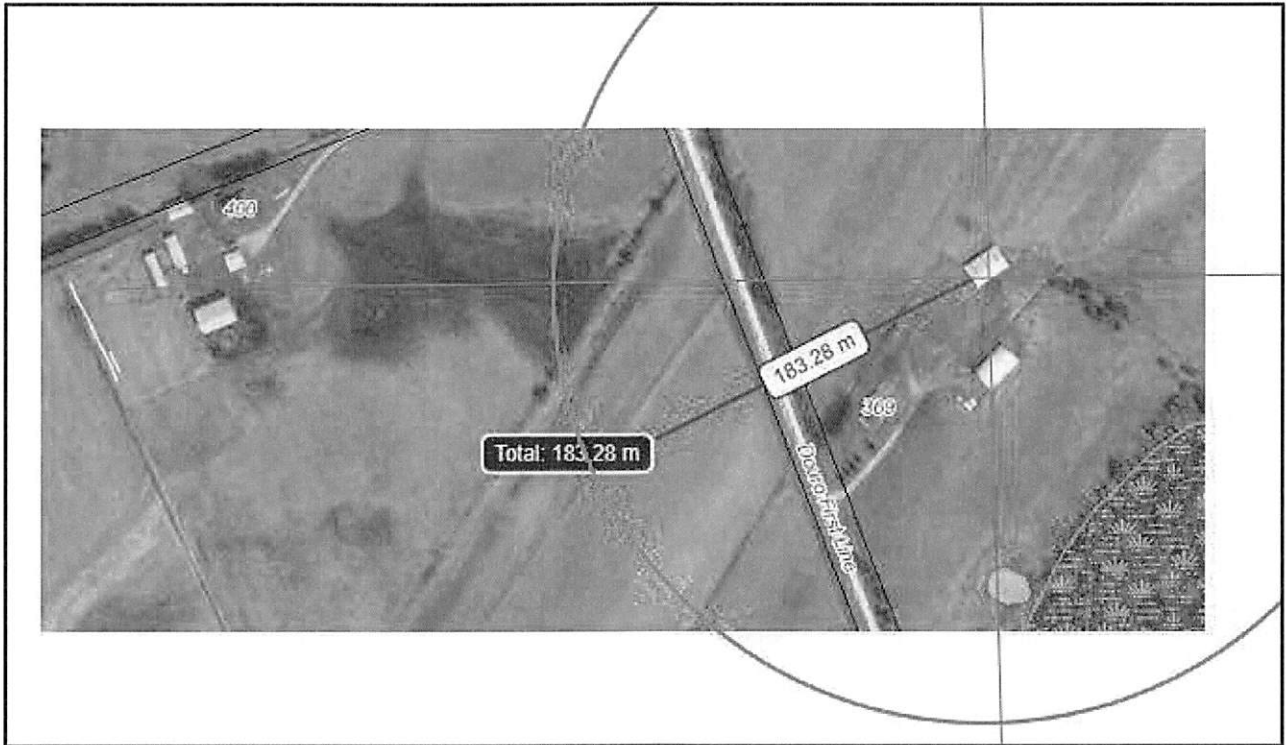


Figure 4 - Approximate Location of 183m MDS Arc, Relative to Proposed Lot

Conclusions

Although the CCS Report concludes that the existing farm operation will generate an MDS arc of 108m, thereby allowing the proposed lot to proceed, this conclusion is not based on the existing capacity of the farm or the intentions of the Browns to optimize these facilities.

The CCS Report was prepared without input from Jordan and Melinda Brown, owners of the farm at 369 Douro 1st Line. The Report fails to reflect the existing conditions, including the capacity of the Brown farm to support a beef cow/calf herd of at least 60 cattle and 8 horses. Further, the Report fails to reflect that the Browns purchased the farm for this purpose. They are currently re-establishing the cattle historically supported on the farm, using the existing facilities. The Browns are employing best practices for beef cow/calf farming, as outlined by the BFO. No building permits are currently required to accommodate the operation.

In conclusion, The MDS setback generated by the existing barn/yard at 369 Douro 1st Line precludes the proposed a rural non-farm residential lot on the property at 400 Douro 1st Line lot created, when the existing capacity of the barn/yard is considered for a beef cow/calf operation.

Respectfully submitted,

ECOVUE CONSULTING SERVICES INC.



Roy L. Haig, C.E.T.
Senior Engineering Technologist

ATTACHMENT E

Severance Sketch - 400 Douro First Line

