Agricultural Impact Assessment Lichty Pit

March 2025

5999, 6043 8th Line East & 7190 Side Road 12
Centre Wellington, Ontario Part of Lots 11 & 12, Concession 4

Prepared for:
James Thoume Construction Ltd.
7270 Side Road 14, Ariss Ontario

Prepared by:
Stovel and Associates Inc.
651 Orangeville Road, Fergus, Ontario

THOUME CONSTRUCTION LTD.

SAI
PLANNING. AGROLOGY. ENVIRONMENTAL.

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1.0 INTRODUCTION

Stovel and Associates Inc. (“SAI”) was retained by James Thoume Construction Ltd. (“Thoume”) to complete an Agricultural Impact Assessment (“AIA”) for a proposed Class A Pit (Above the Water Table) on lands located south of Ponsonby described as Part of Lots 11 and 12, Concession 4 West (Geographic Township of Pilkington), Township of Centre Wellington, County of Wellington. The lands are municipally addressed as 5999, 6043 8th Line East, and 7190 Sideroad 12, Township of Centre Wellington (See Figure 1). The subject lands are approximately 42.7 ha in size.

Thoume intends to file an application with the Ontario Ministry of Natural Resources (MNR) for an Aggregate Resources Act (“ARA”) licence, as well as apply for a Zoning By-Law Amendment (“ZBA”) and Official Plan Amendment (“OPA”) under the Planning Act to permit the establishment of a mineral aggregate operation of the subject lands.

This report follows the general direction provided with the Province’s *Draft Agricultural Impact Assessment Guidance Document,* released in March 2018 by the Ministry of Agriculture, Food, and Rural Affairs (“OMAFRA”). The report also addresses the planning policies related to the consideration and protection of agricultural resources, as set out in the Provincial Planning Statement (“PPS”) and the County of Wellington Official Plan.

study site (approximate)

Date: November 2023
scale: not to scale
compiled from: Google Earth

Stovel and Associates Inc.

Figure 1: Location of Subject Lands

James Thoume Construction: Proposed Lichty Pit

1.1 Data Collection and Review

In preparing this AIA, the following background materials at the upper-tier and lower-tier municipal levels were reviewed:

- County of Wellington Official Plan (Consolidated Version February 2024).
- Township of Centre Wellington Zoning By-Law No. 2009-045 (Office Consolidation May 2023).
- Natural Environment Technical Report (SAI, 2024).
- Hydrogeologic Assessment (Groundwater Science Corp. 2024).
- Noise Impact Assessment (Aercoustics Engineering Ltd., 2023).
- Stage 1 and 2 Archaeological Assessments (Lincoln Environmental Consulting Corp, 2022 and 2024).
- ARA Summary Statement (Stovel and Associates Inc, 2025).
- Site Plan of Proposed Lichty Pit – James Thoume Construction Ltd. (SAI, 2025).

In addition to the plans and reports that were specifically prepared for the submission of the ARA and Planning Act applications, the following background materials were also reviewed:

- Soil data resource information which includes Ontario Soil Survey reports and mapping, the provincial digital soil resource database, and Canada Land Inventory Agricultural Capability mapping.
- Aerial photography (historic and recent drone survey) with scale of 1:10,000 or smaller.
- OMAFRA's Agricultural System Portal for information on specialty crops, drainage, surrounding crops and livestock.
- OMAFRA's constructed and agricultural Artificial Drainage Mapping.
- Parcel mapping/fabric of the area.
- *County and Township Agriculture Profile – Wellington County Municipality; Township: Centre Wellington*" statistics produced by the Province of Ontario.

An agricultural land use survey was also conducted, with additional information gathered from Google Satellite Imagery (2024). The aerial photographic mapping and roadside images have been utilized to gain a better understanding of the agricultural operations and activities in both the primary and secondary study areas (see Section 2.0). Farm Data Sheets were also delivered to potential livestock operations (21 in total) in the Secondary Study Area (Appendix A). A summary of the agricultural land use survey is provided in Section 2.0 of this report.

1.2 Overview of Mineral Aggregate Operation Proposal

The subject lands are located on the east and west sides of Sideroad 12, just north of 8th Line East. The subject lands have an area of approximately 42.7 hectares (105.5 acres) proposed to be licensed, with approximately 28.4 hectares proposed for extraction. The

subject lands will be operated as a new pit in two phases, utilizing two different haul road locations/entrances; one for each phase. The entrance/exit and scale facilities will be located on Sideroad 12, approximately 100 m north of the intersection of Sideroad 12 and 8th Line.

Aggregate extraction will be 1.5 m above the established water table and rehabilitation will be back to an agricultural condition. Extraction will commence on Lot 12 and will work Northeast. Once Lot 12 is extracted, Lot 11 extraction will commence and will also work Northeast.

The proposed extraction limit focuses on existing agricultural fields. The farmstead and related buildings are included in the licence limit but are not proposed to be removed or extracted. Cox Creek is located beyond the proposed licence limit. The forested flood plain marks the limits of the proposed licence.

Extraction will occur in two phases, so that the agricultural use of the property will be maintained for as long as possible. Phase 1 is south of Sideroad 12, and Phase 2 is north of Sideroad 12. Each extraction phase will be progressively rehabilitated back to agriculture following extraction.

Currently, the subject lands are characterized by elevation changes, with the lowland area associated with the Cox Creek flood plain representing the lowest elevations in proximity to the proposed pit.

The Site Plans for the proposed Lichty Pit are included as part of the Application Package for Class A Pit Licence.

1.3 Purpose of the Study

The purpose of this AIA is to evaluate potential impacts on agriculture from the proposed aggregate extraction operation and identify mitigation measures to abate these impacts to the extent feasible. This report also provides information for the preparation and implementation of an effective progressive rehabilitation plan for agricultural rehabilitation including the provision of baseline pre-extraction documentation.

As part of this AIA, surrounding agricultural land uses and structures on properties within 1.5 kilometre (km) of the subject lands have been documented to assess the potential impact of the proposed aggregate operation on surrounding agricultural uses/operations and determine the extent of mitigation that may be required.

Given that there is little change in topography and landform across the property a detailed onsite soil survey and Canada Land Inventory (CLI) Evaluation was not completed. Information from the County of Wellington Soil Survey about the soil texture, drainage and agricultural capability of the soil has been reviewed in this AIA.

2.0 DESCRIPTION OF AGRICULTURAL RESOURCE BASE

The following paragraphs provide a description of the agricultural resource base on the site and surrounding area. The description is divided into the following categories:

- Agricultural land uses and agricultural operations;
- Parcel size;
- Soils and soil capability for agriculture;
- Microclimate; and
- Agricultural drainage.

The examination is based on a study area comprised of a 'Primary Study Area' and a 'Secondary Study Area'. In the context of this report, the Subject Lands or Subject Property and The Primary Study Area (‘PSA’) represent the same lands. The Primary Study Area is the area that has the potential to be directly impacted by the aggregate extraction operation.

The Secondary Study Area (‘SSA’) includes a larger area surrounding the Primary Study Area. For this assessment, a Secondary Study Area of 1.5 km from the subject lands was established.

A plan identifying the adjacent properties, existing crops and existing barns and residential structures within the study area is included as Figure 2 of this report. The inventory of existing agricultural land uses, cropping practices and structures is based on observations made during reconnaissance surveys in 2021, 2022 and 2024. A review of historic representative of agricultural production patterns and livestock types in the broader region.

Accompanying the Agricultural Land Use Map is an Agricultural Operations Summary (Table 1). Each agricultural operation that was observed in the field was summarized in Table 1. The description of these operations includes the following: type of operation, associated crop type, brief description of onsite infrastructure and other related notes about the agricultural operation. Appendix B provides a photograph for each agricultural operation noted on the Agricultural Land Use Map.

A review of aerial photography was also undertaken to confirm that the land uses in the Secondary Study Area.

Agriculture Land Use Map
Figure 2

Stovel and Associates Inc.
651 Orangeville Road,
Fergus ON
N1M 1T9
P: 519-766-8042
E: stovel.associates@outlook.com

Province of Ontario, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NRCan, Parks Canada, Maxar

Meters
250 0 250 500
1:15000

Legend

- Small Grains / Forage
- Pastureland
- Speciality Crop
- Row Crop
- N Non Farm Residence
- Subject Lands (PSA)
- Environment Features
- #1 Agricultural Operation Number
- Secondary Study Area
- Adjacent Lands

Table 1: Agricultural Land Use Data

Parcel No.	Address	Type of Farm/Name	Type of Barn	Type of Crop	Notes
1	5999 8 Line E	Mixed (Beef/Horses)	1 New Pole Barn, 1 Large Storage Barn, Red Implement Shed. Several feed storage silos. Small storage Barn. 2 Concrete Silos	Row Crop	This is Subject Lands. Phase 1
2	5982 8 Line E	JN Produce and Flowers	3 Greenhouses, Mixed Livestock (Dairy) Barns. Bank Barn with extension. Concrete Silo. Two Roscos. Coverall	Forage/Corn/ Small Area Speciality Crop for Flowers/Produce/Berries	Approximately 8 ha. of Flowers/Produce/Berries (Speciality Crop Area).Closest Speciality Crop Field is estimated 175m from Eighth line
3	5961 8 Line E	Cash Crop	Wooden Bank Barn. Wooden Implement Shed. Concrete Silo	Corn	South-East of Subject Lands. No evidence of livestock.
4	7134 SR 14	Heritage Acres	Cash Crop Farm	Row Crop	Garage for Equipment
5	7157 SR 14	Driven Performance	Trailer Rental/Storage	N/A	Car Garage/Trailer Rental place
6	5894-5896 8 Line E	Flash Freight Systems Trucking/Spruce Brook Farms	Steel quanset storage. Grain Elevator storage. Weigh scales. New Steel storage barn. No evidence of livestock.	Row Crop	Agricultural related use.

7	5898 6 Line E	Chicken	Chicken and Multiple Storage barns	Row Crop	Eggs, flours, and produce are also sold roadside at this property.
8	7218 SR 14	Windy Knoll Horse Farm	Steel Pole Barn & Steel Hip-Roof Barn.	Fenced Pasture/Row Crop	East of Subject Lands. Evidence of Horses.
9	6004 6 Line E	Possible Hobby Horse Farm	Horse Barn, Small Implement Shed	Forage	No evidence of livestock. North-East of Subject Lands
10	6003 6 Line E	Mixed Farm (Need to figure out if it is Dairy)	Bank Barn + Extension, New Steel Clad Pole Barn. Wood Bank Barn. Implement Shed.	Forage/Row Crop	Liquid Manure Storage Tank. Several Grain Storage Bins.
11	6029 6 Line E	Storage	Wooden Bank Barn + Extension. Concrete Silo	Row Crop	No evidence of livestock
12	6046 6 Line E	Mixed	Red wooden bank barn + Extension. Steel clad implement shed.	Pasture/Row Crop	Steel crop handler silo. 2 Concrete capped silo. Beef Cattle observed pasturing.
13	6102 6 Line E	Chicken Barn	1 Chicken Barn	Row Crop	Chicken Barn
14	7180 SR 10 E	Non-Farm Residence	Based on property mapping, it does not appear that there are any barns onsite.	N/A	Wooden Bank Barn appear to be located immediately West of property Line
15	7135 SR 10 E	Park Lawn Place	3 Steel Clad Barns, 2 Concrete Capped Silos. Mixed Farm	Row Crop	No evidence of livestock
16	6053 Weisenberg Road	Mixed/Beef Farm	1 Small Shed, Concrete Capped Silo, 2 Westeel Storage Containers,	Row Crop	West of Subject Lands

			Implement Shed, 2 Steel Barns		
17	6033 Weisenberg Road	Possible Beef Farm	Possible Horse Barn, Bank Barn, and a shed	Small Grains/Row Crop	South-West of Subject Lands
18	7136 SR 12	Mixed Operation	Quanset storage hut, wooden bank barn, small implement shed, greenhouse, several capped concrete silos, Steel Clad barn	Specialty Crop /Pasture/Corn /Forage	Maple Syrup, Vegetables and cut flowers, firewood for sale.
19	7107 SR 12	Mixed Farm (Need to figure out if it is Dairy)	3 concrete capped silos, red bank barn + extension, Implement shed, multiple westeels.	Forage/Row Crop	Liquid Manure Storage Tank
20	6043 8 Line E	Horse Farm	Horse Barn, Wooden Bank Barn (Appears to be used for storage)	Small Grains/Row Crop	2 Barns, Horse Track. 1 old silo. Part of Subject Lands
21	7190 SR 12	Agri-business	Two Grain Storage Bins, Four steel-clad storage sheds.	Row Crop	Royackers Kennels

2.1.1 Primary Study Area – Agricultural Land Use

The Primary Study Area includes the subject lands. Agricultural Operation Nos. 1 and 21.

Agricultural Operation #1

Operation No. 1 is mixed beef and horse farm with several agricultural buildings. The surrounding lands include row crops and pasture/forage.

Agricultural Operation #21

Agricultural Operation No. 21 is an agricultural-related operation. Several storage buildings are used for equipment and material storage. A small dog kennel is also included at No. 21. The farm fields to the south of No. 21 are part of a larger operation

located on lands adjacent to the subject lands. These farm fields (row crops) are associated with Agricultural Operation No. 20.

As shown on the Agricultural Land Use Map, the predominant land use within 120m of the proposed licensed boundary is agricultural (field crops). Surrounding crops include corn, pasture lands, soybeans, and small grains. The subject lands are located north of Concession 8. Immediately north of the subject lands is Cox Creek and the associated forested valley system.

The agricultural uses within the Primary Study Area are primarily cash crop land (field corn, soybeans, and small grains).

2.1.2 Secondary Study Area – Agricultural Land Use

The Secondary Study Area includes several active agricultural operations, including beef, mixed beef/dairy, horse, and chicken. An agricultural-related operation (trucking/grain elevator) was noted on 8th Line south of the subject lands.

Several mixed operations also included the production and sale of cut flowers, vegetables, berries and maple syrup. Overall, it was observed that the secondary study area is comprised mainly of large fields of cash crop production.

Table 2 provides a summary of agricultural cropping systems in the Secondary Study Area. The area estimates associated with this Table are derived from field investigations conducted by SAI and supplemented by background mapping and aerial photography.

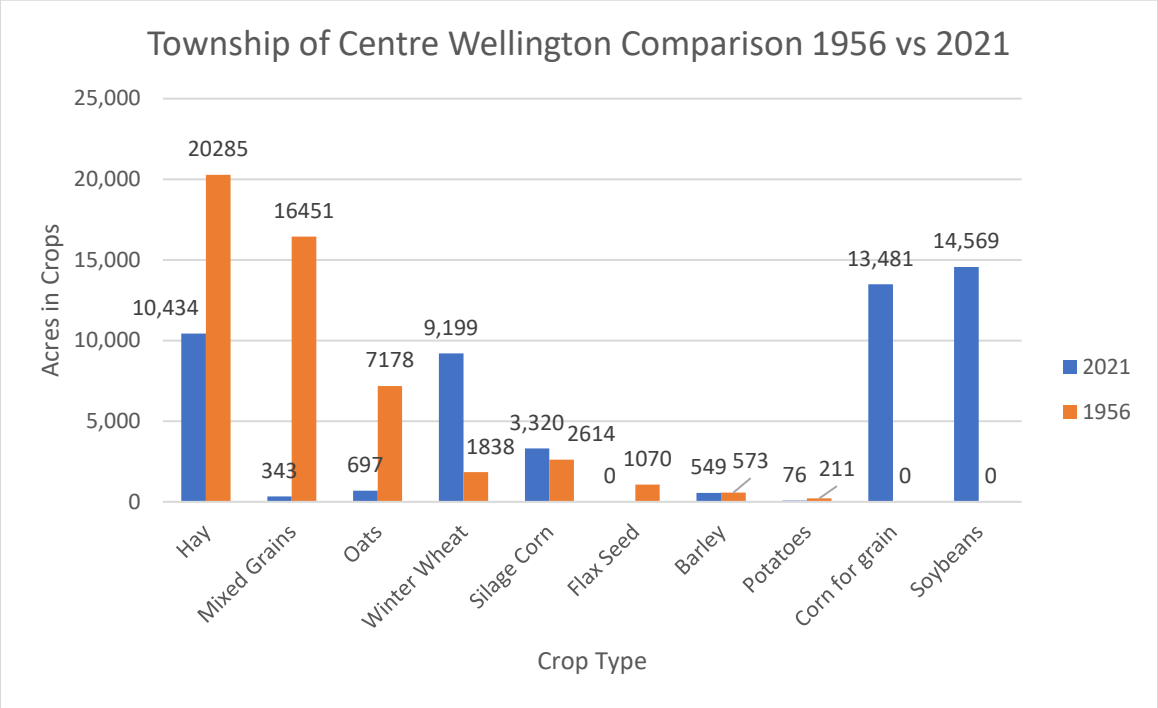
Table 2: Summary of Agricultural Cropping Systems

Crop Type	Subject Land Phase 1 (ha)	Subject Land Phase 2 (ha)	Primary Study Area (ha)	%	Secondary Study Area (ha)	%	Totals (ha)
Row Crop	21.09	11.30	50.53	5.5%	585.18	64.0%	635.71
Pastureland	0.87	0.00	2.70	0.3%	9.48	1.0%	12.17
Small Grains	0.00	2.35	2.37	0.3%	45.76	5.0%	48.14
Speciality Crop	0.00	0.00	0.51	0.1%	9.59	1.0%	10.11
Remaining Area	3.31	4.05	26.61	2.9%	182.27	19.9%	208.88
Study Area	25.27	17.70	82.73	9.0%	832.28	91.0%	915.00

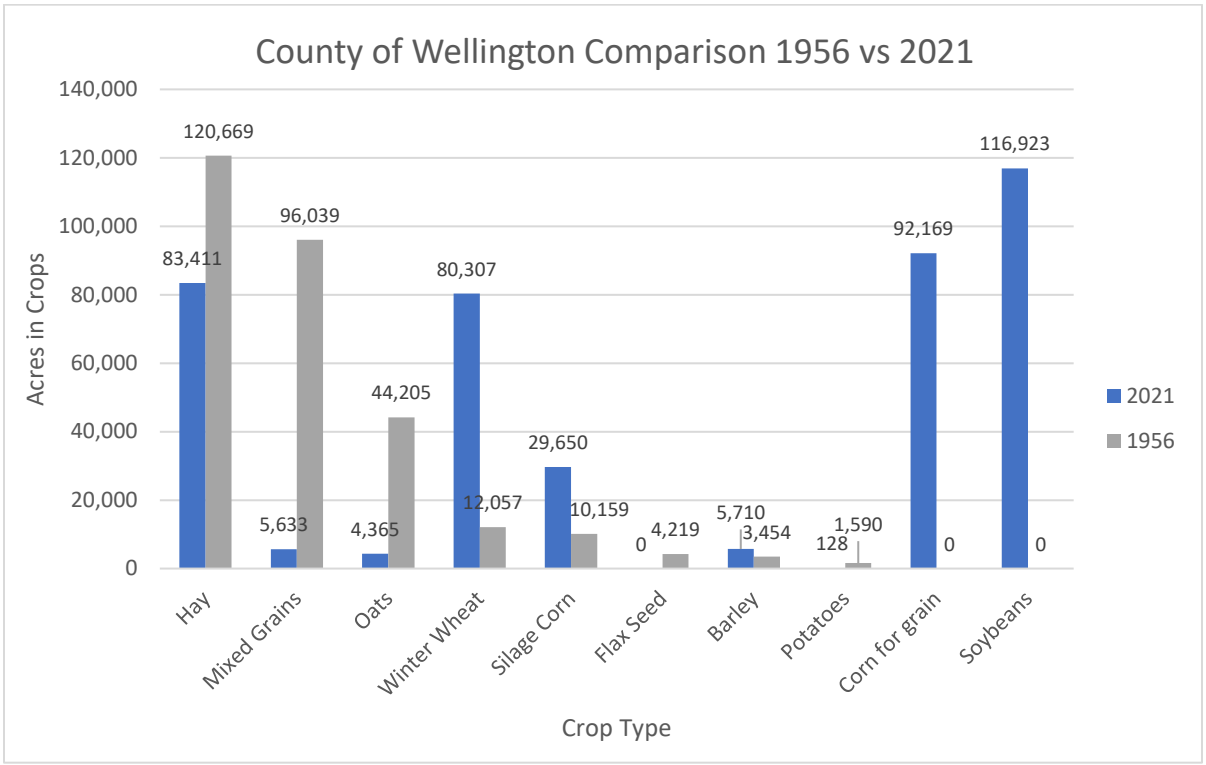
Based on the site visits and information provided by the landowners and farmers in the local area, the agricultural activities within both the Primary and Secondary Study Area are indicative of broader agricultural trends in the Township of Centre Wellington and the County of Wellington. Overall, both the Primary Study Area and Secondary Study Area are representative of normal agricultural production in this area.

The proposed rehabilitation approach, discussed in further detail below, will return the lands to an agricultural condition that is consistent with the average parcel size an agricultural production found in this portion of the Township of Centre Wellington.

Graph 1 provides a summary of crop type comparisons from 1956 vs 2021 for the Township of Centre Wellington.



Graph 2 provides a summary of crop type comparisons from 1966 vs 2021 for the County of Wellington.



The most noteworthy in cropping patterns relate to the following:

- A significant increase in grain corn production since 1956. Grain corn is now the 2nd most produced crop in the County and the Township;
- Soybean production is the largest crop in the Township and County in 2021, and it wasn't recorded in the Township or County in 1956; and
- A significant reduction in Mixed Grains crop production from 1956 to 2021 in the County.

Based on the site visits, the agricultural activities within both the Primary Study Area and Secondary Study Area are indicative of broader agricultural trends in the Township of Centre Wellington and the County of Wellington. Overall, both the Primary Study Area and Secondary Study Area are representative of agricultural production in the local area.

2.2 Parcel Size

Parcel size mapping was reviewed for the Secondary Study Area. The following table provides a summary of farm parcel sizes encountered in the Secondary Study Area. The average farm parcel size was calculated to be approximately 41.91 ha, and the largest farm parcel in the Secondary Study Area was 144.59 ha.

The minimum farm parcel size in the Prime Agricultural Area (as set out in the County of Wellington Official Plan) is 34.4 ha. Eighteen (18) farm parcels exceed the minimum farm parcel size in the Secondary Study Area.

SAI reviewed the "*County and Township Ag Profile – Wellington County Municipality; Township: Centre Wellington*" statistics produced by the Province of Ontario (Appendix C). SAI compiled the Farm Parcel Sizes from the Secondary Study Area to the Province of Ontario's Farm Parcel Sizes for Centre Wellington and the County of Wellington (See Table 3).

Table 3: Farm Parcel Size Comparison

Farm Parcel Size	Secondary S.A. Study Count	Secondary S.A. %	Centre Wellington (2021)	Centre Wellington %	County of Wellington (2021)	County of Wellington %
Total	29	100%	363	100%	2,617	100%
<10 Acres	0	0%	41	11.29%	204	7.8%
10 to 69 Acres	9	31%	104	28.65%	604	23.08%
70 to 129 Acres	13	45%	86	23.69%	742	28.35%
130 to 179 Acres	4	14%	30	8.26%	300	11.46%
180 to 239 Acres	2	7%	34	9.37%	276	10.55%
240 to 399 Acres	1	3%	31	8.54%	255	9.74%

400 to 559 Acres	0	0%	17	4.68%	91	3.48%
560 to 759 Acres	0	0%	9	2.48%	56	2.14%
760 to 1119 Acres	0	0%	5	1.38%	33	1.26%
1120 to 1599 Acres	0	0%	3	0.83%	19	0.73%
1600 to 2239 Acres	0	0%	2	0.55%	16	0.61%
2240 to 2879 Acres	0	0%	0	0.00%	3	0.11%
2880 to 3519 Acres	0	0%	0	0.00%	5	0.19%
3520 Acres and over	0	0%	1	0.28%	13	0.50%

Note: parcels within the Secondary Study Area must be deemed to be a farm. Severed non-farm parcels were not included in this analysis.

Based on this data, the parcel size was smaller in the Secondary Study Area than both the Township and County.

2.3 Soil and CLI Capability

The London loam and Guelph loam soils cover most of the subject properties. These soils are pale brown, calcareous loam soils developed on glacial till. The till is derived from grey and brown limestones of the underlying rock strata. The Guelph loam is the well-drained member of this catena and the London loam is the imperfectly drained member.

The Guelph and London soils are important agricultural soils in Wellington County. The main crops grown are pasture, hay, mixed grains, oats, winter wheat and silage corn. Turnips for table use are grown commercially. Yields of most crops are well above the provincial average and could be economically increased by applying commercial fertilizers at somewhat higher rates than are currently used. Artificial drainage of the London loam could have a higher potential than the Guelph series due mainly to their smoother topography.

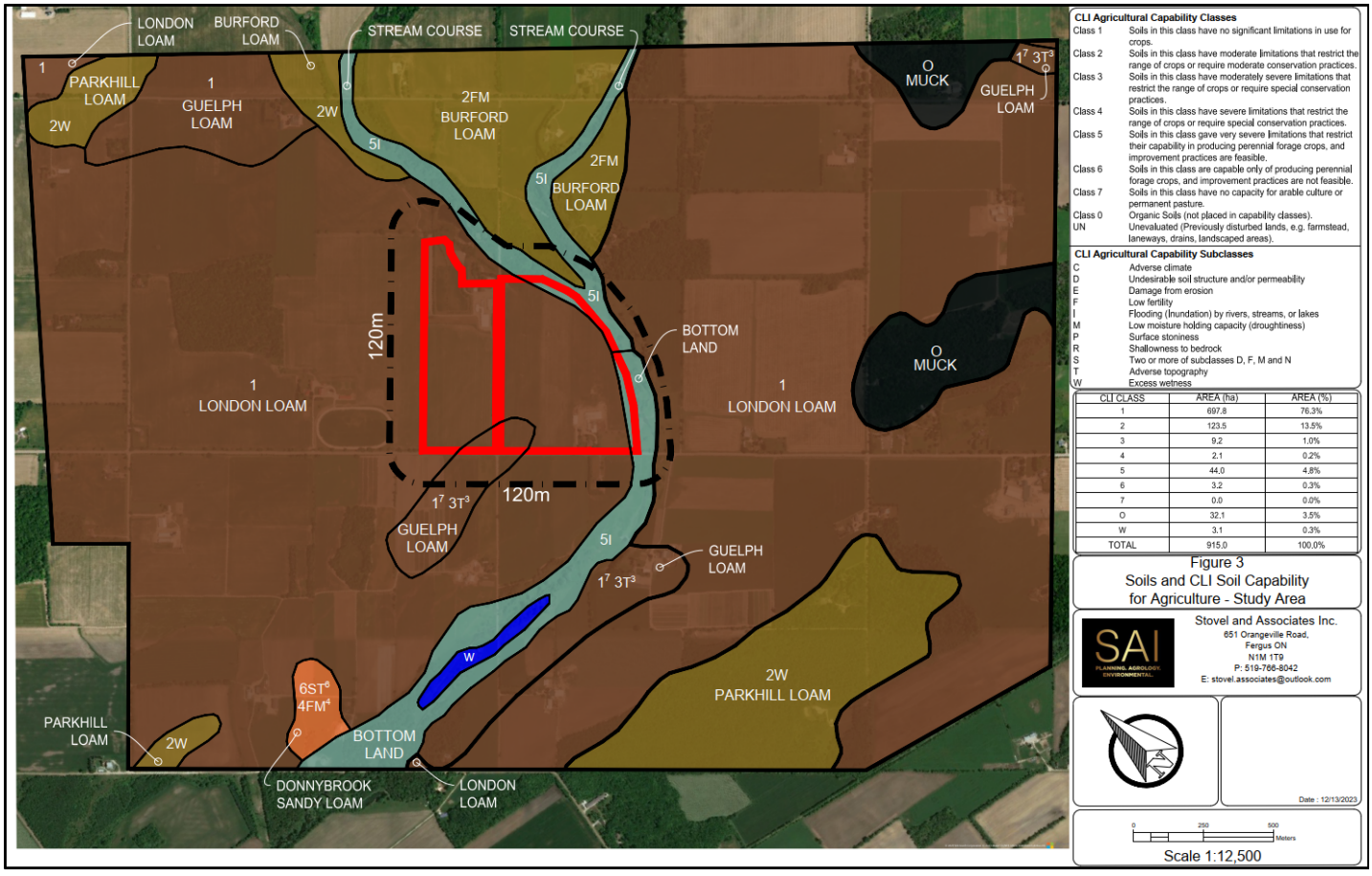
On the subject properties, two main soil series are mapped: the London loam soils account for 34.41 ha of the site and the Guelph loam soils account for 2.12 ha.

Two remaining soil series are mapped along the northern/northeastern perimeter of the subject land: Bottom Land and Burford loam. Bottom Land soils are developed on loam, sandy loam and silt loam materials. The internal drainage is variable. Bottom Land soils that have been cleared of trees are used for pasture lands in the Study Area. Burford loam soils are well-drained loam materials developed over course outwash gravel. The topography is gently undulating except along the edge of the terraces where slopes are

often steep. Gravel, stones and cobbles are usually present on the soil surface and throughout the profile. Burford soil generally produces crops such as spring grains, winter wheat, hay, pasture and silage corn. Because of the open nature of the Burford soils, moisture deficiencies exist during the growing season. These soils often have low to medium content of essential plant nutrients.

The Canada Land Inventory (CLI) system uses soil attributes to create a seven-class system of land use capabilities. Class 1, 2 and 3 are capable of sustained common field crop production. Class 4 soils are limited for sustained agriculture while Class 5 is capable for use as permanent pasture and hay. The Class 6 soils are best utilized for wild, unimproved pasture and Class 7 is for soils or landforms that are not capable for use for arable culture or permanent pasture.

Figure 3 illustrates the distribution of soils onsite. The London loam and Guelph loam soils are mapped as Class 1 and Class 1/3T soils respectively. Burford loam soils are Class 2FM and Bottom Land soils are Class 5i.



Approximately 37.2 ha or 87% of the subject lands are considered to be Class 1-3 soils. The subject lands are considered prime agricultural land, i.e. Class 1-3 soils. Approximately 91% of the Secondary Study Area consists of Class 1-3 soils.

The following tables summarize the relative percent area occupied by each CLI - Class for the Secondary Study Area:

Table 3: Canada Land Inventory – Soil Capability for Agriculture

CLI CLASS	AREA (ha)	AREA (%)
1	697.8	76.3%
2	123.5	13.5%
3	9.2	1.0%
4	2.1	0.2%
5	44.0	4.8%
6	3.2	0.3%
7	0.0	0.0%
O	32.1	3.5%
W	3.1	0.3%
TOTAL	915.0	100.0%

2.4 Microclimate for Speciality Crop Production

Climate data from the OMAFRA document titled "*Agronomy Guide for Field Crops - publication 811 (June 2009)*" was reviewed. The subject lands are located within 2700-2900 average accumulated crop heat units (CH-MI) available for corn production in Ontario. The crop heat units (CHU) index was originally developed for field corn and has been in use in Ontario for 30 years. The CHU ratings are based on the total accumulated crop heat units for the frost-free growing season in each area of the province. CHU averages range between 2500 near North Bay to over 3500 near Windsor. The higher the CHU value, the longer the growing season and the greater the opportunities for growing high-value crops. The subject property is located within the 2700-2900 average accumulated crop heat units (CH-MI) and as such, the agricultural lands are not subject to special climate conditions. Given the typical climatic conditions, there are limited opportunities for growing specialty crops on a large commercial basis in the Secondary Study Area and therefore there are no properties that have been identified as a specialty crop area in the County of Wellington Official Plan (as they do not meet the criteria as identified by the Province).

However, as set out on Figure 2 – Agricultural Land Use, two properties are being used for small-scale production of vegetables, berries and/or cut flowers in the Secondary Study Area. Census data also notes that portions of the Township and County are used for potatoes, but these were not recorded in the Secondary Study Area.

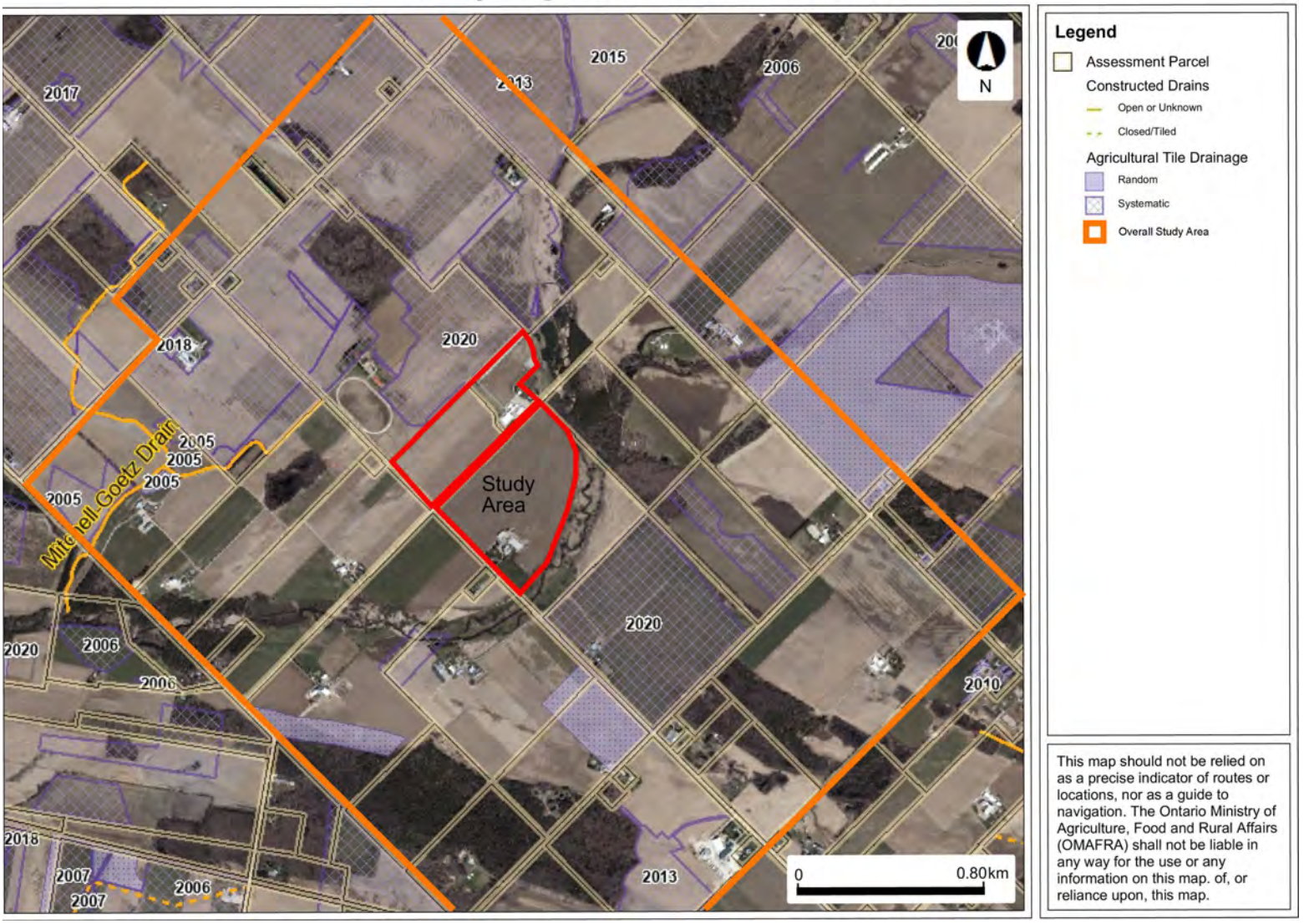
2.5 Agricultural Tile Drainage

Figure 4 illustrates the distribution of agricultural drains, and tile drainage (both systematic tile drainage and random tile drainage) in the study area. One agricultural drain is noted; Mitchell-Goetz Drain located southwest of the subject lands (approximately 400m).

Approximately 23 ha of systematic tile drainage and 254.4 ha of random tile drainage are reported in the Secondary Study Area.

The subject lands are not tile drained.

Figure 4:
Lichty - Agricultural Tile Drain Map



3.0 REHABILITATION RECOMMENDATIONS

The following operational and rehabilitation measures have been incorporated onto the Site Plan. These measures will help to mitigate impacts on agricultural soil resources and ensure that the site is progressively rehabilitated to a productive agricultural end use.

3.1 Soil Management and Progressive Rehabilitation

The following operational notes have been prepared to guide soil management and progressive rehabilitation activities at the proposed pit:

- Topsoil and overburden will be stripped and piled separately in perimeter berms or in temporary stockpiles on the pit floor. Vegetation on all berms shall be maintained. Wherever there are distinguishable layers and sufficient thickness to allow it, topsoil and subsoil will be stripped and stored separately and replaced on the pit floor and side slopes during site rehabilitation.

- Soil material will only be handled under dry conditions and a wet weather shut down procedure will be put in place for stripping operations. Travel over soils and rehabilitated areas will be minimized to reduce compaction. Where required, ripping/tilling the soils will be undertaken to alleviate soil compaction. The mixing of soil materials/layers will be avoided.

- Should any planted vegetation on the berm fail, the area shall be re-seeded the following growing season.

- Only acoustic berm locations have been shown on the site plan (see Typical Screening Berm Detail as shown on Page 2 – Operations Plan of the Site Plan). Additional perimeter berms may be installed by the Licensee to manage onsite soil resources.

- Topsoil and overburden stockpiles and berms will be graded to stable slopes and seeded with an appropriate grass legume seed mixture to prevent erosion.

- Progressive rehabilitation of the pit floor will occur once the licensee has determined that the applicable area is not required for processing and stockpiling of aggregate. Once berms are no longer required as visual screens or acoustic shields, they will be dismantled and the topsoil and overburden will be used for progressive rehabilitation of the pit floor and associated side slopes. Topsoil will be spread in a sufficient depth to grow a forage crop.

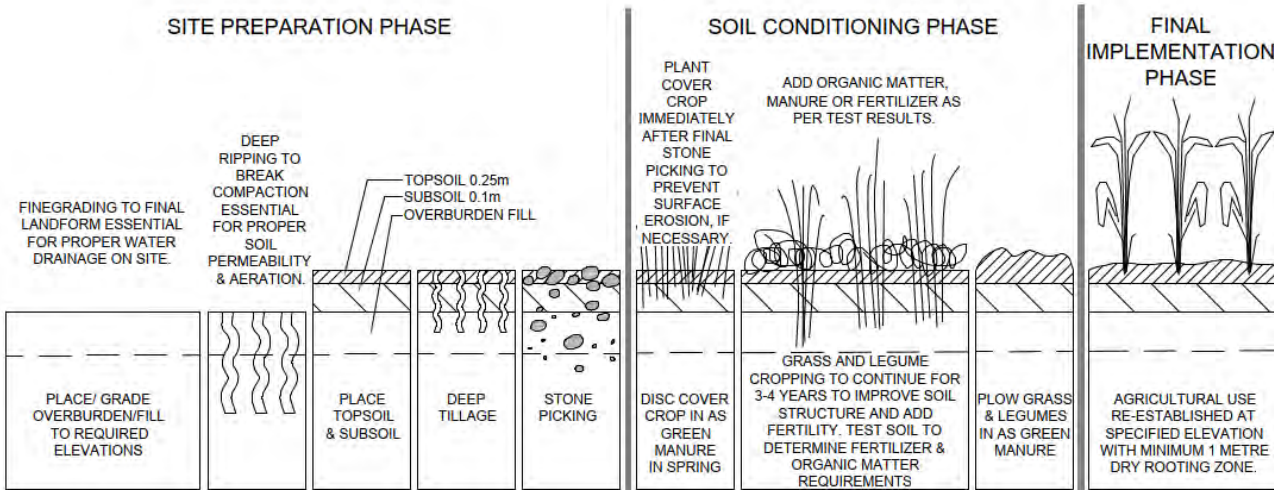
- All vegetation planted during the pit operation will be maintained in a healthy growing condition. Should any planted vegetation die, it will be replaced within one growing season.

- A pre-disturbance soil sample will be conducted to measure soil fertility.

- The proposed berm will be constructed in accordance with the 'Typical Berm Detail' on page 2 of 3 and will be vegetated and maintained to control erosion using a low maintenance grass/legume seed mixture (e.g. MTO Seed Mix) composed of Creeping red Fescue, Perennial Ryegrass, Kentucky Bluegrass and White Clover. Temporary erosion control will be implemented as required. All vegetation planted by the licensee shall be maintained in a healthy condition. Should any planted vegetation die, it will be replaced within one growing season.

The maximum disturbed area will not exceed 15 ha. Disturbed areas shall include active extraction areas, stockpile areas, internal haul routes, areas being progressively rehabilitated and berms (until the berms are vegetated). Areas that have been side-sloped and vegetated, including berms that have been vegetated, shall not constitute disturbed areas.

The following schematic graphically illustrates the phases of the pit operation in terms of soil management: site preparation phase, soil conditioning phase and the final implementation phase.



3.2 Imported Soil and Topsoil

Imported soil may be used to enhance the agricultural rehabilitation of the site. The imported soil will be used primarily to assist in the creation of side slopes and to provide additional topsoil to the site. The following Site Plan notes (see Page 3 – Progressive Rehabilitation and Final Rehabilitation Plan) relate to the management of inert soil and topsoil.

> *Excess soil is required for rehabilitation. The following conditions are intended to address the requirements for the beneficial use of excess soil contained in Ontario Regulation 244/97.*

i. Excess soil, as defined in Ontario Regulation 244/97 may be imported to this site to facilitate the following rehabilitation: (for the creation of side slopes)

ii. Liquid soil, as defined in Ontario Regulation 406/19 under the Environmental Protection Act, is not authorized for importation to the site.

iii. The quality of excess soil imported to the site for final placement must be equivalent to or more stringent than the applicable excess soil quality standards as determined in accordance with Ontario Regulation 244/97 as amended from time to time and must be consistent with the site conditions and the end use identified in the approved rehabilitation plan.

iv. Where a qualified person is retained or required to be retained in accordance with Ontario Regulation 244/97, the quality, storage, and final placement of excess soils shall be done according to the advice of the qualified person.

v. Excess soil imported to facilitate rehabilitation as described on this site plan shall be undertaken in accordance with Ontario Regulation 244/97 under the Aggregate Resources Act, as amended from time to time.

vi. The cumulative total amount of excess soil that may be imported to this site for rehabilitation purposes is 100,000 m3.

3.3 Final Agricultural Rehabilitation

The progressive and final rehabilitation measures are set out on page 3 of the Site Plans. These measures will help to ensure that the site is rehabilitated to an agricultural condition. The following figure has been prepared to explain the suggested cropping sequence for the rehabilitated farm field.

The recommended Seed Mix for the Rehabilitated Lands is as follows:

- 16.8 kg/ha Bird's Foot Trefoil (15lbs/ac)
- 2.2 kg/ha Timothy (2 lbs/ac)
- 11.2 kg/ha Canada Blue (10 lbs/ac)
- 5.6 kg/ha Creeping Red Fescue (5 lbs/ac) and
- 2.2-5.6 kg/ha Red Clover (2-5 lbs/ac).

Suggested Cropping Sequence for Rehabilitated Farm Field

Timeframe	Cropping Program	Comments
Year 1	Seed cover crop	Control soil erosion
Years 1-4	Seed legume or legume/grass mix	Preferably alfalfa
Year 5+	Hay or permanent pasture crop	See Note d) below

Notes:

a. the application of manure improves soil structure and soil fertility;
b. prior to seeding crops, samples Shall be taken for soil test analysis to determine the type and rates of fertilizer application;
c. the site Shall be monitored for several years following restoration to check for signs of subsidence, compact, poor drainage and seed failure. If micro-depressions occur in the field due to subsidence, some additional land leveling, infilling, or surface drainage may be required. Where compacted layers are found, they Shall be broken up by tillage or subsoiling. The subsoiler Shall be used when the ground is dry to maximize benefits.
d. the site may be capable of growing common row crops and common field crops, including soy beans and mixed grains. The farmer Shall consult a Certified Crop Adviser at year 5.

It is important to note that this mix/application rate may be modified through input from a Qualified Professional (i.e. P. Ag, Certified Crop Advisor).

3.4 Agricultural Monitoring Program

The purpose of the agricultural monitoring program is to ensure the recommended rehabilitation sequence is implemented. In preparing this monitoring program, guidance from the *Draft Agricultural Impact Assessment Guidance Document (*March *2018)* was considered. Pre-extraction information on the site agricultural soils will be used as a benchmark for the agricultural rehabilitation at the site. Adjustments to cropping practices and/or soil amendments may be required based on the results of the soil testing and the input of qualified professionals (such as Professional Agrologist and/or Certified Crop Adviser).

Once progressive rehabilitation begins, a qualified professional will be retained to ensure that the soil restoration efforts follow the conditions set out on the Site Plans.

As part of the annual compliance report, the following will be documented:

- Area that has been progressively rehabilitated (illustrate on a map and provide an area estimate in hectares),
- Approximate depth of topsoil applied to the site,
- Identification of any areas that may require remedial action (i.e. alleviation of any soil compaction, surface drainage improvements, control of erosion, areas to be re-seeded).

The Site Plan sets out an appropriate grass/legume seed mix (as noted in section 3.3 above). Substitutions to the seed mix/application rate and fertilizer rate may be made at the discretion of the qualified professional. Over the course of the progressive rehabilitation program, soil fertility data (e.g., general soil fertility, bulk density, hydraulic conductivity to assess residual levels of soils compaction and porosity) shall be collected. Any changes to the seed mix/application rates should be noted in the annual compliance report. This information will be used to ensure a successful and productive agricultural end use.

4.0 IMPACT ASSESSMENT AND MITIGATION MEASURES

The following section discusses the potential for agricultural impacts resulting from the proposed mineral aggregate operation. The impact assessment has been subdivided into two sections: direct impacts and indirect impacts. Mitigation measures are described, where relevant, to ensure that the impact on agriculture is minimized.

4.1 Direct Impacts

Direct impacts relate to considerations such as the removal of agricultural structures and infrastructure related to agriculture, and the consumption of agricultural lands.

<u>Agricultural Structures</u>

The proposed mineral aggregate operation will not result in the removal of any agricultural structures or infrastructure related to agriculture. The agricultural buildings are shown on the Site Plan. The extraction limit is set at approximately 15-30 m from these buildings.

No mitigation measures are required.

Consumption of Agricultural Lands

The proposed mineral aggregate operation will not result in the progressive removal of agricultural lands. The mineral aggregate operation has been designed as an interim land use. Following the depletion of aggregate in each area, the disturbed lands will be progressively rehabilitated back to agriculture.

The soil management protocol (including the maximum disturbed area of 15 ha), final agricultural rehabilitation standards and agricultural monitoring recommendations set out in Section 3 of this AIA provides suitable mitigation measures.

4.2 Indirect Impacts

Indirect impacts relate to the potential for influencing water levels/wells, traffic, noise and dust. These are addressed in the following paragraphs.

Water

The proposed mineral aggregate operation will remain above the established water table. A Hydrogeological Assessment was completed by GWS. No impacts on water wells are predicted. Therefore, it is concluded that there will be no indirect impacts on the water system resulting from the development of this proposed mineral aggregate operation.

Traffic

The proposed mineral aggregate operation has a maximum annual tonnage limit of 100,00 tonnes. This calculates out to an average hourly truck rate of 2 (one way) truck trips per hour. Peak trucking is estimated to be 6-8 (one way) truck trips per hour.

The proposed entrance for the mineral aggregate operation has been established at a location approximately 100 m north of the intersection of Sideroad 12/8th Line. This entrance/exit is well-removed from any adjacent agricultural operation. Trucks will also be moving slowly in both directions given the proximity of the intersection, requiring a full stop for outgoing truck traffic and an entrance a reduced speeds given the need for a northbound turn at 8th Line.

Figure 5: Haul Route

Truck-traffic will move from the pit entrance to 8th Line and will travel north towards Inverhaugh or south towards Ariss. 12th Sideroad will not be used as a truck route, except for local needs.

Given the low number of trucks predicted to originate at the proposed pit operation and the comparatively few agricultural operations in proximity to the subject lands, there is no significant impact anticipated from truck traffic on adjacent agricultural operations.

Noise and Dust

A Noise Impact Assessment was completed by Aercoustics Engineering Ltd. Relevant mitigation measures were developed, including acoustic berms/barriers and restrictions on processing equipment, to ensure that the proposed mineral aggregate operation meets relevant Ministry guidelines. No noise-related impacts on adjacent agricultural operations are anticipated.

Dust will be controlled by the regular application of water or other approved dust suppressants. In addition, considerable effort has been expended on minimizing perimeter berming at the site. This will help to minimize the disturbed area at the site. The Site Plan includes notes to ensure that berms are properly vegetated and maintained. No dust-related impacts on adjacent agricultural operations are anticipated.

No additional mitigation measures, beyond the notes included on the Site Plan, are needed to ensure that agricultural operations are not impacted.

5.0 PLANNING POLICY FRAMEWORK

The following documents were reviewed as part of this AIA:

- Provincial Planning Statement, 2024
- County of Wellington Official Plan.

The following summarizes the main agricultural policies that must be considered in a proposal to establish a mineral aggregate operation on farmland in southern Ontario.

5.1 Provincial Planning Statement 2024

The 2024 Provincial Planning Statement (PPS) was issued under section 3 of the Planning Act and came into effect on October 20, 2024. The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the Provincial Planning Statement sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The PPS defines "Prime Agricultural Areas" as:

> *"areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas with a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries."*

The PPS defines Prime Agricultural Land as:

> *Specialty crop areas and/or Canada land inventory Class 1, 2 and 3 lands as amended from time to time, in this order of priority for protection."*

As previously noted, the majority of the subject lands consist of Classes 1, 2, and 3 soils and therefore, the subject lands are considered to be "*prime agricultural lands*" as defined by the PPS. Based on the CLI mapping of the surrounding area, the surrounding lands consist of predominantly Classes 1-3 soils and exhibit characteristics of ongoing agriculture; thus, the area is considered a "*prime agricultural area*".

The PPS defines Specialty Crop Areas as:

> *"Areas designated using guidelines developed by the province, as amended from time to time. In these areas, specialty crops are the predominantly grown, such as tender fruits (peaches, cherries and plums), grapes, other fruit crops, vegetable*

crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

a) soils that have suitability to produce specialty crops, or lands that are subject to climatic conditions, or a combination of both;
b) farmers skilled in the production of specialty crops; and
c) *a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process speciality crops*."

The lands in surrounding areas have not been identified or designated as a specialty crop area by the Province and in general do not exhibit characteristics of a specialty crop production as defined by the PPS. Accordingly, the subject lands are not within a specialty crop area.

In prime agricultural areas, the PPS permits limited non-agricultural uses such as the extraction of mineral aggregates resources are permitted in prime agricultural areas in accordance with policy 4.3.5. and 4.5.4 of the PPS.

Policy 4.3.5.1 provides that "*Planning authorities may only permit non-agricultural uses in prime agricultural areas for: a) extraction of minerals, petroleum resources and mineral aggregate resources."* Extraction of mineral aggregate resources is permitted in Prime Agricultural Areas in accordance with Policy 4.5.4 of the PPS.

4.5.4 Extraction in Prime Agricultural Areas

1. In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that: a) impacts to the prime agricultural areas are addressed, in accordance with policy 4.3.5.2; and b) the site will be rehabilitated back to an agricultural condition.

The PPS defines "*agricultural condition*" as:

b) in regard to prime agricultural land outside of specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture will be maintained, restored or enhanced."

The application proposes to return the extraction area to a predominantly agricultural condition through progressive and final rehabilitation. Approximately 28.4 hectares (70.1acres) of land on the subject lands within the extraction area is currently in agricultural production. The following table summarizes how much land will be returned to an agricultural condition.

Table 4 – Agricultural Land to be Rehabilitated

a) Total area to be licensed	42.7 ha
b) Total area to be extracted	28.4 ha
c) Total land to be rehabilitated	28.4 ha

d) Area to be rehabilitated to agricultural condition (pit floor)	28.4 ha
e) Area loss through side slope rehabilitation	0 ha
f) percentage of land to be rehabilitated back to agricultural condition	100%

The rehabilitation plan and Section 3 of this AIA prescribed a process/methodology to rehabilitate and restore the subject lands. Rehabilitation will satisfy the intent of PPS policy 4.5.4.1, returning the subject lands to an agricultural condition.

Given the foregoing, it is our opinion that the associated rehabilitation plan for the proposed pit is consistent with the PPS.

5.2 County of Wellington Official Plan

The County of Wellington Official Plan ("OP") was adopted by Wellington County Council on September 24, 1998, approved by the Ministry of Municipal Affairs on April 13, 1999 and came into effect on May 6, 1999. The OP was last updated in February, 2024.

Prime Agricultural Areas in the OP are defined as: "*Class 1, 2 and 3 agricultural soils, associated Class 4 to 7 soils and additional areas where there is a local concentration of farms which exhibit the characteristics of ongoing agriculture, and specialty crop land will be designated as prime agricultural areas. These areas will be protected for agriculture*."

Permitted uses in Prime Agricultural Areas include licensed aggregate operations (Policy 6.4.3 k).

Policy 6.6.5 of the OP sets out the following policies related to New Mineral Aggregate Operations:

> *New or expanded mineral aggregate operations* shall only be established through amendment to Mineral Aggregate Area shown on Schedule D (Mineral Aggregate Resource Areas) of the OP. New or expanded *mineral aggregate operations* also require appropriate rezoning and licensing. *Rezoning applications to allow mineral aggregate operations are subject to all relevant policies of this Plan. In considering proposals to establish new aggregate operations, the following matters will be considered:*
>
> *a) the impact on adjacent land uses and residents and public health and safety;*
> *b) the impact on the physical (including natural) environment;*
> *c) the capabilities for agriculture and other land uses;*
> *d) the impact on the transportation system;*
> *e) existing and potential municipal water supply resources are protected in accordance with Sections 4.9.5 and 4.9.5.9 of this Plan and the applicable Source Protection Plan.*
> *f) the possible effect on the water table or surface drainage patterns;*
> *g) the manner in which the operation will be carried out;*

h) the nature of rehabilitation work that is proposed; and
i) the effect on cultural heritage resources and other matters deemed relevant by Council.

It is essential that extraction be carried out with as little social and environmental cost as practical. Provincial standards, guidelines and regulations will be used to assist in minimizing impacts."

Items c) and h) above are relevant to this AIA.

Policy 6.6.8 of the OP addresses rehabilitation requirements. All proposals for new aggregate extraction shall include a plan for eventual rehabilitation. The plan shall:

a) provide for progressive rehabilitation whenever feasible;
b) be prepared in detail by a recognized expect;
c) be compatible with the long-term uses permitted by the surrounding official plan designations;
d) on lands designated Prime Agricultural Areas, provide a detailed agricultural rehabilitation plan which restores substantially the same areas and average soil quality for agriculture as before extraction occurred; and
e) on lands designated Secondary Agricultural Areas, provide an agricultural rehabilitation plan which, whenever feasible, restores substantially the same areas and average soil quality for agriculture as before extraction occurred.

Section 2 of this report documents the capabilities of the onsite soils. The onsite soils are considered to be prime agricultural lands, i.e. Classes 1-3 soils, in a Prime Agricultural Area. The Site Plan provides detailed notes related to Progressive and Final Rehabilitation. The Site Plan provides for a rehabilitation effort to return the site to an agricultural condition. Section 3 of this AIA documents the rehabilitation considerations.

Policy 4.6.5 of the County Official Plan sets out the policies related to an Agricultural Impact Assessment. These policies are documented below:

4.6.5 Agricultural Impact Assessment

Where development is proposed in prime or secondary agricultural areas, a Council may require an assessment of the impacts the development may have on agricultural activities in the area. An assessment may include any or all of the following:

a) *the opportunity to use lands of lower agricultural potential;*

b) *compliance with the minimum distance separation formulae for livestock operations;*

c) *the degree to which agricultural expansion may be constrained;*

d) *potential interference with normal agricultural activities and practices;*

e) *potential interference with the movement of agricultural machinery on roads;*

f) *such other concerns as a Council may consider relevant.*

Sections 2-4 of this report discusses agricultural potential and the potential for interference with normal agricultural activities and practices, including the movement of farm equipment. No impacts are anticipated. Minimum distance separation requirements are not applicable to mineral aggregate operations.

The proposed application conforms to the agricultural policies of the County of Wellington Official Plan.

6.0 CONCLUSIONS

Stovel and Associates Inc. ("SAI") was retained by James Thoume Construction Ltd. ("Thoume") to complete an Agricultural Impact Assessment ("AIA") for a proposed Class A Pit (Above the Water Table) on lands located south of Ponsonby described as Part of Lots 11 and 12, Concession 4 West (Geographic Township of Pilkington), Township of Centre Wellington, County of Wellington. The lands are municipally addressed as 5999, 6043 8th Line East, and 7190 Sideroad 12, Township of Centre Wellington (See Figure 1). The subject lands are approximately 42.7 ha in size.

Relevant guidelines and planning policies were considered in the preparation of this AIA. Background documentation, including agricultural mapping and agricultural statistics, was supplemented by data collected through reconnaissance investigations of the Secondary Study Area and Farm Data Sheets. Based on this information, it was concluded that the subject lands are comprised of prime agricultural lands in a prime agricultural area.

The Site Plans were developed to ensure that as much land as practically possible will be returned to similar agricultural capability. Mitigation measures such as soil management and progressive rehabilitation standards, maximum disturbed area requirement, final agricultural rehabilitation specifications and an agricultural monitoring protocol, will be employed to ensure that there will be no significant impact on agricultural resources.

Based on the completion of this AIA, it is concluded that the proposed mineral aggregate operation conforms to the relevant policy framework dealing with aggregate extraction in the prime agricultural area.

Rob Stovel

Robert P Stovel, M.Sc., R.P.P., P.Ag March 18, 2025

Rob Stovel Jr.

Robert L Stovel, B.Sc. March 18, 2025

APPENDIX A: Completed Farm Data Sheets

FARM DATA SHEET
Minimum Distance Separation I (MDSI)

NOTE TO FARM OWNER(S)
By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation.

No Livestock on farm

Owner(s) of Livestock Facility Laverne Martin

Contact Information

Email _____ Telephone 519-823-2200

Civic Address 7190 Sideroad 12 Municipality Township of Centre Wellington

Lot 11 Concession 4 Division _____

Lot Size (where livestock facility is located) _____ hectares 47 acres

Signature of Livestock Facility Owner Laverne Martin Date Jan. 10/24

BARN(S) SIZE Please provide the design capacity (Maximum number of livestock that can be reasonably housed in ALL of the livestock barns on the lot. _____ ft^2/m^2 _____ ft^2/m^2

Manure Storage Types Solid manure: 18% dry matter, or more

- V1 Solid, inside, bedded pack
- V2 Solid, outside, covered
- V3 Solid, outside, no cover, ≥30% dry matter
- V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage
- V5 Liquid, inside, underneath slatted floor
- V6 Liquid, outside, with a permanent, tight-fitting cover

Liquid manure: <18% dry matter

- L1 Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage
- L2 Liquid, outside, with a permanent floating cover
- M1 Liquid, outside, no cover, straight-walled storage
- M2 Liquid, outside, roof, but with open sides
- H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET

NOTE TO FARM OWNER(S)
By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation.

Owner(s) of Livestock Facility Calvin Lichty

Contact Information

Email _____ Telephone 519-835 3649

Civic Address 7107 Side Road 12 Municipality _____

Lot 12 Concession 5 E Division _____

Lot Size (where livestock facility is located) 130 ac hectares _____ (acres)

Signature of Livestock Facility Owner Calvin Lichty Date _____

BARN(S) SIZE Please provide the design capacity (Maximum number of livestock that can be reasonably housed in ALL of the livestock barns on the lot. 7000 (ft²)/m² _____ ft²/m²

Manure Storage Types Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter

- V1 Solid, inside, bedded pack
- V2 Solid, outside, covered
- (V3) Solid, outside, no cover, ≥30% dry matter
- V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage
- V5 Liquid, inside, underneath slatted floor
- V6 Liquid, outside, with a permanent, tight-fitting cover
- L1 Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage
- L2 Liquid, outside, with a permanent floating cover
- (M1) Liquid, outside, no cover, straight-walled storage
- M2 Liquid, outside, roof, but with open sides
- H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)	70	V3 + M1
	Large-framed; 545 – 658 kg (e.g. Holsteins) ✓		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)	50	V2
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)	10	V3
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

APPENDIX B: Photography of Agricultural Operations

Operation #1: Aerial View

Operation #1: Street View

Operation #2: Aerial View

Operation #2: Street View

Operation #3: Aerial View

Operation #3: Street View

Operation #4: Aerial View

Operation #4: Street View

Operation #5: Aerial View

Operation #5: Street View

Operation #6: Aerial View

Operation #6: Street View

Operation #7: Aerial View

Operation #7: Street View

Operation #8: Aerial View

Operation #8: Street View

Operation #9: Aerial View

Operation #9: Street View

Operation #10: Aerial View

Operation #10:
Street View

Operation #11: Aerial View

Operation #11:
Street View

Operation #12: Aerial View

Operation #12:
Street View

Operation #13: Aerial View

Operation #13:
Street View

Operation #14: Aerial View

Operation #14:
Street View

Operation #15: Aerial View

Operation #15:
Street View

Operation #16: Aerial View

Operation #16:
Street View

Operation #17: Aerial View

Operation #15: No Street View Available/ Unable to obtain photograph due to Road Closure

Operation #18: Aerial View

Operation #18:
Street View

Operation #19: Aerial View

Operation #19:
Street View

Operation #20: Aerial View

Operation #20:
Street View

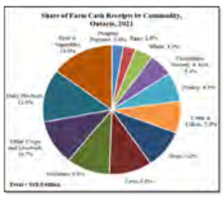
Operation #21: Aerial View

Operation #21:
Street View

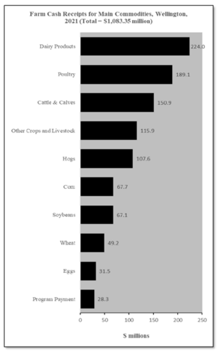
APPENDIX C: County and Township Ag Profile – Wellington County Municipality; Township: Centre Wellington

Wellington County at a Glance - 2021

Item	Wellington	Province	Percent of province	Percent from 2016
Farms, 2021 Census (number)				
Total	2,617	48,346	5.41%	11.46%
Under 10 acr	204	3,217	6.34%	45.71%
10 to 69 acre	604	12,686	4.76%	3.78%
70 to 129 acr	742	10,924	6.79%	18.72%
130 to 179 ac	300	4,422	6.78%	15.83%
180 to 239 ac	276	3,981	6.93%	6.98%
240 to 399 ac	255	5,396	4.73%	2.00%
400 to 559 ac	91	2,865	3.18%	-13.33%
560 to 759 ac	56	1,698	3.30%	33.33%
760 to 1,119 a	33	1,600	2.06%	-10.81%
1,120 to 1,59	19	720	2.64%	-5.00%
1,600 to 2,23	16	451	3.55%	33.33%
2,240 to 2,87	3	173	1.73%	-66.67%
2,880 to 3,51	5	95	5.26%	66.67%
3,520 acres a	13	118	11.02%	116.67%
Land Use, 2021 Census (acres)				
Land in crops.	436,390	9,051,011	4.82%	14.62%
Summerfallow	375	13,964	2.69%	-30.17%
Tame or seed	14,319	400,480	3.58%	4.02%
Natural land fc	10,844	626,366	1.73%	24.73%
Christmas tre	44,694	1,269,535	3.52%	-1.39%
All other land..	17,281	404,714	4.27%	-0.38%
Total area of f	523,903	11,766,071	4.45%	12.33%
Greenhouse Area, 2021 Census (square feet)				
Total area in u	269,985	201,055,888	0.13%	-33.92%
Farm Capital Value, 2021 Census (farms reporting)				
Under $200,0	72	1,212	5.94%	12.50%
$200,000 to $	60	3,223	1.86%	-50.82%
$500,000 to $	267	8,699	3.07%	-44.26%
$1,000,000 an	2,218	35,212	6.30%	31.79%
Total Gross Farm Receipts, 2021 Census (farms reporting)				
Under $10,00	297	7,277	4.08%	-10.81%
$10,000 to $2	294	7,429	3.96%	-3.92%
$25,000 to $4	295	6,263	4.71%	1.72%
$50,000 to $9	290	6,093	4.76%	16.00%
$100,000 to $	358	6,817	5.25%	1.42%
$250,000 to $	351	4,448	7.89%	0.86%
$500,000 to $	370	3,954	9.36%	34.06%
$1,000,000 to	177	2,452	7.22%	37.21%
$2,000,000 an	88	1,696	5.19%	39.68%
Farms by Industry Group, 2021 Census (number of farms)				
Beef cattle rar	503	7,986	6.30%	32.02%
Dairy cattle ar	374	3,188	11.73%	6.55%
Hog and pig fa	101	1,189	8.49%	-9.01%
Poultry and eg	205	2,061	9.95%	20.59%
Sheep and go	93	1,309	7.10%	60.34%
Other animal	314	4,556	6.89%	-17.15%
Oilseed and g	703	18,194	3.86%	26.21%
Vegetable and	38	1,562	2.43%	2.70%
Fruit and tree	13	1,211	1.07%	44.44%
Greenhouse,	61	1,672	3.65%	-3.17%
Other crop far	212	5,418	3.91%	-8.62%



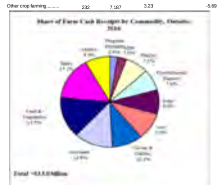
Item	Wellington	Province	Percent of province	Percent from 2016
Major Field Crops, 2021 Census (acres)				
Winter wheat	80,307	1,144,406	7.02%	24.14%
Oats for grain	4,365	84,320	5.18%	11.55%
Barley for grain	5,710	68,756	8.30%	-22.66%
Mixed grains	5,633	59,961	9.39%	-38.44%
Corn for grain	92,169	2,202,465	4.18%	17.44%
Corn for silage	29,650	289,678	10.24%	5.16%
Hay	83,411	1,704,017	4.89%	12.53%
Soybeans	116,923	2,806,255	4.17%	19.89%
Potatoes	128	39,193	0.33%	40.66%
Major Fruit Crops, 2021 Census (acres)				
Total fruit crops	166	48,661	0.34%	1.84%
Apples	62	16,008	0.39%	-16.22%
Sour Cherries	2	1,383	0.14%	-
Peaches	1	4,608	0.02%	-
Grapes	1	18,432	0.01%	-
Strawberries	55	2,633	2.09%	89.66%
Raspberries	5	438	1.14%	-58.33%
Major Vegetable Crops, 2021 Census (acres)				
Total vegetables	629	127,893	0.49%	20.27%
Sweet corn	128	20,518	0.62%	0.00%
Tomatoes	14	14,614	0.10%	-17.65%
Green peas	5	14,044	0.04%	-90.20%
Green or wax beans	7	8,709	0.08%	-
Livestock Inventories, 2021 Census (number)				
Total cattle and calves	150,093	1,604,810	9.35%	14.54%
Steers	45,748	299,540	15.27%	18.89%
Beef cows	9,398	224,194	4.19%	18.96%
Dairy cows	30,716	327,272	9.39%	15.43%
Total pigs	255,297	4,071,902	6.27%	9.79%
Total sheep and lambs	28,879	322,508	8.95%	49.16%
Poultry Inventories, 2021 Census (number)				
Total hens and chickens	6,953,181	53,802,772	12.92%	2.00%
Total turkeys	176,261	2,453,126	7.19%	0.53%



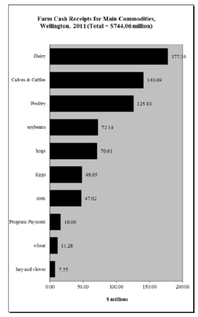
F - too unreliable to be published
Sources: 2021 & 2016 Census of Agriculture, OMAFRA
2022-06-21

Wellington County at a Glance - 2016

Item	Wellington	Province	Percent of province	Percent from 2011
Farms, 2016 Census (number)				
Total	2,348	49,600	4.73	-6.49
Under 10 acres	140	3,051	4.59	5.26
10 to 69 acres	582	12,625	4.61	-3.48
70 to 129 acres	625	10,742	5.82	-10.84
130 to 179 acres	259	4,592	5.64	-4.78
180 to 239 acres	258	4,282	6.03	-9.15
240 to 399 acres	250	6,008	4.16	-12.28
400 to 559 acres	105	3,093	3.39	-6.25
560 to 759 acres	42	1,990	2.11	-6.67
760 to 1,119 acres	37	1,593	2.32	54.17
1,120 to 1,599 acres	20	801	2.50	-13.04
1,600 to 2,239 acres	12	457	2.63	9.09
2,240 to 2,879 acres	9	168	5.36	50.00
2,880 to 3,519 acres	3	88	3.41	-50.00
3,520 acres and over	6	110	5.45	0.00
Land Use, 2016 Census (acres)				
Land in crops	380,733	9,021,298	4.22	-5.50
Summerfallow land	537	15,885	3.38	-31.24
Tame or seeded pasture	13,766	514,168	2.68	-20.64
Natural land for pasture	8,694	783,566	1.11	-31.20
Christmas trees, woodla	45,323	1,542,637	2.94	-5.86
All other land	17,347	470,909	3.68	-0.17
Total area of farms	466,400	12,348,463	3.78	-6.57
Greenhouse Area, 2016 Census (square feet)				
Total area in use	408,602	158,511,328	0.26	21.77
Farm Capital Value, 2016 Census (farms reporting)				
Under $200,000	64	2,142	2.99	48.84
$200,000 to $499,999	122	7,433	1.64	-60.65
$500,000 to $999,999	479	12,500	3.83	-40.57
$1,000,000 and over	1,683	27,525	6.11	24.48
Total Gross Farm Receipts, 2016 Census (farms reporting)				
Under $10,000	333	9,536	3.49	-17.37
$10,000 to $24,999	306	8,376	3.65	-15.70
$25,000 to $49,999	290	6,755	4.29	-5.84
$50,000 to $99,999	250	6,263	3.99	-7.75
$100,000 to $249,999	353	7,022	5.03	-20.67
$250,000 to $499,999	348	4,707	7.39	-7.20
$500,000 to $999,999	276	3,689	7.48	24.32
$1,000,000 to $1,999,999	129	2,019	6.39	57.32
$2,000,000 and over	63	1,233	5.11	50.00
Farms by Industry Group, 2016 Census (number of farms)				
Beef cattle ranching and	381	6,786	5.61	-9.93
Dairy cattle and milk proc	351	3,439	10.21	-3.31
Hog and pig farming	111	1,229	9.03	-7.50
Poultry and egg productic	170	1,816	9.36	2.41
Sheep and goat farming	58	1,097	5.29	-30.12
Other animal production	379	5,902	6.42	-16.34
Oilseed and grain farmin	557	16,876	3.30	1.64
Vegetable and melon farr	37	1,856	1.99	68.18
Fruit and tree nut farming	9	1,362	0.66	-40.00
Greenhouse, nursery anc	63	2,050	3.07	-12.50
Other crop farming	232	7,187	3.23	-5.69



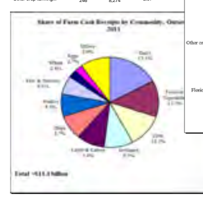
Item	Wellington	Province	Percent of province	Percent from 2011
Major Field Crops, 2016 Census (acres)				
Winter wheat	64,692	1,080,378	5.99	1.56
Oats for grain	3,913	82,206	4.76	52.91
Barley for grain	7,383	103,717	7.12	-34.26
Mixed grains	9,150	92,837	9.86	-23.51
Corn for grain	78,481	2,162,004	3.63	-2.34
Corn for silage	28,195	295,660	9.54	0.69
Hay	74,124	1,721,214	4.31	-17.15
Soybeans	97,524	2,783,443	3.50	5.87
Potatoes	91	34,685	0.26	-23.53
Major Fruit Crops, 2016 Census (acres)				
Total fruit crops	163	51,192	0.32	-4.12
Apples	74	15,893	0.47	17.46
Sour Cherries	x	2,121	-	-
Peaches	x	5,232	-	-
Grapes	x	18,718	-	-
Strawberries	29	2,915	0.99	-53.23
Raspberries	12	680	1.76	9.09
Major Vegetable Crops, 2016 Census (acres)				
Total vegetables	523	135,420	0.39	-42.08
Sweet corn	128	22,910	0.56	-14.67
Tomatoes	17	15,744	0.11	-61.36
Green peas	51	16,268	0.31	24.39
Green or wax beans	x	9,732	-	-
Livestock Inventories, 2016 Census (number)				
Total cattle and cal	131,038	1,623,710	8.07	-7.85
Steers	38,479	305,514	12.59	-8.88
Beef cows	7,900	236,253	3.34	-23.67
Dairy cows	26,610	311,960	8.53	3.22
Total pigs	232,527	3,534,104	6.58	-1.53
Total sheep and lan	19,361	321,495	6.02	-29.72
Poultry Inventories, 2016 Census (number)				
Total hens and chic	6,816,729	50,759,994	13.43	19.46
Total turkeys	175,336	3,772,146	4.65	-29.53



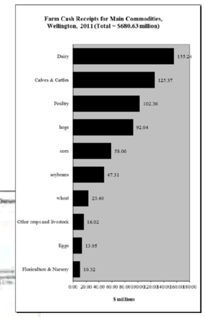
x Suppressed data
Sources: 2016 & 2011 Census of Agriculture and Strategic Policy Branch, OMAFRA
2017-06-02

Wellington County at a Glance - 2011

Item	Wellington	Province	Percent of province
Farms, 2011 Census (number)			
Total	2,511	51,950	4.83
Under 10 acres	133	2,741	4.85
10 to 69 acres	603	12,681	4.76
70 to 129 acres	701	11,779	5.95
130 to 179 acres	272	4,969	5.47
180 to 239 acres	284	4,801	5.92
240 to 399 acres	285	6,460	4.41
400 to 559 acres	112	3,359	3.33
560 to 759 acres	45	2,026	2.22
760 to 1,119 acres	24	1,587	1.51
1,120 to 1,599 acres	23	788	2.92
1,600 to 2,239 acres	11	436	2.52
2,240 to 2,879 acres	6	152	3.95
2,880 to 3,519 acres	6	79	7.59
3,520 acres and ove	6	92	6.52
Land Use, 2011 Census (acres)			
Land in crops	402,894	8,929,947	4.51
Summerfallow land	781	23,450	3.33
Tame or seeded pas	17,346	648,758	2.67
Natural land for pastu	12,636	984,809	1.28
Christmas trees, wo	48,143	1,612,444	2.99
All other land	17,376	468,828	3.71
Total area of farms	499,176	12,668,236	3.94
Greenhouse Area, 2011 Census (square feet)			
Total area in use	335,564	133,520,541	0.25
Farm Capital Value, 2011 Census (farms reporting)			
Under $200,000	43	2,562	1.68
$200,000 to $499,99	310	12,994	2.39
$500,000 to $999,99	806	15,276	5.28
$1,000,000 and over.	1,352	21,118	6.40
Total Gross Farm Receipts, 2011 Census (farms reporting)			
Under $10,000	403	12,263	3.29
$10,000 to $24,999	363	9,098	3.99
$25,000 to $49,999	308	6,720	4.58
$50,000 to $99,999	271	6,189	4.38
$100,000 to $249,99	445	6,985	6.37
$250,000 to $499,99	375	5,086	7.37
$500,000 to $999,99	222	3,248	6.83
$1,000,000 to $1,999	82	1,558	5.26
$2,000,000 and over.	42	803	5.23
Farms by Industry Group, 2016 Census (number of farms)			
Beef cattle ranching	423	7,105	5.95
Dairy cattle and milk	363	4,036	8.99
Hog and pig farming.	120	1,235	9.72
Poultry and egg prod	166	1,619	10.25
Sheep and goat farm	83	1,446	5.74
Other animal product	453	6,966	6.50
Oilseed and grain far	548	15,818	3.46
Vegetable and melon	22	1,531	1.44
Fruit and tree nut farr	15	1,548	0.97
Greenhouse, nursery	72	2,372	3.04
Other crop farming	246	8,274	2.97



Item	Wellington	Province	Percent of province
Major Field Crops, 2011 Census (acres)			
Winter wheat	63,700	1,100,003	5.79
Oats for grain	2,559	71,040	3.60
Barley for grain	11,230	126,881	8.85
Mixed grains	11,962	106,162	11.27
Corn for grain	80,363	2,032,356	3.95
Corn for silage	28,002	271,701	10.31
Hay	89,465	2,077,911	4.31
Soybeans	92,119	2,464,870	3.74
Potatoes	119	37,384	0.32
Major Fruit Crops, 2011 Census (acres)			
Total fruit crops	170	52,740	0.32
Apples	63	15,830	0.40
Sour Cherries	3	2,342	0.13
Peaches	x	6,455	-
Grapes	x	18,383	-
Strawberries	62	3,283	1.89
Raspberries	11	902	1.22
Major Vegetable Crops, 2011 Census (acres)			
Total vegetables	903	129,595	0.70
Sweet corn	150	25,540	0.59
Tomatoes	44	16,558	0.27
Green peas	41	15,121	0.27
Green or wax beans	x	9,186	-
Livestock Inventories, 2011 Census (number)			
Total cattle and calves	142,197	1,741,381	8.17
Steers	42,229	291,263	14.50
Beef cows	10,350	282,062	3.67
Dairy cows	25,779	318,158	8.10
Total pigs	236,144	3,088,646	7.65
Total sheep and lambs	27,548	352,807	7.81
Poultry Inventories, 2011 Census (number)			
Total hens and chickens	5,706,394	46,902,316	12.17
Total turkeys	248,811	3,483,828	7.14



Centre Wellington Township at a Glance - 2021

Item	Centre Wellington	Province	Percent of province	Percent from 2016
Farms, 2021 Census (number)				
Total	363	49,346	0.75%	6.14%
Under 10 acres	41	3,217	1.27%	46.43%
10 to 69 acres	104	12,686	0.82%	19.54%
70 to 129 acres	86	10,924	0.79%	2.38%
130 to 179 acres	30	4,422	0.68%	-11.76%
180 to 239 acres	34	3,981	0.85%	6.25%
240 to 399 acres	31	5,366	0.57%	-16.22%
400 to 559 acres	17	2,865	0.59%	21.43%
560 to 759 acres	9	1,698	0.53%	-30.77%
760 to 1,119 acres	5	1,600	0.31%	-28.57%
1,120 to 1,599 acres	3	720	0.42%	-25.00%
1,600 to 2,239 acres	2	451	0.44%	100.00%
2,240 to 2,879 acres	0	173	0.00%	-
2,880 to 3,519 acres	0	95	0.00%	-100.00%
3,520 acres and over	1	118	0.85%	-
Land Use, 2021 Census (acres)				
Land in crops	53,881	9,051,011	0.60%	-1.62%
Summerfallow land	24	13,964	0.17%	-20.00%
Tame or seeded pasture	2,002	400,480	0.50%	22.07%
Natural land for pasture	1,006	626,366	0.16%	-4.46%
Christmas trees, woodland & wetland	4,577	1,269,535	0.36%	-16.77%
All other land	2,726	404,714	0.68%	1.79%
Total area of farms	64,226	11,766,071	0.55%	-2.21%
Greenhouse Area, 2021 Census (square feet)				
Total area in use	47,140	201,055,888	0.02%	19.77%
Farm Capital Value, 2021 Census (farms reporting)				
Under $200,000	14	1,212	1.16%	180.00%
$200,000 to $499,999	3	3,223	0.09%	-93.33%
$500,000 to $999,999	41	8,699	0.47%	-48.10%
$1,000,000 and over	305	35,212	0.87%	27.08%
Total Gross Farm Receipts, 2021 Census (farms reporting)				
Under $10,000	50	7,277	0.69%	-23.08%
$10,000 to $24,999	40	7,429	0.54%	-9.09%
$25,000 to $49,999	42	6,263	0.67%	5.00%
$50,000 to $99,999	45	6,093	0.74%	55.17%
$100,000 to $249,999	41	6,867	0.60%	-19.61%
$250,000 to $499,999	38	4,448	0.85%	-15.56%
$500,000 to $999,999	44	3,954	1.11%	12.82%
$1,000,000 to $1,999,999	25	2,452	1.02%	47.06%
$2,000,000 and over	11	1,696	0.65%	-8.33%
Farms by Industry Group, 2021 Census (number of farms)				
Beef cattle ranching and farming	57	7,986	0.71%	46.15%
Dairy cattle and milk production	34	3,188	1.07%	-19.05%
Hog and pig farming	13	1,189	1.09%	-7.14%
Poultry and egg production	34	2,061	1.65%	13.33%
Sheep and goat farming	18	1,309	1.38%	100.00%
Other animal production	41	4,556	0.90%	-26.79%
Oilseed and grain farming	109	18,184	0.60%	12.37%
Vegetable and melon farming	7	1,562	0.45%	75.00%
Fruit and tree nut farming	1	1,211	0.08%	0.00%
Greenhouse, nursery and floriculture	10	1,672	0.60%	-16.67%
Other crop farming	39	5,418	0.72%	2.63%

Item	Centre Wellington	Province	Percent of province	Percent from 2016
Major Field Crops, 2021 Census (acres)				
Winter wheat	9,199	1,144,406	0.80%	6.15%
Oats for grain	697	64,320	0.83%	165.03%
Barley for grain	549	68,756	0.80%	-45.15%
Mixed grains	343	59,961	0.57%	-54.75%
Corn for grain	13,481	2,202,465	0.61%	2.91%
Corn for silage	3,320	389,678	1.15%	-18.93%
Hay	10,434	1,704,017	0.61%	-2.00%
Soybeans	14,569	2,806,255	0.52%	-1.83%
Potatoes	76	39,193	0.19%	68.89%
Major Fruit Crops, 2021 Census (acres)				
Total fruit crops	25	48,661	0.05%	-26.47%
Apples	12	16,008	0.07%	-25.00%
Sour Cherries	0	1,383	0.00%	-
Peaches	1	4,608	0.02%	-
Grapes	0	18,432	0.00%	-
Strawberries	9	2,633	0.34%	-
Raspberries	1	438	0.23%	-66.67%
Major Vegetable Crops, 2021 Census (acres)				
Total vegetables	60	127,893	0.05%	-7.69%
Sweet corn	27	20,516	0.13%	12.50%
Tomatoes	3	14,914	0.02%	0.00%
Green peas	1	14,044	0.01%	-
Green or wax beans	2	8,709	0.02%	100.00%
Livestock Inventories, 2021 Census (number)				
Total cattle and calves	17,691	1,604,810	1.10%	1.79%
Steers	6,022	299,540	2.01%	5.95%
Beef cows	1,230	224,194	0.55%	10.61%
Dairy cows	3,168	327,272	0.97%	-16.06%
Total pigs	14,771	4,071,902	0.36%	-47.16%
Total sheep and lambs	3,572	322,508	1.11%	39.53%
Poultry Inventories, 2021 Census (number)				
Total hens and chickens	1,518,260	53,802,772	2.82%	0.95%
Total turkeys	24,056	2,453,126	0.98%	-40.85%

Centre Wellington Township at a Glance - 2016

Item	Centre Wellington	Province	Percent of province	Percent from 2011
Farms, 2016 Census (number)				
Total	342	49,600	0.69	-13.42
Under 10 acres	28	3,051	0.92	-17.65
10 to 69 acres	97	12,625	0.69	-7.45
70 to 129 acres	84	10,742	0.78	-23.64
130 to 179 acres	34	4,592	0.74	3.03
180 to 239 acres	32	4,262	0.75	-15.79
240 to 399 acres	37	6,008	0.62	-22.92
400 to 559 acres	14	3,093	0.45	0.00
560 to 759 acres	13	1,990	0.65	8.33
760 to 1,119 acres	7	1,593	0.44	40.00
1,120 to 1,599 acres	4	801	0.50	33.33
1,600 to 2,239 acres	1	457	0.22	-66.67
2,240 to 2,879 acres	0	168	0.00	-
2,880 to 3,519 acres	1	88	1.14	-
3,520 acres and over	0	110	0.00	-100.00
Land Use, 2016 Census (acres)				
Land in crops	54,767	9,021,298	0.61	-13.63
Summerfallow land	30	15,865	0.19	-71.15
Tame or seeded pasture	1,640	514,168	0.32	-24.46
Natural land for pasture	1,053	760,566	0.13	-52.40
Christmas trees, woodland &	5,499	1,542,637	0.36	-7.42
All other land	2,689	470,909	0.57	-26.19
Total area of farms	65,677	12,348,663	0.53	-15.13
Greenhouse Area, 2016 Census (square feet)				
Total area in use	39,359	158,511,328	0.02	-73.57
Farm Capital Value, 2016 Census (farms reporting)				
Under $200,000	5	2,142	0.23	-37.50
$200,000 to $499,999	18	7,633	0.24	-58.14
$500,000 to $999,999	79	12,500	0.63	-38.69
$1,000,000 and over	240	27,525	0.87	12.68
Total Gross Farm Receipts, 2016 Census (farms reporting)				
Under $10,000	65	9,536	0.68	-9.72
$10,000 to $24,999	44	8,376	0.53	-20.00
$25,000 to $49,999	40	6,755	0.59	-20.00
$50,000 to $99,999	29	6,263	0.46	-43.14
$100,000 to $249,999	51	7,022	0.73	-21.54
$250,000 to $499,999	45	4,707	0.96	-16.67
$500,000 to $999,999	39	3,689	1.06	34.48
$1,000,000 to $1,999,999	17	2,019	0.84	70.00
$2,000,000 and over	12	1,233	0.97	33.33
Farms by Industry Group, 2016 Census (number of farms)				
Beef cattle ranching and farm	39	6,786	0.57	-17.02
Dairy cattle and milk product	42	3,439	1.22	-10.64
Hog and pig farming	14	1,229	1.14	7.69
Poultry and egg production	30	1,816	1.65	30.43
Sheep and goat farming	9	1,097	0.82	-40.00
Other animal production	56	5,902	0.95	-29.11
Oilseed and grain farming	97	16,876	0.57	-16.38
Vegetable and melon farmin	4	1,856	0.22	-20.00
Fruit and tree nut farming	1	1,362	0.07	-66.67
Greenhouse, nursery and flo	12	2,050	0.59	20.00
Other crop farming	38	7,187	0.53	2.70

Item	Centre Wellington	Province	Percent of province	Percent from 2011
Major Field Crops, 2016 Census (acres)				
Winter wheat	8,666	1,080,378	0.80	-18.66
Oats for grain	263	82,206	0.32	-43.80
Barley for gra	1,001	103,717	0.97	-42.07
Mixed grains	758	92,807	0.82	-28.69
Corn for grain	13,100	2,162,004	0.61	-10.00
Corn for silag	4,065	290,660	1.39	4.30
Hay	10,647	1,721,214	0.62	-18.19
Soybeans	14,840	2,783,443	0.53	-0.07
Potatoes	45	34,685	0.13	-4.26
Major Fruit Crops, 2016 Census (acres)				
Total fruit crop	34	51,192	0.07	-6.56
Apples	16	15,869	0.10	60.00
Sour Cherries	x	2,121	-	-
Peaches	0	5,232	0.00	-
Grapes	0	18,718	0.00	-
Strawberries	x	2,915	-	-
Raspberries	3	680	0.44	-25.00
Major Vegetable Crops, 2016 Census (acres)				
Total vegetab	65	135,420	0.05	-54.86
Sweet corn	24	22,900	0.10	-50.00
Tomatoes	3	15,744	0.02	-84.21
Green peas	x	16,268	-	-
Green or wax	1	9,732	0.01	0.00
Livestock Inventories, 2016 Census (number)				
Total cattle ar	17,380	1,623,710	1.07	-4.17
Steers	5,684	305,514	1.86	14.30
Beef cows	1,112	236,253	0.47	-36.13
Dairy cows	3,774	311,960	1.21	3.45
Total pigs	27,953	3,534,164	0.79	44.18
Total sheep a	2,580	221,495	0.80	-29.75
Poultry Inventories, 2016 Census (number)				
Total hens an	1,504,031	50,758,984	2.96	186.15
Total turkeys	40,671	3,772,146	1.08	-10.62

Centre Wellington at a Glance - 2011

Item	Centre Wellington	Province	Percent of province
Farms, 2011 Census (number)			
Total	395	51,950	0.76
Under 10 acr	34	2,741	1.24
10 to 69 acre	94	12,681	0.74
70 to 129 ac	110	11,779	0.93
130 to 179 a	33	4,969	0.66
180 to 239 a	38	4,801	0.79
240 to 399 a	48	6,460	0.74
400 to 559 a	14	3,359	0.42
560 to 759 a	12	2,026	0.59
760 to 1,119	5	1,587	0.32
1,120 to 1,59	3	788	0.38
1,600 to 2,23	3	436	0.69
2,240 to 2,87	0	322	0.00
2,880 to 3,51	0	79	0.00
3,520 acres	1	92	1.09
Land Use, 2011 Census (acres)			
Land in crops	63,408	8,929,947	0.71
Summerfallow	104	23,450	0.44
Tame or seec	2,171	648,758	0.33
Natural land fo	2,133	984,809	0.22
Christmas tre	5,940	1,612,444	0.37
All other land	3,642	468,828	0.78
Total area of f	77,398	12,668,236	0.61
Greenhouse Area, 2011 Census (square feet)			
Total area in u	148,934	133,520,541	0.11
Farm Capital Value, 2011 Census (farms reporting)			
Under $200,0	8	2,562	0.31
$200,000 to $	43	12,994	0.33
$500,000 to $	131	15,276	0.86
$1,000,000 a	213	21,118	1.01
Total Gross Farm Receipts, 2011 Census (farms reporting)			
Under $10,00	72	12,263	0.59
$10,000 to $2	55	9,098	0.60
$25,000 to $4	50	6,720	0.74
$50,000 to $9	51	6,189	0.82
$100,000 to $	65	6,985	0.93
$250,000 to $	54	5,086	1.06
$500,000 to $	29	3,248	0.89
$1,000,000 to	10	1,558	0.64
$2,000,000 a	9	803	1.12
Farms by Industry Group, 2011 Census (number of farms)			
Beef cattle ra	47	7,105	0.66
Dairy cattle a	47	4,036	1.16
Hog and pig f	13	1,235	1.05
Poultry and eg	23	1,619	1.42
Sheep and go	15	1,446	1.04
Other animal	79	6,966	1.13
Oilseed and g	116	15,818	0.73
Vegetable an	5	1,531	0.33
Fruit and tree	3	1,548	0.19
Greenhouse,	10	2,372	0.42
Other crop far	37	8,274	0.45

Item	Centre Wellington	Province	Percent of province
Major Field Crops, 2011 Census (acres)			
Winter wheat	10,654	1,100,003	0.97
Oats for grain	468	71,040	0.66
Barley for gra	1,728	126,881	1.36
Mixed grains	1,063	106,162	1.00
Corn for grain	14,556	2,032,356	0.72
Corn for silag	3,926	271,701	1.44
Hay	13,015	2,077,911	0.63
Soybeans	14,850	2,464,870	0.60
Potatoes	47	37,384	0.13
Major Fruit Crops, 2011 Census (acres)			
Total fruit crop	36	52,740	0.07
Apples	10	15,830	0.06
Sour Cherries	0	2,342	0.00
Peaches	x	6,455	-
Grapes	0	18,383	0.00
Strawberries	17	3,283	0.52
Raspberries	4	902	0.44
Major Vegetable Crops, 2011 Census (acres)			
Total vegetab	144	129,595	0.11
Sweet corn	48	25,540	0.19
Tomatoes	19	16,558	0.11
Green peas	1	15,121	0.01
Green or wax	1	9,186	0.01
Livestock Inventories, 2011 Census (number)			
Total cattle an	18,136	1,741,381	1.04
Steers	4,973	291,263	1.71
Beef cows	1,741	282,062	0.62
Dairy cows	3,648	318,158	1.15
Total pigs	19,388	3,088,646	0.63
Total sheep a	3,644	352,807	1.03
Poultry Inventories, 2011 Census (number)			
Total hens an	509,586	46,902,316	1.09
Total turkeys	45,504	3,483,828	1.31

APPENDIX D – QUALIFICATIONS

ROBERT P. STOVEL, M.Sc., RPP, MCIP, P.Ag.

EDUCATION

M.Sc, Rural Planning, University of Guelph, 1988.

B.A. Geography, (Resources Management), Wilfrid Laurier University, 1986.

MEMBERSHIPS

Member of the Ontario Institute of Agrologists.
Member of the Ontario Professional Planners Institute and the Canadian Institute of Planners.
Member of the Ontario Stone, Sand and Gravel Association.

POSITIONS HELD

1995 - Present: Stovel and Associates Inc., Fergus, Ontario - President.

1993 - 1995: Ecological Services For Planning Ltd., Guelph, Ontario - Senior Project Manager.

1988 - 1992: Ecological Services For Planning Ltd., Guelph, Ontario - Environmental Planner.

1986 - 1987: Environmental Consultant. Waterloo, Ontario.

EXPERIENCE

- extensive project experience in environmental assessments, environmental management plans and ecological enhancement plans in Ontario. These projects have required considerable government and non-government agency liaison, interdisciplinary team coordination and the integration of a variety of scientific disciplines.

Aggregate Applications

- certified to prepare Class A site plans under the Aggregate Resources Act.

- prepared site plans for over 50 licensed pits and quarries in Ontario including: Ospringe Pit, Mallet Pit, Flamboro Quarries, Henderson Pit, Holman Pit, Looby Pit, Albion Pit, Puslinch Pit and Extension Properties, SAMI North Pit Extension and Peyton Pit.

- assisted in the preparation of environmental plans and agricultural rehabilitation plans for the proposed Batterman Pit (Grey County), Puslinch Pit, Caledon Sand & Gravel Inc. Pit and the proposed Shoemaker Pit.

- retained by Town of Mono and Township of East Garafraxa to peer review natural heritage studies

and ecological enhancement plans for proposed aggregate operation.

- retained by Township of Puslinch to peer review pit applications and Town of Caledon to review an AIA in support of pit and quarry application.

- conducted environmental evaluations and agricultural appraisals for various aggregate operations in southern Ontario.

- assisted in the preparation of the Section 9 report for the proposed expansions of the Ospringe Pit, the Darrington Pit and Flamboro Quarries.

- prepared Level 1 & 2 Natural Environment and Environmental Impact Statements for aggregate developments in Simcoe County, Perth County, Huron County, Grey County, Bruce County, Oxford County, Wellington County and the Regional Municipalities of York, Halton, Waterloo and Hamilton-Wentworth. These reports were prepared in accordance with the policy requirements of the Aggregate Resources Act (Technical Study Requirements), Wetland Policy Statement, Provincial Policy Statement and/or local/regional Official Plans.

- Assisted in the preparation of applications for Environmental Compliance Approvals for pit and quarry operations in southern Ontario.

Environmental Assessments

- prepared the ecological and agricultural components for municipal road projects in King Township and the City of Stratford.

- prepared agricultural impact assessments for provincial road projects in the County of Essex and the County of Peterborough.

- coordinated environmental assessment projects for waste management master plans in Victoria County, Essex County, Peterborough County and the Regional Municipality of Haldimand-Norfolk (agricultural component).

- prepared route selection reports for the proposed development of an 8" pipeline in Orillia. This project received provincial approval at the Ontario Energy Board in 1994.

- managed the environmental constraint mapping and geotechnical selection component of Ontario Hydro's construction of a 500 kV transmission line from Lennox to Bowmanville. This transmission line was constructed in 1992.

Environmental Inventories and Monitoring

- designed and implemented wetland vegetation monitoring programs for proposed aggregate and estate residential developments.

- designed a transplanting and propagation plan for Carex jamesii.

- completed the required seminar on the Ontario Wetland Evaluation System (3rd ed.) and the Wetland Environmental Impact Study; Technical Manual.

- completed surveys for the following wetlands: Orangeville Reservoir Wetland Complex, Hayesland-Christie Wetland Complex, Dalrymple Lake Wetland Complex, Star Wetland Complex, Eramosa River-Blue Springs Creek Wetland Complex, Orillia Filtration Swamp, Philips Lake Wetland Complex, Mossington Park Wetland Complex, Cranberry/Oil Well Bog, Humber River Marshes Wetland Complex, Mill Creek Wetland Complex, Speed River Wetland Complex and the Beaverton River Wetland Complex.

- managed deer wintering surveys in Ramara Township, Carden Township, Erin Township and Puslinch Township.

- coordinated fisheries inventories for coldwater and warmwater systems in Ontario (e.g. Eramosa River, Speed River, West Credit River, Dalrymple Lake, Warnock Lake, Caledon Creek, Greenock Creek and Spencer Creek).

- prepared terrestrial enhancement plans for a deer wintering area in Puslinch Township.

- completed forestry evaluations for woodland areas in Wellington County, Simcoe County and the Regional Municipalities of York, Peel and Hamilton-Wentworth.

- managed bird surveys in various Southern Ontario municipalities.

- coordinated vegetation surveys for alvar communities in Simcoe County, Victoria County and the Regional Municipality of Hamilton-Wentworth.

- completed vegetation management plan for alvar communities and upland forest communities for a proposed quarry in the Regional Municipality of Hamilton-Wentworth.

Subwatershed Planning

- participated in subwatershed planning studies in Laurel Creek, Grindstone Creek and Nichol Drain No. 2.

- completed historic vegetation mapping programs in Caledon Creek Subwatershed.

Agricultural Impact Assessment

- completed several agricultural assessments in Wellington County, Simcoe County and the Regional Municipalities of Peel, Halton, York and Hamilton-Wentworth. These studies addressed the potential impacts of proposed aggregate operations, residential developments, urban expansions and golf courses (Mad River, Chestnut Hill and Cardinal Golf Courses) on the local agricultural community.

- prepared impact assessment and alternate site evaluation study for a proposed new town site in the Town of East Gwillimbury.

- retained by Town of Mono to review applications to import fill for the purpose of improving agricultural lands.

- Retained by Township of Clearview and Town of Mono to provide expert opinion evidence at Normal Farm Practices Protection Board hearings.

- retained by Town of Mono, Township of Amaranth and Township of East Garafraxa to review the Provincial Agricultural System and implications of draft provincial mapping.

- calculated minimum distance separation requirements for various types of livestock operations.
- managed the agricultural component of the Victoria County Waste Management Master Plan.

ROBERT L. STOVEL, B.Sc.

EDUCATION

B.Sc., Providence College, 2020.

POSITIONS HELD

2021 to Present: Stovel and Associates Inc., Fergus, ON – Planner.

EXPERIENCE

Mr. Stovel has worked on several public-sector and private-sector developments.

Planning assignments include assistance with the preparation of planning justification reports for official plan amendments, zoning by-law amendments, consent applications, plan of subdivision applications and peer reviews of planning applications. In his capacity as a planner, Mr. Stovel has liaised with government and non-government agencies, interdisciplinary teams of consultants and the public.

Selected municipal planning projects include the following: peer review of CBM Pit Licence Applications (Lanci Pit Expansion and Aberfoyle South Pit Expansion), CBM Quarry (Caledon), Township of East Garafraxa (Development Review – Agriculture). As well, Mr. Stovel also assisted with a background study in the County of Middlesex addressing minimum farm parcel size in the Prime Agricultural Area.

With respect to private sector development applications, Mr. Stovel assisted in the design and municipal approvals for three subdivision applications in the County of Wellington. Mr. Stovel has experience with respect to the approvals required for pits and quarries in Ontario. Mr. Stovel has assisted with the preparation of private sector pit licence applications including: Lockhart Pit Expansion (Woolwich Township), Lichty Pit (Thoume Construction - Pilkington Township), and Innes Line Pit (SAMI - Southwest Oxford).

Mr. Stovel has also completed annual Compliance Assessment Reports for active gravel pits and several site plan amendments for municipal and private sector pits.

Mr. Stovel has extensive project experience in agricultural projects in Ontario, including: the preparation of Agricultural Impact Assessments (AIA's), peer review of MDS 1 calculations and AIA's, and Agricultural Rehabilitation Plans for disturbed landscapes including pits.

APPENDIX E: OMAFA Letter

Outlook

RE: Lichty Pit Application - Response to OMAFA

From Kalnina, Anna (She/Her) (OMAFA) <Anna.Kalnina@ontario.ca>
Date Tue 2025-04-01 11:33 AM
To Rob Stovel <stovel.associates@outlook.com>
Cc Rob Stovel Jr. <robstoveljr@outlook.com>; Simon Thoume <simon@thoume.ca>; ARA Approvals (MNR) <ARAApprovals@ontario.ca>

Good morning Rob,

Thank you for preparing a response letter dated March 18, 2025, and revised site plan that addresses OMAFA's comments dated January 3, 2025. I have concluded my review of this submission and confirm no further comments or concerns.

I appreciate the project team's attention to OMAFA's interests.

Sincerely,

Anna Kalnina RPP, MCIP
Rural Planner | Agricultural Land Use Planning
Ministry of Agriculture, Food and Agribusiness | Ontario Public Service
613-484-1247 | anna.kalnina@ontario.ca

Ontario

Taking pride in strengthening Ontario, its places and its people

POSITIVE SPACE ESPACE POSITIF

From: Rob Stovel <stovel.associates@outlook.com>
Sent: Tuesday, March 18, 2025 4:15 PM
To: Kalnina, Anna (She/Her) (OMAFA) <Anna.Kalnina@ontario.ca>
Cc: Rob Stovel Jr. <robstoveljr@outlook.com>; Simon Thoume <simon@thoume.ca>
Subject: Lichty Pit Application - Response to OMAFA

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hi Anna: I hope you are well.

Please find attached our response to your comments (plus a revised Site Plan).

Should you have any concerns or questions, please do not hesitate to contact me.

Regards,

Rob Stovel Sr.
519-766-8042
Stovel and Associates Inc.

SAI PLANNING, AGROLOGY, ENVIRONMENTAL