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1.0 INTRODUCTION

Zelinka Priamo Ltd., on behalf of Mr. Gerbe Botden and Botden Orchards Ltd., is pleased to submit this report in support of a concurrent Zoning By-law Amendment and Consent to Sever applications for the lands known municipally as 357069 The Blue Mountains Meaford Townline Road, hereinafter referred to as the "subject lands".

The proposed applications intend to facilitate a severance of the westerly portion of the subject lands to create a new lot for the construction of a single-detached dwelling associated with the ongoing special agricultural activities (apple orchard) on the remainder of the severed lands. The purpose of the severance is so Mr. Botden can construct a new home for his family proximate to his family business. The land is required to be severed to permit a reasonable financial scenario, rather than the purchase of the entire orchard.

This report evaluates the proposed ZBA and Consent to Sever applications within the context of existing land use policies and regulations, including:

- The Planning Act;
- The Provincial Planning Statement 2024;
- County of Grey Official Plan;
- Town of The Blue Mountains Official Plan, and
- Town of The Blue Mountains Zoning By-law.

2.0 SUMMARY

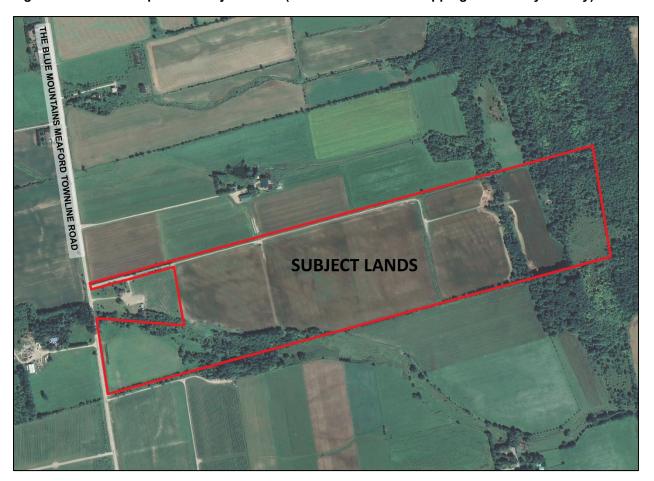
This report concludes that the proposed development and associated Zoning By-Law Amendment and Consent to Sever applications are appropriate and desirable for the following reasons:

- The proposed Consent to Sever and Zoning By-Law Amendment applications are consistent with the applicable policies of the Provincial Planning Statement 2024;
- The proposal conforms with the applicable policies of The County of Grey Official Plan and Town of The Blue Mountains Official Plan:
- The proposal to rezone the subject lands maintains the purpose and intent of the Town of The Blue Mountains Zoning By-law;
- The proposed farm dwelling is a permitted use on the subject lands and is essential for ensuring that the farm family is readily available to address any issues or tasks that may arise in the apple orchard. The proximity of the farm dwelling to the cultivated fields is also important for handling emergencies, whether they involve late-night problems, sudden weather events, or the need to monitor the trees. Furthermore, having a residence close to the apple orchard eliminates the daily commute, saving time and enhancing the overall efficiency of the agricultural operation; and,
- The proposed severance results in agriculturally independently viable severed and retained lots.

3.0 SUBJECT LANDS

The subject lands are presently owned by Botden Orchards, of which Mr. Botden is a director. These lands are comprised of a single, irregular-shaped parcel located on the west side of The Blue Mountains Meaford Townline Road (Figure 1), approximately 618m north of the intersection of The Blue Mountains Meaford Townline Road and Side Road 30th. The subject lands have a lot frontage of 218.8m along The Blue Mountains Meaford Townline Road, a lot depth of 1359.3m, and a lot area of 38.8ha.

Figure 1: Location map of the subject lands (Source: Interactive mapping of the Grey County)



The subject lands are mainly used for apple orchards (Figure 2, next page). Portions of the rear and front of the subject lands contain natural heritage and natural hazard features. Little Beaver Creek runs diagonally through the front portion of the lands (Figures 3 and 4, next page), effectively separating approximately 3ha of table land in the southwesterly portion of the subject lands (front portion). There are no structures present on the subject lands.

Vehicular access to the subject lands is provided by an existing gravel driveway from The Blue Mountains Meaford Townline Road (Figure 5, see next page). The Blue Mountains Meaford

Townline Road is a local, gravel road. There are overhead hydro lines on the easterly side of the road. No public sidewalks are present in the area.

Figure 2: Apple Orchards (looking east on the subject lands)



Figure 3: Front Portion of the Subject Lands (Looking east on The Blue Mountains Meaford Townline Road)



Figure 4: Front Portion of the Subject Lands (Looking southeast on The Blue Mountains Meaford Townline Road)



Figure 5: Existing driveway (looking east on The Blue Mountains Meaford Townline Road)



The majority of the subject lands are within the "Special Agricultural" Land Use Type; the easterly portion of the subject lands is within the "Agricultural" Land Use Type, and the natural features on the subject lands are within the "Hazards Lands" in the County of Grey Official Plan.

The majority of the subject lands are designated "Special Agricultural"; the easterly portion of the is designated "Agricultural"; and, the natural heritage features within the subject lands are designated "Hazard" in the Town of the Blue Mountains Official Plan.

The majority of the subject lands are zoned "Special Agricultural (SA) Zone"; the easterly portion of the subject lands are zoned "Agricultural (A) Zone"; and, the natural heritage features within the subject lands are zoned "Hazard (H) Zone" in the Town of the Blue Mountains Zoning By-Law No. 2018-65.

The area proposed to accommodate a farm dwelling is within the "Special Agricultural" Land Use Type in the County of Grey Official Plan; it is designated "Special Agricultural" in the Town of the Blue Mountains Official Plan; it is zoned "Special Agricultural (SA) Zone"; and, it is located outside the Grey Sauble Conservation Authority ('GSCA') regulated area.

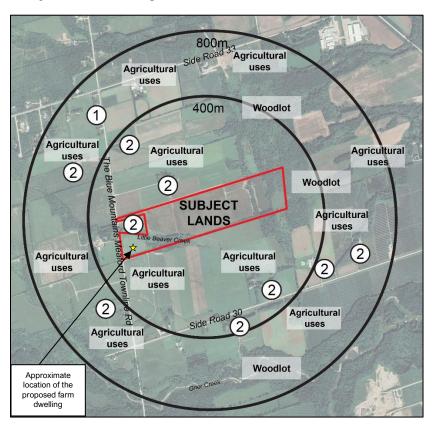
4.0 SURROUNDING LAND USES CONTEXT

Figure 6 illustrates the surrounding land uses, as well as, notable features within a 400-metre and 800-metre radius in relation to the subject lands.

Notable features within the 400m and 800m radius include:

- 1. Rural residential uses; and,
- 2. Livestock facilities.

Figure 6: Spatial Analysis – Surrounding Context



The subject lands are bounded by The Blue Mountains Meaford Townline Road to the west, and agricultural uses to the north, south and east, with associated farm residences and accessory buildings. The property located at 357093 The Blue Mountains Meaford Townline Road abuts the subject lands to the northwest, and woodlots abut the subject lands to the east. Lands within 400m are predominantly characterized by agricultural uses, comprised of livestock facilities and cultivated fields with associated farm dwellings and accessory buildings.

Lands within 800m are also predominantly characterized by agricultural uses, which are comprised of livestock facilities and cultivated fields with associated farm dwellings and accessory buildings. Woodlots are located to the east and south of the subject lands. Rural residential uses are located to the northwest, comprised of one and two-storey single detached dwellings.

5.0 PROPOSED SEVERANCE AND DEVELOPMENT

The subject lands are proposed to be severed to create a new lot (see Figure 7). The overall intent of the proposed severance is so that Mr. Botden can construct a new family dwelling on the lands to be severed, presently owned by Botden Orchards, of which he is a director. The severance would allow Mr. Botden to move his family onto the severed lands and have individual ownership of a portion of the property currently farmed by the farm corporation that he jointly owns. Due to the significant cost of specialty farmland, purchasing the entire farm property from the corporation to be held in a personal title is not feasible. This proposal keeps the individuals who are farming the land physically linked to the farming operation. No changes are proposed to the retained lot, which will maintain the ongoing apple orchard.

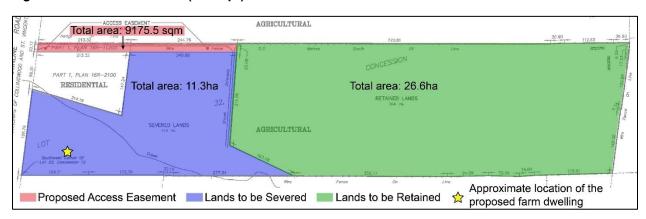


Figure 7: Severance Sketch (Excerpt)

The lands to be retained are proposed to have a lot area of 26.6ha and a lot frontage of 20.1m along The Blue Mountains Meaford Townline Road. These lands are proposed to have vehicular access by the existing gravel driveway located along the northerly lot line.

The lands to be severed are proposed to have a lot area of 11.3ha and a lot frontage of 198.7m along The Blue Mountains Meaford Townline Road. The new residential farm dwelling within the severed lot is proposed to have vehicular access by a new driveway from The Blue Mountains

Meaford Townline Road. The exact location of the proposed driveway is to be determined during the building permit stage.

Furthermore, an access easement (Figure 8) is proposed in favour of the severed lands to provide access to the apple orchard located on the easterly portion of the proposed severed lot, with a total area of 9175.5m². This proposal is a result of physical restrictions imposed by the Little Beaver Creek that runs diagonally through the front portion of the lands, which is surrounded by steep slopes, limiting access to the other side of the creek (apple orchard). In essence, Mr. Botden cannot travel directly from the area proposed for the new farm dwelling, through Little Beaver Creek, to his orchard.

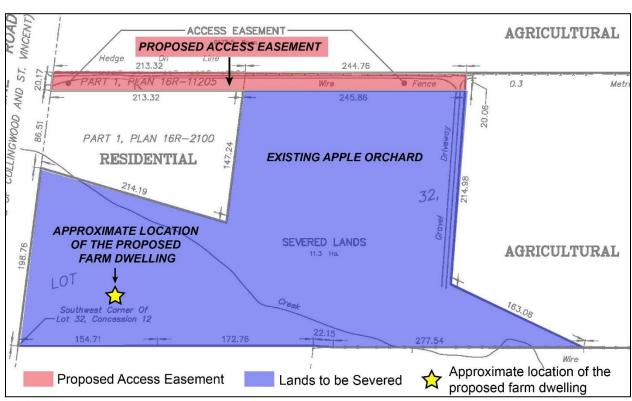


Figure 8: Proposed Access Easement (Excerpt)

The proposed farm dwelling is to be located at the front portion of the severed lot, outside the GSCA regulated area, which is currently vacant. The farm dwelling is proposed to be serviced by a new private well and a new septic system. A new vehicular access is proposed from The Blue Mountains Meaford Townline Road to the farm dwelling. The exact location of the proposed farm dwelling and driveway is to be determined during the building permit stage. The proposed farm dwelling with its associated private servicing will occupy a minimum area required for farm residential purposes. There is an opportunity for the remaining areas within the front portion to be used for additional apple orchards.

6.0 PROPOSED ZONING BY-LAW AMENDMENT

A Zoning By-law is required to bring the retained lands into compliance with the Town of The Blue Mountains Zoning By-law.

The retained lands are proposed to be rezoned to a site-specific "Special Agricultural (SA-_) Zone". The following special provision is required:

• To permit a lot frontage of 20.1m, whereas the minimum required is 150m.

7.0 LAND USE PLANNING ANALYSIS

The following sections of this report provide an analysis of the proposed development and Consent to Sever and Zoning By-law Amendment applications with respect to applicable policy and regulatory documents, including the Planning Act, the 2024 Provincial Planning Statement, the County of Grey Official Plan, the Town of The Blue Mountains Official Plan, and the Town of The Blue Mountains Zoning By-law.

7.1 PLANNING ACT, RSO 1990

In considering planning applications, the Planning Act states that regard shall be had for the items in Section 2, which address matters of provincial interest. Relevant policies are listed below in italics with response analysis underneath:

(a) the protection of ecological systems, including natural areas, features and functions.

The new farm dwelling is proposed to be located on the southwesterly portion of the severed lands, outside of the GSCA regulated area. The existing natural features on the subject lands will be maintained, and no negative impacts are anticipated on the natural features as a result of the construction of a farm dwelling.

(b) the protection of the agricultural resources of the Province.

The proposed new farm dwelling will be situated on a vacant portion of the severed lot, ensuring minimal impact on the agricultural lands. The existing apple orchard on both the severed and retained lots will remain intact, and there is an opportunity to enhance productivity on the severed lot by cultivating apples in the remaining vacant areas near the proposed farm dwelling.

(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems.

The new farm dwelling is proposed to be serviced by an individual private well and septic system, which is the appropriate servicing for agricultural areas.

(p) the appropriate location of growth and development.

The farm dwelling is proposed to be located on the southwesterly portion of the severed lands, which is currently vacant. Placing the farm dwelling in this area is crucial as it ensures that the farm family is readily available for any issues or tasks that arise in the apple orchard, especially during critical periods such as harvest time or to protect flowers from frost damage. This also includes emergencies such as late-night problems, sudden weather events, or simply the need to

monitor the trees. Additionally, having a farm dwelling close to the apple orchard eliminates the need for daily commutes, saving time and contributing to the overall efficiency of the agricultural operation.

7.2 PROVINCIAL PLANNING STATEMENT, 2024

The 2024 Provincial Planning Statement (PPS), issued under Section 3 of the Planning Act, provides policy direction on matters of provincial interest related to land use planning and development. All planning applications, including Zoning By-law Amendment applications, are required to be consistent with the 2024 PPS policies.

The proposed development and Consent to Sever and Zoning By-law applications are consistent with the applicable 2024 PPS policies for the following reasons:

- The new farm dwelling is proposed to be located in the southwesterly portion of the subject lands, associated with the ongoing apple orchard on the subject lands, which is a permitted use in prime agricultural areas (Section 4.3.2.4);
- The area proposed to accommodate a new farm dwelling is currently vacant and separated from the remaining cultivated areas due to natural heritage and hazard features. No changes are proposed for the remaining areas, and the apple orchards will continue to produce apples (Sections 4.3.1.2 and 4.3.1.3);
- The new farm dwelling is proposed to be located in a vacant area, outside of the GSCA regulated area. The existing natural features on the subject lands will be maintained, and no negative impacts are anticipated on the natural features as a result of the construction of a farm dwelling (Sections 4.1.4, 4.1.5, 4.1.8, and 5.2.2);
- The proposed Consent to Sever application is intended to create a new lot to facilitate the construction of a farm dwelling on the severed lands. The proposed lot areas for both the severed and retained lots are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations, as further discussed in Section 9.1 of this report (Section 4.3.3.1.a);
- As discussed in more detail later in this report, the MDS influence area of 357093 The Blue Mountains Meaford Townline Road encroaches past the southwesterly property line of the severed lands and the MDS influence area of 357113 The Blue Mountains Meaford Townline Road encroaches past the northerly property line of the subject lands; however, the proposed farm dwelling is proposed further south, on the southwesterly portion of the severed lands, which still complies with the MDS I setback based on building separation, as further discussed in Section 7.6 of this report (Section 4.3.2.3). Furthermore, there is a natural buffer between 357093 The Blue Mountains Meaford Townline Road and 357113 The Blue Mountains Meaford Townline Road and the severed lands, which is comprised of Little Beaver Creek that runs diagonally between these properties and is surrounded by mature trees and vegetation. This natural feature acts as a buffer to mitigate any undue impacts of the potential livestock facility;
- The new farm dwelling is proposed to be serviced by an individual private well and septic system, which is the appropriate servicing for agricultural areas (*Section 3.6.4*).

7.3 COUNTY OF GREY OFFICIAL PLAN

The majority of subject lands are within the "Special Agricultural" Land Use Type. The easterly portion of the subject lands is within the "Agricultural" Land Use Type, and the natural features on the subject lands are within the "Hazards Lands" as shown in Schedule 'A' – Land Use Types – Map 2 of the County of Grey Official Plan (Figure 9). The area proposed to accommodate a farm dwelling is within the "Special Agricultural" Land Use Type.

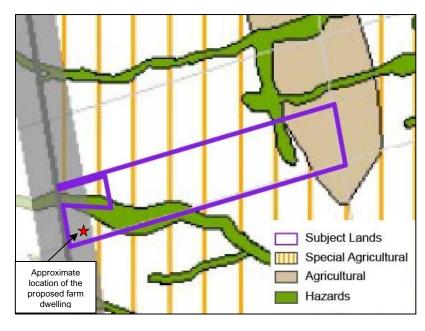


Figure 9: County of Grey Official Plan – Schedule 'A' – Land Use Types – Map 2 (Excerpt)

The proposed development and Consent to Sever and Zoning By-law applications are consistent with the applicable County of Grey Official Plan policies for the following reasons:

- The "Special Agricultural" land use type permits the majority of the uses permitted in the "Agricultural" land use type (Section 5.3.1.1), which includes residential uses associated with farming operations (Section 5.2.1.4 and Table 7). As such, the proposed farm dwelling is a permitted use on the severed lot;
- Lot creation that results in farm lots smaller than 40 hectares may be permitted, subject to specific criteria evaluated in an Agricultural Impact Assessment ('AlA') (Sections 5.2.3.1.a). An Agricultural AlA has been prepared for the proposed use and is discussed in Section 9.1 of this report. The AlA concluded that both the severed and retained lots will be economically viable and flexible and will remain sufficiently large to permit a change in the agricultural production, if needed;
- The retained and severed lands will continue the production of apples, and a farm dwelling is proposed to be constructed on the severed lands, associated with the farming operation on the severed lot (Section 5.2.3.1.a.1);
- The farm dwelling is proposed on the severed lot to ensure that the farm family is readily available for any issues or tasks that arise in the apple orchard. Additionally, having a farm

dwelling close to the apple orchard eliminates the need for daily commutes, saving time and contributing to the overall efficiency of the agricultural operation (Section 5.2.3.1.a.4);

- A farm business plan is discussed in Section 9.2.5 of this report, which demonstrates that both the severed and retained lands are economically viable and sufficiently large as independent parcels under unrelated ownership to permit a change in agricultural production (Sections 5.2.3.1.a.2, 5.2.3.1.a.3, 5.2.3.1.a.5, 5.2.3.1.a.6)
- The severed lands are proposed to have a lot area of approximately 11.3ha (28ac), which includes approximately 4.4ha (10.9ac) of existing apple orchard. The front portion of the severed lands is not currently used for agricultural purposes and has the potential to be converted into approximately 1.1ha (2.7ac) for agricultural production, bringing the total area available for cultivation to approximately 5.5ha (13.6ac). According to Sections 5.3.2.1 and 5.3.3.2 of the Grey County Official Plan, the minimum farm lot size within the "Special Agricultural" land use type shall contain an agriculturally productive area of at least 10ha. The intent of this minimum requirement is to ensure the long-term viability and efficiency of agricultural operations while protecting agricultural land from non-agricultural development. As demonstrated in the AIA (section 9.1 of this report), while the minimum 10ha requirement for agriculturally productive lands is not achieved on the severed lands, the expected income, market area, and past investments made on these lands, both the severed and retained lots are economically viable. Furthermore, 36% of farms in the Town of the Blue Mountains have crop and summerfallow areas ranging between 4ha and 28.3ha (10 to 69.9ac)¹, representing the most common distribution of crop and summerfallow areas. Thus, the proposed agriculturally productive area for the severed lands, including the existing apple orchard of 4.4 ha (10.9 ac) with the potential for a total of 5.5 ha (13.6 ac), aligns well with the sizes of productive land in the Town. Given this analysis, the proposed severance is consistent with the purpose and intent of Sections 5.3.2.1 and 5.3.3.2, and should not require an Official Plan Amendment;
- As further discussed in Section 7.6 of this report, the proposal complies with the MDS I formulae based on building separation (Sections 5.2.3.1.a.7 and 5.2.2.5.f);
- The proposed farm dwelling will be located outside of the GSCA regulated area and natural features, such as woodlands and watercourses, and will provide sufficient setback from any natural feature (Sections 7.4.1 and 7.9.2).

7.4 TOWN OF THE BLUE MOUNTAINS OFFICIAL PLAN, 2016

The majority of the subject lands are designated "Special Agricultural"; the easterly portion of the lands are designated "Agricultural"; and, the natural heritage features within the subject lands are designated "Hazard" as shown in Schedule 'A' – Land use Plan in the Town of the Blue Mountains Official Plan (Figure 10). The area proposed to accommodate a farm dwelling is designated "Special Agricultural".

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¹ Statistics Canada. <u>Table 32-10-0233-01</u> Farms classified by area in crops and summerfallow, Census of Agriculture, 2021

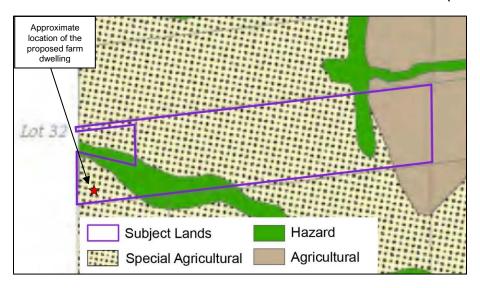


Figure 10: Town of the Blue Mountains Official Plan - Schedule 'A' - Land Use Plan (Excerpt)

The proposed development and Consent to Sever and Zoning By-law applications are consistent with the applicable Town of the Blue Mountains Official Plan policies for the following reasons:

- The area proposed to accommodate a farm dwelling is designated "Special Agricultural".
 According to Section B4.3.3.b of the Town of the Blue Mountains Official Plan, a farm residence is a permitted use in lands designated "Special Agricultural". As such, the proposed farm dwelling is a permitted use on the severed lot;
- A Consent to Sever application is submitted to create a new lot and facilitate the construction of a farm dwelling associated with an ongoing apple orchard on both the retained the severed lots. The creation of new lots for special agricultural purposes may be considered by Council, provided it satisfies specific criteria listed in Section B4.3.4 of the Town of the Blue Mountains Official Plan. An Agricultural AIA has been prepared to discuss the criteria, which are presented in Section 9.1 of this report. The AIA concludes that both the retained and severed parcels have agriculturally viable lot sizes and are flexible to ensure the long-term viability of farming and food production;
- Section B.4.3.6 of the Town of the Blue Mountains Official Plan discusses other types of Consents, which include the proposed access easement. It is important to note that the access easement is proposed in favour of the severed lands to provide access to the apple orchard located on the easterly portion of the proposed severed lot. This proposal is a result of physical restrictions imposed by the Little Beaver Creek that runs diagonally through the front portion of the lands, which is surrounded by steep slopes, limiting access to the other side of the creek (apple orchard). In essence, Mr. Botden cannot travel directly from the area proposed for the new farm dwelling, through Little Beaver Creek, to his orchard. Both the severed and retained lands are proposed to share the existing driveway to have access to their existing apple orchard. No negative impacts on surrounding land uses is anticipated as the area proposed for access easement is currently used to access the existing apple orchard;
- Both the severed and retained lots will have frontage on The Blue Mountains Meaford Townline Road (Section D4.2.1.a);

- A very low volume of traffic movement is expected as a result of the construction of a farm dwelling on the severed lot. The farm family is expected to access the farm dwelling to and from The Blue Mountains Meaford Townline Road, resulting in minimal impact on the local road (Section D4.2.1.b);
- The farm dwelling is proposed to be serviced by a private well and septic system, which is the appropriate servicing for agricultural areas (Section D4.2.1.c);
- No negative impact on the drainage patterns in the area is expected as a result of the construction of a farm dwelling (Section D4.2.1.d);
- The proposed farm dwelling will occupy the minimum area required to accommodate the residential dwelling and its individual servicing. The remainder of the areas on the severed lot have an opportunity to cultivate apples (Section D4.2.1.e);
- The proposed lot line severance takes into account existing natural features within the subject lands and avoids bisecting environmental features. The proposed farm dwelling will provide an appropriate setback from all natural features within the severed lot (Section D4.2.1.f).

7.5 TOWN OF THE BLUE MOUNTAINS ZONING BY-LAW 2018-65

The majority of the subject lands are zoned "Special Agricultural (SA) Zone"; the easterly portion of the subject lands are zoned "Agricultural (A) Zone"; and, the natural heritage features within the subject lands are zoned "Hazard (H) Zone" as shown in Schedule 'A' of the Town of the Blue Mountains Zoning By-Law No. 2018-65 (Figure 11). The area proposed to accommodate a farm dwelling is zoned as a "Special Agricultural (SA) Zone".

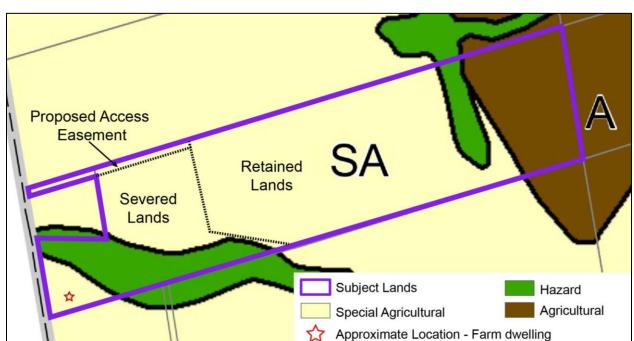


Figure 11: Schedule 'A' 2024 – Town of The Blue Mountains Zoning By-law (Excerpt)

The "Special Agricultural (SA) Zone" permits a range of agricultural uses, including single detached dwellings. As such, the proposed farm dwelling is a permitted use within the severed lot.

The ZBA application seeks to implement a site-specific "Special Agricultural (SA-_) Zone" for the retained lands to bring the lot into compliance with the Zoning By-law. Table 1 provides the site statistics for the retained and severed lots.

Table 1: Site Statistics

Zoning Regulations	Required SA Zone	Severed Lot Proposed SA-(_) Zone	Retained Lot Proposed SA-(_) Zone	
Lot Area (min.)	10 ha	11.3ha	26.6ha	
Lot Depth	N/A 474.71m		1,359.32m	
Lot Frontage (min.)	150m	198.7m	*20.1m	
Front Yard Setback (min.)	15m	>15m	N/A	
Rear Yard Depth (min.)	15m	>15m	N/A	
Interior Side Yard Depth (min.)	8m	>8m	N/A	
Building Height (max.)	11m	< 11m	N/A	
Parking spaces	2	2	N/A	

^{*}Denotes special provisions.

7.5.1 Special Zoning Provisions

The following discusses the proposed site-specific zoning provision being sought for the proposed retained lot.

Lot Frontage

The retained lot will have a frontage of 20.1 meters, whereas a minimum of 150m is required. The intent of this lot frontage requirement in lands zoned "Special Agricultural (SA) Zone" is to ensure the viability of agricultural lands by providing sufficient frontage for efficient farm operations, including the movement of agricultural machinery. Clearly, the proposed 20.1-m lot frontage for the retained land is intended solely for vehicular access as this is the existing frontage that is currently used for orchard activities. This lot possesses substantial and viable land for agricultural use, with a total width of approximately 305.6m for agricultural operations. Given that the 20.1m frontage is only what is used for all practical purposes, this frontage is appropriate to be recognized in the proposed zoning.

7.6 MDS CALCULATIONS

According to Section 4.19 of the Town of The Blue Mountains Zoning By-law, proposed residential uses need to comply with the Minimum Distance Separation ('MDS I') Formula.

MDS calculations were performed by Zelinka Priamo Ltd. using the latest Agrisuite software. All existing livestock facilities within 750 m of the proposed Type A land use was assessed as per MDS Guideline #6. Zelinka Priamo carried out an independent assessment of livestock barns to identify agricultural buildings that are structurally suitable for housing livestock, even if they are unoccupied. The evaluation considered the size and layout of each barn, existing structural

features, and site conditions to determine the appropriate type of livestock that could be housed in each facility. Sites were reviewed using aerial photography and confirmed by site visit, where possible. Lot areas of the surrounding properties and building footprints of the livestock facilities were obtained from the publicly available Grey County interactive mapping.

Collected data was used to generate separation distance calculations, which have been included in Appendix A. The maximum number of livestock that could be housed in each livestock barn was determined by entering the total barn area obtained from Grey County's online mapping system. Agrisuite software used the estimated livestock barn area and estimated maximum number of livestock within the barn, along with the respective minimum distance from the livestock barn and manure storage. MDS I setback distances were measured from the closest point of the livestock and/or manure storage facility to the property line of the subject lands and the proposed farm dwelling.

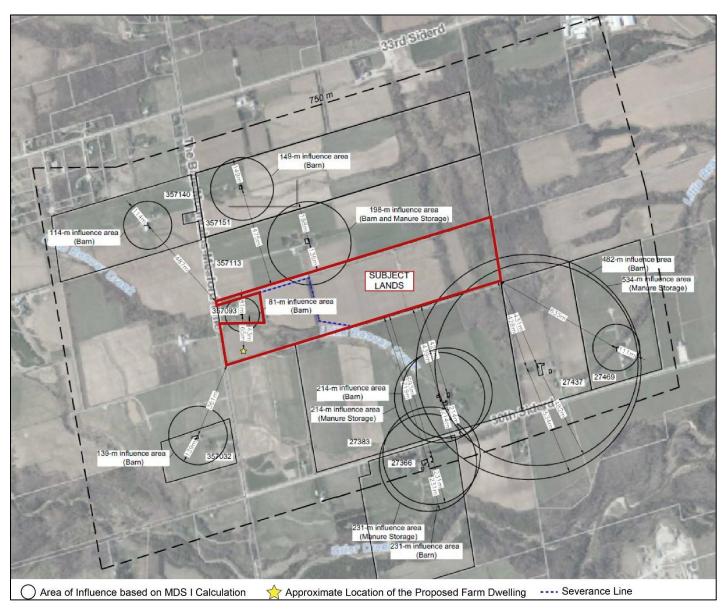
A review of lands proximate to the subject lands identified nine (9) properties with existing facilities or properties with potential for livestock in the surrounding area. Table 2 lists each property with respective livestock and barn information and its associated MDS I setback distances.

It should also be noted that all existing buildings on the nine (9) properties identified in Table 2 that could currently house livestock were analyzed under the assumption that they could and have accommodated livestock. Figure 12 on the next page shows the MDS analysis map, highlighting the location of the subject lands in relation to the surrounding livestock facilities and showing the areas of influence, based on the Agrisuite calculations in Appendix A, along with the actual distances of the livestock facilities to the property line of the subject lands.

Table 2: MDS Calculations

Address	Number of buildings considered in the MDS calculations	Total barn area	Type of Livestock	Estimated number of livestock	MDS I Setbacks (Barn / Manure Storage)	Actual Setback to Property Line (Barn / Manure Storage)
357032 The Blue Mountains Rd	1	513m ²	Horses	17	139m / NA	361m / NA
357093 The Blue Mountains Rd	1	60m ²	Horses	2	81m / NA	43m / NA
357113 The Blue Mountains Rd	1	390m²	Beef	105	198m / 198m	136m / 136m
357140 The Blue Mountains Rd	1	272m ²	Horses	9	114m / NA	487m / NA
357151 The Blue Mountains Rd	1	219m²	Beef	59	149m / NA	475m / NA
27366	1	535m ²	Beef	144	213m /	693m / 719m
Side Rd 30	4	211m ²	Horses	7	231m	093111/119111
27383	2	398m ²	Beef	107	214m /	429m / 439m
Side Rd 30	1	272m ²	Horses	9	214m	429111 / 439111
27437	1	1292m ²	Swine	1350	482m /	431m / 428m
Side Rd 30	1	190m ²	Beef	52	534m	
27469 Side Rd 30	1	242m ²	Horses	8	111m / NA	635m / NA

Figure 12: MDS I Analysis Map



Figures 13 to 22 depict the identified structures that could house or have been accommodating livestock.

Figure 13: 357093 The Blue Mountains Meaford Townline Road – Existing Structure (looking west on 357069 The Blue Mountains Meaford Townline Road)



Figure 14: 357032 The Blue Mountains Meaford Townline Road – Existing Structure (looking west on The Blue Mountains Meaford Townline Road)



Figure 15: 357113 The Blue Mountains Meaford Townline Road – Existing Structure (looking north on 357069 The Blue Mountains Meaford Townline Road)



Figure 16: 357140 The Blue Mountains Meaford Townline Road – Existing Structures (looking northwest on The Blue Mountains Meaford Townline Road)



Figure 17: 357151 The Blue Mountains Meaford Townline Road – Existing Structure (looking north on 357069 The Blue Mountains Meaford Townline Road)



Figure 18: 27366 Side Road 30 – Existing Structures (looking south on Side Road 30)



Figure 19: 27383 Side Road 30 – Existing Structures (looking north on Side Road 30)



Figure 20: 27437 Side Road 30 – Existing Structures (looking north on Side Road 30)



Figure 21: 27437 Side Road 30 – Existing Structures (looking north on Side Road 30)



Figure 22: 27469 Side Road 30 – Existing Structures (looking north on Side Road 30)



As previously mentioned, the MDS I setback distances were measured from the closest point of a livestock and/or manure storage facility to the property line of the subject lands. Based on the available information, the subject lands are outside the MDS influence area of six (6) properties. The property located at 27437 Side Road 30 has a MDS influence area that falls within a small portion of the southeasterly side of the subject lands; the property located at 357113 The Blue Mountains Meaford Townline Road has a MDS influence area that falls within a small portion of the northerly side of the subject lands; and, the property located at 357093 The Blue Mountains Meaford Townline Road has an influence are that falls within a small portion of the southerly portion on the subject lands. There remains ample area on the severed lands outside the MDS influence areas to construct a dwelling.

The MDS influence area of 27437 Side Road 30 is based on potential swine and beef occupancy. No livestock was identified on these lands; however, it was determined that one existing structure could house swine, and another structure could house beef, so these buildings were included in the MDS calculations. The MDS I setback requirement is 482m from the potential livestock barns and 534m from a structure with potential for manure storage. While the influence area encroaches past the southeasterly property line of the retained lands, the apple orchard on the retained lands is not expected to be impacted by potential livestock or manure storage at 27437 Side Road 30, and as a result, does not require an MDS I setback. Moreover, the influence area of 27437 Side Road 30 does not affect the severed lands, where a farm dwelling is proposed.

The influence area of the 357113 The Blue Mountains Meaford Townline Road is based on potential cattle occupancy. No livestock was identified on these lands; however, it was determined that one existing structure could house cattle and was included in the MDS I calculation for this property. The MDS I setback requirement is 198m from the potential livestock barn. While the influence area encroaches past the northerly property line of the subject lands, the proposed farm dwelling is proposed further southwest, on the southerly portion of the severed lands, which still complies with the MDS I setback based on building separation. Furthermore, there are apple orchards and natural features between 357113 The Blue Mountains Meaford Townline Road and the subject lands that acts as a buffer to mitigate any undue impacts of the potential livestock facility.

The influence area of 357093 The Blue Mountains Meaford Townline Road is based on potential horse occupancy. No livestock was identified on these lands; however, it was determined that one existing structure could house horses and was included in the MDS calculation for this property. The MDS I setback requirement is 81m from the potential livestock barn. While the influence area encroaches past the southwesterly property line of the subject lands, the proposed farm dwelling is proposed on the southwesterly portion of the severed lands, approximately 165m away from the structure with potential to house livestock, which is two times the required setback distance, still complying with the MDS I setback based on building separation. Furthermore, there is a natural buffer between 357093 The Blue Mountains Meaford Townline Road and the severed, which is comprised of Little Beaver Creek that runs diagonally between these properties and is surrounded by mature trees and vegetation. This natural feature acts as a buffer to mitigate any undue impacts of the potential livestock facility.

The main purpose of the MDS setbacks is to minimize land use conflicts between different types of livestock facilities and surrounding land uses, and nuisance complaints related to odour. Neither the proposed farm dwelling nor the severance conflicts with the MDS influence areas of surrounding livestock facilities, and no compatibility concerns are anticipated with the current agricultural operations in the surrounding area.

8.0 ADDITIONAL CONSIDERATIONS

8.1 PUBLIC CONSULTATION STRATEGY

It is proposed that the public consultation process for the proposed application follow the statutory requirements as set forth in the Planning Act. The following procedure of public consultation is proposed:

- Adequate information and material, including a copy of the proposed development, to be made available to the public;
- A public meeting will be held for the purpose of giving the public an opportunity to make representations in respect of the proposed development.

It is our professional opinion that the consultation strategy proposed will provide members of the public with meaningful opportunities to review, understand, and comment on the proposed development and associated application.

9.0 SUPPORTING SUBMISSION MATERIALS

9.1 AGRICULTURAL IMPACT ASSESSMENT

According to the 2024 PPS, an Agricultural Impact Assessment ('AIA') is required for new or expanding non-agricultural uses on the agricultural system (Section 4.3.5.2). Despite the fact that the proposed farm dwelling is an agricultural use, an Agricultural Impact Assessment was prepared by Zelinka Priamo Ltd. to evaluate potential impacts of the proposed use and severance on agricultural operations and the agricultural system.

This study is generally consistent with OMAFRA's Draft Guidance Document for Agricultural Impact Assessments (2018), which includes review of relevant agricultural policies (discussed in Section 7.0 of this report), a review of additional agricultural-related sources of information, and the completion of a site visit.

The following sections provide details on the sources reviewed, evaluation of the potential impact of the proposed additional use for the subject lands, recommendations, and conclusions.

9.2.1 Field Investigation

A site visit was carried out on Monday, March 19, 2025, to identify land uses of the surrounding areas and to identify types of agricultural operations. During the land use survey, some livestock facilities were observed within the 750m radii and are detailed in Section 7.6 of this report. No field crops were observed, as the visit took place in the early spring season when no crops were

being cultivated. However, apple orchard and vineyard structures were observed on agricultural lots within a 750m radius.

9.2.2 Assessment of Conformity with Agricultural Policies

Section 7.0 of this report provides a summary of the relevant agricultural policies and a policy analysis detailing how the proposed development is consistent with applicable 2024 PPS policies, conforms with the applicable Grey County Official Plan and the Town of the Blue Mountains Official Plan policies, and maintains the purpose and intent of the Town of the Blue Mountains Zoning By-Law.

9.2.3 CLI Agricultural Land Classification

The OMAFRA's online mapping tool "AgMaps" provides soil mapping ("Soil Capability for Agriculture" layer) for the province. According to this online mapping, the majority of the subject lands are comprised of soils classified as Vincent Silty Clay Loam – Eroded Phase (Class 5). The easterly portion of the subject lands is comprised of soils classified as Kemble Silty Clay (Class 1), and the adjacent areas along the Little Beaver Creek are comprised of soils classified as Bottom Land (Class 5) (Figure 23).

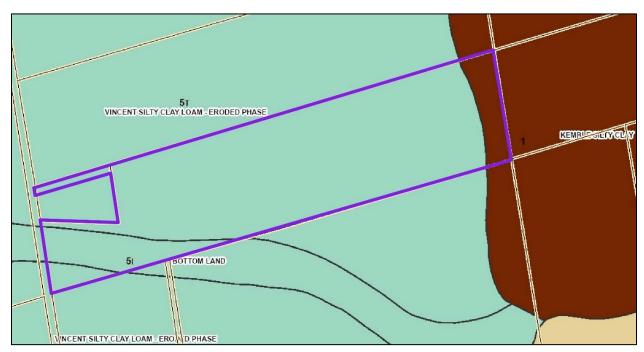


Figure 23: Ontario Soil Survey (Source: OMAFRA's online mapping tool AgMaps)

According to the OMAFA's Soil Capability for Agriculture in Ontario (2024), soils in Class 5 have very severe limitations that restrict their capability for sustained annual field crop production. However, improvement practices are feasible to ensure long-term productivity.

The soils on the subject lands are described in the report entitled "Soil Survey of Grey County" – Report No. 17 of the Ontario Soil Survey, published in 1981. The Vincent Silty Clay Loam-Eroded Phase is mapped principally along the steep slopes of the Beaver Valley. The Vincent soils are generally good to well-drained. The eroded phase indicates that these soils have been affected by erosion and may have reduced fertility and infiltration rate due to the loss of the topsoil, which is the most fertile soil layer.

The soils developed along the stream courses are mapped as Bottom Land, which are subject to periodic flooding occurrences. These soils have poor drainage due to their proximity to water courses.

The Kemble Silty Clay Loam soils are characterized by silt and clay particles, with generally imperfectly drained characteristics. These soils are considered to have fair to good production of spring grain and hay crops, and excellent production of clover crops. However, on the subject lands, the area with the presence of Kemble Silty Clay Loam soils is covered by vegetation, restricting its use for cultivation.

It is important to note that even though the cultivated fields (apple orchard) are mapped as Vincent Silty Clay Loam – Eroded (Class 5), which indicates potential reduced fertility and water infiltration, soil samples collected in October 2024, and further discussed in section 9.2.5 of this report, demonstrate that key nutrient levels have been strategically enhanced. In addition, the apple orchard has a drip irrigation system to ensure highly efficient water management.

9.2.4 Drainage

The OMAFRA's online mapping tool "AgMaps" provides artificial drainage mapping for the province. This online tool was accessed to obtain drainage mapping for the subject lands and the surrounding area.

Systematic tile drainages are identified in a portion of the easterly side, which was constructed in 2018 and in a portion of the westerly side of the subject land, which was constructed in 2021 (Figure 24). Systematic tile drainages are identified in lands abutting the subject lands to the southeast and further north. A random tile drainage is identified in a portion of the lands located directly north of the subject lands.

It is important to note that, according to Mr. Botden, all areas currently with apple orchards were systematically tile-drained in 2021, and previously tiled areas were redone that same year.



Figure 24: Ontario Soil Survey (Source: OMAFRA's online mapping tool AgMaps)

No significant negative impacts on the existing drainage within the subject lands are expected due to the severance or construction of the farm dwelling.

9.2.5 Farm/Business Plan

According to Section B4.3.4.a of the Town of The Blue Mountains Official Plan, proposals for creating new lots for special agricultural uses must include a Farm Business Plan. This plan should address several key elements, including the suitability of soil conditions, climate, and location for the proposed specialized farm use, a detailed description of the proposed specialized agricultural use and the necessary capital investment, identification of the market area for the product, the forecasted income from the agricultural activity, and demonstration of the experience of the farm owner with the type of specialized agricultural use.

The Farm Business Plan has been prepared by Zelinka Priamo in consultation with Mr. Botden, which addresses the Farm Business Plan requirements.

Soil Conditions

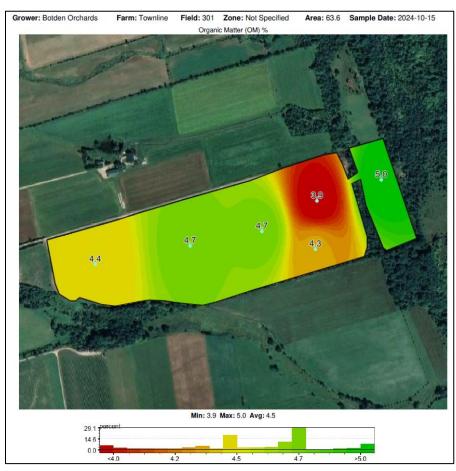
OMAFRA² has identified the shores of Lake Ontario, Lake Erie, Lake Huron and Georgian Bay most suitable areas of Ontario to grow apples, due to the blend of climate, geography, and soils located in these areas. The subject lands are located in the Georgian Bay area, which, according to OMAFRA, has a wide variety of fertile soils, making them suitable for growing apples.

Zelinka Priamo had access to soil test map reports of soil samples that were collected at the subject lands on October 19, 2021 and October 15, 2024. The soil results confirm the exceptional soil conditions for apple crops. The main soil results are provided and discussed below.

Organic Matter (%)

The optimal percentage of organic matter for clay loam soils is 4-5% to ensure long-term productivity of fruit crops³. The soil results indicated ranges from 3.9% to 5% of organic matter (Figure 25), which provides optimal water retention and nutrient availability.





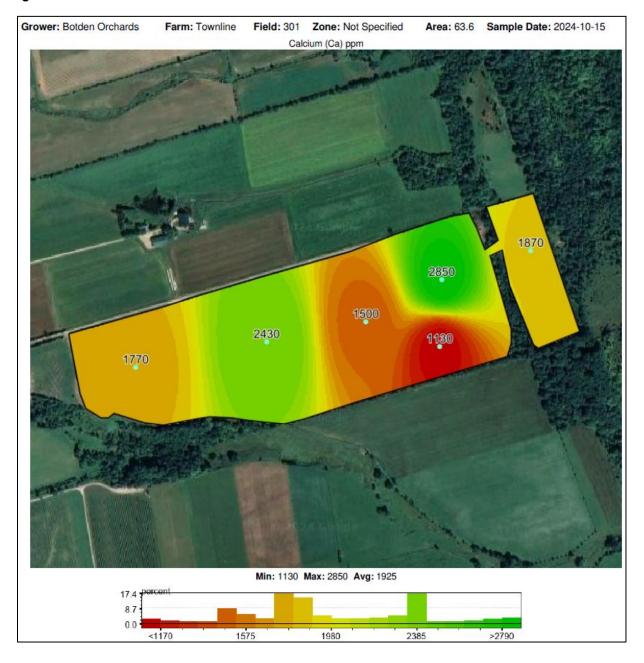
² https://www.ontario.ca/page/what-you-should-know-about-fruit-production-ontario

³ https://www.ontario.ca/page/soil-management-fertilizer-use-crop-nutrition-and-cover-crops-fruit-production#AppleNutrition

Calcium

According to OMAFA⁴, calcium soil requirements before planting apples are between 1,000 and 5,000 ppm for robust fruit development and tree health. The soil results show calcium between 1,130 ppm and 2,850 ppm (Figure 26), meeting the soil calcium requirements.

Figure 26: Soil Calcium Results

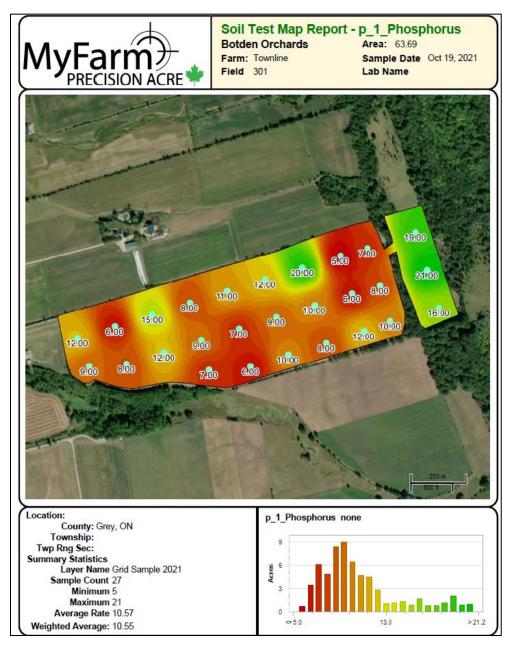


 $^{^4 \} https://www.ontario.ca/page/fertilizing-new-apple-orchard#: ``text=P%2C%20K%2C%20Mag%20and%20Ca:%20Adequate%20soil,100%2D250%20ppm%20magnesium%20and%201%2C000%2D5%2C000%20ppm%20calcium. \& text=Most%20soils%20contain%20high%20levels%20of%20calcium%2C,be%20needed%20once%20the%20tree%20is%20cropping.$

Phosphorus (Bray P1)

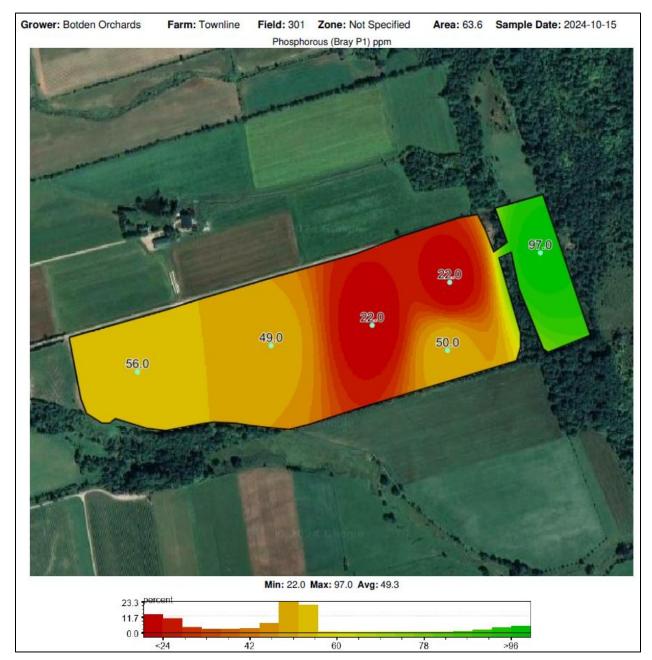
Phosphorus is crucial for tree health and growth, and its deficiency results in reduced shoot growth, flowering and fruit set⁵. Comparing Phosphorus (Bray P1) levels from soil samples collected on October 19, 2021 (Figure 27), and October 15, 2024 (Figure 28), Phosphorus (Bray P1) levels increased significantly over three years, demonstrating that key nutrient levels have been strategically enhanced.

Figure 27: Soil Phosphorus (Bray P1) Results, dated October 19, 2021



⁵ OMAFRA Publication 611, Soil Fertility Handbook - https://files.ontario.ca/omafra-soil-fertility-handbook-en-2022-10-13.pdf

Figure 28: Soil Phosphorus (Bray P1) Results, dated October 15, 2024



Climate and Location Suitability

OMAFRA⁶ identifies that the major apple-producing areas in Ontario are spread along the shores of Lake Ontario, Lake Erie, Lake Huron and Georgian Bay, because the water temperature of the lakes changes slowly and moderates the air temperature, reducing chances of late spring or early fall frosts, resulting in an extended growing season. The subject lands are located within the Georgian Bay area, which is well-suited to grow apples.

Proposed Specialized Agricultural Use

According to Mr. Botden, the apple orchard on the subject lands features a high-density planting system with Gala Star and Brookfield Gala varieties, which are spaced at 0.75 meters by 3.25 meters. This configuration maximizes land use efficiency and fruit quality. In addition, bliss apples serve as pollinators, enhancing overall orchard productivity and biodiversity.

Capital Investment

According to Mr. Botden, key nutrient levels have been strategically enhanced through precision agriculture techniques. A state-of-the-art drip irrigation system has been installed to ensure precise water management, which is essential for consistently producing high-quality fruit.

Mr. Botden highlighted that his company made a significant capital investment to establish the apple orchard system, which utilizes a framework of posts and wires to support the growth and fruiting of fruit trees, allowing for more closely planted trees, resulting in higher-density orchard. In addition, the company made substantial investments in cutting-edge technologies that distinguish this operation as follows:

- Al-driven computer modeling for optimized pruning and crop protection strategies;
- Network-enabled soil moisture sensors for real-time irrigation management;
- Precision fertigation systems for targeted nutrient delivery; and,
- Machine learning and camera vision systems for accurate crop load management.

These technologies enable data-driven decision-making, ensuring optimal resource utilization and maximizing yield potential.

Market Area for the Product

According to Mr. Botden, the operation has secured partnerships with major retailers, including Loblaws, Sobeys, and Metro, as well as local markets, ensuring a robust and diverse sales channel.

⁶ https://www.ontario.ca/page/what-you-should-know-about-fruit-production-ontario

Forecasted Income

According to Mr. Botden, the projected yields for the apple orchard range from 45 to 60 tons per hectare, which translates to an expected revenue between \$36,000 and \$72,000 per hectare. This results in annual revenues ranging from a conservative \$144,000 to a potential \$316,800 for the severed lands, and between \$741,600 and \$1,483,200 for the retained lands.

The expected revenue for the severed and retained lands demonstrates that both lands are economically viable. Moreover, the severed lands also have the opportunity for additional agricultural use around the proposed farm residence, if desired, increasing the expected annual revenue for the severed lot.

Experience and Training

Mr. Botden highlighted that he has 14 years of specialized apple-growing experience in the Beaver Valley area, complemented by leadership roles such as Past President of the Georgian Bay Fruit Growers Association and current membership on the town's agricultural advisory committee. Their ongoing involvement in industry conferences and advanced certifications ensures that the operation remains at the forefront of orchard management practices.

9.2.6 Assessment of Alternative Agricultural Uses

According to Section B4.3.4.c of the Town of The Blue Mountains Official Plan, proposals to create new lots for special agricultural uses must demonstrate that the new lot can also support other agricultural activities common in the area if it no longer serves its original specialized purpose.

It is our professional opinion that the proposed new lot is capable of accommodating various farming operations due to the characteristics and viability of agricultural practices in the region, as outlined below:

Nature of Farming Operations in the Area

According to the 2021 Census of Agriculture from Statistics Canada⁷, the Town of the Blue Mountains is home to a total of 100 farms. Many of these farms specialize in fruit and tree nut farming, with 29 farms in this category. Following these are livestock facilities that primarily raise cattle and beef. Other types of crop farming include oilseed and grain, hay, soybeans, wheat, corn, and vegetables. Lands abutting the subject lands to the southeast and across The Blue Mountains Meaford Townline Road have a vineyard, and lands directly north of the subject lands have a forage crop. Additionally, some livestock facilities raise horses, dairy cattle, sheep, goats, and pigs, as well as engage in apiculture, greenhouse and floriculture, and tree production.

The Town of the Blue Mountains is known for its apple orchards, which produce a variety of apples for both local and export markets, serving as one of the largest apple-producing regions in Ontario, accounting for over 15% of total acres in apple crops in the province⁸. Overall, the agricultural

economy/agriculture#:~:text=The%20Town%20serves%20as%20one,apple%20crops%20in%20the%20province.

⁷ Statistics Canada. Table 32-10-0231-01 Farms classified by farm type, Census of Agriculture, 2021

⁸ https://www.thebluemountains.ca/business-

sector plays a vital role in the economy and community of both the Town of The Blue Mountains and the County of Grey, providing employment opportunities and contributing to the growth of the agricultural sector.

Feasible Agricultural Uses if Specialized Use Ceases

The subject lands currently focus on apple production; however, corn, wheat, and soybeans have all been grown on this parcel in the past, demonstrating that these lands can support a range of crops, aligning with the local diverse crop farming. This adaptability ensures long-term agricultural viability and food security for the region.

It is important to note that the severed lands are proposed to have a lot area of 11.3ha (28ac), including approximately 4.4ha (10.9ac) of existing apple orchard. The front portion of the severed lands is not utilized for agricultural purposes and has the potential to be converted into approximately 1.1ha (2.7ac) for agricultural production, bringing the total area available for cultivation to approximately 5.5ha (13.6ac).

According to the 2021 Census of Agriculture from Statistics Canada, 36% of farms in the Town of the Blue Mountains have crop and summerfallow areas ranging between 4ha and 28.3ha (10 to 69.9ac)⁹, representing the most common distribution of crop and summerfallow areas. Thus, the proposed agriculturally productive area for the severed lands, including the existing apple orchard of 4.4 ha (10.9 ac) with the potential for a total of 5.5 ha (13.6 ac), aligns well with the sizes of productive land in the Town.

9.2.7 Assessment of Viability of Remnant Parcel

According to Section B4.3.4.d of the Town of The Blue Mountains Official Plan, any proposals for creating new lots for special agricultural uses must demonstrate that the retained lands will remain viable for agricultural use after the severance is granted.

It is our professional opinion that the retained lands will continue to be agriculturally viable. This conclusion is based on an assessment of soil quality, the existing farm operation, and potential uses for the proposed retained lot discussed below. Additionally, the anticipated revenue for the retained lands, outlined in section 9.2.5 of this report, further supports the economic viability of these lands.

Soil Quality

As discussed in section 9.2.3 of this report, the soil texture of the cultivated fields, specifically the apple orchard, is classified as Vincent Silty Clay Loam – Eroded. The soil results detailed in section 9.2.5 of this report demonstrate that nutrient levels have been optimized for apple production through several years of soil sampling.

⁹ Statistics Canada. <u>Table 32-10-0233-01</u> <u>Farms classified by area in crops and summerfallow, Census of Agriculture, 2021</u>

Furthermore, according to Mr. Botden, the trees on the subject land began yielding fruit in their third year after being planted with only bare root grafted rootstock. This indicates that the growing conditions for fruit trees are favorable.

Existing Farming Operation

According to Mr. Botden, the subject lands have apple trees that were planted in 2022 and have started producing fruit in 2024.

Potential Uses of the Remnant Parcel

The agricultural use of the retained lands will remain the same, with apples continuing to be grown. Historically, corn, wheat, and soybeans have also been cultivated on this land, showing that a variety of cropping operations can thrive here and align with the local practice of diverse crop farming.

9.2.8 AIA Analysis

The proposed farm dwelling is a permitted use on the subject lands, and the purpose of the proposed severance is to allow the farm family to move closer to their farming operations. Locating the farm dwelling in this position is crucial as it ensures the farm family is readily available to address any issues or tasks that arise in the apple orchard, particularly during critical times such as harvest. This proximity also allows for quick responses to emergencies, such as late-night problems, unexpected weather events, or the need to monitor the trees. Additionally, having the farm dwelling close to the apple orchard eliminates daily commutes, saving time and contributing to the overall efficiency of the agricultural operation.

The proposed location for the farm dwelling is currently not actively used for agriculture, and is separated by natural and hazard features from the apple orchards, which restricts the potential for this agricultural area to integrate with the cultivated areas on the subject lands, thereby having minimal net impact on existing agricultural activities on the subject lands and minimal negative impacts on the overall agricultural system. Furthermore, the existing special agricultural operation will remain unchanged and protected for long-term agricultural production.

Moreover, based on the analysis of the existing agricultural operations in the surrounding area, as well as MDS calculations, relevant agricultural policies, and information on soils and drainage, it is our professional opinion that the proposed location for the farm dwelling is ideal for effectively managing the existing apple orchard.

Although the minimum requirement of 10 hectares for agriculturally productive lands is not met on the severed lands, the forecasted income, market area, and prior investments in these lands indicate that both the severed and retained lots are economically viable on their own. Additionally, the remaining areas in the southern portion of the severed lot present opportunities for planting more apple orchards, which would further increase the expected annual revenue from the severed lands. The proposed severance, therefore, will have a positive impact on the agricultural activities of the subject lands.

10.0 CONCLUSION

The proposed Consent to Sever and Zoning By-law Amendment applications seek to facilitate the construction of a farm dwelling on the lands to be severed, associated with the ongoing apple orchard. The proposed development is consistent with the applicable policies of the 2024 Provincial Planning Statement; conforms with the applicable policies of the Grey County Official Plan and Town of the Blue Mountains Official Plan; and, maintains the intent and purpose of the Town of the Blue Mountains Zoning By-Law.

Based on the above, and as detailed throughout this Planning Justification Report, the proposed Consent to Sever and Zoning By-law Amendment applications are consistent with the intent and policies as set forth in the provincial and municipal planning legislation. As such, the proposed applications are considered appropriate and represent good land use planning.

APPENDIX A – MDS Calculations





357069 The Blue Mountains Meaf

General information

Application date Apr 7, 2025

Municipal file number

Proposed application Lot creation for an agricultural use (e.g. farm split)

Applicant contact information (!)



Gerbe Botden Botden Orchards Ltd. 357069 The Blue Mountains Meaford **Townline Road** Thornbury, ON N0H 2P0 519-378-4480 gerbebotden@gmail.com

Location of subject lands County of Grey Town of The Blue Mountains COLLINGWOOD Concession 12, Lot 32

27366 Side Rd 30

Farm contact information



Location of existing livestock facility or

anaerobic digestor County of Grey

Town of The Blue Mountains

COLLINGWOOD Concession 12, Lot 30 Total lot size 29.01 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	144	48 <u>NU</u>	535 <u>m²</u>
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	7	10 <u>NU</u>	211 <u>m²</u>



Confirm Livestock/Manure Information (27366 Side Rd 30)

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

Setback summary

Existing manure storage V3. Solid, outside, no cover, >= 30% DM

Design capacity 58 NU

Potential design capacity 174 NU

Factor A (odour potential) 0.78 Factor B (design capacity) 383.29
Factor D (manure type) 0.7 Factor E (encroaching land use) 1.

Building base distance 'F' (A x B x D x E)

(minimum distance from livestock barn)

231 m (758 ft)

Actual distance from livestock barn 693 m (2274 ft)

Storage base distance 'S' 231 m (758 ft) (minimum distance from manure storage)

Actual distance from manure storage 719 m (2359 ft)

Farm contact information



Location of existing livestock facility or anaerobic digestor

County of Grey

Town of The Blue Mountains

COLLINGWOOD Concession 12, Lot 31 **Total lot size** 60.64 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (<u>NU</u>)	Estimated livestock barn area
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	9	12.9 <u>NU</u>	272 <u>m²</u>
Solid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	107	35.7 <u>NU</u>	398 <u>m²</u>



Confirm Livestock/Manure Information (27383 Side Road 30)

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

Setback summary

Existing manure storage V3. Solid, outside, no cover, >= 30% DM

Design capacity 48.5 NU

Potential design capacity 145.6 NU

Factor A (odour potential) 0.77 Factor B (design capacity) 360.09 Factor D (manure type) 0.7 Factor E (encroaching land use) 1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)

214 m (702 ft)

Actual distance from livestock barn 429 m (1407 ft)

Storage base distance 'S' 214 m (702 ft) (minimum distance from manure storage)

Actual distance from manure storage 439 m (1440 ft)

Farm contact information



Location of existing livestock facility or anaerobic digestor

Total lot size

20.38 ha

County of Grey

Town of The Blue Mountains

COLLINGWOOD Concession 11, Lot 31

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (<u>NU</u>)	Estimated livestock barn area
Liquid	Swine, Feeders (27 - 136 kg), Full Slats	1350	257.1 <u>NU</u>	1292 <u>m²</u>
Liquid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	51	17 <u>NU</u>	190 <u>m²</u>



Confirm Livestock/Manure Information (27437 Side Road 30)

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

Setback summary

Existing manure storage M1. Liquid, outside, no cover, straight-walled storage

Design capacity 274.1 NU

Potential design capacity 300 NU

Factor A (odour potential) 1.18 Factor B (design capacity) 463.8 Factor D (manure type) 8.0 Factor E (encroaching land use) 1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn) 482 m (1581 ft)

Actual distance from livestock barn

431 m (1414 ft)



Storage base distance 'S'

(minimum distance from manure storage)

534 m (1752 ft)

Actual distance from manure storage

428 m (1404 ft)



Farm contact information



Location of existing livestock facility or

anaerobic digestor County of Grey

Town of The Blue Mountains

COLLINGWOOD Concession 11, Lot 31 Total lot size 21.13 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (<u>NU</u>)	Estimated livestock barn area
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	8	11.4 <u>NU</u>	242 <u>m²</u>



Confirm Livestock/Manure Information (27469 Side Road 30)

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

Setback summary

Existing manure storage

- Not Specified -

Design capacity

11.4 NU

Potential design capacity

22.9 NU

Factor A (odour potential) 0.7 Factor D (manure type) 0.7

Factor B (design capacity) 205.72

Factor E (encroaching land use)

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)

111 m (364 ft)

Actual distance from livestock barn

635 m (2083 ft)

Storage base distance 'S'

(minimum distance from manure storage)

No existing manure storage

Actual distance from manure storage



Location of existing livestock facility or

anaerobic digestor County of Grey

Municipality of Meaford

ST. VINCENT Concession 1, Lot 1 **Total lot size** 6.13 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (<u>NU</u>)	Estimated livestock barn area
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	17	24.3 <u>NU</u>	513 <u>m²</u>



ON

Confirm Livestock/Manure Information (357032 The Blue Mountains)

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

Setback summary

Existing manure storage No storage required (manure is stored for less than 14 days)

Design capacity 24.3 NU

Potential design capacity 48.6 NU

Factor A (odour potential) 0.7 Factor B (design capacity) 257.16
Factor D (manure type) 0.7 Factor E (encroaching land use) 1.

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)

139 m (456 ft)

Actual distance from livestock barn 361 m (1184 ft)

Storage base distance 'S' (minimum distance from manure storage)

No existing manure storage

Actual distance from manure storage



Location of existing livestock facility or

anaerobic digestor County of Grey

Town of The Blue Mountains

COLLINGWOOD Concession 12, Lot 32 Total lot size 2.89 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (<u>NU</u>)	Estimated livestock barn area
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	2	2.9 <u>NU</u>	60 <u>m²</u>



ON

Confirm Livestock/Manure Information (357093 The Blue Mountains)

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

Setback summary

Existing manure storage No storage required (manure is stored for less than 14 days)

Design capacity 2.9 NU Potential design capacity 2.9 NU

Factor A (odour potential) 0.7 Factor B (design capacity) 150 Factor D (manure type) Factor E (encroaching land use) 0.7 1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn) 81 m (266 ft)

Actual distance from livestock barn

43 m (141 ft)



Storage base distance 'S' (minimum distance from manure storage) No existing manure storage

Actual distance from manure storage



Location of existing livestock facility or

Total lot size

40.7 ha

anaerobic digestor County of Grey

Town of The Blue Mountains

COLLINGWOOD Concession 12, Lot 32

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	105	35 <u>NU</u>	390 <u>m²</u>



ON

Confirm Livestock/Manure Information (357113 The Blue Mountains)

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

Setback summary

Existing manure storage V3. Solid, outside, no cover, >= 30% DM

Design capacity 35 NU

Potential design capacity 105 NU

Factor A (odour potential) 0.8 Factor B (design capacity) 321.19
Factor D (manure type) 0.7 Factor E (encroaching land use) 1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)

198 m (650 ft)

198 m (650 ft)

Actual distance from livestock barn

136 m (446 ft)

Storage base distance 'S'

(minimum distance from manure storage)

Actual distance from manure storage

136 m (446 ft)





Location of existing livestock facility or

anaerobic digestor County of Grey

Municipality of Meaford

ST. VINCENT
Concession 1, Lot 3

Grey

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (<u>NU</u>)	Estimated livestock barn area
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	9	12.9 <u>NU</u>	272 <u>m²</u>



ON

Confirm Livestock/Manure Information (357140 The Blue Mountains)

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

Setback summary

Existing manure storage

- Not Specified -

Design capacity

12.9 NU

Potential design capacity

25.7 NU

Factor A (odour potential) Factor D (manure type) 0.7

0.7

Factor B (design capacity) 211.44
Factor E (encroaching land use) 1.

Total lot size

20.71 ha

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)

114 m (374 ft)

Actual distance from livestock barn

487 m (1598 ft)

Storage base distance 'S'

(minimum distance from manure storage)

No existing manure storage

Actual distance from manure storage



Location of existing livestock facility or anaerobic digestor

Total lot size

149 m (489 ft)

NA

No existing manure storage

41.23 ha

anaerobic digesto County of Grey

Town of The Blue Mountains

COLLINGWOOD Concession 12, Lot 33

Livestock/manure summary

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



ON

Confirm Livestock/Manure Information (357151 The Blue Mountains)

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

Setback summary

Existing manure storage - Not Specified -

Design capacity 20.3 NU

Potential design capacity 40.7 NU

Factor A (odour potential) 0.8 Factor B (design capacity) 241.32 Factor D (manure type) 0.7 Factor E (encroaching land use) 1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)

Actual distance from livestock barn 475 m (1558 ft)

Storage base distance 'S' (minimum distance from manure storage)

Actual distance from manure storage

minimum distance from manure storage)

Preparer signoff & disclaimer

Preparer contact information

Danieli Sikelero Elsenbruch Zelinka Priamo Ltd. 318 Wellington Road London, ON N6C 4P4 519-474-7137 danieli.s@zpplan.com

Signature o	f preparer
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Monadi Sitalas dy	MAY 26, 2025	
Danieli Sikelero Elsenbruch , Planner	Date (mmm-dd-yyyy)	

Note to the user

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

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APPENDIX B – Soil Analysis



Phosphorous (Bray P1) ppm 49.0 50.0 56.0

Min: 22.0 Max: 97.0 Avg: 49.3

78

>96



11.7

<24

42

60



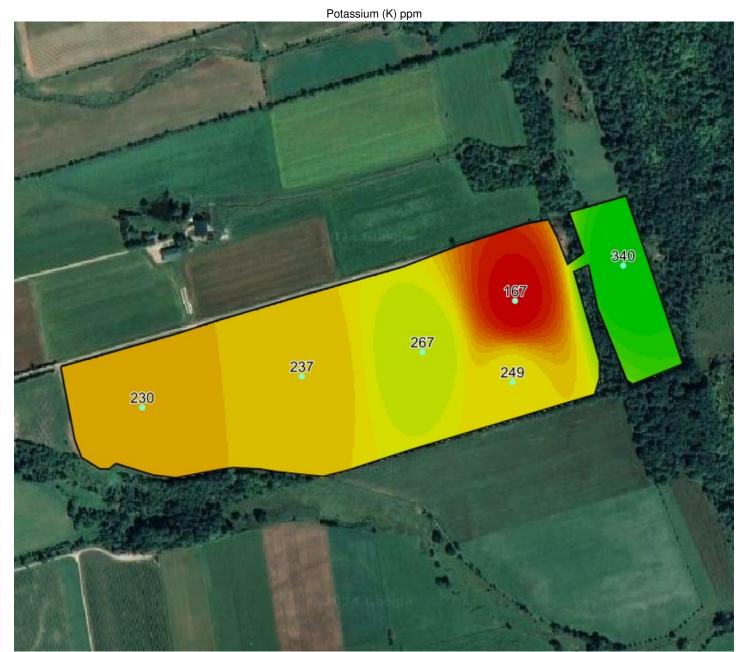
Phosphorous (PBicarb) ppm 17.0 33.0 26.0 39.0

Min: 15.0 Max: 53.0 Avg: 30.5

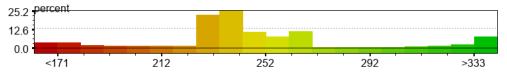
17.5 percent
8.8
0.0
416
25
34
43
>52





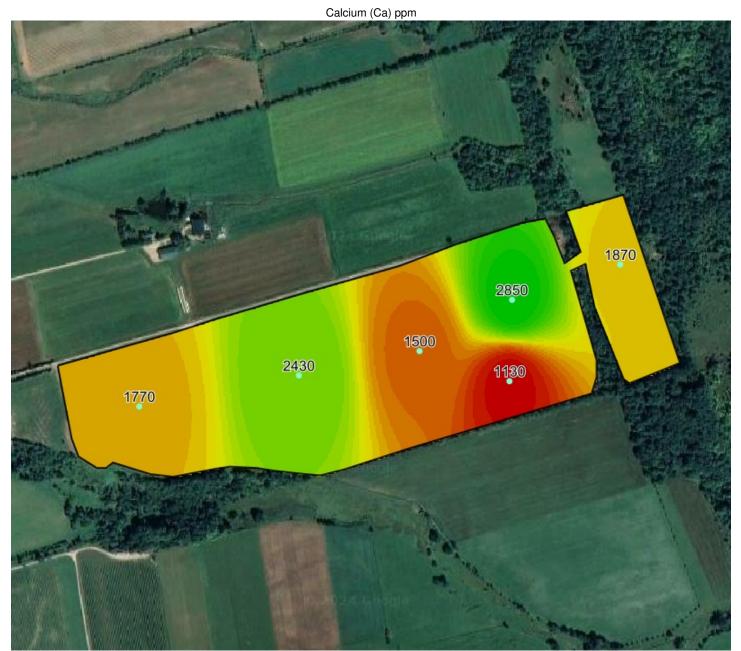


Min: 167.0 Max: 340.0 Avg: 248.3

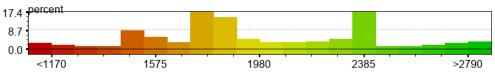








Min: 1130 Max: 2850 Avg: 1925

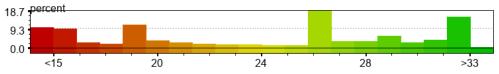








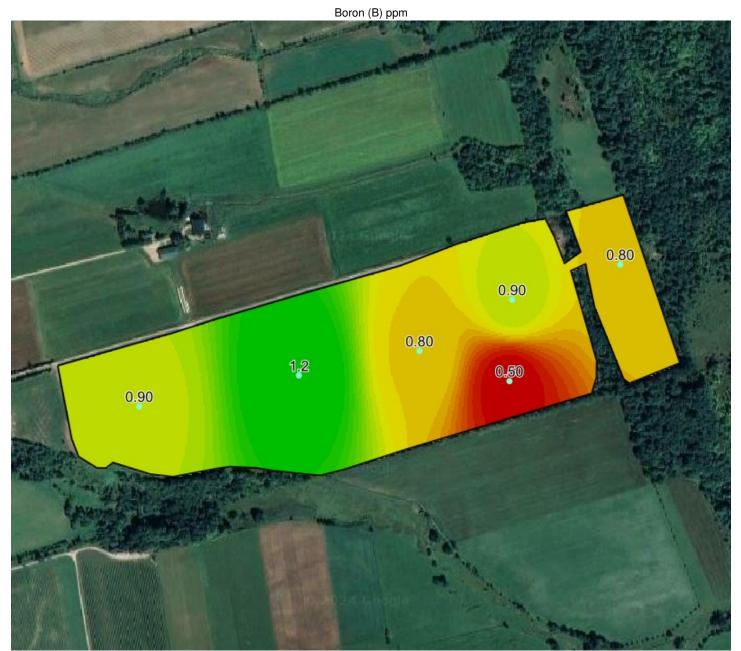
Min: 14.0 Max: 33.0 Avg: 22.7







Field: 301 Zone: Not Specified **Sample Date:** 2024-10-15 Grower: Botden Orchards Farm: Townline **Area:** 63.6



Min: 0.5 Max: 1.2 Avg: 0.8 21.6 P 10.8 0.0 8.0

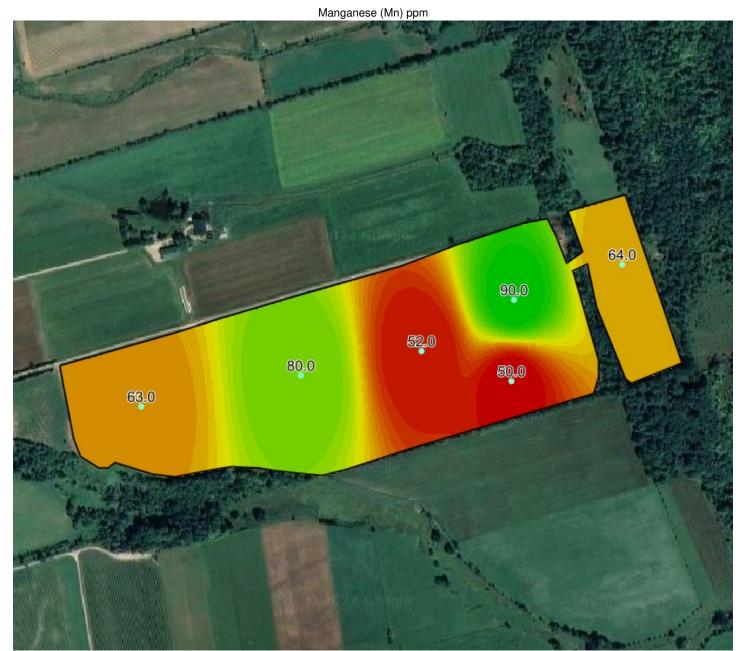
1.0

0.7

<0.5







Min: 50.0 Max: 90.0 Avg: 66.5

79

>88



17.2 8.6 0.0

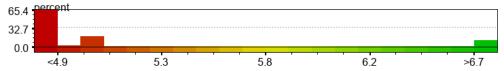
70

61



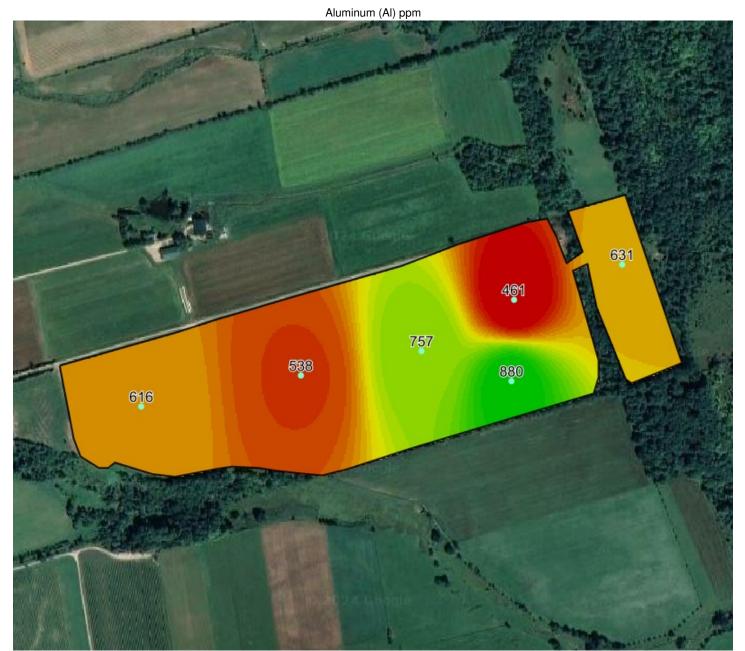


Min: 4.5 Max: 7.1 Avg: 5.1

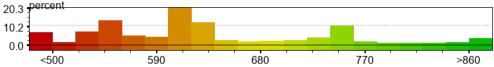






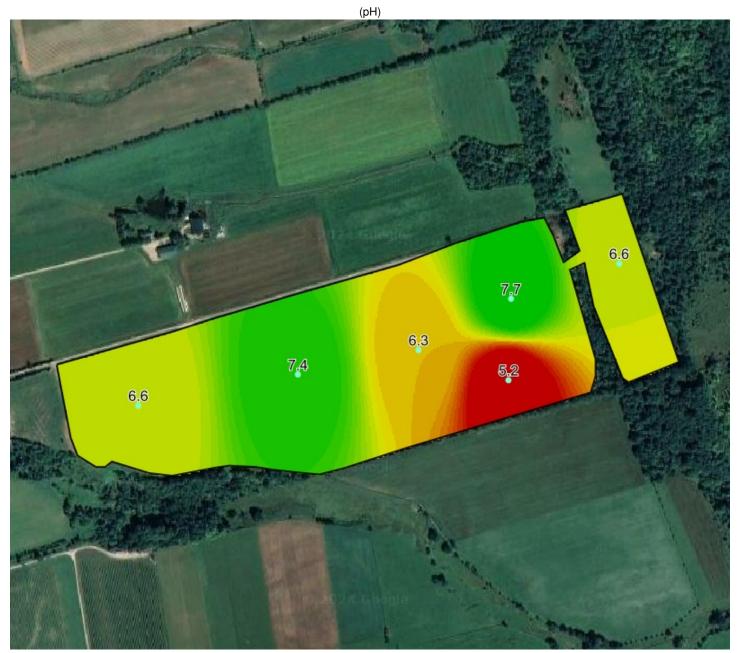


Min: 461.0 Max: 880.0 Avg: 647.2

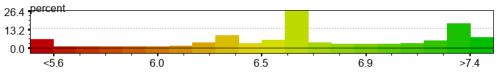






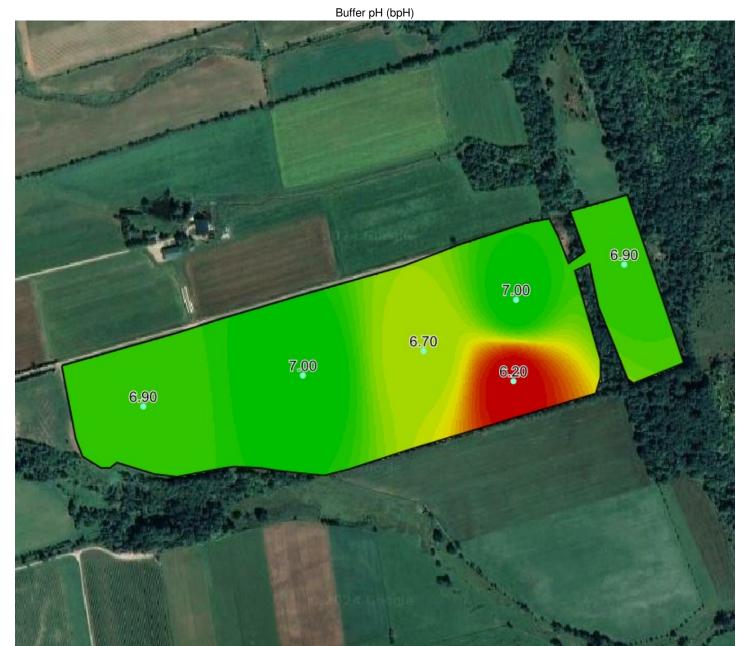


Min: 5.2 Max: 7.7 Avg: 6.6







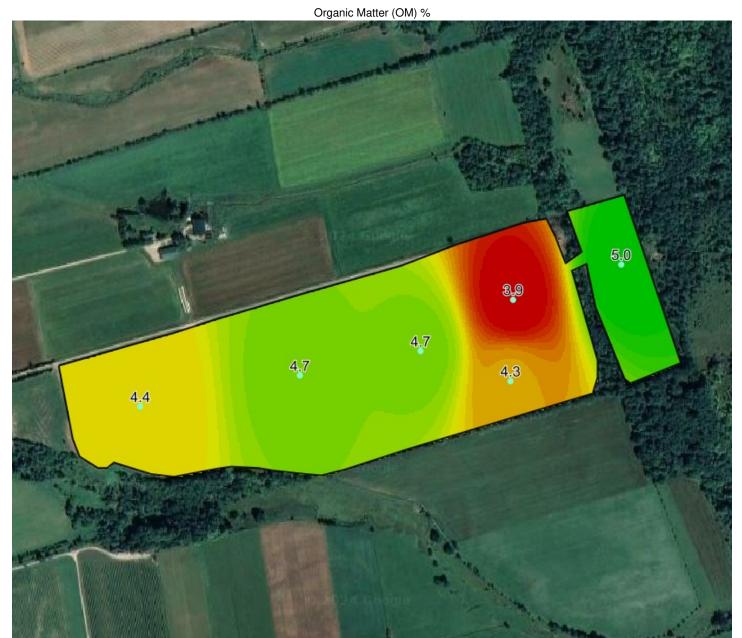


Min: 6.20 Max: 7.00 Avg: 6.78

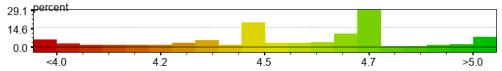
30.2 percent
15.1
0.0
<a href="mailto:color: red; color: blue; co





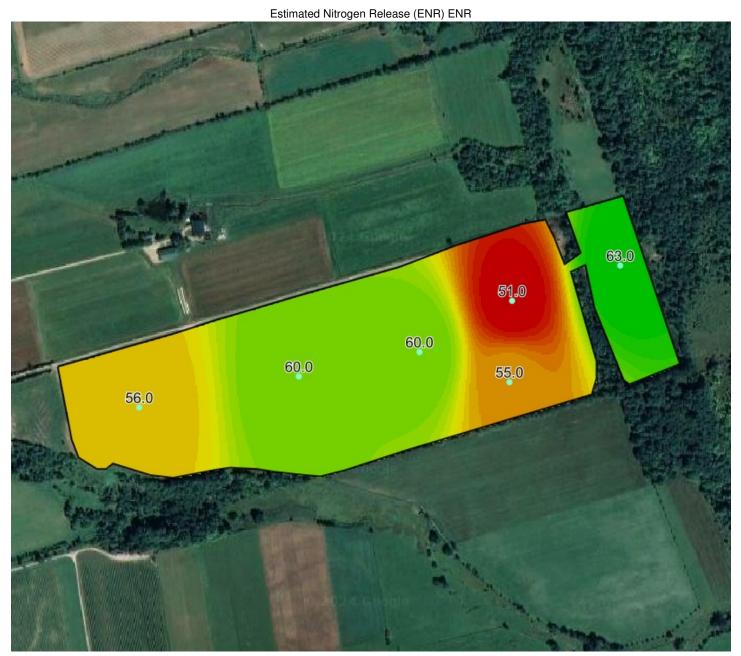


Min: 3.9 Max: 5.0 Avg: 4.5

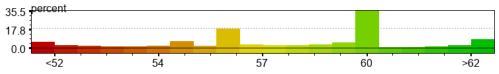






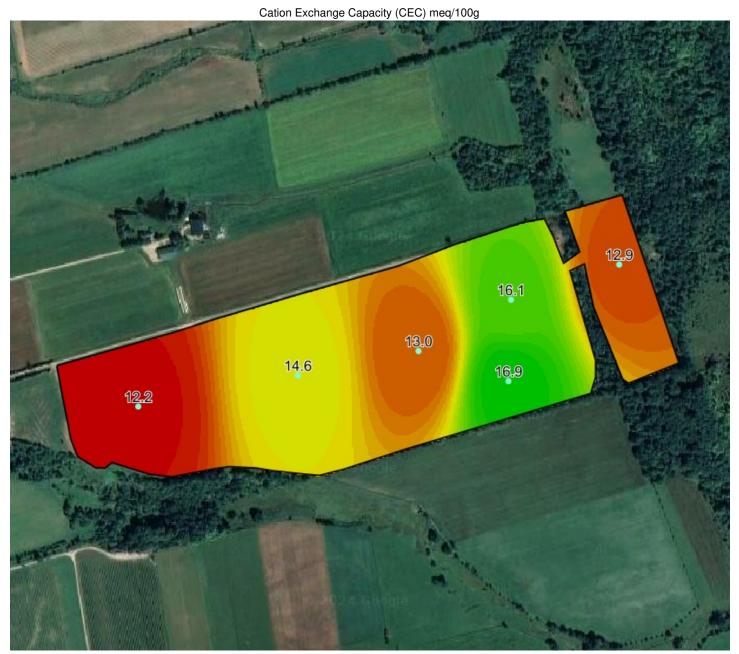


Min: 51.0 Max: 63.0 Avg: 57.5

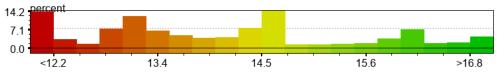








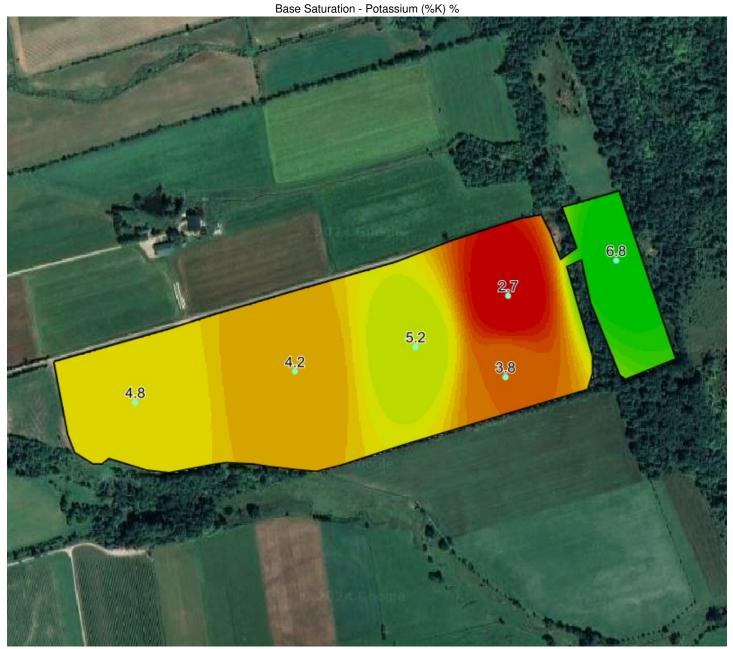
Min: 12.2 Max: 16.9 Avg: 14.3



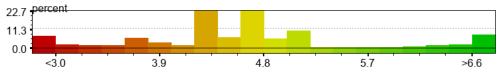




Field: 301 Zone: Not Specified **Sample Date:** 2024-10-15 Grower: Botden Orchards Farm: Townline **Area:** 63.6

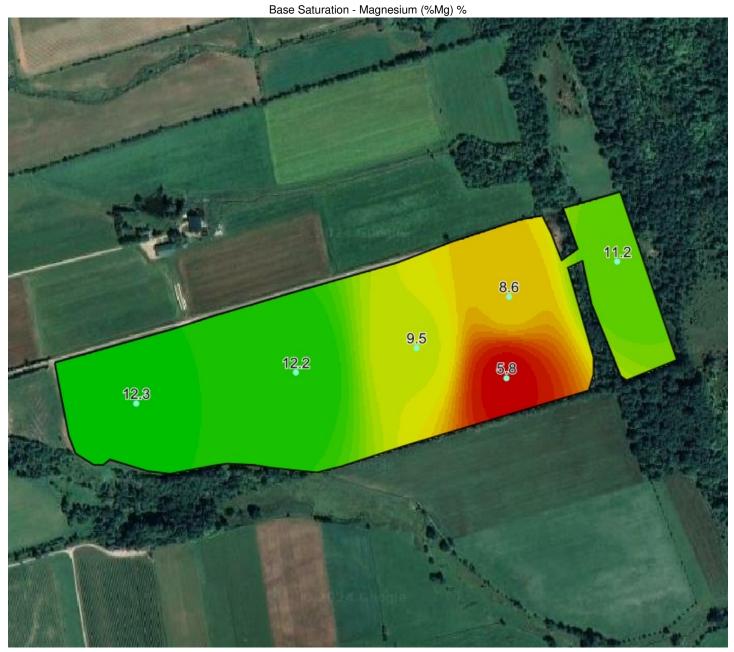


Min: 2.7 Max: 6.8 Avg: 4.6

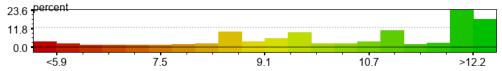






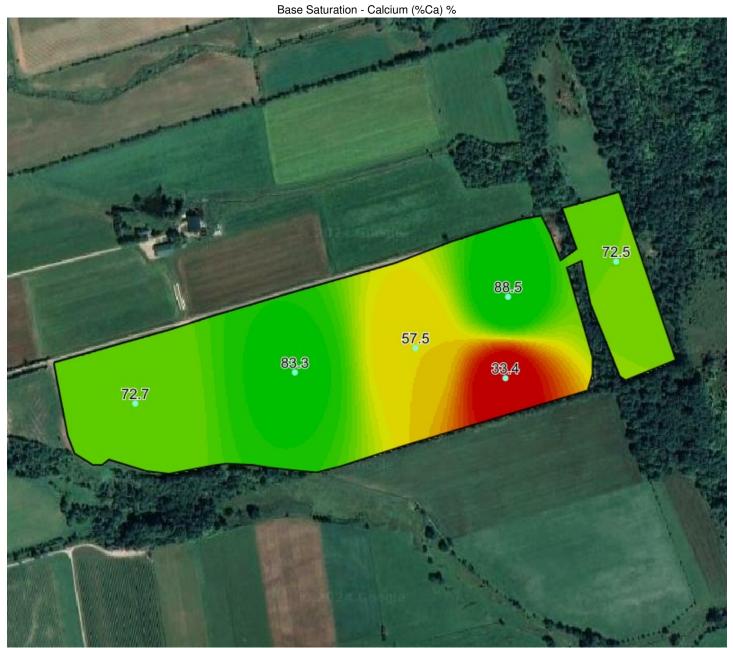


Min: 5.8 Max: 12.3 Avg: 9.9

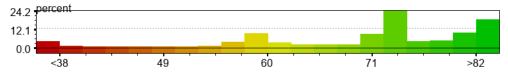






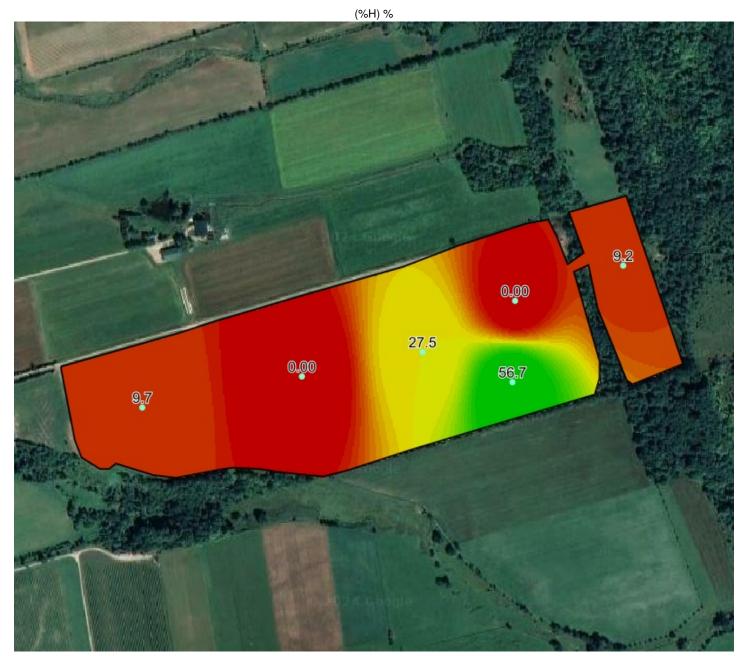


Min: 33.4 Max: 88.5 Avg: 68.0

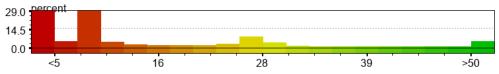








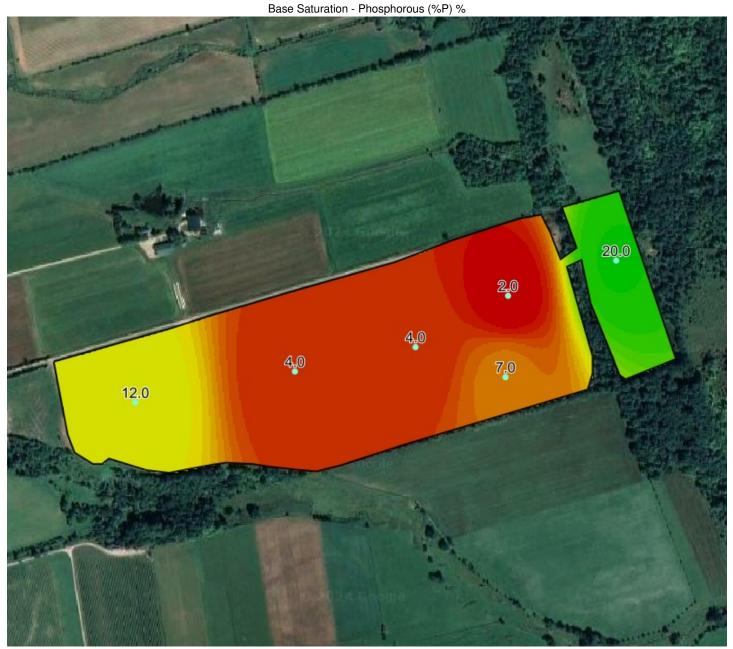
Min: 0.0 Max: 56.7 Avg: 17.2



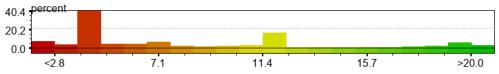




Field: 301 **Sample Date:** 2024-10-15 Grower: Botden Orchards Farm: Townline Zone: Not Specified **Area:** 63.6

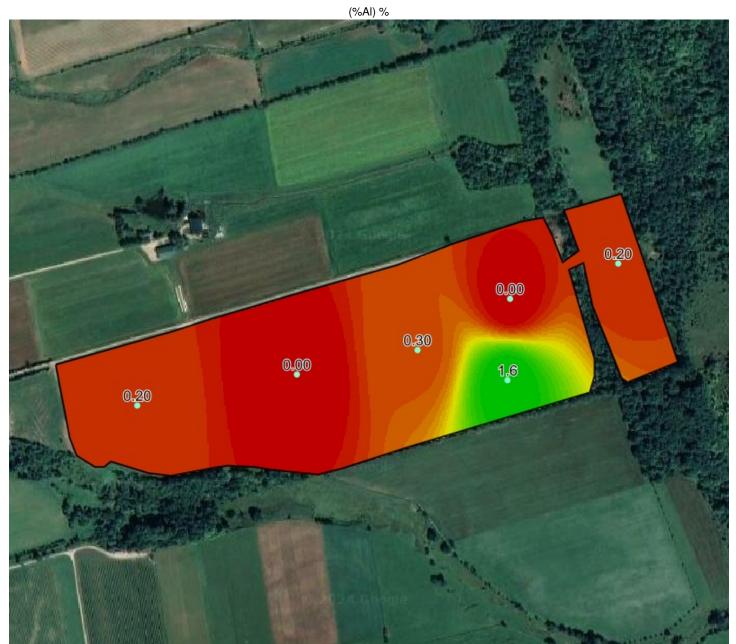


Min: 2.0 Max: 20.0 Avg: 8.2

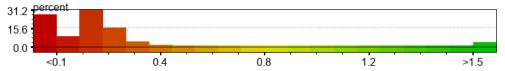






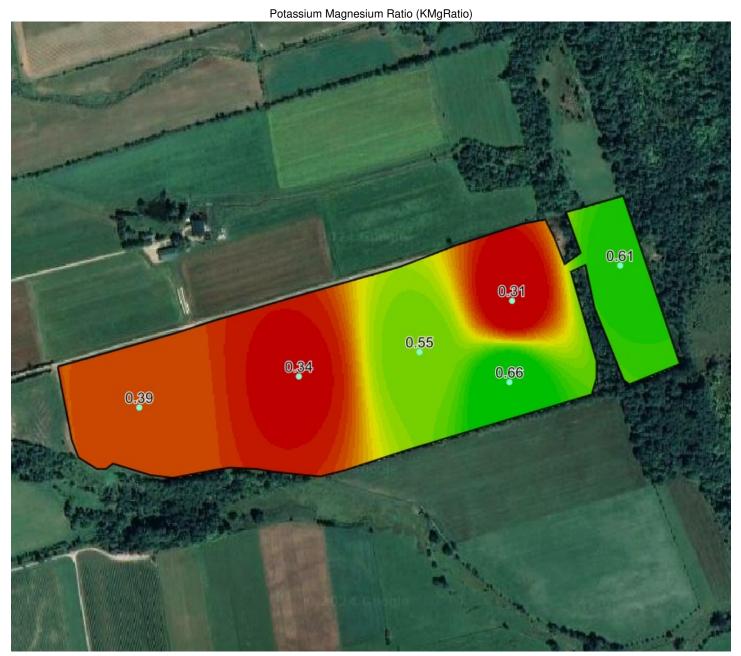


Min: 0.0 Max: 1.6 Avg: 0.4









Min: 0.31 Max: 0.66 Avg: 0.48

