DOCUMENT TRANSMITTAL

Document: **AGRICULTURAL IMPACT ASSESSMENT – BURL'S CREEK EVENT GROUNDS**

Prepared for: Mr. Greg Barker
Innovative Planning Solutions
150 Dunlop Street E, Suite 201
Barrie, ON
L4M 1B2

Date Nov 2015
Our Ref. No. 2015-06
Your Ref. No.

Attention: Mr. Greg Barker

DRAFT FINAL ☑

DISTRIBUTION

COPIES	TO
1 via email	Mr. Greg Barker

Approved by:

DBH Soil Services Inc.

AGRICULTURAL IMPACT ASSESSMENT

Burl's Creek Event Grounds

Part Lot 21, Concession 8
Part Lot 22, Concession 8
Part Lot 22, Concession 9
Part Lot 23, Concession 9
Township of Oro-Medonte
County of Simcoe

DBH Soil Services Inc.

November 26, 2015

AGRICULTURAL IMPACT ASSESSMENT

Part Lot 21, Concession 8
Part Lot 22, Concession 8
Part Lot 22, Concession 9
Part Lot 23, Concession 9
Township of Oro-Medonte
County of Simcoe

Prepared for:

Mr. Greg Barker
Innovative Planning Solutions
150 Dunlop Street E, Suite 201
Barrie, ON
L4M 1B2

November 26, 2015

Prepared by:

DBH Soil Services Inc.

TABLE OF CONTENTS

LIST OF FIGURES

LIST OF TABLES

APPENDICIES

1 BACKGROUND

DBH Soil Services Inc was retained to complete an Agricultural Impact Assessment (AIA) for an area described as:

Part Lot 21, Concession 8
Part Lot 22, Concession 8
Part Lot 22, Concession 9
Part Lot 23, Concession 9
Township of Oro-Medonte
County of Simcoe

The lands were identified as the existing portions of the Burl's Creek Event Grounds. Of which portions of the lands have been used previously for larger scale events (including the Auto Flea Market since 1984).

These lands are roughly bounded on the north by Highway 11, on the west by Oro-Medonte Line 7 South, on the east by Oro-Medonte Line 9 South, and on the south by agricultural lands. Oro-Medonte Line 8 South runs north/south between Concession 8 and Concession 9 lands. The whole of the above mentioned lands include 7 individual properties and comprise approximately 228 ha (563.4 ac). For the purpose of this study these lands are henceforth referred to as the Subject Lands.

In the County context, the Subject Lands are located approximately: 11 km north-east of the City of Barrie; 1 km south-east of the Lake Simcoe Regional Airport; 13 km south-west of Orillia; and 1 km north of Oro Station.

For the purpose of this Agricultural Impact Assessment (AIA) report, agricultural operations and activities were evaluated in a larger area, the Study Area (Figure 1), described as a potential zone of impact extending a minimum of 1000 m (1 km) beyond the boundary of the Subject Lands as per the Ontario Ministry of Agriculture, Food and Rural Affairs, Minimum Distance Separation I Guidelines – Publication 707 (October 2006). Specifically, the Study Area comprises a Minimum 1000 m (1 km) area outside the Subject Lands to allow for characterization of the agricultural community and the assessment of impacts adjacent to and in the immediate vicinity of the Subject Lands.

This report documents the methodology, findings, conclusions and mapping completed for this study.

An Official Plan Amendment (County of Simcoe), an Official Plan Amendment (Township of Oro-Medonte) and a Township of Oro-Medonte Zoning By-Law Application necessitated this study. The specifics of the Amendments and Application are addressed in the Planning Justification Report, prepared by Innovative Planning Solutions.

It should be noted that there are other studies being completed concurrently to this study that will further address other aspects of the Provincial Policy Statement (2014), the Growth Plan for the Greater Golden Horseshoe (2013), the respective Official Plans and By-Laws.

Specifically, the following reports are being prepared in support of the proposed applications:

- Environmental Impact Study – WSP Canada Inc
- Functional Servicing Report – CC Tatham and Associates
- Market Analysis – UrbanMetrics
- Economic Impact Analysis – UrbanMetrics
- Noise Impact Study – Swallow Acoustics
- Planning Justification Report - Innovative Planning Solutions
- Archaeological Assessment – Golder & Associates
- Traffic Impact Study – CC Tatham & Associates
- Traffic Plan – Creighton Manning

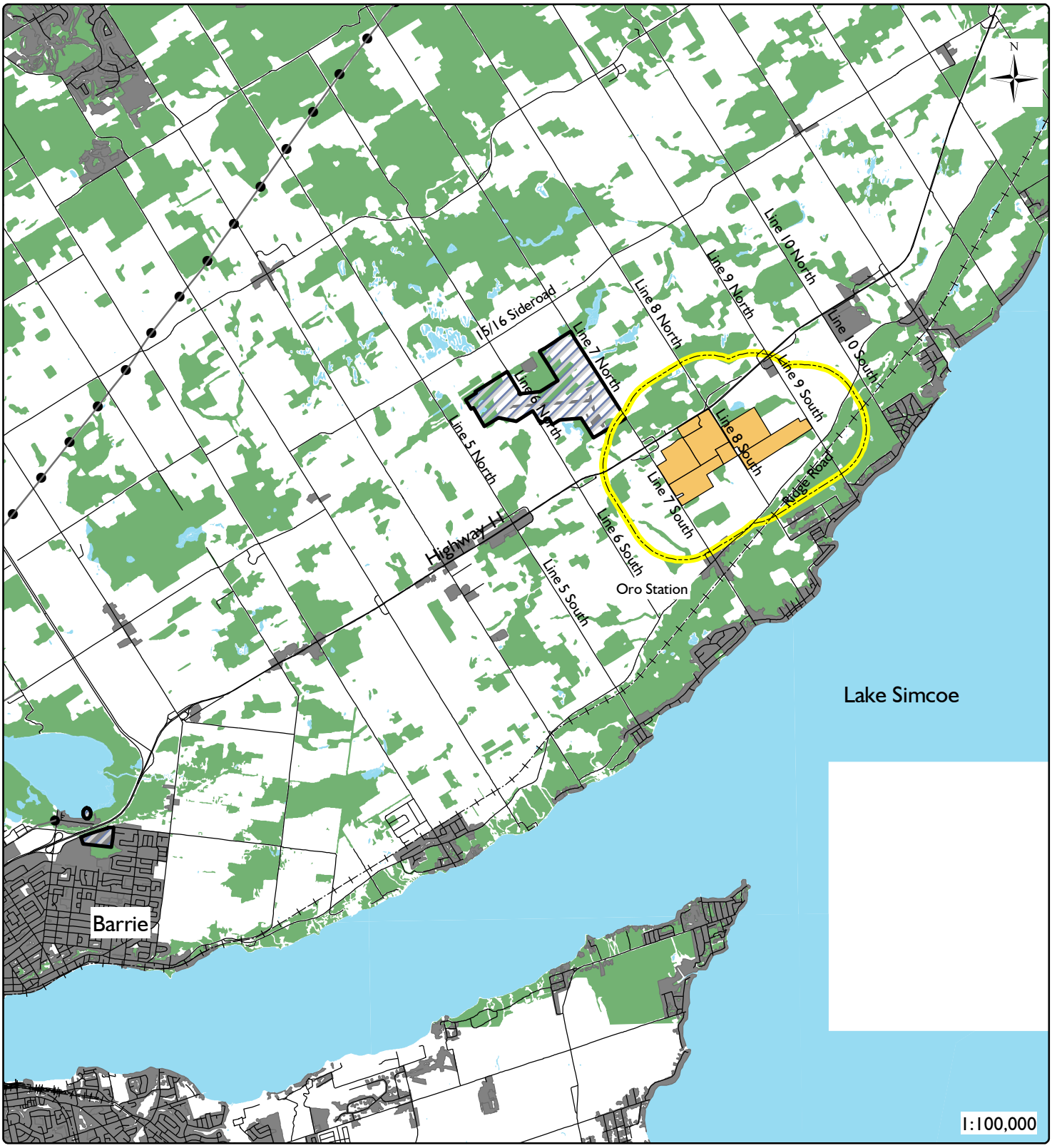
This Agricultural Impact Assessment (AIA) report needs to be read in conjunction with the above mentioned reports.

Figure 1 illustrates the relative location of the Subject Lands with respect to the above mentioned features. Figure 2 illustrates the relative position, shape and size of the Subject Lands.

The map labeled as Figure 2 – Position of the Subject Lands illustrates the area associated with Burl's Creek Event Grounds. Seven areas are illustrated and are numbered accordingly.

Burl's Creek Event Grounds is an existing recreational area used for music festivals, Automotive Flea Market (since 1984), farmers markets and other events of limited duration. Further, Burl's Creek Event Grounds includes the area associated with the Barrie Speedway (1/3 mile paved oval racing track) established in 1965 that ran a variety of auto races throughout each season.

Burl's Creek Event Grounds were purchased by the applicant in 2014. Those lands are represented by areas numbered 2, 3 and 4 on Figure 2. The applicant also purchased and leased adjacent properties (since 2014) which are identified as areas numbered 1, 5, 6 and 7 on Figure 2.



Legend

- Electric Transmission Line
- Railway Trail
- Roads
- 1 km Zone
- Airport Land
- Built Up Areas (MNR Data)
- Lakes
- Subject Lands
- Woods

Figure 1

Location Map

DBH Soil Services Inc

October 2015

Legend

- Former Gravel Pit
- Roads (MNR Data)
- Approximate Location of Burl's Creek Event Grounds
- Lot Lines (MNR Data)

Figure 2

Burl's Creek Event Grounds

DBH Soil Services Inc.

October 2015

The original properties associated with Burl's Creek Event Grounds (prior to the applicants purchase) include areas numbered 2, 3, and 4, where:

- Area 2
    - County Designation: Agricultural/Rural
    - Township Designation: Agricultural
    - Township Zoning Bylaw: Agricultural/Rural (A/RU)
- Area 3
    - County Designation: Agricultural/Rural
    - Township Designation: Eighth Line Special Policy Area and Agricultural
    - Township Zoning Bylaw: Private Recreational, Rural Residential, General Commercial, and Environmental Protection (PR*30/RUR2/GC/EP)
- Area 4
    - County Designation: Agricultural/Rural
    - Township Designation: Oro Centre Secondary Planning Area (Oro Centre – Limited Service Industrial)
    - Township Zoning Bylaw: Agricultural/Rural (A/RU*32)

The four recently purchased/leased lands include areas numbered 1, 5, 6 and 7, where:

- Area 1
    - County Designation: Agricultural/Rural
    - Township Designation: Agricultural
    - Township Zoning Bylaw: Agricultural/Rural (A/RU)
- Area 5
    - County Designation: Agricultural/Rural
    - Township Designation: Oro Centre Secondary Planning Area (Oro Centre – Office/Industrial, Oro Centre – Limited Service Industrial) and Agricultural
    - Township Zoning Bylaw: Agricultural/Rural (A/RU*32)
- Area 6
    - County Designation: Agricultural/Rural
    - Township Designation: Agricultural
    - Township Zoning Bylaw: Agricultural/Rural (A/RU)
- Area 7
    - County Designation: Agricultural/Rural
    - Township Designation: Agricultural
    - Township Zoning Bylaw: Private Recreational (PR*31)

Table 1 illustrates the County of Simcoe Land Use Designations, the Township of Oro-Medonte Land Use Designations and Zoning for each Area (Township of Oro-Medonte Zoning By-Law, 2014).

Table 1 Land Use and Zoning Designations

Area Number	Official Plan County of Simcoe Land Use Designations (Schedule 5.1, April 2007)	Official Plan Township of Oro-Medonte Land Use Designations (Schedule A, March 15, 2007)	Township of Oro-Medonte Zoning By-Law (Schedules A-5 & A-10, February 24, 2010)
1	Agricultural/Rural	Agricultural	A/RU
2	Agricultural/Rural	Agricultural	A/RU
3	Agricultural/Rural	Agricultural and Eighth Line Special Policy Area	PR*30, EP, RUR2, GC
4	Agricultural/Rural	Oro Centre Secondary Planning Area (Limited Service Industrial)	A/RU*32
5	Agricultural/Rural	Oro Centre Secondary Planning Area (Oro Centre – Office/Industrial, Oro Centre – Limited Service Industrial) and Agricultural	A/RU*32
6	Agricultural/Rural	Agricultural	A/RU
7	Agricultural/Rural	Agricultural	PR*31

Notes: Where: A/RU = Agricultural/Rural
PR = Private Recreational
EP = Environmental Protection
RUR2 = Rural Residential Two
GC = General Commercial

It should be noted that prior to the purchase of Burl's Creek Event Grounds by the applicant, the previous owner had installed gravel roadways on portions of Area 2, and that portions of Area 2 have been used for parking associated with the large scale events in previous years. (see photo 1). For the purpose of clarity, Area 2 is highlighted on the following photograph.

It is evident from this photograph that only portions of this area were used for this purpose.

Photo 1 – Source unknown (dated 2007)

2 METHODOLOGY

A review of the respective Official Plans revealed that there are no specific guidelines for completing an agricultural study for such a proposed change in Land Use or in Zoning, however, that any agricultural study should have regard to Minimum Distance Separation calculations.

Therefore a variety of data sources were evaluated to characterize the extent of agriculture resources and any potential existing impacts to agricultural within the Subject Lands and the Study Area.

2.1 DATA SOURCES

The following data sources were used to carry out the AIA for the Subject Lands and the Study Area:

- 1:10000 scale Ministry of Natural Resources (MNR) Aerial Photography, 1978,
- 1:10000 scale Ontario Base Map (1983 - paper) Ministry of Natural Resources:
  10 17 6150 49200
  10 17 6150 49250
  10 17 6200 49200
  10 17 6200 49250,
- 1:10000 scale Ontario Base Map (2009 – Digital data) Ministry of Natural Resources,
- 1:50000 scale NTS Map No 31 D/11, 31 D/12, 31 D/5 and 31 D/6. 1984. Ministry of Energy Mines and Resources, Canada,
- 1:50000 scale NTS Map No 31 D/11, 31 D/12, 31 D/5 and 31 D/6. Canada Land Inventory (CLI) Capability Mapping,
- *Aggregate Resources Inventory of Oro-Township, Simcoe County, Southern Ontario*. 1984. Aggregate Resource Inventory Paper Number 65. MNR.,
- *Agricultural Code of Practice for Ontario*, (April 1973). OMAF and OMOE,
- *Agricultural Resource Inventory*, Ontario Ministry of Agriculture and Food, Digital Data, 2015,
- Classifying Prime and Marginal Agricultural Soils and Landscapes: Guidelines for Application of the Canada Land Inventory in Ontario. OMAFRA,
- Comprehensive Policy Statements, Implementation Guidelines, Agricultural Land Policies. OMAFRA. 1995,
- Google Earth On Line imagery,
- *Guide to Agricultural Land Use*, Ontario Ministry of Agriculture, Food and Rural Affairs, March 1995,
- *Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (Draft for input and discussion)*. February 2015. Ontario Ministry of Agriculture, Food and Rural Affairs.
- *Minimum Distance Separation I & II (MDS I & II)*, Ontario Ministry of Agriculture, Food and Rural Affairs Publication 707, October 2006,
- *Ontario Ministry of Agriculture and Food - Land Use Systems Mapping*,

- *Ontario Ministry of Agriculture and Food - Artificial Drainage Mapping*,
- *Ontario Ministry of Agriculture, Food and Rural Affairs – Digital Soil Mapping 2010* (Simcoe County),
- *Provincial Policy Statement*, 2014,
- Places to Grow: Growth Plan for the Greater Golden Horseshoe, 2013,
- Roadside and Onsite surveys August, September, October 2015,
- *The County of Simcoe Official Plan* (Consolidated August 2007),
- *The County of Simcoe Modified Draft Official Plan with OMB Approved Sections (September, 2015),*
- *Simcoe County Online Interactive Mapping*
- *The Physiography of Southern Ontario* 3rd Edition, Ontario Geological Survey Special Volume 2, Ministry of Natural Resources, 1984,
- *The Soil Survey of Simcoe County,* Report Number 29 of the Ontario Soil Survey (Hoffman, D.W, R.E. Wicklund and N.R. Richards, 1962, reprinted January 1990),
- *Township of Oro-Medonte Official Plan* (January 24, 2007),
- *Township of Oro-Medonte Zoning By-law* (Office Consolidation March 2010).

2.2 FIELD DATA COLLECTION

2.2.1 AGRICULTURAL LAND USE

Agricultural land use data was collected through observations made during roadside reconnaissance surveys and field surveys conducted between August and October 2015. Data collected included the identification of land use (both agricultural and non-agricultural), documentation of the location and type of agricultural facilities, non-farm residential units and non-farm buildings (businesses, storage facilities, industrial, commercial and institutional usage).

Agricultural land use designations were correlated to the *Agricultural Resource Inventory* (ARI) (Ontario Ministry of Agriculture and Food report and maps) for the purpose of updating the Ontario Ministry of Agriculture and Food Land Use Systems mapping for the Subject Lands and the Study Area.

2.2.2 MINIMUM DISTANCE SEPARATION I

Minimum Distance Separation (MDS) formulae were developed to reduce and minimize nuisance complaints due to odour from livestock facilities and to reduce land use incompatibility.

MDS I was used for this study in compliance with the OMAFRA statement (*Minimum Distance Separation I (MDS I)*, Ontario Ministry of Agriculture, Food and Rural Affairs Publication 707, October 2006 (MDS) Formulae):

> "The objective of Minimum Distance Separation (MDS) Formulae is to minimize nuisance complaints due to odour and thereby reduce potential land use conflicts.

MDS does not account for other nuisance issues such as noise and dust."

"MDS I is used to determine a minimum setback distance between proposed new development and existing livestock facilities or permanent manure storages."

Minimum Distance Separation data was collected through observations made during the windshield surveys completed in August – October 2015 and discussions with specific landowners. Data collected included the identification of land use, identification and visual assessment of barns or any building capable of housing livestock, identification of animal types (if observed on the property or noted on signage on the property) and number of animals (if observed) and barn location with respect to other land uses.

It should be noted that road side evaluations are often limited by 'line of sight' restrictions. Therefore, topography and vegetation (density and/or height) may preclude an accurate assessment of individual agricultural facilities. With this in mind, recent aerial photography and online digital imagery was used to assist in the identification and assessment of any partially or totally concealed agricultural facility.

Further, the field data and aerial photographic interpretation was supplemented with Assessment Roll, Assessment Mapping and Geographic Information System (GIS) data for the purposes of determining the area and location of property boundaries.

MDS I calculations were completed on the following assumptions:

- completed with regard to Minimum Distance Separation I (MDS I) – Implementation Guidelines, October 2006, OMAFRA (Publication 707), and the OMAFRA MDS Minimum Distance Separation Computer Program (Version 1.0.2)
- completed on 'existing Nutrient Unit housing capacity' based on barn dimensions measured in GIS (when interviews could not be completed);
- livestock type was based on the type of livestock seen during roadside surveys, or signs indicating the farm type (horse boarding, dairy, etc), or in cases where no animals or signs were noted, on the most appropriate type of livestock for the type of facility observed; and
- Type 'B' Land Use was used - Implementation Guideline 35 states:

  "For the purposes of MDS 1, Type B land uses include applications to rezone or redesignate agricultural lands for residential, institutional, recreational use – high intensity, commercial, or settlement area purposes.

  Type B land uses include applications to permit:

  - Creation of residential subdivisions in rural areas, or
  - Expansion of a settlement area, or
  - Creation of multiple residential development, or
  - The creation of a lot which results in a rural residential cluster."

- Type 'B' Land Use requires the assessment of MDS I for all livestock facilities within 2000 m of the Subject Lands (General Implementation Guideline 6)
- Tillable hectares are defined as "Land, including pasture that can be worked or cultivated to grow crops" (Minimum Distance Separation (MDS) Formulae Implementation Guidelines – Publication 707.

3 POLICY REVIEW

Clearly defined and organized environmental practices are necessary for the conservation of land and resources. The long term protection of quality agricultural lands is a priority of the Province of Ontario and has been addressed in the Provincial Policy Statement (2014). Municipal Governments have similar regard for the protection and preservation of agricultural lands, and address their specific concerns within their respective Official Plans. With this in mind, the Provincial Policy Statement (2014), the *County of Simcoe Modified Draft Official Plan with OMB Approved Sections (September, 2015),*and the *Township of Oro-Medonte Official Plan* (January 24, 2007) were reviewed. Further, the *Township of Oro-Medonte Zoning By-Law* (Office Consolidation January 2014) was reviewed for policy related to agriculture. The relevant policies are indicated as follows.

3.1 PROVINCIAL AGRICULTURAL POLICY

The Provincial Policy Statement (2014) was enacted to document the Ontario Provincial Governments development and land use planning strategies. The Provincial Policy Statement provides the policy foundation for regulating the development and use of land. Agricultural policies are addressed within Section 2.3 of the Provincial Policy Statement. Section 2.3.1 states that 'Prime agricultural areas shall be protected for long term use for agriculture.' Prime agricultural areas are defined as Specialty Crop Areas and Classes 1 – 3 lands with the order of preservation being Specialty Crop Areas, Classes 1, 2 and 3 in that order respectively, followed by any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.

Section 2.3.3.3 states "new land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the *minimum distance separation formulae*."

Section 2.3.6 provides comment on Non-Agricultural Uses in Prime Agricultural Areas.

Section 2.3.6.1 states:

> "Planning authorities may only permit non-agricultural uses in prime agricultural areas for:
> b) limited non-residential uses, provided that all of the following are demonstrated:
> 1. the land does not comprise a *specialty crop area*;
> 2. the proposed use complies with the *minimum distance separation formulae*;
> 3. there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to be designated to accommodate the proposed use;
> 4. alternative locations have been evaluated, and

i. there are no reasonable alternative locations which avoid *prime agricultural areas*; and
ii. there are no reasonable alternative locations in *prime agricultural areas* with lower priority agricultural lands."

Further it is stated in Section 2.3.6.2 that:
"Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible."

This AIA will address the PPS Sections 2.3.1, 2.3.3.3, 2.3.6.1 b1, b2 and 2.3.6.2.

3.2 OFFICIAL PLAN POLICY

Official Plan policies are prepared under the Planning Act, as amended, of the Province of Ontario. Official Plans generally provide policy comment for land use planning while taking into consideration the economic, social and environmental impacts of land use and development concerns. For the purpose of this report the *Township of Oro-Medonte Official Plan* (January 24, 2007) and *The County of Simcoe Official Plan* (Consolidated August 2007) were reviewed for issues related to agriculture.

The County municipal government is a two tier system. The County sets broad level policies while the local (Township) municipalities provide more detailed policies for planning and development.

3.2.1 COUNTY OF SIMCOE – *MODIFIED DRAFT OFFICIAL PLAN WITH OMB APPROVED SECTIONS (SEPTEMBER, 2015)*.

The *County of Simcoe Modified Draft Official Plan with OMB Approved Sections (September, 2015)* provides the County wide context for land use planning taking into consideration the economic, social, and environmental impacts of land use and *development* decisions".

This Plan provides policy for development "over the next twenty years". It is to be used in conjunction with the official plans for the area municipalities, their supporting documents and applicable provincial plans.

A review of Schedule '5.1' – Land Use Designations (April 2007) illustrated that the Subject Lands and the Study Area were located in a Rural & Agricultural and Greenland Areas.

A review of Schedule '5.2.4 – Agricultural Land Classification Canada Land Inventory Soil Mapping' illustrated that the Subject Lands and the Study Area were located in an area that is dominated by Class 1 – 3 soils and Organic Soils.

Agricultural policies are presented in Section 3.6 of the *County of Simcoe Modified Draft Official Plan with OMB Approved Sections (September, 2015)*. Relevant policies to this application are provided as follows:

Section 3.6.5 states:

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

Section 3.6.6 states:

> "Permitted uses within the Agricultural designation are agricultural uses, agriculture related uses (PPS 2014), processing of agricultural products, on-farm diversified uses, natural heritage conservation and forestry, mineral aggregate operations subject to Section 4.4, and agricultural produce sales outlets generally marketing production from the local area."

Section 3.6.9 states:

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

Section 3.6.10 states:

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

3.2.2 TOWNSHIP OF ORO-MEDONTE

The *Township of Oro-Medonte Official Plan* (January 24, 2007) provides policy and land use designation to guide development in the Township.

A review of the *Township of Oro-Medonte Official Plan* Schedule 'A'- Land Use indicates that the Subject Lands contain various land use designations, including:
Agricultural, Eighth Line Special Policy Area, Oro Moraine Core/Corridor Area, and the Oro-Centre Secondary Planning Area. Section 1 of this report provides a breakdown of the land use designations as they apply to various portions of the subject lands.

The Study Area also contains various land use designations including: Agricultural, Eighth Line Special Policy Area, Oro Moraine Core/Corridor Area, the Oro-Centre Secondary Planning Area, Airport, Industrial, Environmental Protection One, and Rural Residential.

Agricultural lands are the dominant land use designation within both the Subject Lands and the Study Area. The Oro-Centre Secondary Planning Area comprises the western

and northern parts of the Subject Lands, and the Study Area. Section A3.2.15 of the Oro-Medonte Official Plan (Oro-Centre Industrial/Commercial) states:

> "This Secondary Plan Area applies to the main employment area in the Municipality centred on the 7th Line/Highway 11 interchange."

This Agricultural Impact Assessment report will address the concerns related to the Agricultural designated lands as a result of this Application. Agricultural Goals and Objectives are presented in Section A2.4.1 and A2.4.2. Agricultural Policies are provided in Section C1 of the *Township of Oro-Medonte Official Plan*.

The Objectives for Agriculture in the of Township of Oro-Medonte Official Plan and are stated in Section C1.1 as follows:

- To maintain and preserve the agricultural resource base of the Township.
- To protect land suitable for agricultural production from development and land uses unrelated to agriculture.
- To promote the agricultural industry and associated activities and enhance their capacity to contribute to the economy of the Township.
- To preserve and promote the agricultural character of the Township and the maintenance of the open countryside.

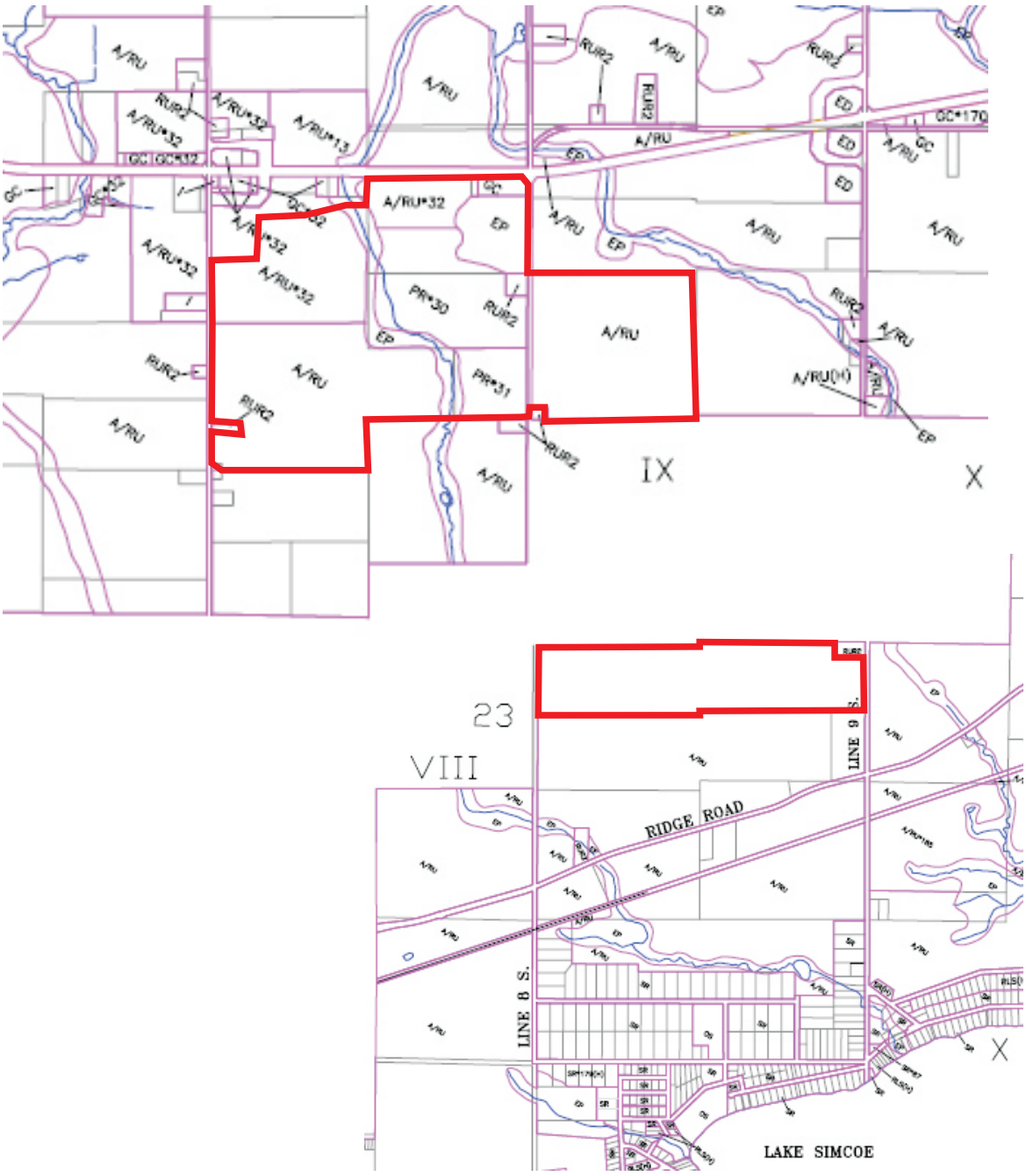
3.2.3 THE TOWNSHIP OF ORO-MEDONTE ZONING BY-LAW

The Township of Oro-Medonte Official Plan provides the general policies for the existing and the future development within the Town. The Zoning By-law implements the land use policies within the Official Plan.

A review of the Township of Oro-Medonte Zoning By-law (Office Consolidation: March 2010) and Zoning By-law Schedules A5 and A10 indicated that the Subject Lands are a mix of zones including: A/RU (Agricultural /Rural); GC (General Commercial); RUR2 (Rural Residential); PR*30 (Private Recreational); PR*31 (Private Recreational): A/RU*32 and EP (Environmental Protection).

The Study Area was identified as containing a mix of zones including: A/RU (Agricultural /Rural); EP (Environmental Protection); GC (General Commercial); RUR2 (Rural Residential Two); ED (Economic Development); and AP (Airport).

Figure 3 illustrates the relative location of the respective zoning for the Subject Lands and the Study Area.



Source: Township of Oro-Mendonte - Zoning By-law Schedules A5 and A10 (February 24, 2010).

Legend

R1 - Residential One
RUR2 - Rural Residential Two
LI - Local Industrial
GC - General Commercial
GC*32 - General Commercial
A/RU - Agricultural Rural
A/RU*32 - Agricultural/Rural
EP - Environmental Protection
PR*30 - Private Recreational

*# - Exceptions

Burl's Creek Event Grounds

Figure 3

Zoning By-law
Township of Oro-Mendente

DBH Soil Services Inc.

October 2015

4 AGRICULTURAL RESOURCE POTENTIAL

4.1 PHYSICAL CHARACTERISTICS

The physiographic resources within the Subject Lands and the Study Area are described in this section. The physiographic resources identify the overall large area physical characteristics documented as background to the soils and landform features. These characteristics are used to support the description of the agricultural potential of an area.

4.1.1 PHYSIOGRAPHY AND CLIMATE

The *Physiography of Southern Ontario* Physiographic Unit Map indicates that the Subject Lands and the Study Area are located in an area comprises both the Simcoe Uplands and the Simcoe Lowlands physiographic regions.

The Simcoe Uplands Region is described as a "series of broad, rolling till plains separated by steep-sided flat floored valleys". The till materials found in the Uplands are different from the till found east of Lake Simcoe, with the materials east of Lake Simcoe consisting of limestone, while the till in the Uplands contains Precambrian rock.

The Simcoe Lowlands Region is described as the lowlands bordering Lake Simcoe and Georgian Bay. The Simcoe Lowlands is further divided into sections named for the areas they cover. The section near the Study Area is defined as the Lake Simcoe Basin. The Lake Simcoe Basin in this area is described as a narrow boulder terrace confined by a low bluff.

In general terms, the topography of the Study Area is characterized as gently to moderately sloping.

The Study Area is located within the 2500 – 2700 average accumulated Crop Heat Units available for warm season crops in Ontario. The Crop Heat Units (CHU) index was originally developed for field corn and has been in use in Ontario for 30 years. The CHU ratings are based on the total accumulated crop heat units for the frost free growing season in each area of the province. CHU averages range between <2100 east of Parry Sound to over 3500 near Windsor. The higher the CHU value, the longer the growing season and greater are the opportunities for growing value crops.

4.1.2 SOIL CAPABILITY FOR AGRICULTURE

Basic information about the soils of Ontario is made more useful by providing an interpretation of the agricultural capability of the soil for various crops. The Canada Land Inventory (CLI) system combines attributes of a mineral soil to place the soils into a seven-class system of land use capabilities. The CLI soil capability classification system groups mineral soils according to their potentialities and limitations for agricultural use.

The first three classes are considered capable of sustained production of common field crops, the fourth is marginal for sustained agriculture, the fifth is capable for use of permanent pasture and hay, the sixth for wild pasture and the seventh class is for soils or landforms incapable for use for arable culture or permanent pasture. Organic or Muck soils are not classified under this system.

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) provided recently upgraded digital soil and Canada Land Inventory (CLI) mapping for the Simcoe County Area. The digital maps represent the soil boundary (polygon) information that is contained within *The Soil Survey of Simcoe County,* Report Number 29 of the Ontario Soil Survey (Hoffman, D.W., R.E. Wicklund and N.R. Richards, November 1962, reprinted January 1990).

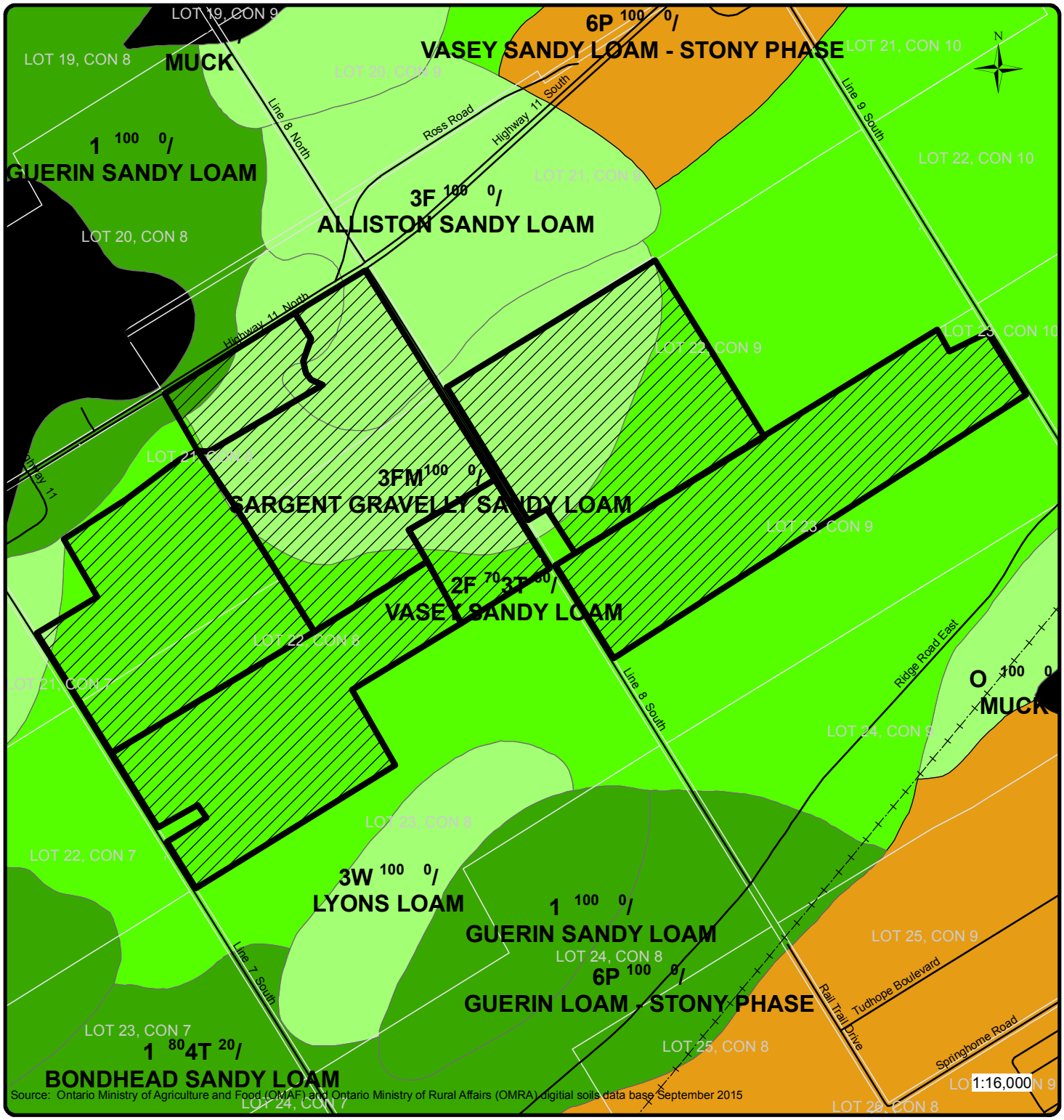
The digital soil mapping indicated that at a 1:50000 scale, the Subject Lands are a mix of Alliston Sandy Loam, Sargent Gravelly Sandy Loam, Guerin Loam and Vasey Sandy Loam soil materials. These soils were rated as Canada Land Inventory Class 3F, Class 3FM, Class 1 and Class $2F^{70}3T^{30}$ respectively.

A soil polygon rated as Class $2F^{70}3T^{30}$ indicates that the polygon is a complex unit comprising two proportioned Classes. Class 2F accounts for 70 percent of the polygon, while the remaining 30 percent is Class 3T (limited by topography).

Figure 4 illustrates the 1:50000 scale Provincially (OMAFRA) recognized Canada Land Inventory (CLI) classification for the soils within the Subject Lands, Study Area, and in the general area. It is evident that the Subject Lands and Study Area are located in an extensive area of higher capability lands (Class 1 – 3) with some smaller areas of lower capability soils to the northeast and south.

4.1.3 AGGREGATE RESOURCE INVENTORY PAPER (ARIP)

The Aggregate Resources Inventory of Oro Township, Simcoe County, Southern Ontario (Ontario Geological Survey Paper 65) was reviewed to determine the potential for aggregate materials (sand, gravel, bedrock) on or in near proximity to the Subject Lands. This Inventory Paper contains mapping that illustrates the location of aggregate and bedrock resources, and where applicable, the locations of gravel pits (licensed and unlicensed).



Legend

- Railway Trail
- Roads (MNR Data)
- Burl's Creek Event Grounds
- Lot Lines (MNR Data)

Canada Land Inventory

- Class 1
- Class 2
- Class 3
- Class 4
- Class 5
- Class 6
- Class 7
- Organic Soil

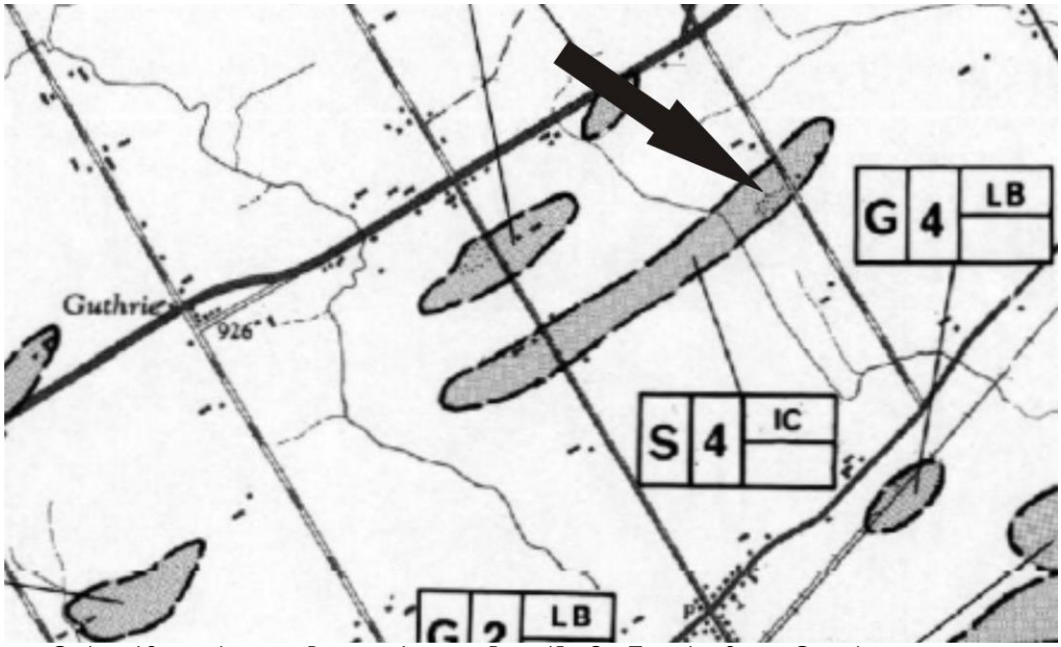
Figure 4

Canada Land Inventory (CLI)

DBH Soil Services Inc.

October 2015

The following image (from Map 1 - Distribution of Sand and Gravel Deposits (ARIP Paper 65)) illustrates the general area of the Subject Lands and portions of the Study Area.



(Ontario Geological Survey, Aggregate Resources Inventory Paper 65 – Oro Township, Simcoe County)

As illustrated in the centre of this image, is a long narrow strip identified with S4 IC, indicating that this area is a Geological and Aggregate Deposit Area, with less than 35 % gravels. The Thickness Class (4) indicates that the average thickness is less than 1.5 m, and that the deposit developed as an Undifferentiated Ice-Contact Stratified Drift. An Ice-Contact Stratified Drift is defined as a depositional environment which usually form extensive, complex landforms.

It should be noted that this image also identifies a small gravel pit area in a location near the former racetrack, Area 7 as illustrated on Figure 2. The gravel pit location is identified as the stippled area on the west side of Line 8 South, within the narrow strip of the Undifferentiated Ice-Contact Stratified Drift (see arrow above).

A review of additional mapping and imagery (Bing mapping, Birdseye imagery) identified a second small gravel pit across the road to the east. Neither of these gravel pits is active, nor were the gravel pits observed during the road side observations. The locations of the two gravel pits are identified on Figure 2.

4.2 DETAILED SOIL SURVEY

A detailed on-site soil survey was conducted to more accurately map and classify the soil resources of the soil materials on the Subject Lands. The soil survey included the following tasks:

- Completion of a review of published soil information *The Soil Survey of Simcoe County,* Report Number 29 of the Ontario Soil Survey (Hoffman, D.W., R.E. Wicklund and N.R. Richards, November 1962, reprinted January 1990). Conduct a review of published Canada Land Inventory (CLI) ratings for the soils of this area,
- Conduct an aerial photographic review and interpretation of the soil polygons, disturbed soil areas and miscellaneous landscape units (ie: streams, boulder pavement, wayside pits),
- Conduct an on-site soil survey,
- Completion of mapping to illustrate the location of the property, the occurrence of soil polygons and appropriate CLI capability ratings,
- Completion of a report outlining the methodologies employed, findings (including a discussion of relevant features identified) and a conclusion as to the relevance of the CLI classifications for the soil polygons on the property and how they relate to the Provincial Policy Statement.

The detailed soil survey of the Subject Lands and reconnaissance of the surrounding area was conducted on October 3 and 4, 2015. Aerial photographic interpretation was used to delineate soil polygon boundaries by comparing areas, on stereoscopic photographs, for similar tone and texture. Delineated soil polygons were evaluated for the purpose of verifying soil series and polygon boundaries. The evaluation was completed through an examination of the existing soil conditions to a minimum depth of 100 cm or to refusal. A hand held Dutch Soil Auger, Dutch Stone Auger and Soil Probe were used to extract the soil material.

Each soil profile was examined to assess inherent soil characteristics. Soil attributes were correlated with the *Canadian System of Soil Classification* (CSSC) (Agriculture Canada, 1998) and the *Field Manual for Describing Soils in Ontario* (Ontario Centre for Soil Resource Evaluation, 1993). A hand held clinometer was used to assess percent slope characteristics. Soils were assigned to a soil map unit (series) based on soil texture (hand texturing assessment), soil drainage class and topography (position and slope). Depth to free water within one metre of the soil surface was also recorded at inspection sites located on lower slope positions (where applicable). Names for the soil series were taken from *The Soil Survey of Simcoe County,* Report Number 29 of the Ontario Soil Survey (Hoffman, D.W., R.E. Wicklund and N.R. Richards, November 1962, reprinted January 1990).

Canada Land Inventory (CLI) ratings were assigned to each soil polygon by correlating the soil series with soils information presented in the *Soil Survey of Simcoe County* and

with the CLI information presented on the 1:50000 scale manuscript mapping, and through correlation to the OMAFRA document 'Classifying Prime and Marginal Agricultural Soils and Landscapes: Guidelines for Application of the Canada Land Inventory in Ontario'.

General observations were noted during the onsite soil survey of the Subject Lands:

- Sections 3, 4, and 7 (as illustrated in Figure 2) were comprised of lands that had been modified through landforming to create berms and raised areas. These Sections are all considered to be Disturbed Soils and are not rated under the Canada land Inventory (CLI) classification system.
- Extensive stone piles were noted along the field edges, fence rows and tree lines in Sections 5 and 6.
- Stone piles were also observed along the periphery of Section 2, and to a lesser extent along the northern edge of Section1.
- Boulders were included in the stone piles.
- A few boulders were noted in the fields (buried, with just the top exposed) and had been marked with wooded stakes with flagging tape.
- No standing water was observed in Sections 1, 2, 4, 5, 6 or 7. Small ponded areas were noted in the northeast portion of Section 3.
- A small incised stream course was noted, running roughly north to south in Sections 3, 5 and 6. This incised stream is a tributary of Burl's Creek.
- Sections 2, 5 and 6 are comprised of long gentle slopes.
- Sections 5 and 6 have had gravel roadways installed recently.
- Section 2 has a gravel roadway around the perimeter of the open field area.
- Section 1 has a gravel roadway installed recently (extending from Line 9 South to Section 2).
- Gravel roadways in Sections 1 and 2 are connected.
- Gravel roadways in Sections 3, 4, 5 and 6 are connected.
- The soil materials were generally dry on the surface and moist at depth.
- All open fields were grass covered. Some bare patches were noted, and had been recently reseeded.
- Evidence of recent aeration was noted in Sections 5 and 6.
- A review of aerial photography indicated that a farm stead (home, barn and associated buildings) had once been located in Section 5/Section 6, in an area that is now a large gravel pad entrance feature on the east side of Line 7 South. A similar farmstead feature appeared to be located in Section 2, near where the Former Gravel Pit has been identified. These Areas are classified as Disturbed Soils and are not rated under the Canada Land Inventory (CLI) classification system.
- Discussions with local farmers indicated that the open field on the east side of Section 1 adjacent to Line 9 South was "poor farm land".

The following photographs illustrate some of the above mentioned observations.

Photograph 2 – Section 5 looking north west. Note the stone/boulder fence row, the long gentle slopes and gravel roadway

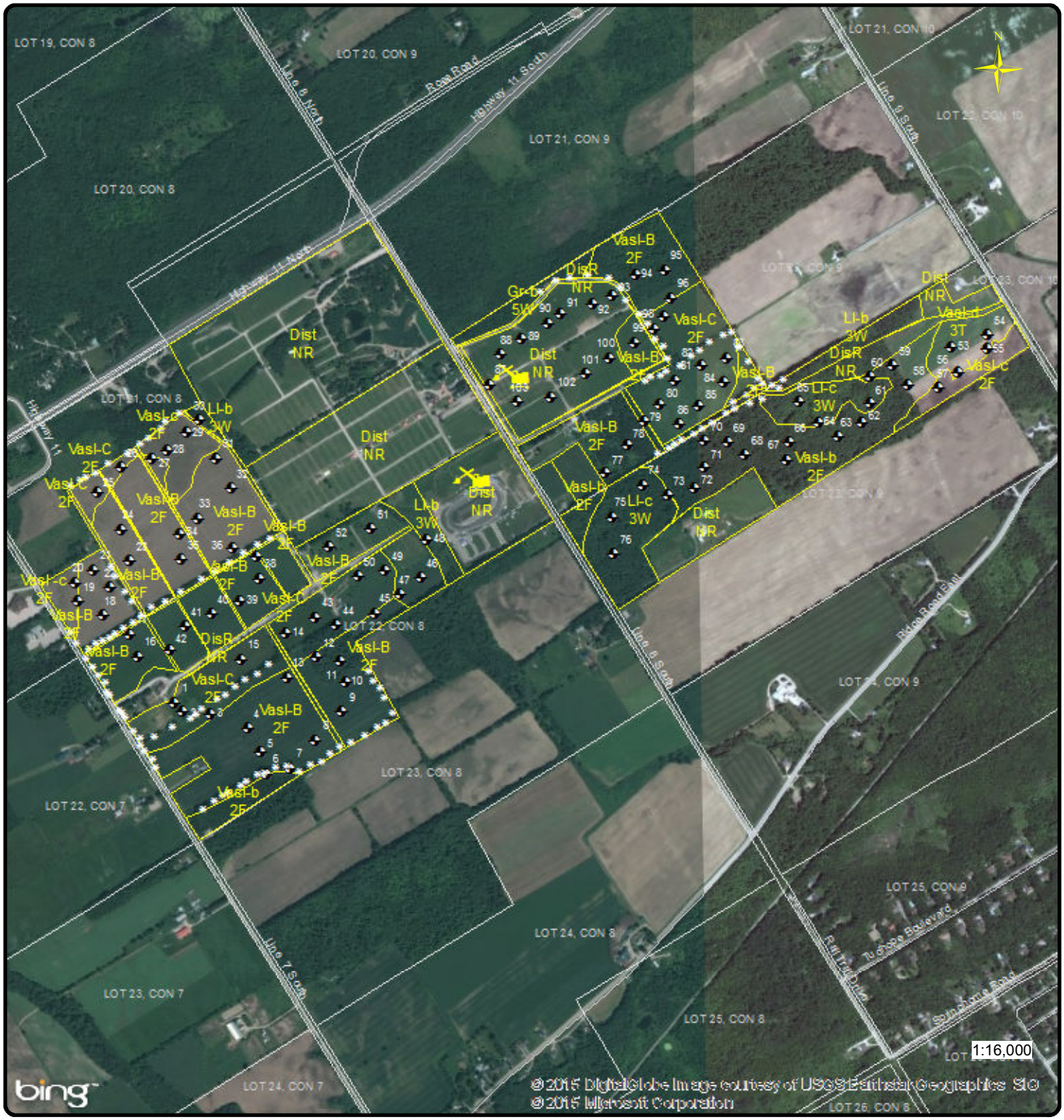
Photograph 3 – buried boulder

Photograph 4 – Looking west along Section 1/Section 2 border. Note stone/boulder piles

Photograph 5 – evidence of aeration and reseeding

A total of 103 soil inspection sites were examined on the Subject Lands, including areas of open field and woodlot. The soil inspection information was correlated with soil descriptions in the *Soil Survey of Simcoe County* prior to the production of the soils map in Figure 5. Soil names used in the identification of the soil series on Figure 5 were taken from the *Soil Survey of Simcoe County*.

The detailed soil survey of the Subject Lands identified two soil series and two miscellaneous landscape units. The two soil series were identified as Vasey Sandy Loam and Lyons Loam.



Legend

- Auger Sites
- Former Gravel Pit
- Stone Piles
- Roads (MNR Data)
- Lot Lines (MNR Data)
- Soil Polygon Boundaries

Slope Code — CLI Class
Ll-b/3W
Soil Code — CLI Subclass

Soil Code

Gr - Granby Sandy Loam
Ll - Lyons Loam
Vasl - Vasey Sandy Loam

Dist - Disturbed Soils
DisR - Disturbed Soils (Roads)

CLI Subclass Limitation

F- Low Fertility
T - Topography
W - Excess Water

NR - Not Rated

Slope Code

Aa = 0.0 - 0.5 %
Bb = 0.5 - 2.0 %
Cc = 2.0 - 5.0 %
Dd = 5.0 - 9.0 %

\ < 50 m slope length
\ > 50 m slope length

Figure 5

Burl's Creek Event Grounds
Detailed Soil Survey

DBH Soil Services Inc.

October 2015

The two miscellaneous landscape units were described as Disturbed Soils and Disturbed Soils -Roads. Disturbed Soils are generally associated with man-modified lands such as locations for buildings, parking/laneways, septic system layouts, heat pump and cooling systems, leveled/landformed areas, spread soil materials and boulder/stone piles.

Disturbed Soils found on the Subject Lands were mapped as: Disturbed Soils (areas associated with the Burl's Creek Event Grounds); and Disturbed Soils – Roads (areas associated with internal gravel road system).

The Disturbed Soils identified in Area 2 appear to be soils that are mixed. These soils are calcareous throughout and have minimal or nonexistent 'B' horizons due to the mixing. These soils could be returned to agriculture through the use of a soil rehabilitation plan similar to what is employed in gravel pit rehabilitation, with the use of plough down crops, addition of organic matter, stone picking and chisel ploughing to break up compaction (if necessary).

The Disturbed Soils – Roads (internal gravel road system) in Areas 1, 2, 5 and 6 are areas where topsoil materials were removed prior to the installation of the gravel road materials. These Disturbed Soils – Road areas can be returned to agriculture with the removal of the gravel materials and re-establishment of topsoil materials.

Vasey Sandy Loam soils are the well-drained member of the Vasey soil catena. These soils developed on light grey, calcareous, sandy loam parent materials. The soils are open in nature and have varying content of stone. These soils generally occur on smooth moderately to steeply sloping topography.

It was noted during the onsite soil survey that the soil materials that are located on the Ice Contact Stratified Drift Area (as identified previously), contain greater quantities of stone and boulder materials than the Vasey Sandy Loam soils found in other locations on the Subject Lands.

Photograph 6 – Section 5 looking northeast – long moderate slopes

Lyons Loam soils are the poorly drained member of the Bondhead soil catena. These soils occur in depressional areas. Surface drainage (runoff) is slow and internal drainage is poor.

Vasey Sandy Loam soils on 'b', 'B', 'c', and 'C' slopes are rated as Class 2F and on 'd' slopes they are rated as Class 3T.

Lyons Loam soils on all slopes were rated as 3W.

An 'F' CLI Subclass refers to a limitation based on low natural or inherent fertility, a 'T' CLI Subclass refers to a limitation based on topography, and a 'W' CLI Subclass refers to a limitation based on excess water in the soil profile.

Where 'b' slopes are identified as a 0.5 – 2.0 percent slope on complex topography (slope length less than 50 metres); 'c' and 'C' slopes are identified as a 2.0 – 5.0 percent slope on complex and simples slopes (slope lengths of less than 50 metres and greater than 50 metres respectively); and 'd' slopes are identified as a 5.0 – 9.0 percent slope on complex slopes (slope length less than 50 metres).

The soil inspection site characteristics are presented in Appendix A.

Table 1 summarizes the relative percent area occupied by each capability class.

Table 2 Canada Land Inventory - Percent Occurrence

Canada Land Inventory Class (CLI)	Area (ha)	Percent Occurrence
Class 1	-	-
Class 2	117.4	51.5
Class 3	18.6	8.1
Class 4	-	-
Class 5	1.9	0.9
Class 6	-	-
Class 7	-	-
Not Rated	77.7	34.1
Not Rated – Gravel Roads	12.3	5.4
Totals	228.0	100.0

The Subject Lands comprise approximately 51.5 percent Class 2 lands, 8.1 percent Class 3 lands, 0.9 percent Class 5 lands, 34.1 percent for Not Rated Areas (Disturbed Soils) and 5.4 percent for Not Rated (Disturbed Soils – gravel roads).

The Provincial Policy Statement (PPS) considers Class 1 – 3 soils as Prime agricultural lands worthy of preserving for agriculture. Approximately 59.6 percent of the Subject Lands are rated as Class 1 – 3 soil materials within the Canada Land Inventory System.

4.3 LAND USE

The land use for both the Study Area and the Subject Lands was completed through a combination of windshield and field surveys (completed in August – October 2015), a review of recent aerial photography, discussions with landowners, Google satellite imagery, Bing imagery, Birdseye imagery, County of Simcoe Online Interactive Mapping and correlation to the OMAFRA Land Use Systems mapping. Figure 6 illustrates the land use both on the Subject Lands and within the Study Area.

Land Use information was digitized in Geographic Information System (GIS) to illustrate the character and extent of Land Use in both the Subject Lands and the Study Area.

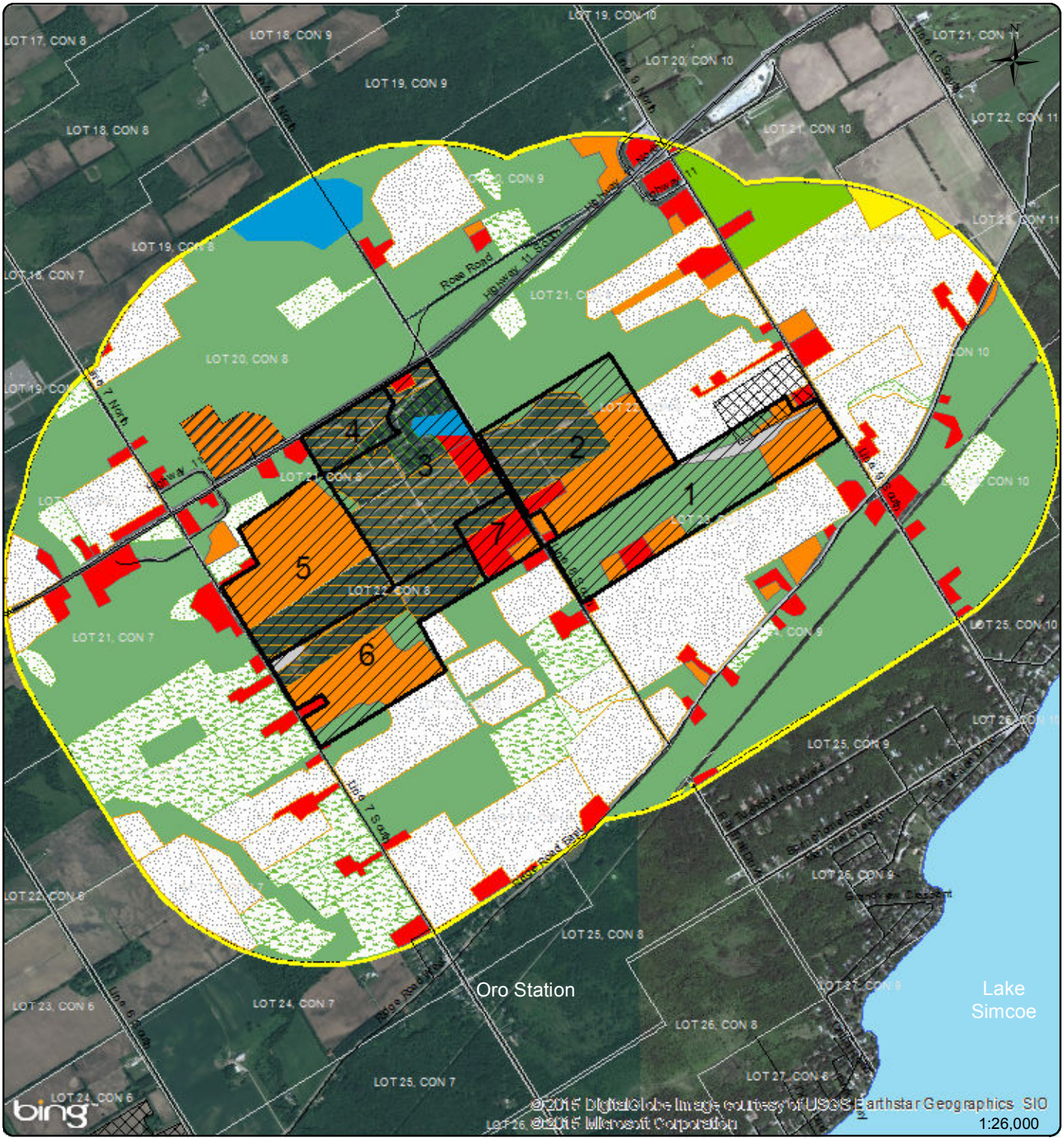
Land use designations are provided in Table 2.

Table 3 Land Use Designations

Land Use Designation	Land Use
Airport	Airport
Built Up	Residential, Commercial, Industrial
Common Field Crop	Corn, Soybean, Cultivated
Forage/Pasture	Forage/Pasture
Open Field	Unused field (< 5 years)
Sod	Sod farm
Scrublands	Unused field (>5 years)
Small Grain	Small Grains (wheat, oats, etc)
Trailer Park	Trailer Park
Ponded Areas	Ponded Area
Woods	Forested Areas
Open Field – Recreation	Open fields – Burl's Creek Event Grounds areas with small gravel roads
Woods - Recreation	Woods – Burl's Creek Event Grounds with small roads and trails

4.3.1 LAND USE – SUBJECT LANDS

The Subject Lands represent the lands used for the Burl's Creek Event Grounds. Area 1 is a mix of open grassed lands (open field), woods and built up areas. Area 2 is a mix of open field, built up, woods and grassed areas used by Burl's Creek Event Grounds. Area 3 contains ponds, built up areas and grassed areas used by Burl's Creek Event Grounds. Area 4 land use is predominantly open field (grassed) with smaller areas of woods. Areas 5 and 6 land use is a mix of open field (grassed), woods and grassed areas used by Burl's Creek Event Grounds. Area 7 land use is a mix of built up (race track area and associated buildings) and open grassed areas used by Burl's Creek Event Grounds.



Legend

- Roads (MNR Data)
- 1 km zone
- Artificial Tile Drainage (OMAFRA)
- Burl's Creek Event Grounds
- Lot Lines (MNR Data)
- Lake Simcoe

Land Use

- Ponded Areas
- Trailer park
- Built Up
- Common Field Crop
- Forage/Pasture
- Gravel Road
- Open Field
- Open Field - Recreation
- Scrubland
- Small Grain
- Sod
- Woods
- Woods - Recreation

Figure 6

Land Use

DBH Soil Services Inc.

October 2015

Area 1 is predominantly forested, with an open field located in the eastern portion. The open field area, and the northern corner of the forested area are crossed by a gravel road. The gravel road is narrow at the Line 9 South Side Road and widens out as it nears the wooded area. The gravel road continues through the corner of this wooded area and exits into Area 2 to connect with the internal road network. A further small open area was noted along the southern portion of the wooded area. Buildings associated with Burl's Creek Event Grounds were located in this open area.

Area 5 is a large open area comprising grassed land and a gravel road network.

Area 6 comprises grassed open areas and a few wooded areas. Gravel roads were noted along the northern edge of Area 6, with a few smaller gravel roads extended to the south.

No agricultural lands or agricultural land uses were noted on the Subject Lands.

A review of historical aerial photographs, reports and discussions with adjacent landowners revealed that two areas of the Subject Lands had been used for aggregate extraction. The two aggregate extraction areas are identified on Figure 2. These areas are not presently used for aggregate extraction and any evidence of the extraction areas is absent. It appears that these two areas have been filled and covered with soil materials at some point in the past.

4.3.2 LAND USE - STUDY AREA

The Study Area consists of a variety of land uses including, but not limited to wooded areas, recreational (trailer park), forage/pasture, scrub lands, open field, built up areas, common field crop (corn and soybean), small grains and cultivated areas.

Non-agricultural uses in the Study Area include (but are not limited to): Township of Oro-Medonte Office; Diners/Cafes; Maple Syrup suppliers; churches; computer sales/repair shops; disposal/recycling facilities; power sports repair shops; the Oro Station Settlement Area; and the Lake Simcoe Regional Airport.

Agricultural uses in the Study Area are primarily contained in a strip wedged between Highway 11 and Ridge Road. The lands north of Highway 11 are predominantly non-agricultural land use including forested areas, swamps, built up areas and an airport. The lands south of Ridge Road are predominantly forested and built up (particularly closer to Lake Simcoe). The area between Highway 11 and Ridge Road comprise a mix of agricultural lands and scattered blocks of forest.

Approximately 44.4 percent of the Study Area is wooded, with large tracts of forested areas north of Highway 11, and smaller blocks of forest scattered between Highway 11 and Ridge Road. Much of the area south of Ridge Road is forested. Built up areas comprise approximately 5.8 percent of the Study Area, while Common Field Crop

accounts for approximately 32.8 percent.

Forage/pasture lands comprise approximately 9.7 percent, Open Field accounts for 1.5 percent, Scrublands encompass 2.7 percent, Sod accounts for 1.8 percent, Small Grains account for 0.4 percent, and a Trailer Park covers approximately 0.9 percent.

Built up areas are generally located along Highway 11, Line 7 (North and South), Line 8 South, Ridge Road and Line 9 South.

4.4 AGRICULTURAL INVESTMENT

Agricultural investment is directly associated with the increase in capital investment to agricultural lands and facilities. In short, the investment in agriculture is directly related to the money used for the improvement of land through tile drainage or irrigation equipment, and through the improvements to the agricultural facilities (barns, silos, manure storage, sheds).

As a result, these lands and facilities that have ongoing and increased capital investment are more likely to remain in agriculture than lands and facilities that are undergoing degradation and decline. The investment in agriculture is often readily identifiable through observations of the facilities, field observations and a review of OMAFRA artificial tile drainage mapping.

Agricultural activities such as livestock rearing usually involve an investment in agricultural facilities. Dairy operations require extensive facilities for the production of milk. Poultry and hog operations require facilities specific for those operations. Beef production, hobby horse and sheep operations usually require less investment capital. Some cash crop operations are considered as having a large investment in agriculture if they have facilities that include grain handling equipment such as storage, grain driers and mixing equipment that is used to support ongoing agricultural activities.

4.4.1 AGRICULTURAL FACILITIES

Agricultural facilities in the Study Area are described as follows. A total of 17 potential agricultural facilities were observed within 1 km of the Subject Lands. Their locations are illustrated on Figure 7. A photograph and brief description are provided in Appendix B.

The potential livestock facilities included unused barns, storage facilities, a variety of livestock barns and hobby or individual use operations.

At the time of the survey livestock or the presence of livestock (pasture areas, manure piles) was observed at seven (7) facilities (numbers 1, 2, 4, 5, 7, 10, and 17). The remaining agricultural facilities showed no evidence of recent livestock activities (no

Legend

- Roads (MNR Data)
- 1 km zone
- Burl's Creek Event Grounds
- Lot Lines (MNR Data)

Type of Farm Operation

- Beef
- Cash Crop
- Dairy
- Horse
- Not Used
- Sheep
- Sod Farm
- Unknown

Figure 7

Agricultural Facilities

DBH Soil Services Inc.

October 2015

manure piles, no feed (bales of hay, ground silage), no paddocks or pasture areas)

At the time of the surveys, livestock may not have been visible due to topography, vegetation or location of the animals (inside a barn). In such cases, the livestock type identified for that particular facility was determined by size of the facility, the type of facility, the presence of specialized equipment or buildings (horse trailers, indoor riding facilities, small barns/sheds, paddocks/pens).

Agricultural facilities 8, 11, 12, 13, 14, 16, 18, 19, 20 and 21 did not appear to have livestock at the time of the survey.

Agricultural facility numbers 1 and 4 appear to be associated with beef operations, while Agricultural facility numbers 2, 5 and possibly 17 appear to be associated with horse or hobby horse operations. Agricultural facility number 10 had sheep and donkeys. Agricultural facility number 7 was an active dairy operation.

Agricultural facility numbers 8 and 13 were originally set up for dairy operations. Agricultural facility number 8 is now used for cash crop, and agricultural facility number 13 is now part of a sod farm. Neither agricultural facility has livestock.

Agricultural facility number 11 was a horse farm. The present owner has removed the stables and is considering options (removal) on the indoor riding arena.

Agricultural facility number 12 did not appear to be used for livestock or agriculture purposes. Agricultural facility number 19 did not appear to be used for livestock. Agricultural facility number 14 was an older barn (with side wall boards missing). This barn was used for storage, but did not appear to be used for agriculture. Agricultural facility number 16 could not be seen from the road. A review of aerial photography suggests that this might be a small pole barn, not used for livestock. Agricultural facility 18 could not be seen from the road. A review of aerial photography suggests that this barn is not used for livestock, but may be used for storage. Agricultural facility 20 could not be seen from the road. A review of aerial photography suggests that this building is a pole barn. Agricultural facility number 21 did not appear to be used for livestock, although a review of aerial photography indicates the presence of old paddocks behind the barn. This facility was also missing wall boards.

A review of the condition, location and use of the agricultural facilities within the Study Area suggests that a greater occurrence of active livestock operations exists on the western portion, and that the agricultural facilities on the eastern portion have turned from livestock facilities to cash crop operations.

4.4.2 ARTIFICIAL DRAINAGE

An evaluation of artificial drainage for the purposes of increased agricultural productivity on the Subject Lands and within the Study Area was completed through a correlation of

observations noted during the soil survey, aerial photographic interpretation and a review of the Ontario Ministry of Agriculture and Food (OMAF) Artificial Drainage System Mapping.

Visual evidence supporting the use of subsurface tile drains included observations of drain outlets to roadside ditches or surface waterways, and surface inlet structures (hickenbottom or french drain inlets).

Evidence in support of subsurface tile drainage on aerial photographs would be based on the visual pattern of tile drainage lines as identified by linear features in the agricultural lands and by the respective light and dark tones on the aerial photographs. The light and dark tones relate to the moisture content in the surface soils at the time the aerial photograph was taken.

OMAFRA Artificial Drainage System Maps were reviewed to determine if an agricultural tile drainage system had been registered for the Subject Lands. The OMAFRA maps revealed that no agricultural drainage systems were registered to the Subject Lands.

One small area of Artificial Tile Drainage was identified in the OMAFRA mapping. This area is identified on Figure 6 Land Use. It should be noted that the Artificial Tile Drainage illustrated on Figure 6 is incorrectly mapped within the OMAFRA data set, resulting in the placement of a portion of the Tile Drainage system within the Subject Lands. There is no Artificial Tile Drainage in this location. At this specific location is a woodlot and portions of open field.

Tile drainage has been added to specific small areas within the Subject Lands for the purpose of removing excess water from areas on Section 3 and Section 6. Two small areas in Section 6, on lands designated as Agricultural, were recently tile drained.

Therefore, there are only small areas of Artificial Tile Drainage on the Subject Lands, and only one small field in the Study Area with any investment in tile drainage for the purposes of agriculture.

4.4.3 IRRIGATION

Observations noted during the detailed soil survey indicated that the Subject Lands are not irrigated and that the property is not set up for the use of irrigation equipment for agricultural productivity. Visual evidence supporting the use of irrigation equipment would include the presence of the irrigation equipment (piping, water guns, sprayers, tubing, etc), the presence of a body of water capable of sustaining the irrigation operation and lands that are appropriate for the use of such equipment (large open and level fields).

Similar observations were made of the lands within the Study Area. No irrigation equipment for the purpose of agricultural productivity was noted on any property within the Study Area.

There is no investment in irrigation for the purpose of agricultural productivity in this area.

4.5 MINIMUM DISTANCE SEPARATION I

Land use planning principles promote the grouping together of compatible land uses, while providing distance between unlike or incompatible land uses. The Minimum Distance Separation (MDS) calculation is a tool provided by the Ontario Ministry of Agriculture and Food, and used to determine a recommended distance between a livestock operation and another land use. The objective is to prevent land use conflicts and to minimize nuisance complaints from odour (the MDS does not account for noise and dust issues). The MDS is based on a number of variables including: type of livestock; numbers of animals; size of the farm operation; type of manure system and the form of the development proposed. MDS I calculations are employed to determine the minimum distance separation for new development from existing livestock facilities, while MDS II calculations are used to determine the minimum distance separation for new or expanding livestock facilities from existing or approved development. With this in mind, MDS I calculations were completed for this study.

As per General Guideline 1, 'MDS will be applied in Prime Agricultural Areas and Rural Areas as defined by the Provincial Policy Statement, 2005', Minimum Distance Separation I calculations were completed for agricultural facilities located within the Agricultural Area as defined in the Township of Oro-Medonte Schedule A – Land Use mapping.

As per General Guideline 36, 'For the purposes of MDS I, Type B land uses include applications to rezone or redesignate agricultural lands for residential, institutional, recreational use – high intensity, commercial or settlement area purposes'. An Event Grounds facility would be considered a 'high intensity' recreational use according to the definitions within the MDS Publication 707 document. Therefore, as per General Guideline 6, 'For Type B applications apply MDS I for livestock facilities within a 2000 metre radius', MDS I calculations were assessed for livestock facilities within a 2000 m buffer surrounding) the Subject Lands.

As per General Guideline 20, MDS calculations were completed for any "empty livestock facilities if they are structurally sound and reasonably capable of housing livestock, or storing manure."

A windshield survey for agricultural facilities within 2 km of the Subject Lands indicated that there were no large scale intensive agricultural operations in close proximity to the Subject Lands. For the purpose of clarity of mapping, only agricultural facilities within 1 km of the Subject Lands were illustrated for this MDS assessment.

As indicated previously in Section 4.4.1, livestock or the presence of livestock was observed at seven (7) facilities (numbers 1, 2, 4, 5, 7, 10, and 17). The remaining agricultural facilities showed no evidence of recent livestock activities (no manure piles, no feed (bales of hay), no pasture areas).

Agricultural facilities 11, 12, 13, 14, 16, 18, 19, 20 and 21 did not appear to have livestock at the time of the survey. Agricultural facility numbers 8, 11, 12 and 19 appear to be associated with cash crop operations.

Agricultural facilities 14 and 21 were missing wall boards and appeared to be used for storage.

The view of some of the facilities (16, 18 and 20) was partially obstructed from the roadside due to location (behind other buildings, topography and/or vegetation). A review of the Google Online imaging, Bing imaging, Birdseye imaging and the County of Simcoe Online Mapping was used to assist in the determination of the extent of livestock at these facilities.

According to MDS Publication 707, MDS I calculations are to be completed for livestock facility even if the facility is not being used. In those cases, MDS will be based on the most probable use for the livestock facility.

With respect to OMAFRA MDS I General Guideline 20, livestock facilities 14 and 21 were missing wall boards. The structures appear reasonably sound, therefore MDS I calculations were completed for those facilities.

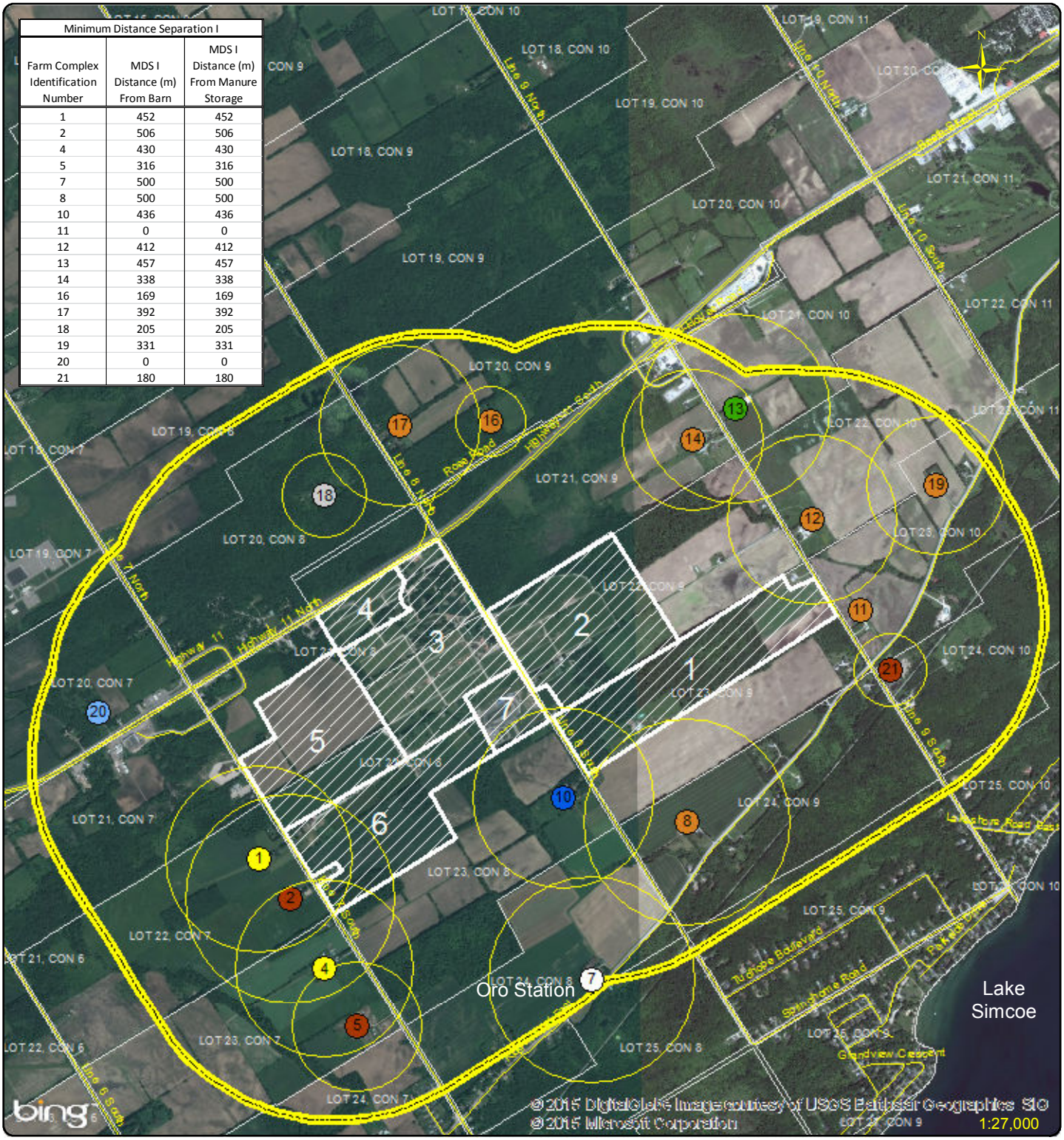
Potential agricultural facility number 20 was considered to be located in an area where there are existing uses that do not conform to MDS. In this case, there are four or more non-agricultural uses (residential units) located between or in immediate proximity to the current application. Therefore, MDS I calculations were not completed for this livestock facility. MDS General Guideline 12 states:

> "MDS I is applied to new proposed development, even though there may be existing non-agricultural uses that do not conform to MDS I requirements. Where there are four or more non-farm uses closer to the subject livestock facility and in immediate proximity to the current application MDS I will not be applied. The current application must not be located closer to the livestock facility than the four, or more, existing non-farm uses."

Further, MDS I calculations were not completed for the agricultural facility number 11, as it is considered an indoor riding arena. Discussions with the landowner indicated that the stables located on this property had been removed.

MDS 1 calculations were completed for the remaining 15 agricultural facilities. The MDS 1 arcs from the nearest point of the barn to the Subject Lands are illustrated on Figure 8.

The results indicate that the western, southcentral and eastern portions of the Subject Lands are compromised by MDS arcs from agricultural facilities numbers 1, 2, 3, 10, 8 and 12. MDS arcs from the remaining agricultural facilities do not impact the Subject Lands. Any proposed new structures on the Subject Lands would need to be outside the MDS arc, while the area within the MDS arc could not be developed.



Legend

- Roads (MNR Data)
- 1 km zone
- Burl's Creek Event Grounds
- Lot Lines (MNR Data)
- MDS 1 Arc

Type of Farm Operation

- Beef
- Cash Crop
- Dairy
- Horse
- Not Used
- Sheep
- Sod Farm
- Unknown

MDS 1 Arcs are illustrated as distance from the closest point of the barn

Figure 8

Minimum Distance Separation (MDS 1)

DBH Soil Services Inc.

October 2015

Table 3 presents the individual Agricultural Facilities Number, their area, the animal group, land base assessment and the calculated Minimum Distance Separation arc value.

Table 4 Minimum Distance Separation I (MDS I) Calculations

Agricultural Facility	Area (ha) (Tillable)	Animal Group	Minimum Distance Separation – Barn (m)	Minimum Distance Separation – Manure Storage (m)
1	30	Beef	452	452
2	18	Horses	506	506
4	26	Beef	430	430
5	10	Horses	316	316
7	124	Dairy	500	500
8	54	Dairy	500	500
10	27	Sheep/Donkeys	436	436
11	**	Horses	**	**
12	23	Beef	412	412
13	31	Dairy	457	457
14	13	Beef	338	338
16	0.3	Horses	169	169
17	20	Beef	392	392
18	0.0	Beef	205	205
19	12	Beef	180	180
20	*	*	*	*
21	1.0	Horses	331	331

Assumptions:
* = MDS I not required as per General Guideline 12 MDS I – 'Where there are 4 or more non farm uses closer to the subject livestock facility and in immediate proximity to the current application, MDS I will not be applied'.
** = MDS I not completed on the indoor riding arena (no stables present – farmer removed them).

Photographs of the respective agricultural facilities (barns) are provided in Appendix B.

Minimum Distance Separation I calculations are provided in Appendix C.

4.6 LAND TENURE AND FRAGMENTATION

Land tenure was evaluated to determine the characteristics of land ownership and the degree of land fragmentation in the Subject Lands and the Study Area. In order to evaluate land tenure, the Township of Oro-Medonte Assessment Roll mapping was referenced on a property by property basis to determine the approximate location, shape and size of each parcel. The approximate location and shape of each property within the Study Area were digitized into the Geographic Information System (GIS) to provide an overview of land tenure and land fragmentation.

For the purpose of this study, the Assessment Roll mapping for the Township of Oro-Medonte was evaluated. The Assessment mapping information and Assessment Roll information was acquired from the Township of Oro-Medonte Municipal Office. Discussions with the staff at the Township of Oro-Medonte office indicated that the Assessment Mapping and Roll information was compiled in 2009 for the 2010 Taxation Year. Assessment information is illustrated on the Land Tenure map in Figure 9.

The Provincial Policy Statement (PPS) identifies the provincial land use policies and provides context for the protection of agriculture. The PPS does not provide an indication of a minimum lot size for agriculture, but does state in Section 2.3.4.1that:

> "lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations."

Statistics Canada (2006) indicates that the average farm size in Ontario is 94 ha (232 acres). Farms comprise many types, sizes and intensities. They may consist of larger areas for livestock operations or tender fruit farms on smaller parcels.

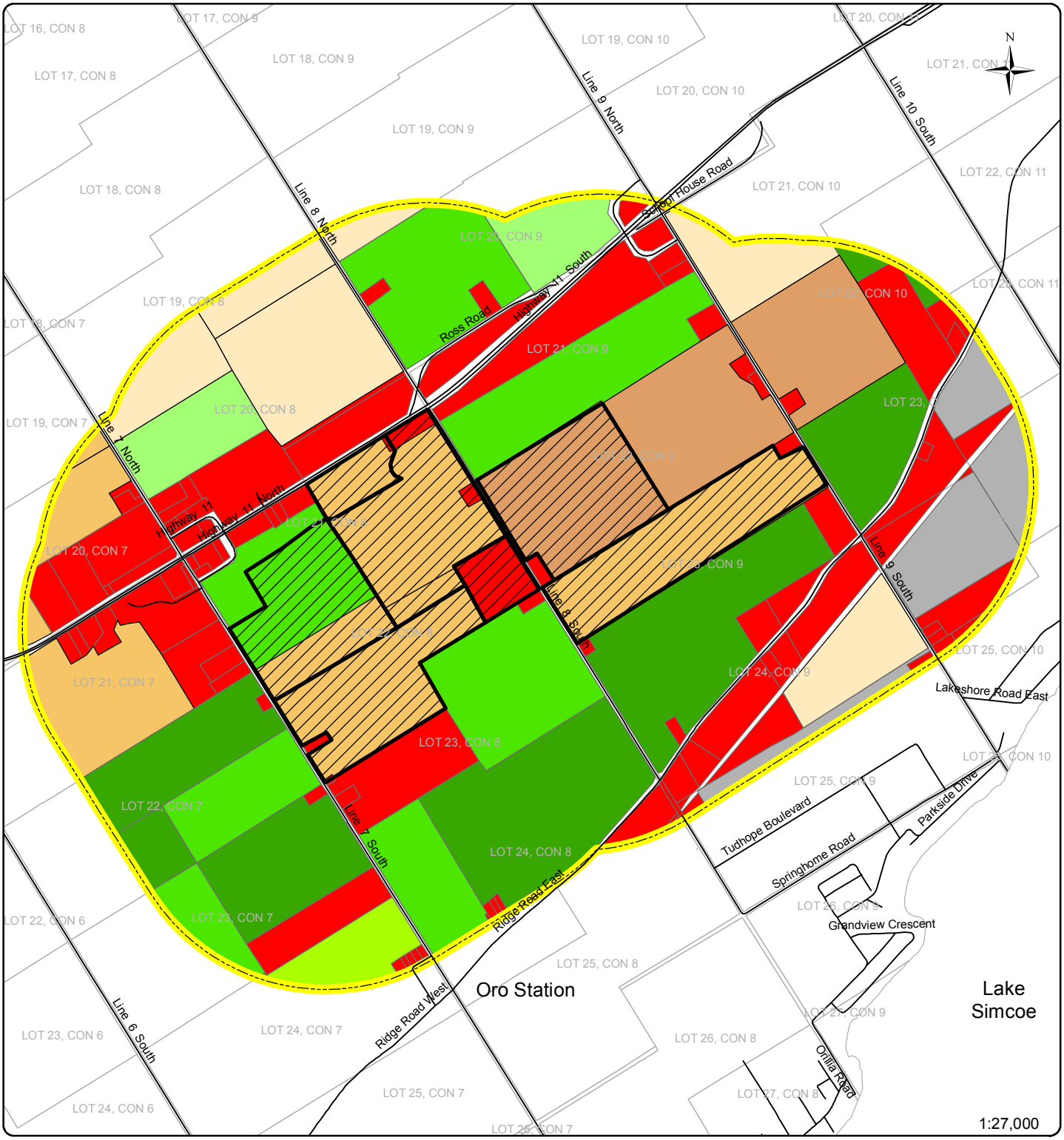
The County of Simcoe Official Plan provides general context for agriculture and land use and indicates that "All types, sizes and intensities of *agricultural uses* and *normal farm practices* shall be promoted and protected in accordance with *provincial* standards.."

The Township of Oro-Medonte Official Plan provides an indication of the minimum standards (lot size) for specialty crop in Section C1.3.1 where it states "It is recognized that specialized agricultural uses generally do not require more than 10.0 hectares of land to be economically viable." The Oro-Medonte Official Plan does not provide comment on a minimum standard for a non-specialized agricultural lot.

The Township of Oro-Medonte Zoning By-law provides an indication of the minimum standards for existing Agricultural Zones in Table B4 – Standards for the Agricultural/Rural Zone and the Mineral Aggregate Resource Zone. The minimum lot area sizes are provided in Table 4 – Minimum Lot Size – Oro-Medonte Zoning By-law.

Table 5 Minimum Lot Size – Oro-Medonte Zoning By-law

Use	Minimum Lot Size
Agricultural uses	2.0 ha
Agricultural uses, intensive	4.0 ha
Agricultural uses, specialized	4.0 ha
Hobby farms	2.0 ha



Legend

Source: Town of Oro-Medonte 2014 Assessment Data for the 2015 Tax Year

- Roads (MNR Data)
- 1 km zone
- Burl's Creek Event Facility
- Lot Lines (MNR Data)

Land Tenure

- Local Owner - Operator
- Local Owner - Tenant Farmer
- Local Owner - Unknown Farmer
- Local Owner - Vacant Farmer
- Non-Local Owner - Operator
- Non-Local Owner - Tenant Farmer
- Non-Local Owner - Unknown Farmer
- Properties < 20 ha (50 acres)
- Unknown

Figure 9

Land Tenure

DBH Soil Services Inc.

October 2015

Areas of high agricultural activities generally have larger tracts or blocks of land with few smaller severed parcels in close proximity. In areas of transition from the agricultural land base to more rural residential, there will be many smaller severed parcels and fewer large blocks of agricultural land.

Locally owned parcels generally reflect the owners desire to live and work in the immediate area. Non-locally owned parcels often reflect areas of properties purchased for speculation development.

For the purpose of this study, the minimum lot size was established at 20 ha (50 acres) allowing for inclusion of parcels down to the 20 ha size. These smaller parcels (less than 20 ha (50 acres)) were not categorized as Local or Non-Local as they are below the minimum lot size for the creation of new farm lots.

4.6.1 SUBJECT LANDS

A review of the Town of Oro-Medonte assessment rolls and assessment data (for the 2015 Tax Year) indicated that the majority of the Subject Lands are considered to be in Non-Local ownership. One smaller portion of the Subject Lands (northwest section) was considered to be Local ownership with a local farm operator.

4.6.2 STUDY AREA (1 KM)

There are approximately one hundred forty (140) land parcels within the Study Area (1 km), and approximately 111 (79.3 percent) are less than 20 ha (50 ac.) in size. The remaining twenty nine (29) properties are greater than 20 ha/50 acres (20.7 percent).

Within the Study Area (1 km) there are eleven (11) parcels that are Non-locally owned. Two of these parcels are considered as Non-Local ownership with the owner farming the lands. Six of these parcels were considered as Non-Local ownership with an unknown farmer (not specified in the assessment roll data). The remaining 3 parcels were considered as Non-Local ownership with tenant farmers. The Non-Locally owned parcels were scattered throughout the Study Area.

Within the Study Area (1 km) there are seventeen (17) Locally owned properties. The assessment roll data indicates that seven (7) are Locally owned and operated. The Locally owned and operated parcels are located to the north, south, east and west of the Subject Lands. Seven parcels were considered as Local ownership with tenant farmers. Two farms were considered as Local ownership with Unknown farmer, while one parcel was considered as Local owner with a vacant farmer.

Three additional parcels were identified as comprising lands with greater than 20 ha. Assessment data was not located for these parcels. The three parcels are located in the southeast section of the Study Area.

As illustrated in Figure 9, agriculture within the Study Area is under pressure due to land fragmentation (particularly along the Highway 11 and south of Ridge Road

On review of the Land Tenure mapping various observations can be made.

Large portions of the Study Area are comprised of parcels < 20 ha (50 Acres), with the greatest extent occurring to the north and south of the Subject Lands corresponding to the linear development along Highway 11 and the area closer to Lake Simcoe.

Land Tenure near the Subject Lands is typical of areas under pressure from non-agricultural land uses and comprise large tracts of non-local and severed parcel ownership.

5 RESOURCE ALLOCATION AND CONFLICT POTENTIAL

Land use planning decisions involves trade-offs among the competing demands for land. The fundamental base used for the evaluation of agricultural lands is land quality, i.e. CLI soil capability ratings. Within the rural/urban interface, there are a number of other factors which contribute to the long term uncertainty of the economic viability of the industry and these, in turn, are reflected in the lack of investments in agricultural facilities, land and infrastructure and changes to agricultural land use patterns in these areas. Several of these factors include, but are not limited to, the presence of rural non-farm residents, land fragmentation, intrusions of non-agriculture land uses, non-resident ownership of lands and inflated land values. This section summarizes the impact of these factors on agriculture in the area.

5.1 SOIL CAPABILITY FOR AGRICULTURE

The Subject Lands were evaluated for Canada Land Inventory (CLI) for common field crop to determine the extent of lands considered prime land for agriculture within the Provincial Policy Statement and the Official Plans of the County of Simcoe and the Township of Oro-Medonte. Each of these documents indicates, that as a minimum, lands with CLI Classification 1 – 3 are considered for preservation of agriculture (in that order of priority).

The detailed onsite soil survey identified that the Subject Lands comprise approximately 51.5 percent Class 2 lands, 8.1 percent Class 3 lands, 0.9 percent Class 5 lands, 34.1 percent for Not Rated Areas (Disturbed Soils) and 5.4 percent for Not Rated (Disturbed Soils – gravel roads).

5.2 MINIMUM DISTANCE SEPARATION I

Livestock or the presence of livestock was observed at seven (7) facilities (numbers 1, 2, 4, 5, 7, 10, and 17). The remaining agricultural facilities showed no evidence of recent livestock activities (no manure piles, no feed (bales of hay), no pasture areas).

Agricultural facilities 11, 12, 13, 14, 16, 18, 19, 20 and 21 did not appear to have livestock at the time of the survey. Agricultural facility numbers 8, 11, 12 and 19 appear to be associated with cash crop operations.

Agricultural facilities 14 and 21 were missing wall boards and appeared to be used for storage.

MDS I calculations were completed for 15 agricultural facilities. The MDS I arcs from the nearest point of the barn to the Subject Lands are illustrated on Figure 8.

The results indicate that the western, southcentral and eastern portions of the Subject Lands are compromised by MDS arcs from agricultural facilities numbers 1, 2, 3, 10, 8 and 12. MDS arcs from the remaining agricultural facilities do not impact the Subject Lands.

5.3 COMPATIBILITY WITH SURROUNDING LAND USES

Geographically, the Subject Lands are located adjacent to the south side of Highway 11 between Line 7 South and Line 9 South. The Subject Lands are located approximately 1 km from Oro-Station.

The Subject Lands are bounded: on the north by Highway 11, agricultural lands, woodlots, and commercial development; on the west by Line 7 South, agricultural lands, commercial development, non-farm residential units, a church, and the Town of Oro-Medonte Office; on the east by Line 9 South, non-farm residential units and agricultural lands; and on the south by agricultural lands and woodlots.

The Study Area comprises a mix of land fragmentation, with many smaller severed parcels dominating the north (along Highway 11) and to the south along Ridge Road.

There are approximately one hundred forty (140) land parcels within the Study Area (1 km), and approximately 111 (79.3 percent) are less than 20 ha (50 ac.) in size. The remaining twenty nine (29) properties are greater than 20 ha/50 acres (20.7 percent).

Within the Study Area (1 km) there are eleven (11) parcels that are Non-locally owned. Two of these parcels are considered as Non-Local ownership with the owner farming the lands. Six of these parcels were considered as Non-Local ownership with an unknown farmer (not specified in the assessment roll data). The remaining 3 parcels were considered as Non-Local ownership with tenant farmers. The Non-Locally owned parcels were scattered throughout the Study Area.

Within the Study Area (1 km) there are seventeen (17) Locally owned properties. The assessment roll data indicates that seven (7) are Locally owned and operated. The Locally owned and operated parcels are located to the north, south, east and west of the Subject Lands. Seven parcels were considered as Local ownership with tenant farmers. Two farms were considered as Local ownership with Unknown farmer, while one parcel was considered as Local owner with a vacant farmer.

Three additional parcels were identified as comprising lands with greater than 20 ha. Assessment data was not located for these parcels. The three parcels are located in the southeast section of the Study Area.

Agriculture within the Study Area is under pressure due to land fragmentation (particularly along the Highway 11 and south of Ridge Road).

On review of the Land Tenure mapping various observations can be made.

Large portions of the Study Area are comprised of parcels < 20 ha (50 Acres), with the greatest extent occurring to the north and south of the Subject Lands corresponding to the linear development along Highway 11 and the area closer to Lake Simcoe.

Land Tenure near the Subject Lands is typical of areas under pressure from non-agricultural land uses and comprise large tracts of non-local and severed parcel ownership.

These types of development send a clear, negative signal to the agricultural community as to the long term intentions for agriculture in the area.

The areas to the north and east are characteristic of areas in decline for agriculture; smaller parcels, land fragmentation and numerous rural nonfarm residences are evident along roadsides. Further, portions of the Subject Lands contain the original Burl's Creek Event Grounds an existing, functioning event facility that hosts farmers markets featuring Oro-Medonte and Simcoe County Producers. Further, that Burl's Creek Event Grounds is a sponsor for the Simcoe County Farm Fresh "Savour Simcoe" event. This facility has been in this location for many years adjacent to agricultural lands with little to no impact.

5.4 TRAFFIC, TRESPASS AND VANDALISM

In general, increased vehicle traffic along roadways can lead to safety issues with respect to movement of slow moving, farm machinery and, as well, interrupt or alter farm traffic flow patterns. Burl's Creek Event Grounds has established and implemented successful traffic management plans in 2015 for large festivals. These plans will continue to be utilized and updated as may be necessary to ensure safe vehicular travel for farmers, landowners and event attendees.

Further, a traffic study was completed previously and was presented to the Township of Oro-Medonte. The results of this traffic study are provided in a Traffic Impact Study completed by CC Tatham & Associates.

Trespassing and vandalism impacts are generally related to development within agricultural areas predominated by specialty crop operations or large livestock operations. It is understood that the Burl's Creek Event Grounds makes use of extensive fencing and security personnel to mitigate any potential trespass on adjacent lands.

Further mitigation measures on Burl's Creek Event Ground lands may include, but are not limited to the use of signage indicating prosecution for violation of trespassing, and plantings of thorny shrub and woody vegetation as a physical barrier.

6 SUMMARY AND CONCLUSIONS

DBH Soil Services Inc was retained to complete an Agricultural Impact Assessment (AIA) for an area described as:

Part Lot 21, Concession 8
Part Lot 22, Concession 8
Part Lot 22, Concession 9
Part Lot 23, Concession 9
Township of Oro-Medonte
County of Simcoe

The lands were identified as the existing portions of the Burl's Creek Event Grounds.

These lands are roughly bounded on the north by Highway 11, on the west by Oro-Medonte Line 7 South, on the east by Oro-Medonte Line 9 South, and on the south by agricultural lands. Oro-Medonte Line 8 runs north/south between Concession 8 and Concession 9 lands. The whole of lands include 5 individual properties and comprise approximately 228 ha (563.4 ac).

In the County context, the Subject Lands are located approximately: 11 km north-east of the City of Barrie; 1 km south-east of the Lake Simcoe Regional Airport; 13 km south-west of Orillia; and 1 km north of Oro Station.

For the purpose of an Agricultural Impact Assessment (AIA) report, agricultural operations and activities are evaluated in a larger area, the Study Area (Figure 1), described as a potential zone of impact extending a minimum of 1000 m (1 km) beyond the boundary of the Subject Lands as per the Ontario Ministry of Agriculture, Food and Rural Affairs, Minimum Distance Separation I Guidelines – Publication 707 (October 2006. Specifically, the Study Area comprises a Minimum 1000 m (1 km) area outside the Subject Lands to allow for characterization of the agricultural community and the assessment of impacts adjacent to and in the immediate vicinity of the Subject Lands.

The results of this assessment indicate the following:

- **Geographical Limits**

  The Subject Lands were identified as the existing of Burl's Creek Event Grounds. The whole of these lands include 7 individual properties and comprise approximately 228 ha (563.4 ac).

  The lands represent a mix of Rural and Agricultural, and Special Policy Area as defined by the Official Plan of the County of Simcoe Land Use Designations. The lands also represent a mix of Agricultural, Industrial, and Eighth Line Special Policy Area as defined by the Official Plan of the Township of Oro-Medonte Land Use

Designations. Further, the lands represent a mix of Agricultural, Rural, Environmental Protection, General Commercial, Rural Residential and Private Recreational lands as defined by the Township of Oro-Medonte Zoning By-Law.

The western and northern parts of the Subject Lands are in the Oro-Centre Secondary Planning Area. This area has been identified by the Township as a "main employment area" in the Municipality centred on the 7th Line/Highway 11 interchange."

- **Agricultural Land Use**

The Subject Lands are predominantly open field areas (grassed, cut and maintained).

Approximately 44.4 percent of the Study Area is wooded, with large tracts of forested areas north of Highway 11, and smaller blocks of forest scattered between Highway 11 and Ridge Road. Much of the area south of Ridge Road is forested. Built up areas comprise approximately 5.8 percent of the Study Area, while Common Field Crop accounts for approximately 32.8 percent.

Forage/pasture lands comprise approximately 9.7 percent, Open Field accounts for 1.5 percent, Scrublands encompass 2.7 percent, Sod accounts for 1.8 percent, Small Grains account for 0.4 percent, and a Trailer Park covers approximately 0.9 percent.

Built up areas are generally located along Highway 11, Line 7 (North and South), Line 8 South, Ridge Road and Line 9 South.

No active specialty crop operations were noted within the Study Area (1km).

- **Agricultural Investment**

There is limited investment to agriculture on the Subject Lands. There is one barn located used for storage and maintenance east side of Line 8 south. There is no irrigation equipment, or artificial tile drainage used for the purposes of agricultural productivity that are associated with the Subject Lands.

Continued investment in agriculture in the Study Areas is predominantly to the west and south of the Subject Lands. These areas represent the locations of large land locally owned and operated holdings. The larger agricultural facilities were located to the west and south of the Subject Lands.

Smaller parcels of land to the north and east have limited continued investment in agriculture.
This is due to a combination of factors which may include the lack of confidence in

the future opportunity to recover their investments and, as well, due to constraints imposed on construction of new facilities, such as livestock facilities, by MDS II requirements as an example. In general, many existing livestock facilities to the east have been allowed to deteriorate and there appears to have been little new investment in drainage works, such as agricultural artificial tile drainage.

- **Minimum Distance Separation**

  Livestock or the presence of livestock was observed at seven (7) facilities (numbers 1, 2, 4, 5, 7, 10, and 17). The remaining agricultural facilities showed no evidence of recent livestock activities (no manure piles, no feed (bales of hay), no pasture areas).

  Agricultural facilities 11, 12, 13, 14, 16, 18, 19, 20 and 21 did not appear to have livestock at the time of the survey. Agricultural facility numbers 8, 11, 12 and 19 appear to be associated with cash crop operations.

  Agricultural facilities 14 and 21 were missing wall boards and appeared to be used for storage.

  MDS 1 calculations were completed for 15 agricultural facilities. The MDS 1 arcs from the nearest point of the barn to the Subject Lands are illustrated on Figure 8.

  The results indicate that the western, southcentral and eastern portions of the Subject Lands are compromised by MDS arcs from agricultural facilities numbers 1, 2, 3, 10, 8 and 12. MDS arcs from the remaining agricultural facilities do not impact the Subject Lands.

- **Land Fragmentation – Land fragmentation represents a major impact to the long term viability of agriculture in the Subject Lands and the Study Area and is typical of areas under pressure from non-agricultural land uses**.

  There are approximately one hundred forty (140) land parcels within the Study Area (1 km), and approximately 111 (79.3 percent) are less than 20 ha (50 ac.) in size. The remaining twenty nine (29) properties are greater than 20 ha/50 acres (20.7 percent).

  Within the Study Area (1 km) there are eleven (11) parcels that are Non-locally owned.

  Two of these parcels are considered as Non-Local ownership with the owner farming the lands. Six of these parcels were considered as Non-Local ownership with an unknown farmer (not specified in the assessment roll data). The remaining 3 parcels were considered as Non-Local ownership with tenant farmers. The

Non-Locally owned parcels were scattered throughout the Study Area.

Within the Study Area (1 km) there are seventeen (17) Locally owned properties. The assessment roll data indicates that seven (7) are Locally owned and operated. The Locally owned and operated parcels are located to the north, south, east and west of the Subject Lands. Seven parcels were considered as Local ownership with tenant farmers. Two farms were considered as Local ownership with Unknown farmer, while one parcel was considered as Local owner with a vacant farmer.

Three additional parcels were identified as comprising lands with greater than 20 ha. Assessment data was not located for these parcels. The three parcels are located in the southeast section of the Study Area.

As illustrated in Figure 9, agriculture within the Study Area is under pressure due to land fragmentation (particularly along the Highway 11 and south of Ridge Road

On review of the Land Tenure mapping various observations can be made.

Large portions of the Study Area are comprised of parcels < 20 ha (50 Acres), with the greatest extent occurring to the north and south of the Subject Lands corresponding to the linear development along Highway 11 and the cottage area closer to Lake Simcoe.

Land Tenure near the Subject Lands is typical of areas under pressure from non-agricultural land uses and comprise large tracts of non-local and severed parcel ownership.

The adjacent lands in the Study Area, particularly to the west and south comprise more of the locally owned lands which are typical of agricultural areas less impacted by urban pressures.

- **Traffic Impacts – The proposed applications are not expected to cause significant or permanent traffic or access related traffic impacts as Burl's Creek Event Grounds has created and implemented traffic plans for large events and will continue to do so**

  Increased vehicle traffic along roadways can lead to safety issues with respect to movement of slow moving, farm machinery and, as well, interrupt or alter farm traffic flow patterns. Burl's Creek Event Grounds has established and implemented successful traffic management plans in 2015 for large festivals taking into account the needs of the local landowners, farmers and event patrons. These plans will continue to be utilized and updated as may be necessary to ensure safe vehicular travel for farmers, landowners and event attendees.

Further, a traffic study was completed previously and was presented to the Town of Oro-Medonte. The results of this traffic study are provided in a Traffic Impact Study completed by CC Tatham & Associates.

- **Canada Land Inventory (CLI) Soil Capability**

  The detailed onsite soil survey identified that the Subject Lands comprise approximately 51.5 percent Class 2 lands, 8.1 percent Class 3 lands, 0.9 percent Class 5 lands, 34.1 percent for Not Rated Areas (Disturbed Soils) and 5.4 percent for Not Rated (Disturbed Soils – gravel roads).

- **Agricultural Policies**

  Provincial Policy Statement (2014)

  The proposed application meets the requirements of the Provincial Policy Statement (PPS) (Section 2.3.3.3 and Section 2.3.6.1b2) by complying with the Minimum Distance Separation (MDS) formulae. Minimum Distance Separation calculations were completed for barns within the Study Area, resulting in MDS arcs that impact the Subject Lands on the west side and on the east side. As indicated in the MDS guidelines, MDS 1 is applied at the time of planning for new development, rezoning or redesignation of agricultural land to permit development in proximity to existing livestock facilities. The proposed application will not result in the development (construction of buildings) on the Subject Lands in the areas where the MDS arcs affect.

  The proposed application meets the requirements of the PPS Section 2.3.6.1b1. in that the Subject Lands are not in a Specialty Crop Area.

  Sections 2.3.6.1b3 and 2.3.6.1b4 of the PPS are addressed in the Planning Justification Report prepared by Innovative Planning Solutions and the Market Analysis Report prepared by urbanMetrics respectively.

  Impacts from the proposed application will be mitigated by the use of a traffic management plan that was created and implemented in 2015. This plan takes into account the needs of the local land owner, farmer and event patrons to ensure safe and timely transit. Further mitigation is provided by the use of fencing and security personnel to ensure safety and to prevent trespass.

  Further, the application is consistent with Section 2.3.6.2, that "impacts from any new or expanding non-agricultural uses on surrounding agricultural operations are to be mitigated to the extent feasible."

County of Simcoe – Modified Draft Official Plan with OMB Approved Sections (September, 2015)

Section 3.6.5 indicates that all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected. The proposed application will maintain the Subject Lands agricultural lands. These lands will be preserved with the potential for agricultural.

Section 3.6.6 requires that agricultural designated lands have permitted uses for agriculture. The proposed application will maintain the Subject Lands as agricultural lands.

Section 3.6.9 states the priority for preservation of lands in prime agricultural areas is Specialty Crop areas followed by Class 1, Class 2 and 3 soils in that order of priority. The proposed application will maintain the Subject Lands as agricultural lands.

Similarly, Section 3.6.10 directs that any development in prime agricultural areas should be designed to minimize adverse impacts on agriculture. The proposed application will maintain the Subject Lands as agricultural lands, preserving the potential for agriculture.

Township of Oro-Medonte

The objectives of the Township of Oro-Medonte Official Plan are to maintain and preserve the agricultural resource base, to protect the land suitable for agricultural production from development and land uses unrelated to agriculture, to promote the agricultural industry and promote the agricultural character of the Township.

The proposed application will maintain the Subject Lands as agricultural lands, thereby maintaining and preserving the agricultural resource base. Further, the land is protected for agriculture, by maintaining the land as agriculture and preserving the potential for agriculture. The agricultural industry is promoted through the continued farmers markets and local sponsorships from Burl's Creek Event Grounds. The agricultural character of the Township is maintained and the open countryside is maintained

The Township of Oro-Medonte Zoning By-law

The proposed application will maintain the Subject Lands as agricultural lands, thereby maintaining the preserving the agricultural resource base.

The foregoing represents a comprehensive Agricultural Impact Assessment with the purpose of evaluating the Subject Lands to document the existing agricultural character

and to determine any potential impacts to agriculture should the proposed County and Township Official Plan and Township Zoning Bylaw applications be approved.

It was determined that the Subject Lands are located in an area of transition. This area of transition incorporates many attributes including: a change in land use from the large agricultural lands to the west and south to the smaller lands in the south (closer to Lake Simcoe); that the Study Area comprises a mix of land uses including commercial, rural residential, a church, the Oro-Medonte Township Office, agricultural and woodlots.

The Subject Lands are located in an area that is bounded on the north by Highway 11 and woodlots, and on the south by Ridge Road and woodlots. The agricultural lands represent a band of lands between Highway 11 and Ridge Road that are interspersed with woodlots.

Given the geographical location of these lands, it is the conclusion of this study that the proposed change in Land Use and Zoning would have minimal impact on the surrounding agricultural activities within the Study Area. The proposed application represents a logical extension to the existing Burl's Creek Event Grounds given that the lands are bounded by Highway 11 to the north and Oro-Centre (Township designated employment area) on the northwest. The Study Area includes lands designated as airport, industrial, Oro-Centre Secondary Planning Area and the Oro-Station residential development. The proposed application will maintain the Subject Lands as agriculture and will preserve the agricultural character of the Study Area.

7 REFERENCES

- 1:10000 scale Ministry of Natural Resources (MNR) Aerial Photography, 1978,
- 1:10000 scale Ontario Base Map (1983 - paper) Ministry of Natural Resources:
  10 17 6150 49200
  10 17 6150 49250
  10 17 6200 49200
  10 17 6200 49250,
- 1:10000 scale Ontario Base Map (2009 – Digital data) Ministry of Natural Resources,
- 1:50000 scale NTS Map No 31 D/11, 31 D/12, 31 D/5 and 31 D/6. 1984. Ministry of Energy Mines and Resources, Canada,
- 1:50000 scale NTS Map No 31 D/11, 31 D/12, 31 D/5 and 31 D/6. Canada Land Inventory (CLI) Capability Mapping,
- *Aggregate Resources Inventory of Oro-Township, Simcoe County, Southern Ontario*. 1984. Aggregate Resource Inventory Paper Number 65. MNR
- *Agricultural Code of Practice for Ontario*, (April 1973). OMAF and OMOE,
- *Agricultural Resource Inventory*, Ontario Ministry of Agriculture and Food, Digital Data, 2015,
- Classifying Prime and Marginal Agricultural Soils and Landscapes: Guidelines for Application of the Canada Land Inventory in Ontario. OMAFRA,
- Comprehensive Policy Statements, Implementation Guidelines, Agricultural Land Policies. OMAFRA. 1995,
- Google Earth On Line imagery,
- *Guide to Agricultural Land Use*, Ontario Ministry of Agriculture, Food and Rural Affairs, March 1995,
- *Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (Draft for input and discussion)*. February 2015. Ontario Ministry of Agriculture, Food and Rural Affairs.
- *Minimum Distance Separation I & II (MDS I & II)*, Ontario Ministry of Agriculture, Food and Rural Affairs Publication 707, October 2006,
- *Ontario Ministry of Agriculture and Food - Land Use Systems Mapping*,
- *Ontario Ministry of Agriculture and Food - Artificial Drainage Mapping*,
- *Ontario Ministry of Agriculture, Food and Rural Affairs – Digital Soil Mapping 2010* (Simcoe County),
- *Provincial Policy Statement*, 2014,
- Places to Grow: Growth Plan for the Greater Golden Horseshoe, 2013,
- Roadside and Onsite surveys August, September, October 2015,
- *The County of Simcoe Official Plan* (Consolidated August 2007),
- *The County of Simcoe Modified Draft Official Plan with OMB Approved Sections (September, 2015),*
- *Simcoe County Online Interactive Mapping*
- *The Physiography of Southern Ontario* 3rd Edition, Ontario Geological Survey Special Volume 2, Ministry of Natural Resources, 1984,
- *The Soil Survey of Simcoe County,* Report Number 29 of the Ontario Soil Survey (Hoffman, D.W, R.E. Wicklund and N.R. Richards, 1962, reprinted January 1990),

- *Township of Oro-Medonte Official Plan* (January 24, 2007),
- *Township of Oro-Medonte Zoning By-law* (Office Consolidation March 2010).

APPENDIX A

SOIL INSPECTION SITE CHARACTERISTICS

Soil Inspection Site Number	Horizon	Depth of Horizon (cm)	Soil Texture	Drainage Class	Soil Series
1	Ap	0 – 25	SL	Well	Vasey
	Ae	25 – 35	SL		
	Bt	35 – 65	SL		
	Ck	65 - 100	SL		
2	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 35	SL		
	Bt	35 - 60	SL		
	Ck	60 - *	SL		
3	Ap	0 – 25	SL	Well	Vasey
	Ae	25 – 35	SL		
	Bt	35 – 65	SL		
	Ck	65 -100	SL		
4	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 35	SL		
	Bt	35 – 65	SL		
	Ck	65 -*	SL		
5	Ap	0 – 25	SL	Well	Vasey
	Ae	25 – 35	SL		
	Bt	35 – 70	SL		
	Ck	70 – 100	SL		
6	Ap	0 – 25	SL	Well	Vasey
	Ae	25 – 40	SL		
	Bt	40 – 60	SL		
	Ck	60 – 100	SL		
7	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 30	SL		
	Bt	30 – 70	SL		
	Ck	70 – 100	SL		
8	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 30	SL		
	Bt	30 – 65	SL		
	Ck	65 - *	SL		
9	Ap	0 – 25	SL	Well	Vasey
	Ae	25 – 30	SL		
	Bt	30 - 75	SL		
	Ck	75 – *	SL		
10	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 35	SL		
	Bt	35 – 60	SL		
	Ck	60 - *	SL		
11	Ap	0 – 25	SL	Well	Vasey
	Ae	25 – 30	SL		
	Btj	30 – 68	SL		
	Ck	68 – 100	SL		
12	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 30	SL		
	Bt	30 – 60	SL		
	Ck	60 – *	SL		
13	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 35	SL		
	Btj	35 – 60	SL		
	Ck	60 – 100	SL		
14	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 30	SL		
	Bt	30 – 60	SL		
	Ck	60 – 100	SL		

Soil Inspection Site Number	Horizon	Depth of Horizon (cm)	Soil Texture	Drainage Class	Soil Series
15	Ap	0 – 25	SL	Well	Vasey
	Ae	25 – 35	SL		
	Bt	35 – 65	SL		
	Ck	65 - *	SL		
16	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 35	SL		
	Bt	35 - 60	SL		
	Ck	60 - 100	SL		
17	Ap	0 – 25	SL	Well	Vasey
	Ae	25 – 35	SL		
	Btj	35 – 65	SL		
	Ck	65 -*	SL		
18	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 35	SL		
	Bt	35 – 65	SL		
	Ck	65 -*	SL		
19	Ap	0 – 25	SL	Well	Vasey
	Ae	25 – 35	SL		
	Bt	35 – 70	SL		
	Ck	70 – *	SL		
20	Ap	0 – 25	SL	Well	Vasey
	Ae	25 – 40	SL		
	Bt	40 – 60	SL		
	Ck	60 – *	SL		
21	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 30	SL		
	Bt	30 – 70	SL		
	Ck	70 – *	SL		
22	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 30	SL		
	Bt	30 – 65	SL		
	Ck	65 -*	SL		
23	Ap	0 – 25	SL	Well	Vasey
	Ae	25 – 30	SL		
	Bt	30 - 75	SL		
	Ck	75 – 100	SL		
24	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 35	SL		
	Bt	35 – 60	SL		
	Ck	60 - 100	SL		
25	Ap	0 – 25	SL	Well	Vasey
	Ae	25 – 30	SL		
	Bt	30 – 68	SL		
	Ck	68 – 100	SL		
26	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 30	SL		
	Bt	30 – 60	SL		
	Ck	60 – *	SL		
27	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 35	SL		
	Bt	35 – 60	SL		
	Ck	60 – *	SL		
28	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 30	SL		
	Bt	30 – 60	SL		
	Ck	60 – 100	SL		

Soil Inspection Site Number	Horizon	Depth of Horizon (cm)	Soil Texture	Drainage Class	Soil Series
29	Ap Ae Bt Ck	0 – 25 25 – 35 35 – 65 65 - *	SL SL SL SL	Well	Vasey
30	Ah Bg Ck	0 – 25 25 – 65 65 – 100	L L L	Poor	Lyons
31	Ap Ae Bt Ck	0 – 20 20 – 35 35 - 60 60 - 100	SL SL SL SL	Well	Vasey
32	Ap Ae Btj Ck	0 – 25 25 – 35 35 – 65 65 -*	SL SL SL SL	Well	Vasey
33	Ap Ae Bt Ck	0 – 20 20 – 35 35 – 65 65 -*	SL SL SL SL	Well	Vasey
34	Ap Ae Bt Ck	0 – 25 25 – 35 35 – 70 70 – *	SL SL SL SL	Well	Vasey
35	Ap Ae Bt Ck	0 – 25 25 – 40 40 – 60 60 – *	SL SL SL SL	Well	Vasey
36	Ap Ae Bt Ck	0 – 20 20 – 30 30 – 70 70 – *	SL SL SL SL	Well	Vasey
37	Ap Ae Bt Ck	0 – 20 20 – 30 30 – 65 65 -*	SL SL SL SL	Well	Vasey
38	Ap Ae Bt Ck	0 – 25 25 – 35 35 – 70 70 – 100	SL SL SL SL	Well	Vasey
39	Ap Ae Bt Ck	0 – 25 25 – 40 40 – 60 60 – 100	SL SL SL SL	Well	Vasey
40	Ap Ae Bt Ck	0 – 20 20 – 30 30 – 70 70 – 100	SL SL SL SL	Well	Vasey
41	Ap Ae Bt Ck	0 – 20 20 – 30 30 – 65 65 - *	SL SL SL SL	Well	Vasey
42	Ap Ae Bt Ck	0 – 25 25 – 30 30 - 75 75 – *	SL SL SL SL	Well	Vasey

Soil Inspection Site Number	Horizon	Depth of Horizon (cm)	Soil Texture	Drainage Class	Soil Series
43	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 35	SL		
	Bt	35 – 60	SL		
	Ck	60 - *	SL		
44	Ap	0 – 25	SL	Well	Vasey
	Ae	25 – 30	SL		
	Btj	30 – 68	SL		
	Ck	68 – 100	SL		
45	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 30	SL		
	Bt	30 – 60	SL		
	Ck	60 – *	SL		
46	Ap	0 – 25	SL	Well	Vasey
	Ae	25 – 40	SL		
	Bt	40 – 60	SL		
	Ck	60 – 100	SL		
47	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 30	SL		
	Bt	30 – 70	SL		
	Ck	70 – 100	SL		
48	Ah	0 – 20	L	Poor	Lyons
	Bmg	20 – 40	L		
	Ckg	40 – 100	L		
49	Ap	0 – 25	SL	Well	Vasey
	Ae	25 – 35	SL		
	Bt	35 – 65	SL		
	Ck	65 - 100	SL		
50	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 35	SL		
	Bt	35 - 60	SL		
	Ck	60 - *	SL		
51	Ap	0 – 25	SL	Well	Vasey
	Ae	25 – 35	SL		
	Bt	35 – 65	SL		
	Ck	65 -100	SL		
52	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 35	SL		
	Bt	35 – 65	SL		
	Ck	65 -*	SL		
53	Ap	0 – 25	SL	Well	Vasey
	Ae	25 – 35	SL		
	Bt	35 – 70	SL		
	Ck	70 – 100	SL		
54	Ap	0 – 25	SL	Well	Vasey
	Ae	25 – 40	SL		
	Bt	40 – 60	SL		
	Ck	60 – 100	SL		
55	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 30	SL		
	Bt	30 – 70	SL		
	Ck	70 – 100	SL		
56	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 30	SL		
	Bt	30 – 65	SL		
	Ck	65 - *	SL		

Soil Inspection Site Number	Horizon	Depth of Horizon (cm)	Soil Texture	Drainage Class	Soil Series
57	Ap	0 – 25	SL	Well	Vasey
	Ae	25 – 30	SL		
	Bt	30 - 75	SL		
	Ck	75 – *	SL		
58	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 35	SL		
	Bt	35 – 60	SL		
	Ck	60 - *	SL		
59	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 30	SL		
	Bt	30 – 70	SL		
	Ck	70 – 100	SL		
60	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 30	SL		
	Bt	30 – 65	SL		
	Ck	65 - *	SL		
61	Ah	0 – 20	L	Poor	Lyons
	Bg	20 – 45	L		
	Ckg	45 –100	L		
62	Ap	0 – 20	SL	Well	Vasey
	Ae	20 – 30	SL		
	Bt	30 – 70	SL		
	Ck	70 – 100	SL		
63	Ah	0 – 20	SL	Well	Vasey
	Ae	20 – 45	SL		
	Bt	45 – 60	SL		
	Ck	60 – 100	SL		
64	Ah	0 – 20	L	Poor	Lyons
	Bg	20 – 45	L		
	Ckg	45 –100	L		
65	Ah	0 – 20	L	Poor	Lyons
	Bg	20 – 45	L		
	Ckg	45 –100	L		
66	Ah	0 – 20	SL	Well	Vasey
	Ae	20 – 45	SL		
	Btj	45 – 60	SL		
	Ck	60 – 100	SL		
67	Ah	0 – 20	SL	Well	Vasey
	Ae	20 – 45	SL		
	Btj	45 – 60	SL		
	Ck	60 – 100	SL		
68	Ah	0 – 20	SL	Well	Vasey
	Ae	20 – 45	SL		
	Btj	45 – 60	SL		
	Ck	60 – 100	SL		
69	Ah	0 – 20	SL	Well	Vasey
	Ae	20 – 45	SL		
	Btj	45 – 60	SL		
	Ck	60 – 100	SL		
70	Ah	0 – 20	SL	Well	Vasey
	Ae	20 – 45	SL		
	Btj	45 – 60	SL		
	Ck	60 – 100	SL		

Soil Inspection Site Number	Horizon	Depth of Horizon (cm)	Soil Texture	Drainage Class	Soil Series
71	Ah	0 – 20	SL	Well	Vasey
	Ae	20 – 45	SL		
	Bt	45 – 60	SL		
	Ck	60 – 100	SL		
72	Ah	0 – 20	SL	Well	Vasey
	Ae	20 – 45	SL		
	Bt	45 – 60	SL		
	Ck	60 – 100	SL		
73	Ah	0 – 20	SL	Well	Vasey
	Ae	20 – 45	SL		
	Bm	45 – 60	SL		
	Ck	60 – 100	SL		
74	Ah	0 – 20	SL	Well	Vasey
	Ae	20 – 45	SL		
	Btj	45 – 60	SL		
	Ck	60 – 100	SL		
75	Ah	0 – 20	SL	Well	Vasey
	Ae	20 – 45	SL		
	Bm	45 – 60	SL		
	Ck	60 – 100	SL		
76	Ah	0 – 20	SL	Well	Vasey
	Ae	20 – 45	SL		
	Btj	45 – 60	SL		
	Ck	60 – 100	SL		
77	Ah	0 – 20	SL	Well	Vasey
	Ae	20 – 45	SL		
	Bt	45 – 60	SL		
	Ck	60 – 100	SL		
78	Ah	0 – 20	SL	Well	Vasey
	Ae	20 – 45	SL		
	Bt	45 – 60	SL		
	Ck	60 – 100	SL		
79	Ah	0 – 20	SL	Well	Vasey
	Ae	20 – 45	SL		
	Bt	45 – 60	SL		
	Ck	60 – 100	SL		
80	Ah	0 – 20	SL	Well	Vasey
	Ae	20 – 45	SL		
	Bt	45 – 60	SL		
	Ck	60 – 100	SL		
81	Ah	0 – 20	SL	Well	Vasey
	Ae	20 – 45	SL		
	Btj	45 – 60	SL		
	Ck	60 – 100	SL		
82	Ah	0 – 20	SL	Well	Vasey
	Ae	20 – 45	SL		
	Btj	45 – 60	SL		
	Ck	60 – 100	SL		
83	Ah	0 – 20	SL	Well	Vasey
	Ae	20 – 45	SL		
	Bt	45 – 60	SL		
	Ck	60 – 100	SL		
84	Ah	0 – 20	SL	Well	Vasey
	Ae	20 – 45	SL		
	Btj	45 – 60	SL		
	Ck	60 – 100	SL		

Soil Inspection Site Number	Horizon	Depth of Horizon (cm)	Soil Texture	Drainage Class	Soil Series
85	Ah Ae Btj Ck	0 – 20 20 – 45 45 – 60 60 – 100	SL SL SL SL	Well	Vasey
86	Ah Ae Btj Ck	0 – 20 20 – 45 45 – 60 60 – 100	SL SL SL SL	Well	Vasey
87	Ahk Ck	0 – 20 20 – 45*	SL SL	Variable	Dist
88	Ahk Ck	0 – 25 25 – 40*	SL SL	Variable	Dist
89	Ahk Ck	0 – 25 25 – 40*	SL SL	Variable	Dist
90	Ahk Ck	0 – 20 20 – 65*	SL SL	Variable	Dist
91	Ahk Ck	0 – 25 25 – 45*	SL SL	Variable	Dist
92	Ahk Ck	0 – 20 20 – 50*	SL SL	Variable	Dist
93	Ahk Ck	0 – 25 25 – 40*	SL SL	Variable	Dist
94	Ah Ae Bt Ck	0 – 20 20 – 45 45 – 60 60 – 100	SL SL SL SL	Well	Vasey
95	Ah Ae Bt Ck	0 – 20 20 – 45 45 – 60 60 – 100	SL SL SL SL	Well	Vasey
96	Ah Ae Btj Ck	0 – 20 20 – 45 45 – 60 60 – 100	SL SL SL SL	Well	Vasey
97	Ah Ae Btj Ck	0 – 20 20 – 45 45 – 60 60 – 100	SL SL SL SL	Well	Vasey
98	Ah Ae Btj Ck	0 – 20 20 – 45 45 – 60 60 – 100	SL SL SL SL	Well	Vasey
99	Ahk Ck	0 – 25 25 – 40*	SL SL	Variable	Dist
100	Ahk Ck	0 – 25 25 – 40*	SL SL	Variable	Dist
101	Ahk Ck	0 – 20 20 – 65*	SL SL	Variable	Dist
102	Ahk Ck	0 – 25 25 – 45*	SL SL	Variable	Dist
103	Ahk Ck	0 – 20 20 – 50*	SL SL	Variable	Dist

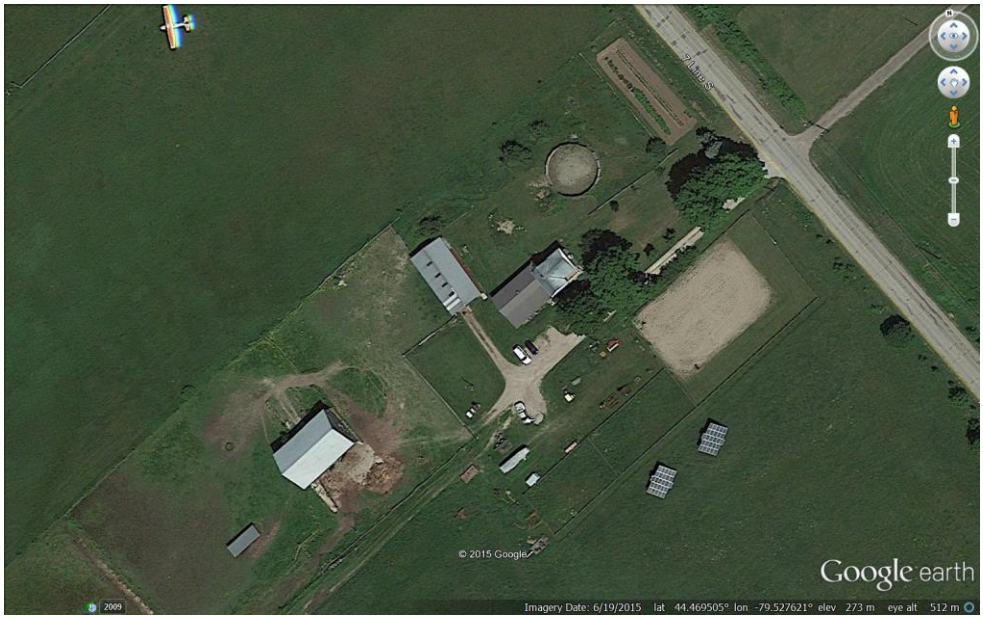
Notes:
L = Loam; SL = Sandy Loam
- A horizons are the surface materials often with the greatest percent of organic material

- B horizons are generally beneath the A horizon and show slight soil formation (ie: increases in clay and organic content)
- C horizons are generally beneath the B horizon and show little to no soil formation

APPENDIX B

AGRICULTURAL FACILITIES PHOTOGRAPHS

Agricultural Facility # 1 – large bank barn, large pole barn, grain bin, shed, residential unit, garage



Agricultural Facility #2 – residential unit, pole barn, machine shed

Agricultural Facility #4 – Residential unit, machine shed, concrete silo (capped), grain bin, bank barn, shed

Agricultural Facility #5 – residential unit, 5 horse shelters (open one side), indoor riding arena attached to two stables

Agricultural Facility #7 – bank barn plus extensions, pole barn, machine shed, residential unit, 2 grain bins, concrete silo (capped), metal harvestore silo

Agricultural Facility #8 – residential unit/garage, machine shed, bank barn with pole barn extension, shed, three grain bins, concrete silo (open top)

Agricultural Facility #11 – residential unit, metal sided riding arena

Agricultural Facility #12 – bank barn with small shed extension, shed, residential unit

Agricultural Facility #13 – bank barn with pole barn extension, machine shed, concrete silo (capped), two metal silos (capped), residential unit, garage

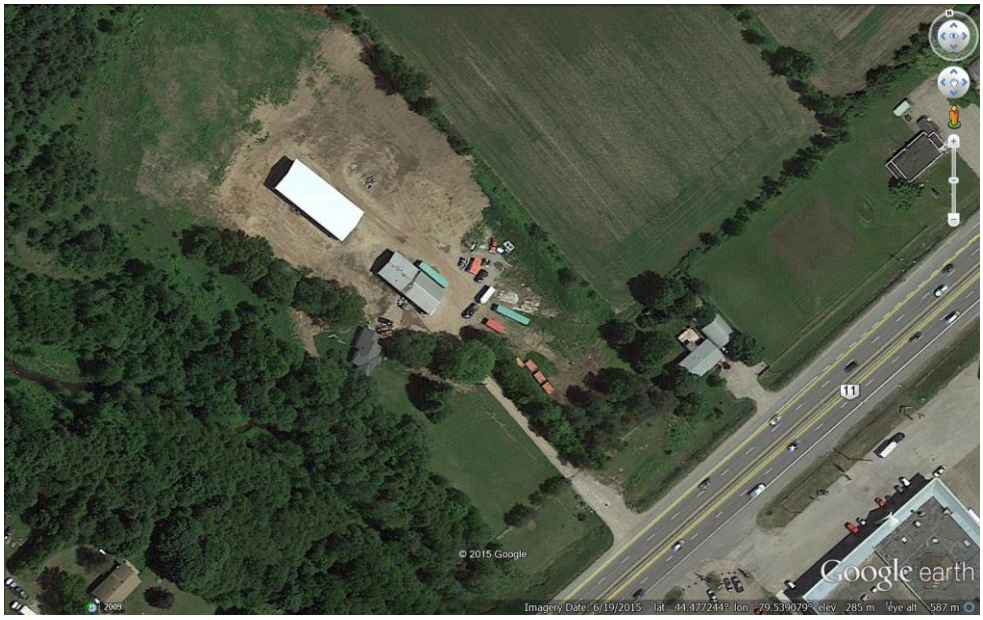
Agricultural Facility # 14 – Bank barn with extension (missing wall boards), two concrete silos (open top), three sheds (poor condition)

Agricultural Facility # 16 – residential unit, garage, pole barn

Agricultural Facility # 17 – bank barn with extensions, concrete silo (open top), sheds, residential unit

Agricultural Facility # 18 – pole barn

Agricultural Facility # 19 – bank barn, shed, residential unit with garage



Agricultural Facility # 20 – pole barn, shed, residential unit

Agricultural Facility # 21 – bank barn (missing wall boards), residential unit, shed

APPENDIX C

MINIMUM DISTANCE SEPARATION I (MDS I) CALCULATIONS

Minimum Distance Separation I (MDS I) Report

File: MDS October 2015.mds

Application Date: 30-Oct-2015
File Number: 2015-06

Preparer Information
Dave Hodgson
DBH Soil Services Inc.
217 Highgate Court
Kitchener, ON, Canada N2N 3N9
Phone #1: 519-578-9226
Fax: 519-578-5039
Email: davidhodgson@rogers.com

Applicant Information
Burl's Creek Event Grounds
180 8th Line South
Oro Medonte, ON, Canada L0L 2X0
Phone #1: 705-487-1600

County of Simcoe
Township of Oro-Medonte
Geotownship: ORO
Concession: 8
Lot: 21
Roll Number: 009-06600

Calculation #1

Barn 1

Spoke with Ms. Honeywood. She did not participate in MDS.

Adjacent Farm Contact Information
Gerald Honeywood
Oro-Medonte
242 Line 7 South
Oro-Medonte, ON, Canada L0L 2E0

Farm Location
County of Simcoe
Township of Oro-Medonte
Geotownship: ORO
Concession: 7
Lot: 21
Roll Number: 009-02201

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Beef; Cows, including calves to weaning (all breeds); Yard/Barn	217	217.0	1008 m²

Encroaching Land Use Factor: Type B Land Use

Tillable area of land on this lot: 30 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 419
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 2.2
Total Nutrient Units: 217

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	452 m (1483 ft)	
Distance from nearest permanent manure/material storage 'S':	452 m (1483 ft)	

Signature of Preparer: _____ Date: _____
Dave Hodgson, DBH Soil Services Inc.

Ontario

Minimum Distance Separation I (MDS I) Report

File: MDS October 2015.mds

Calculation #2

Barn 2

Adjacent Farm Contact Information

Durvey O'Reilly
Oro-Medonte
296 Line 7 South
Oro-Medonte, ON, Canada L0L 2E0

Farm Location

County of Simcoe
Township of Oro-Medonte
Geotownship: ORO
Concession: 7
Lot: 22
Roll Number: 009-02300

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Horses; Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	311	311.0	7223 m²

Encroaching Land Use Factor: Type B Land Use

Tillable area of land on this lot: 18 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 470
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 2.2
Total Nutrient Units: 311

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	506 m (1661 ft)	
Distance from nearest permanent manure/material storage 'S':	506 m (1661 ft)	

Signature of Preparer: _____ Date: _____

Dave Hodgson, DBH Soil Services Inc.

Ontario

Minimum Distance Separation I (MDS I) Report

File: MDS October 2015.mds

Calculation #3

Barn 4

Adjacent Farm Contact Information

Robert Crawford
Oro-Medonte
392 Line 7 South
Oro-Medonte, ON, Canada L0L 2E0

Farm Location

County of Simcoe
Township of Oro-Medonte
Geotownship: ORO
Concession: 7
Lot: 23
Roll Number: 009-02400

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Beef; Cows, including calves to weaning (all breeds); Yard/Barn	93	93.0	432 m²

Encroaching Land Use Factor: Type B Land Use

Tillable area of land on this lot: 26 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 399
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 2.2
Total Nutrient Units: 93

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	430 m (1411 ft)	
Distance from nearest permanent manure/material storage 'S':	430 m (1411 ft)	

Signature of Preparer: _____ Date: _____

Dave Hodgson, DBH Soil Services Inc.

Minimum Distance Separation I (MDS I) Report

File: MDS October 2015.mds

Calculation #4

Barn 5

Adjacent Farm Contact Information

Jim Horne
Oro-Medonte
594 Line 7 South
Oro-Medonte, ON, Canada L0L 2E0
Phone #1: 705-487-7825

Farm Location

County of Simcoe
Township of Oro-Medonte
Geotownship: ORO
Concession: 7
Lot: 23
Roll Number: 009-02600

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Horses; Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	15	15.0	348 m²

Encroaching Land Use Factor: Type B Land Use

Tillable area of land on this lot: 10 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 293
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 2.2
Total Nutrient Units: 15

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	316 m (1038 ft)	
Distance from nearest permanent manure/material storage 'S':	316 m (1038 ft)	

Signature of Preparer: _____ Date: _____

Dave Hodgson, DBH Soil Services Inc.

Ontario

Minimum Distance Separation I (MDS I) Report

File: MDS October 2015.mds

Calculation #5

Barn 7

Adjacent Farm Contact Information

Crawford
Ridgoro Farms Ltd
280 Ridge Road
Oro-Medonte, ON, Canada L0L 2E0

Farm Location

County of Simcoe
Township of Oro-Medonte
Geotownship: ORO
Concession: 8
Lot: 24
Roll Number: 009-07000

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Dairy; Milking-age Cows (dry or milking) Large Frame (545 - 636 kg) (eg. Holsteins); Bedded Pack	54	77.1	753 m²
Solid	Dairy; Calves Large Frame (45 - 182 kg) (eg. Holsteins)	230	38.3	748 m²

Encroaching Land Use Factor: Type B Land Use

Tillable area of land on this lot: 124 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 464
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 2.2
Total Nutrient Units: 115

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	500 m (1640 ft)	
Distance from nearest permanent manure/material storage 'S':	500 m (1640 ft)	

Signature of Preparer: _____ Date: _____

Dave Hodgson, DBH Soil Services Inc.

Calculation #6

Barn 8

Cash Crop operation. Used to be used for Dairy

Adjacent Farm Contact Information

Donald Hubert
Oro-Medonte
404 Ridge Road
Oro-Medonte, ON, Canada L0L 2E0

Farm Location

County of Simcoe
Township of Oro-Medonte
Geotownship: ORO
Concession: 9
Lot: 24
Roll Number: 009-07200

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Dairy; Heifers Large Frame (182 - 545 kg) (eg. Holsteins); Deep Bedded	40	20.0	260 m²
Solid	Dairy; Calves Large Frame (45 - 182 kg) (eg. Holsteins)	20	3.3	65 m²

Encroaching Land Use Factor: Type B Land Use

Tillable area of land on this lot: 54 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 464
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 2.2
Total Nutrient Units: 23

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	500 m (1640 ft)	
Distance from nearest permanent manure/material storage 'S':	500 m (1640 ft)	

Signature of Preparer: _____ Date: _____

Dave Hodgson, DBH Soil Services Inc.

Minimum Distance Separation I (MDS I) Report

File: MDS October 2015.mds

Calculation #7

Barn 10

Sheep, Donkeys

Adjacent Farm Contact Information

Sunningdale Farms Ltd
354 Line 8 South
Oro-Medonte, ON, Canada L0L 2E0

Farm Location

County of Simcoe
Township of Oro-Medonte
Geotownship: ORO
Concession: 8
Lot: 23
Roll Number: 009-06900

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Sheep; Ewes & rams (for meat lambs; includes unweaned offspring & replacements); Confinement	191	23.9	408 m²
Solid	Horses; Small-framed, mature; < 227 kg (including unweaned offspring)	25	12.5	406 m²

Encroaching Land Use Factor: Type B Land Use

Tillable area of land on this lot: 27 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 404
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 2.2
Total Nutrient Units: 36

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	436 m (1430 ft)	
Distance from nearest permanent manure/material storage 'S':	436 m (1430 ft)	

Signature of Preparer: _____ Date: _____

Dave Hodgson, DBH Soil Services Inc.

Minimum Distance Separation I (MDS I) Report

File: MDS October 2015.mds

Calculation #8

Barn 12

Cash Crop - assume beef

Adjacent Farm Contact Information

Paul Birnie
265 Line 9 South
Oro-Medonte, ON, Canada

Farm Location

County of Simcoe
Township of Oro-Medonte
Geotownship: ORO
Concession: 10
Lot: 22
Roll Number: 010-00300

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Beef; Cows, including calves to weaning (all breeds); Yard/Barn	77	77.0	358 m²

Encroaching Land Use Factor: Type B Land Use

Tillable area of land on this lot: 23 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 382
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 2.2
Total Nutrient Units: 77

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	412 m (1351 ft)	
Distance from nearest permanent manure/material storage 'S':	412 m (1351 ft)	

Signature of Preparer: _____ Date: _____

Dave Hodgson, DBH Soil Services Inc.

Ontario

Minimum Distance Separation I (MDS I) Report

File: MDS October 2015.mds

Calculation #9

Barn 13

Old Dairy Farm... now a sod farm... assume dairy for MDS

Adjacent Farm Contact Information

2374357 Ont Ltd
137 Line 9 South
Oro-Medonte, ON, Canada

Farm Location

County of Simcoe
Township of Oro-Medonte
Geotownship: ORO
Concession: 10
Lot: 21
Roll Number: 010-00400

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Dairy; Milking-age Cows (dry or milking) Large Frame (545 - 636 kg) (eg. Holsteins); Bedded Pack	55	78.6	766 m²

Encroaching Land Use Factor: Type B Land Use

Tillable area of land on this lot: 31 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 424
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 2.2
Total Nutrient Units: 79

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	457 m (1500 ft)	
Distance from nearest permanent manure/material storage 'S':	457 m (1500 ft)	

Signature of Preparer: _____ Date: _____

Dave Hodgson, DBH Soil Services Inc.

Ontario

Minimum Distance Separation I (MDS I) Report

File: MDS October 2015.mds

Calculation #10

Barn 14

Cash Crop operation... assume beef

Adjacent Farm Contact Information

Nicolas Podstatzky
Oro-Medonte
148 Line 9 South
Oro-Medonte, ON, Canada

Farm Location

County of Simcoe
Township of Oro-Medonte
Geotownship: ORO
Concession: 9
Lot: 21
Roll Number: 009-07700

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Beef; Cows, including calves to weaning (all breeds); Confinement	40	40.0	372 m²

Encroaching Land Use Factor: Type B Land Use

Tillable area of land on this lot: 13 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 314
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 2.2
Total Nutrient Units: 40

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	338 m (1109 ft)	
Distance from nearest permanent manure/material storage 'S':	338 m (1109 ft)	

Signature of Preparer: _____ Date: _____

Dave Hodgson, DBH Soil Services Inc.

Ontario

Minimum Distance Separation I (MDS I) Report

File: MDS October 2015.mds

Calculation #11

Barn 16

Small property with small building - potential barn.... assume horses

Adjacent Farm Contact Information

Unspecified
80 Ross Road
Oro-Medonte, ON, Canada

Farm Location

County of Simcoe
Township of Oro-Medonte
Geotownship: ORO
Concession: 9
Lot: 22
Roll Number: 004-00200

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Horses; Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	7	7.0	163 m²

Encroaching Land Use Factor: Type B Land Use

Tillable area of land on this lot: 0.3 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 157
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 2.2
Total Nutrient Units: 7

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	169 m (554 ft)	
Distance from nearest permanent manure/material storage 'S':	169 m (554 ft)	

Signature of Preparer: _____ Date: _____

Dave Hodgson, DBH Soil Services Inc.

Ontario

Minimum Distance Separation I (MDS I) Report

File: MDS October 2015.mds

Calculation #12

Barn 17

No livestock observed.... assume beef

Adjacent Farm Contact Information

Debra Ann MacDonald
175 Line 8 North
Oro-Medonte, ON, Canada L0L 1Ec

Farm Location

County of Simcoe
Township of Oro-Medonte
Geotownship: ORO
Concession: 9
Lot: 20
Roll Number: 004-00500

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Beef; Cows, including calves to weaning (all breeds); Confinement	36	36.0	334 m²

Encroaching Land Use Factor: Type B Land Use

Tillable area of land on this lot: 20 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 364
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 2.2
Total Nutrient Units: 36

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	392 m (1287 ft)	
Distance from nearest permanent manure/material storage 'S':	392 m (1287 ft)	

Signature of Preparer: _____ Date: _____

Dave Hodgson, DBH Soil Services Inc.

Calculation #13

Barn 18

Barn in a woodlot. No tillable land. Barn not visible from road. Locked access to barn. Assume beef

Adjacent Farm Contact Information

R. L. Marshall Enterprise

Farm Location

County of Simcoe
Township of Oro-Medonte
Geotownship: ORO
Concession: 8
Lot: 20
Roll Number: 003-39400

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Beef; Cows, including calves to weaning (all breeds); Confinement	17	17.0	158 m²

Encroaching Land Use Factor: Type B Land Use

Tillable area of land on this lot: 0 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 190
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 2.2
Total Nutrient Units: 17

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	205 m (672 ft)	
Distance from nearest permanent manure/material storage 'S':	205 m (672 ft)	

Signature of Preparer: _____ Date: _____

Dave Hodgson, DBH Soil Services Inc.

Minimum Distance Separation I (MDS I) Report

File: MDS October 2015.mds

Calculation #15

Barn 19

Adjacent Farm Contact Information

Oro-Medonte
1012 Ridge Road East
Oro-Medonte, ON, Canada

Farm Location

County of Simcoe
Township of Oro-Medonte
Geotownship: ORO
Concession: 10
Lot: 23
Roll Number: 434601001000

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Beef; Cows, including calves to weaning (all breeds); Confinement	35	35.0	325 m²

Encroaching Land Use Factor: Type B Land Use

Tillable area of land on this lot: 12 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 307
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 2.2
Total Nutrient Units: 35

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	331 m (1085 ft)	
Distance from nearest permanent manure/material storage 'S':	331 m (1085 ft)	

Signature of Preparer: _____ Date: _____

Dave Hodgson, DBH Soil Services Inc.

Ontario

Minimum Distance Separation I (MDS I) Report

File: MDS October 2015.mds

Calculation #14

Barn 21

Adjacent Farm Contact Information
Unspecified
521 Line 9 South
Oro-Medonte, ON, Canada

Farm Location
County of Simcoe
Township of Oro-Medonte
Geotownship: ORO
Concession: 10
Lot: 24
Roll Number: 010-01200

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Horses; Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	10	10.0	232 m²

Encroaching Land Use Factor: Type B Land Use

Tillable area of land on this lot: 1 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 167
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 2.2
Total Nutrient Units: 10

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	180 m (589 ft)	
Distance from nearest permanent manure/material storage 'S':	180 m (589 ft)	

Signature of Preparer: _____ Date: _____

Dave Hodgson, DBH Soil Services Inc.

Ontario