



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

September 2, 2023

David Stubbs
Municipal Services Office - Western Ontario
659 Exeter Road, Floor 2
London, ON
N6E 1L3, Canada

Attention: David Stubbs

Re: Municipal Conversion Letter Regarding Official Plan Amendment, Zoning By-law Amendment, and Site Plan Approval for 229 2nd Concession Road, Brant County (ERO 019-7246)

Introduction

Innovative Planning Solutions has been retained by Pennmar Holdings Inc. to prepare to request an amendment to the County of Brant's Official Plan in response to the Environmental Registry of Ontario's (ERO-019-7246) comment and review period for the adoption of the County of Brant Official Plan. We are requesting that the Subject Lands shown in part A (21.9ha) of Figure 1 are converted from the 'Agricultural' designation to the 'Employment' in the County of Brant Official Plan.

Background

On February 7th, 2023, Innovative Planning Solutions submitted a Pre-Submission Consultation Request for an Official Plan Amendment and Zoning By-law Amendment for 229 2nd Concession Road to seek approval for a proposed 32-lot employment lands development. Afterwards on May 4th, 2023, a virtual meeting was held via Zoom attended by Kevin Bechard (Agent) and others to discuss the proposed industrial subdivision.

On May 30, 2023, the County of Brant adopted a new Official Plan pursuant to sections 17 and 26 of the Planning Act by By-Law 61-23. The new Official Plan, titled "A Simply Grand Plan" is now before the Minister of Municipal Affairs and Housing for a decision under the Planning Act.

Subject Lands

The Subject Lands are described as a parcel of land comprising of a long rectangular portion running north to south and a square shaped portion attached to the southwestern side of the rectangle (see Figure 1). In total the lands are approximately 51.1 ha (126.27 acres) in size. There are frontages of 321m running along Middle Townline Road, 292m along 2nd Concession Rd, and 301m along 3rd Concession Road. The site is accessible by 2nd Concession Road and Middle Townline Road.

Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (hereinafter 'PPS') states that:

*1.3.2.2 At the time of the official plan review or update, planning authorities should **assess employment areas identified in local official plans to ensure that this designation is appropriate to the planned function of the employment area.***

Given that the PPS requires planning authorities to assess the planned function of the employment area, this conversion request should be given consideration as the conversion supports the planned function of the area for general employment uses. The split-designation the subject lands 'Employment' and 'Agricultural' land use in the current Official Plan impedes the site's ability to function as an employment area as the employment uses become fragmented.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

The Growth Plan states that:

*2.5.5. Municipalities should designate and preserve lands within settlement areas located adjacent to or near major goods movement facilities and corridors, including **major highway interchanges, as areas for manufacturing, warehousing and logistics**, and appropriate associated uses and ancillary facilities.*

As shown in Appendix A, the Subject Lands are located to the north of the 403 Highway interchange. As such, these lands should be considered for employment uses as per the direction of the Growth Plan. The Growth Plan states that lands in the proximity of highway interchanges should be strategically positioned to support the movement of goods through employment uses.

County of Brant Official Plan 2012

The in-force Official Plan (2012) split-designates the subject lands 'Employment' and 'Agricultural' land use designations. Contextually, these lands are an extension of the

Employment land use designation extending from south of Hwy 403 to Second Concession Road.

County of Brant Official Plan 2022

The Draft Final Official Plan designation for the subject lands mirrors the in-force Official Plan providing for a split-designation of 'General Employment' and 'Agricultural' land use designations. Our specific request is that a General Employment land use designation be applied over the whole of the Pennmar Holdings Inc. lands to provide for efficient, logical and sequential development of the Subject Lands.

Minimum Distance Separation Report prepared by Colville Consulting

Minimum Distance Separation (MDS) analysis are used to determine potential land use conflicts between farm and non-agricultural land uses. The MDS I setback requirements were assessed for all livestock facilities within 750 m of the Subject Lands. The study determined that the MDS I formula is applied to one livestock facility and that the setback requirement from this facility do not encroach onto the Subject Lands. Therefore, the proposed expansion of the industrial lands will not conflict with the MDS I formula. The MDS Report prepared by Colville Consulting is attached in Appendix B.

Conclusion

In our professional planning opinion, the amendment to the Brant County Official Plan 2022 to allow the to convert the 21.9 ha of the Subject Lands from 'Agricultural' to 'General Employment' represents good planning for the following reasons:

- The proposed amendments would allow the Subject Lands to provide for the efficient industrial lots which would contribute to jobs and economic growth within the County of Brant.
- The Subject Lands would be better suited for an employment uses to support the planned function of the employment area as per the direction of the PPS.
- The Subject lands should be considered for employment uses as per the direction of the Growth Plan as they are in close proximity to the Hwy. 401 interchange.
- The proposed expansion of the industrial lands will not conflict with the MDS I formula.

We respectfully request to be kept up to date on the progress of the County's decision-making process regarding the County Official Plan 2022.

Respectfully submitted,

INNOVATIVE PLANNING SOLUTIONS



Kevin Bechard, BES M.Sc. RPP
Senior Associate



John Albert, B.E.S.
Intermediate Planner

Appendix A



LEGEND

- Subject Lands (50.5ha)
- Part A (21.9 ha)

Figure 1
Brant County Official Plan Schedule A

Source: County of Brant Official: A Simply Grand Plan Schedule A

Drawn By: JA

File:23-1276

Appendix B

September 1st, 2023

Pennmar Holdings Inc.
c/o Kevin Bechard
Senior Associate
Innovative Planning Solutions Inc.
647 Welham Road, Unit 9
Barrie, ON L4N 0B7
Delivered via email.

Dear Kevin,

RE: Calculation of MDS I Setbacks for 229 Second Concession Road, County of Brant

Thank you for retaining Colville Consulting Inc. to complete a Minimum Distance Separation (MDS) study for the Property located at 229 Second Concession Road County of Brant. An expansion of an existing industrial designation is proposed for these lands. We have reviewed the pre-consultation documents (May 4, 2023) for the development proposal and understand that the County of Brant planning staff have requested that the development application for the proposed development include an MDS study to demonstrate that the proposed OPA and ZBA amendments to permit industrial development complies with the MDS formulae. The intent of the MDS study is to determine whether there are any potential constraints related to proposed industrial development on the Subject Lands.

The Property is located north of Third Concession Road, east of Middle Townline Road, south of Second Concession Road and west of Etonia Road (See Figure 1). It is approximately 51.10 ha in size. These lands are predominantly used for annual crop production with the exception of a woodland feature in the southeastern corner of the Property. The Property contains lands that are designated Agriculture, Employment and Natural Heritage System in the County of Brant Official plan (Schedule A).

The northern portion of the Property, herein referred to as the Subject Lands, are designated "Agriculture" in the County of Brant Official Plan. The southern portion of the Property is designated for industrial uses. The MDS formula will apply to the Agricultural portion of the Subject Lands which measures approximately 20.80ha (51.40 acres). The Subject Lands are currently planted in soybeans, with a residence and small shed located along Second Concession Road.

According to OMAFRA's Agricultural Systems for the Greater Golden Horseshoe mapping, the Property forms part of the Greater Golden Horseshoe's Agricultural Land Base and part of a prime agricultural area. The Subject Lands are designated Agriculture on the Subject Property as the MDS formula is only required to be applied to lands designated Agricultural and Rural.

To be consistent with the *Provincial Policy Statement (PPS)*, and the *A Place to Grow: Growth Plan for the Greater Golden Horseshoe*, an MDS I Study is required for the proposed OPA and ZBA amendments to permit

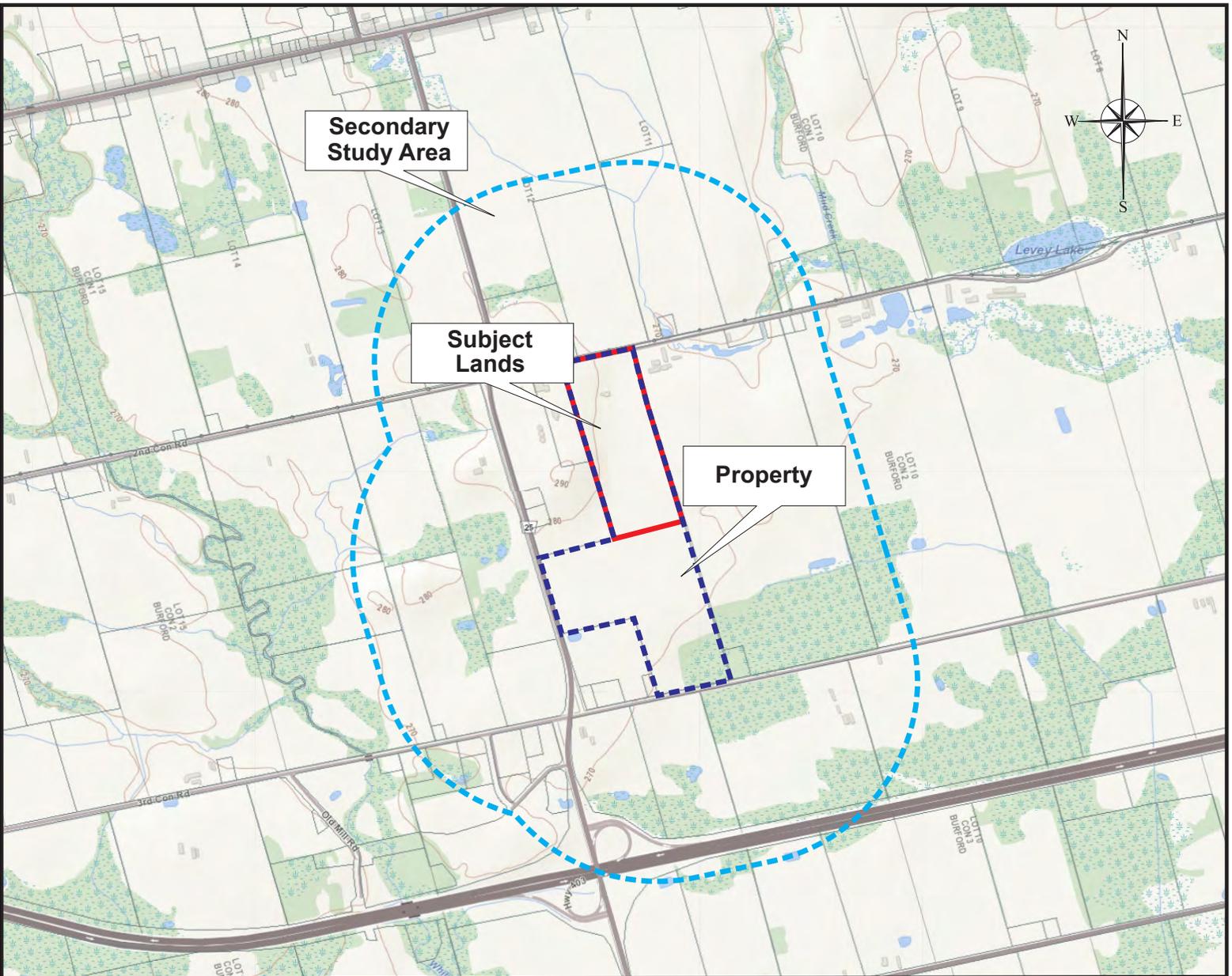


Figure 1
Location Map

**Minimum Distance Separation for
229 Second Concession Road**

Prepared for: **Penmar Holdings Inc.**

Prepared by: **COLVILLE CONSULTING INC.**

DATE: August 2023

FILE: C23057

industrial development on the Subject Lands. The MDS I Study must be completed in accordance with the guidelines provided in the Minimum Distance Separation (MDS) Document, Publication 853 (2016). The MDS study is needed to demonstrate that the proposed development will conform to the MDS formula as required by Provincial policies and official plans (e.g., the PPS). The concept plan for the proposed development on and adjacent to the Subject Lands is provided in Appendix A.

MINIMUM DISTANCE SEPARATION

Background

According to the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) FactSheet *Farmer and Neighbour Relations Preventing and Resolving Local Conflicts* (January 2005), neighbour complaints relating to odours generated by farm operations are the number one complaint received by farmers.

The concept of applying separation distances between livestock facilities and non-farm land uses in order to minimize land use conflicts with the growing non-agricultural rural population first originated in the early 1970's with the *Suggested Code of Practice* where a one size fits all solution was first applied to new or expanding livestock operations. The *Suggested Code of Practice* "rationalized that the effect of objectionable odours in a neighbourhood could be reduced if livestock and poultry facilities were located as far as practically possible from nearby dwellings" (Minimum Distance Separation Implementation Guidelines, Publication 707, 2006).

In 1976 the *Agricultural Code of Practice* was developed and introduced MDS formulas which would calculate the separation distances based on a range of factors specific to each livestock facility and the perceived sensitivity of the non-farm land uses. This document further reiterated that "Objectionable odours can be reduced if livestock buildings and rural residences are constructed at reasonable distances from each other." It goes on to say that "The MDS Formulas have been developed to provide a consistent and fair technique to determine separation distances between non-compatible land uses".

The 1978 *Food Land Guidelines*, the agricultural planning policy of the day, directed municipalities to indicate in relevant policies of their official plan that the MDS formula be applied to new or expanding livestock facilities and to new non-farm land uses.

The *Agricultural Code of Practice* was replaced by the Minimum Distance Separation I and Minimum Distance Separation II in 1995. In 2006, the OMAFRA updated the MDS formulae and the Minimum Distance Separation Implementation Guidelines, Publication 707 came into effect on January 1, 2007.

The Province once again updated the MDS and as of March 1st, 2017, the new MDS requirements as set out in "Minimum Distance Separation (MDS) Document", Publication 853 OMAFRA (2016) came into effect. As with its predecessors, the MDS only addresses odour-related concerns.

The MDS only applies to Agricultural or Rural designated lands. The MDS formulae are not applied within an existing settlement area boundary unless specific wording is provided in a municipality's official plan stating that the MDS is to be applied within other land use designations.

MDS Formulae

Two different formulae have been developed by the Province; the MDS I formula and the MDS II formula. The MDS I formula calculates the minimum distance separation requirements between existing livestock facilities and proposed new non-agricultural uses or lot creation. The MDS II calculates minimum distance separation requirements for new or expanding livestock facilities from existing or approved non-farm development.

Software developed by OMAFRA is used to calculate the MDS I requirements for the livestock facilities. This includes former livestock operations which have buildings that are structurally sound and capable of housing livestock. To determine the MDS I setback requirements, specific information regarding each livestock facility is required by the formulae. *Livestock facilities* are defined in the Minimum Distance Separation (MDS) Document, Publication 853 (2016) as “All livestock barns and manure storages on a lot, as well as all unoccupied livestock barns and unused manure storages on a lot.”

For the purposes of this study, the MDS I formula is used as the proposed industrial development is considered a new non-agricultural use. The formula requires specific information regarding neighbouring livestock operations. The information includes:

- the lot size;
- the type of livestock housed in the barn;
- the maximum capacity of the barn;
- the type of manure storage system; and
- the type of land use proposed adjacent to existing livestock facilities.

With regards to the type of land use proposed, the MDS recognizes two land use types; Type A and Type B. As per the Minimum Distance Separation (MDS) Document, Publication 853 (2016):

Type A land uses are typically characterized by uses that have a lower density of human occupancy, habitation, or activity. For the purposes of MDS I, Type A land uses include applications to rezone or redesignate agricultural lands for industrial, agricultural-related, or recreational use – low intensity purposes.

Type A land uses include applications to permit:

- construction of a dwelling on an existing lot where the municipality has determined that MDS I should be applied, or the
- creation of up to three lots either by consent or plan of subdivision

Type B land uses generally have a higher density of human occupancy, habitation, or activity. The Minimum Distance Separation (MDS) Document, Publication 853 (2016) describes Type B land uses as follows:

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

The MDS Guidelines consider the proposed OPA and ZBA amendments to permit industrial development to be a Type A land use, which has a lower potential for generating nuisance complaints. The Study Area for Type A land uses includes all lands within 750m of the Subject Lands.

METHODOLOGY

Background Information Review

The Minimum Distance Separation (MDS) Document, Publication 853 (2016) and the Minimum Distance Separation and land use policies contained in the Provincial Policy Statement (PPS 2020) and the County of Brant Official Plan (2012) were reviewed.

Prior to visiting the site, we reviewed aerial photography (both Google Earth 2023 imagery and OMAFRA's AgMaps imagery). We used this imagery to identify potential livestock housing facilities within the Study Area prior to our site visit.

As per MDS Guideline #16 in the MDS Document, the information to be used in MDS calculations should be obtained from the owner of the livestock facility whenever possible. While it is always preferable to get the information specific to the livestock facility directly from the farmer or landowner, in some cases this is not possible. In the absence of this information source, we used aerial photo interpretation, professional judgement and information provided by locals knowledgeable about the area and the livestock facilities of interest. In absence of information obtained directly from landowners/operators, we used on-line mapping tools such as Google Earth® to determine lot sizes and barn dimensions to calculate the maximum capacity of the livestock facilities.

OBSERVATIONS

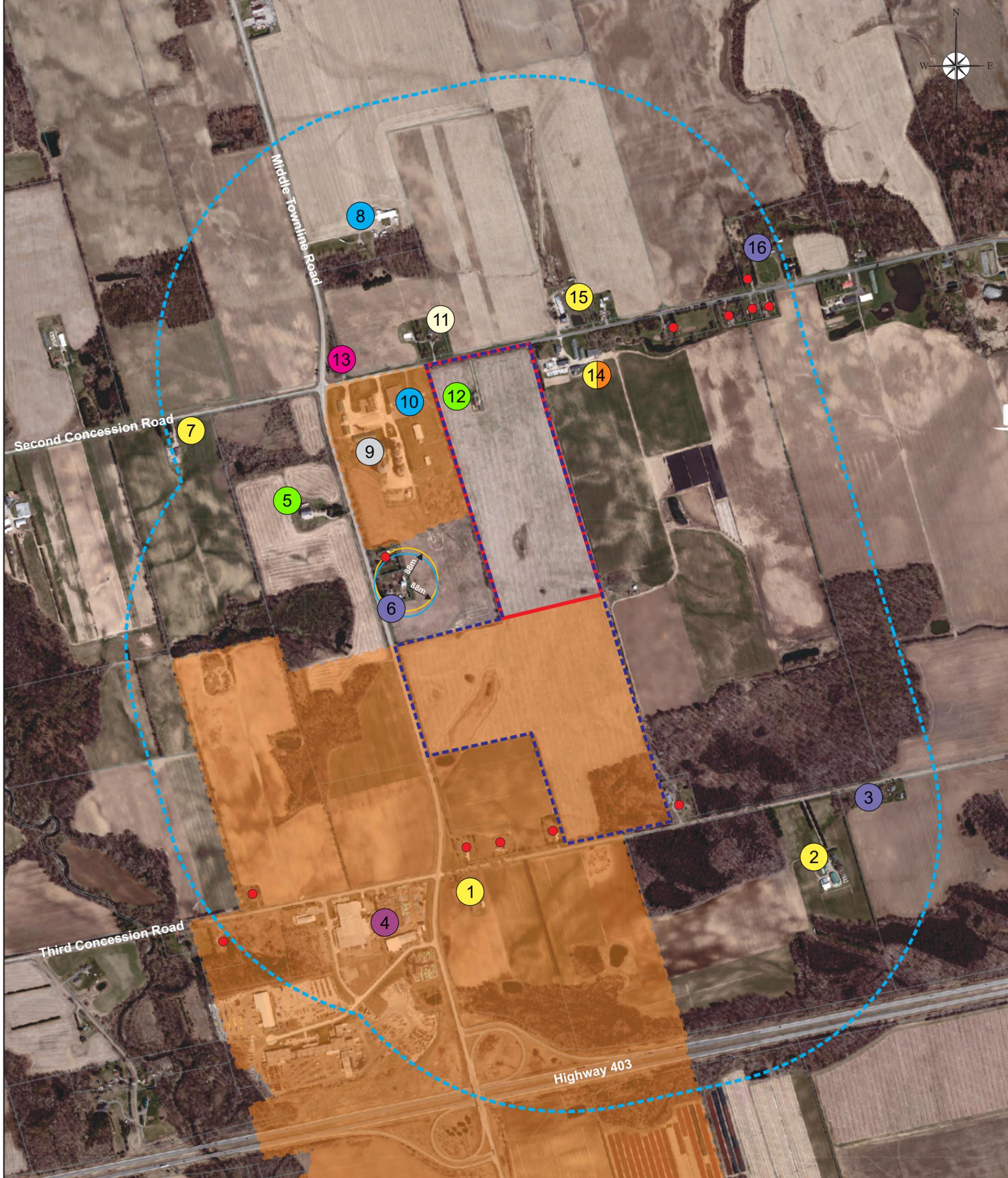
Site Visit

A reconnaissance level, land use survey was completed on August 22nd, 2023. The purpose of the survey was to obtain the information necessary to complete MDS I calculations for all potential livestock operations located within the Study Area. All structures believed to be structurally sound and capable of housing livestock were identified.

Land Use

Land uses in the study consists of a mix of both agricultural and non-agricultural uses. The reconnaissance level, land use survey identified the number and types of agricultural operations, agriculture-related uses and on-farm diversified uses within the Study Area. The land use survey also identified the type and extent of non-agriculture land uses in the Study Area. The detailed land use notes taken during this survey are included in Appendix B. Photo's taken during the site visit have been included in Appendix C.

Ten agricultural uses were identified during the land use survey. The agricultural uses include five specialty crop operation, three hobby farms, and two cash cropping operations. One agriculture-related



Legend

- - - Property
- - - Subject Lands
- - - - - Study Area
- SPPA-16

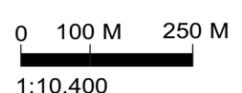
- Agricultural Use**
- Tobacco
- Cash Crop
- Ginseng
- Hobby Farm

- Agricultural-Related Uses**
- Grain Elevator/Dryer

- Non-Agricultural Uses**
- Non-farm Residence
- Utility
- Commercial
- Industrial
- Storage

MDS I

- Minimum Distance Separation I Setback Requirement for non-Agricultural Use (Type A)
- Minimum Distance Separation I Setback Requirement for non-Agricultural Use (Type A) with proposed changes to MDS guidelines



**Figure 2
MDS Mapping**

**Minimum Distance Separation for
229 Second Concession Road**

Prepared for:
Penmar Holdings Inc.

Prepared by:
COLVILLE CONSULTING INC.

DATE: August 2023

FILE: C23080

use was identified within the Study Area, which was a grain dryer/storage company for agricultural operations in the surrounding area. No on-farm diversified uses were identified during the land use survey or desktop review.

In addition, five non-agricultural uses were identified within the Study Area including commercial, utilities, storage, and industrial uses. Non-farm residential uses were also observed throughout the Study Area. During field inventories, thirteen non-farm residences were observed within the Study Area. A large area identified as Site Specific Policy Area 16 (SSPA 16) is identified in the County of Brant Official Plan and contains identifies priority employment areas within the County. The SSPA 16 lands are generally located in the southern and western portions of the Study Area and also partially on the property as shown in Figure 2.

Agricultural uses observed within the Study Area include a cash cropping, hobby farms, equestrian, and livestock operations. Two farm operation with structures capable of housing livestock within the Study Area were identified. Barns identified in the Study Area that are in poor shape and not capable of housing livestock or have been converted to other uses (e.g., Commercial) are not subject to the MDS. The location of land uses identified are shown in Figure 2.

ANALYSIS

Applicable MDS I Guidelines

The following MDS Guidelines are applicable to the proposed redesignation and rezoning for an industrial use. The italicized text below is sourced directly from the Minimum Distance Separation (MDS) Document, Publication 853 OMAFRA (2016).

Guideline #2. For What, and When, is an MDS Setback Required?

The MDS I setback distances shall be met prior to the approval of:

- 1. proposed lot creation in accordance with Implementation Guidelines #8 and #9;*
- 2. re-zonings or re-designations in accordance with Implementation Guideline #10;*
- 3. building permits on a lot which exists prior to March 1, 2017, in accordance with Implementation Guideline #7; and*
- 4. as directed by municipalities for local approvals for agriculture-related uses or on-farm diversified uses in accordance with Implementation Guideline #35.*

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

As per bullet point 2 above, the proposal is for a new or expanding zone or designation for an industrial use outside of a settlement area, therefore the MDS setback is required. The distances must be met prior to approval in accordance with Implementation Guideline #10.

Guideline #6. Required Investigation Distances for MDS

A separate MDS I setback shall be required to be measured from all existing livestock facilities and anaerobic digesters on lots in the surrounding area that are reasonably expected by an approval authority to be impacted by

the proposed application. As part of municipal consideration of planning or building permit applications, all existing livestock facilities or anaerobic digesters within a 750 m distance of a proposed Type A land use and within a 1,500 m distance of a proposed Type B land use shall be investigated and MDS I setback calculations undertaken where warranted.

In circumstances where large livestock facilities (e.g., >1,200 Nutrient Units) exist beyond the 750 m or 1,500 m Study Area, MDS I setbacks from these facilities should also be calculated.

This Guideline is confirming that an MDS I calculation is required from all livestock facilities and anaerobic digesters for new land uses including for lot creation. For Type A land uses such as the proposed industrial development, the Study Area needs to include all lands within at least 750m of the Subject Property.

Guideline #10. MDS I Setbacks for Zoning By-Law Amendments and Official Plan Amendments

An MDS I setback is required for all proposed amendments to rezone or redesignate land to permit development in prime agricultural areas and rural lands presently zoned or designated for agricultural use. This shall include amendments to allow site-specific exceptions which add non-agricultural uses or residential uses to the list of agricultural uses already permitted on a lot but shall exclude applications to rezone a lot for a residence surplus to a farming operation (e.g., to a rural residential zone) in accordance with Implementation Guideline #9 above.

Amendments to rezone or redesignate land already zoned or designated for a non-agricultural use, shall only need to meet the MDS I setbacks if the amendment(s) will permit a more sensitive land use than existed before. In other words, if the proposal is to change an existing Type A land use (e.g., industrial use outside of a settlement area) to a Type B land use (e.g., commercial) in accordance with Implementation Guidelines #33 and #34, then an MDS I setback shall be required."

Guideline #10 confirms that an MDS I setback is required for all proposed amendments to rezone or redesignate land to permit development in prime agricultural areas and rural lands presently zoned or designated for agricultural use. An application for an OPA and ZBA to permit industrial development outside of a settlement area and within the agricultural designation requires an MDS I setback.

Guideline #33. Type A Land Uses (Less Sensitive)

For the purposes of MDS I, proposed Type A land uses are characterized by a lower density of human occupancy, habitation or activity including, but not limited to:

- *industrial uses outside a settlement area;*
- *open space uses;*
- *building permit applications on existing lots outside a settlement area for dwellings, unless otherwise specified in a municipality's zoning by-law in accordance with Implementation Guideline #7;*
- *the creation of lots for agricultural uses, in accordance with Implementation Guideline #8; and*
- *the creation of one or more lots for development on land outside of a settlement area that would NOT result in four or more lots for development in immediate proximity to one another (e.g., sharing a common contiguous boundary, across the road from one another, etc.), regardless of whether any of the lots are vacant.*

The first bullet above relates to the industrial use outside of a settlement area. Therefore, the proposed development on the Subject Lands qualifies as a Type A land use.

Application of MDS I Formula

The information collected during the land use survey and interpretation of aerial photography was entered into the MDS Software and used to generate the MDS setback distance for Type A Land Use (New or expanding zone or designation for an industrial use outside of a settlement area). The Minimum Distance Separation I (MDS I) Reports generated by the MDS I software are provided in Appendix D. Table 1 below summarizes the data collected for each livestock operation for each of the factors used to calculate the MDS I setback requirements. Table 2 shows the estimated MDS I setback requirements for the livestock facility identified.

As per Guideline No. 12 in the *The Minimum Distance Separation (MDS) Document* (2016), a reduced MDS setback may be permitted if four or more non-agricultural uses are located between and closer to the livestock facility than the proposed development. These developments must be of the same or greater sensitivity than the proposed development. The non-agricultural uses must also be located within a 120° view of the nearest part of the livestock facility or manure storage to the proposed development.

Guideline No. 12 applies to Site #16. The reduced setbacks generated by this facility does not encroach into the Subject Lands. It should be noted that even without the application of Guideline #12, the MDS I setbacks would not encroach into the Subject Lands.

The MDS I formula was applied to one livestock facility, a hobby farm (Site #6). The MDS I factors for this farm were obtained directly from the landowner and are summarized in Table 1. The MDS I setback requirements are shown in Table 2. As outlined in the Table below, the proposed development will comply with the MDS I formula.

Table 1. MDS Calculation Factors					
Site Number	Factor A Odour Potential	Factor B Nutrient Units Factor	Factor D Manure Storage Type	Factor E Encroaching Land Use	Total Lot Size
#6	0.74 Horses, Medium-framed, Muscovy Ducks, Goats, Swine, Chickens.	154.79 Estimated livestock Barn Area – 145m ²	0.7 V3—Solid, outside, no cover, >=30% DM	1.1 Type A – New or expanding zone or designation for an industrial use outside of a settlement area	0.69 ha

Table 1. MDS Setback Requirements						
Site Number	MDS I Setback Requirement – Livestock Facility	MDS I Setback Requirement – Manure Storage	Dist. Between Livestock Facility	Dist. Between Manure Storage	Complies with Livestock Setback?	Complies with Manure Storage Setback?
#6	88m	88m	158m	181m	Yes	Yes

CONCLUSIONS

The MDS I setback requirements were assessed for all livestock facilities within 750 m of the Subject Lands. The study determined that the MDS I formula is applied to one livestock facility and that the setback requirement from this facility do not encroach onto the Subject Lands. Therefore, the proposed expansion of the industrial lands will not conflict with the MDS I formula.

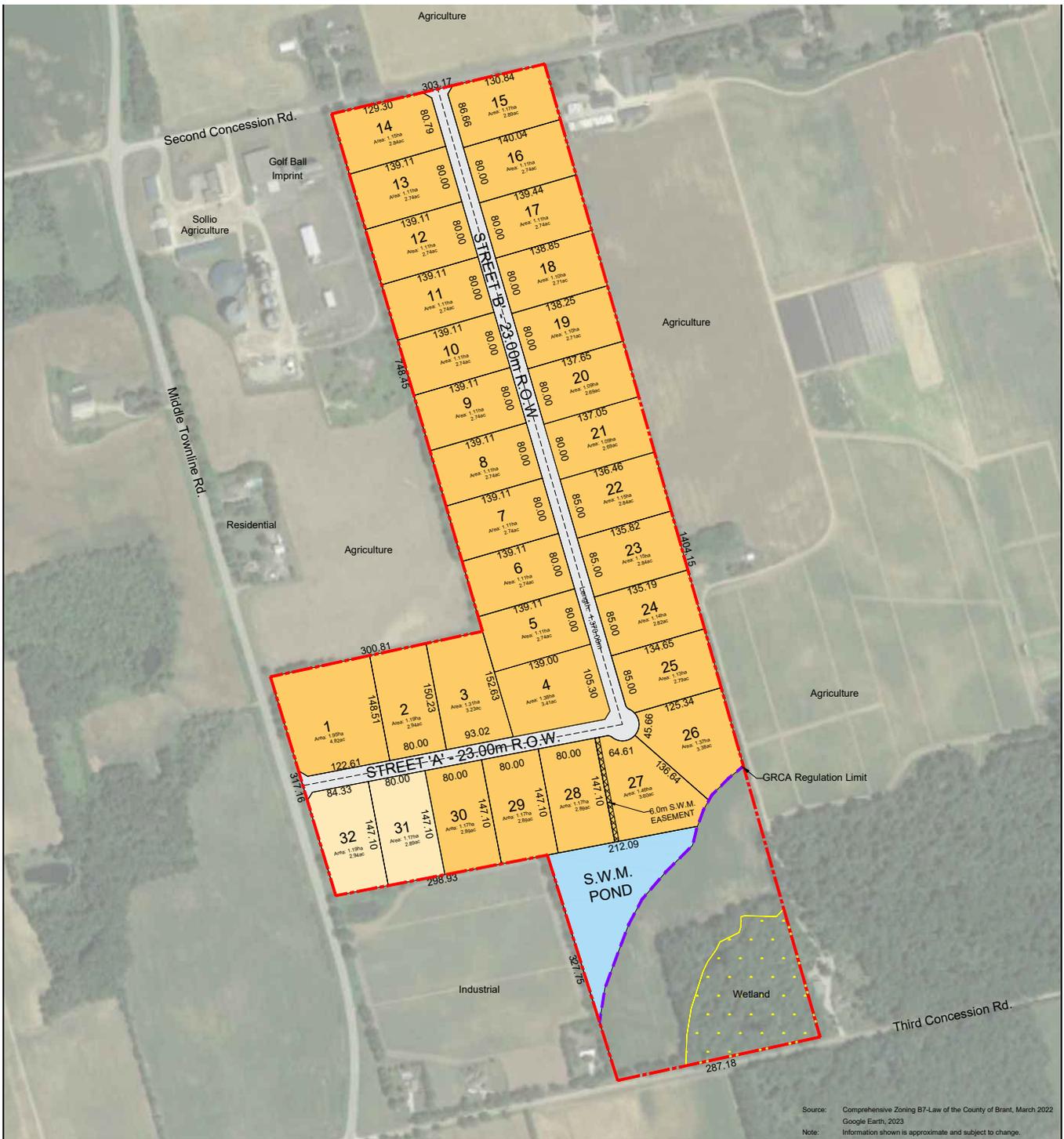
Thank you for retaining our services. Please call me at 905-935-2161 or email Brett@colvilleconsultinginc.com if you have any questions regarding the contents of this report.

Yours sincerely,



Brett Espensen, B.A. (Hons), EMA, CISEC
Agricultural Consultant, Colville Consulting Inc.

Appendix A
Development Plan



Source: Comprehensive Zoning By-Law of the County of Brant, March 2022
 Google Earth, 2023
 Note: Information shown is approximate and subject to change.

LIGHT INDUSTRIAL (M2) ZONE		
Provisions	Required	Provided
Lot Area (min.)	1,100.00m ²	> 1,100.00m ²
Lot Frontage (min.)	20.00m	> 20.00m
Street Setback (min.)	6.00m	>= 6.00m
Interior Side Yard Setback (min.)	3.00m	>= 3.00m
Rear Yard Setback (min.)	8.00m	>= 8.00m
Lot Coverage (max.)	60.00%	<= 60.00%
Landscaped Open Space (min.)	10.00%	>= 10.00%
Building Height (max.)	12.00m	<= 12.00m
Commercial Floor Area (max.)	10.00% of the G.F.A. of the permitted use to which it is accessory	<= 10.00%
HEAVY INDUSTRIAL (M3) ZONE		
Provisions	Required	Provided
Lot Area (min.)	1,100.00m ²	> 1,100.00m ²
Lot Frontage (min.)	30.00m	> 30.00m
Street Setback (min.)	15.00m	>= 15.00m
Interior Side Yard Setback (min.)	3.00m	>= 3.00m
Rear Yard Setback (min.)	8.00m	>= 8.00m
Lot Coverage (max.)	60.00%	<= 60.00%
Landscaped Open Space (min.)	10.00%	>= 10.00%
Building Height (max.)	12.00m	<= 12.00m

Legend

- Subject Site (±511,000.00m² / 51.10ha)
- Light Industrial (M2 zone) - 2 lots
- Heavy Industrial (M3 zone) - 30 lots
- Open Space (OS1 zone)
S.W.M Pond (±21,603.29m² / 2.16ha)

SCHEDULE OF REVISIONS

No.	Date	Description	By

KEY MAP N.T.S.

CONCEPTUAL SITE PLAN - 32 LOTS
 229 SECOND CONCESSION RD.,
 COUNTY OF BRANT

Scale
 0 50 100 150 200 250m

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 647 WELHAM ROAD, UNIT 5, BARRIE, ON, L4N 6B7
 Tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: Jan. 27, 2023 Drawn By: A.S.

Appendix B

Land Use Notes

Staff – Brett Espensen			
Land Use Survey Notes – August 22nd, 2023		Project Number – C23057	
Weather	Temperature	Cloud Cover	Wind
Partly Cloudy	14° (14°)	50%	8km/h North

Site No.	Type of Operation	Land Use	MDS Required?	Description of Operation
1	Agricultural	Tobacco	No	Tobacco operation. Barn on site appears to be associated with tobacco production on and adjacent the property.
2	Agricultural	Tobacco	No	Observed from roadside and air photos. Tobacco kilns, implement storage and greenhouses observed. No sign of livestock on site
3	Agricultural	Hobby Farm	No	Small hobby farm. Vegetables grown on site for personal use. No sign of livestock.
4	Non-Agricultural	Industrial	No	Industrial cluster part of SSPA 16. Numerous industrial operations active.
5	Agricultural	Cash Crop	No	Two implement sheds in fair and good condition, Likely used for implement storage. No sign of livestock.
*6	Agricultural	Hobby Farm	Yes	Small hobby farm. Talked with landowner about property and the surrounding area. Landowner stated they had 4 horses, 2 pigs, 2 goats, 6 ducks, and 3 roosters. Manure stored outside. Barn in fair/good condition.
7	Agricultural	Tobacco	No	Tobacco grown on site. Implement shed and residence associated with tobacco production.
8	Non-Agricultural	Commercial	No	"Princeton Repair Inc." https://www.princetonrepairinc.com/
9	Agricultural-related Use	Grain Elevator	No	"DG Global" https://dgglobal.ca/ Grain storage and drying for corn, soybean, and wheat.
10	Non-Agricultural	Commercial	No	"Golf Ball Imprint Co Ltd." Re https://golfballimprint.ca/ tired grain elevator and old outbuildings on site. Date equipment and no longer operational. Large building on site used by golf ball company.
11	Non-Agricultural	Storage	No	Small metal Quonset hut. Appears to be for personal use, no sign of agricultural operations.
12	Agricultural	Cash Crop	No	Primary Study Area. Former livestock Operation. Only small shed remains on site. Soybeans grown on site. No livestock housing present on site.
13	Non-Agricultural	Utility	No	Enbridge utility station.
14	Agricultural	Tobacco/Ginseng	No	Large operation. Tobacco and Ginseng grown on property. Multiple tobacco kilns. Farm implements stored on site. Multiple outbuildings associated with tobacco production present on

Site No.	Type of Operation	Land Use	MDS Required?	Description of Operation
				site. Ginseng shade cloth in place and actively grown on site.
15	Agricultural	Tobacco	No	No tobacco observed growing on site, but tobacco processing equipment on site. Implement buildings and tobacco kilns on site. Farm machinery present. Farm labourer housing also present on site.
16	Agricultural	Hobby Farm	No, Guideline #12	Small hobby farm. Small barn and fenced in pasture on site. Three beef cows observed in pasture.

*Information obtained from landowner

	Total Number	Active	Retired or Remnant
Agricultural	10	5 - Specialty Crop 3 - Hobby Farm 2 - Cash Crop	0
Agriculture-related	1	1 - Grain dryer/storage	0
On-farm Diversified	0	0	0
Non-Agricultural	Total Number	Commercial	Other
Non-Agricultural	5	2 - Commercial	1 - Utility 1- Non-farm Residence

Appendix C
Site Photographs



Photo 1 - Example of tobacco fields present within SSA.



Photo 2 - Hobby farm west of PSA, horses observed from roadside.



Photo 4 – View of outbuilding on tobacco farm, implements stored on site.



Photo 4 - View from road, "Princeton Repair Inc."



Photo 5 - View of Grain dryer/storage "DG Global" west of PSA



Photo 6 - View of former grain storage/ current golf ball design company west of PSA



Photo 7 - Small metal Quonset hut north of PSA, part of non-farm residence.



Photo 8 - Small storage shed on PSA, only remaining structure associated with retired livestock operation.



Photo 9 - Viewing southeast on PSA at soybean crop.



Photo 10 - Viewing southwest from PSA, Site #9 visible in background.



Photo 11 - View from northeast corner of PSA towards residence and storage shed. Soybean crop in foreground.



Photo 12 – Enbridge utility station north of second concession Road.



Photo 13 - View of tobacco/ginseng operation (Site 14) east of PSA. Multiple outbuildings/implements on site



Photo 14 – Site 14 from roadside, greenhouse, and outbuildings visible.



Photo 15 – view of outbuilding associated with tobacco operation, tobacco kilns in background.



Photo 16 – View of pasture and small Quonset hut, part of hobby farm northeast of PSA.

Appendix D

MDS I Report for Settlement Boundary Expansion Generated by OMAFRA's MDS Software

Description: ACR for 229 Concession Road, Brant County

Application Date: Monday, August 28, 2023

Municipal File Number:

Proposed Application: New or expanding zone or designation for an industrial use outside of a settlement area
Type A Land Use

Applicant Contact Information

Penmar Holdings Inc.

Location of Subject Lands

County of Brant, City of Brant County
BURFORD, Concession: 2, Lot: 12

Roll Number: 2920011040829000000 

Calculation Name: *Site 6*

Description: Hobby Farm

Farm Contact Information

Not Specified

Location of existing livestock facility or anaerobic digester

County of Brant, City of Brant County
BURFORD, Concession: 2, Lot: 12

Roll Number: 29200110408391000000 

Total Lot Size: 0.69 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	5	5.0	116 m ²
Liquid	Ducks, Muscovy	10 m ²	0.4	10 m ²
Solid	Goats, Does & bucks (for meat; includes unweaned offspring)	2	0.3	3 m ²
Solid	Swine, Feeders (27 - 136 kg), Deep Bedded	2	0.4	3 m ²
Solid	Chickens, Broilers	10 m ²	0.4	10 m ²

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 6.4

Potential Design Capacity (NU): 6.4

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	=	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.74	X	154.79	X		88 m (290 ft)	TBD

	Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
	88 m (290 ft)	TBD



Minimum Distance Separation I

C3057

Prepared By: Brett Espensen, Agricultural Consultant, Colville Consulting Inc

Preparer Information

Brett Espensen
Agricultural Consultant
Colville Consulting Inc
432 Niagara Street
St. Catharines, ON, Canada L2P 2Y2
Phone #1: 905-246-5600
Email: Brett@colvilleconsultinginc.ca

Signature of Preparer: _____ Date: _____
Brett Espensen, Agricultural Consultant

NOTE TO THE USER:

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