

**AGRICULTURAL IMPACT ASSESSMENT
STAYNER SECONDARY PLANNING AREA**

**PREPARED FOR:
THE TOWNSHIP OF CLEARVIEW
PROPOSED STAYNER SECONDARY PLANNING AREA**

**PREPARED BY:
STOVEL AND ASSOCIATES INC.
PLANNING, AGROLOGY, ENVIRONMENTAL**

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August 2026



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1.0 INTRODUCTION

1.1 Site Location and Purpose

Stovel and Associates Inc. (“SAI”) was retained by the Township of Clearview to complete an Agricultural Impact Assessment (“AIA”) in support of the proposed Stayner Secondary Planning Area. The project is also referred to in this report as the proposed Settlement Area Boundary Expansion (“SABE”).

The proposed Secondary Planning Area includes lands surrounding the existing Stayner Urban Settlement Area. The lands are generally located in the vicinity of County Road 42, County Road 91, Highway 26, County Road 7, Centre Line Road, Warrington Road and the Nottawasaga Sideroad 21/22 and 27/28 corridors, as shown on Figure 1.

For the purposes of this AIA, the lands proposed for inclusion within the Stayner Secondary Planning Area are referred to as the subject lands, proposed SABE or Primary Study Area (“PSA”). The PSA comprises approximately 335.8 ha. The surrounding agricultural and rural lands extending approximately 1.5 km from the PSA are referred to as the Secondary Study Area (“SSA”).

The purpose of this AIA is to:

- document the agricultural resource characteristics of the PSA and SSA;
- identify agricultural operations and elements of the surrounding agri-food network;
- assess the potential direct and indirect impacts of the proposed settlement area boundary expansion on the agricultural system;
- assess applicable Minimum Distance Separation (“MDS I”) considerations; and
- recommend measures to avoid, minimize and mitigate adverse impacts on agricultural lands, agricultural operations and the broader agricultural system to the extent feasible.

This AIA has been prepared generally in accordance with the Ontario Ministry of Agriculture, Food and Agribusiness (“OMAFRA”) *Agricultural Impact Assessment Guidance Document*, Publication 861. The report also considers the agricultural policies of the Provincial Planning Statement, 2024, the County of Simcoe Official Plan and the Township of Clearview Official Plan planning framework.

The proposed expansion lands were provided to SAI by the Township as the basis for this assessment. The evaluation of alternative settlement area expansion locations was not included within SAI’s scope of work. Accordingly, this AIA assesses the agricultural characteristics and potential impacts associated with the proposed boundary.

1.2 Background

Stayner is an existing settlement area within the Township of Clearview. Clearview was established through the amalgamation of the former Townships of Nottawasaga and Sunnidale, the Town of Stayner and the Village of Creemore.

The proposed Stayner Secondary Planning Area has been identified through the Township's growth-management and settlement planning work. The mapping prepared for the project identifies the existing Urban Settlement Area and Built Boundary, together with the Growth-Resource Overlay ("GRO") lands being considered around the existing community.

The proposed Secondary Planning Area includes several separate areas located north, east, south and southwest of the existing built-up area. These lands are situated within a mixed agricultural, rural and settlement landscape containing active agricultural fields, potential livestock and non-livestock agricultural operations, rural residential uses, commercial and employment uses, transportation corridors and agri-food and agricultural service businesses.

The proposed expansion is intended to accommodate future urban growth adjacent to the existing Stayner settlement area. The final land-use designations, development densities, servicing arrangements, transportation network and phasing of development will be determined through the Secondary Plan and subsequent development approval processes.

1.3 Data Collection and Study Methods

In addition to the mapping and materials prepared for the proposed Secondary Planning Area, the following background materials were reviewed:

- Proposed Stayner Secondary Planning Area mapping prepared for the Township of Clearview.
- Provincial Planning Statement, 2024.
- OMAFA Publication 853, The Minimum Distance Separation Document.
- Soil Survey of Simcoe County, Report No. 29.
- Ontario Business, Agri-food and Farm Data Profile information and Census of Agriculture data for Clearview Township and Simcoe County.
- Available aerial photography and parcel fabric mapping for the subject lands and surrounding area.
- OMAFRA Agricultural System Portal.
- County of Simcoe, Official Plan, Office Consolidation (February 2023).
- Township of Clearview, Official Plan, December 2025 (Consolidated).
- Township of Clearview, Zoning By-Law, December 2025 (Consolidated).
- Ontario Ministry of Agriculture, Food and Agribusiness. 2026. Publication 861: Agricultural Impact Assessment (AIA) Guidance Document.
- Hoffman, D.W., Wicklund, R.E., and Richards, N.R. 1962. Soil Survey of Simcoe County, Report No. 29 of the Ontario Soil Survey.
- Township of Clearview. Proposed Stayner Secondary Planning Area Mapping. March 18, 2025.
- Statistics Canada / OMAFA agricultural profile data for Clearview Township and Simcoe County, 2021 Census of Agriculture.

An agricultural land-use survey was completed on June 23, 2026. The survey consisted of a roadside reconnaissance. Agricultural land uses and operations were mapped using aerial photographic base. The review considered:

- existing agricultural land uses and cropping activity;
- livestock facilities, unoccupied barns, hobby farms and manure-storage facilities;
- farm headquarters and agricultural buildings;
- farm access and field configuration;
- agricultural and agri-food businesses;
- soil series and Canada Land Inventory soil capability;
- agricultural tile drainage;
- rural residential and other non-agricultural uses; and
- roads used by agricultural equipment and agri-food-related traffic.

Farm Data Sheets and other available property information were used to assist in confirming the status and characteristics of agricultural operations where information was available. Farm Data Sheets were circulated by the municipality to all agricultural parcels in the PSA and SSA.

Farm Data Sheet information, aerial photography, zoning information and field reconnaissance were reviewed as part of the MDS I assessment. Applicable MDS I considerations are illustrated on Figure 6.

1.4 Overview of Proposed Secondary Planning Area

The proposed Stayner Secondary Planning Area comprises approximately 335.8 ha distributed around the existing Stayner Urban Settlement Area. The proposed lands are located adjacent to the existing settlement boundary and include areas north, east, and south of the existing built-up community.

The PSA contains a mixture of active agricultural fields, agricultural parcels, rural and non-farm residential properties, road corridors and lands influenced by existing settlement-related development. The surrounding SSA includes a broader agricultural landscape containing field crop operations, livestock and equestrian facilities, hobby farms, unoccupied agricultural buildings, farm markets, meat-processing and food-related businesses, agricultural supply and service uses and roads used by both urban and agricultural traffic.

The MDS I mapping identifies numerous agricultural properties and potential agricultural operations within the 1.5 km SSA. The Agricultural Land Use map identifies agri-food and agriculture-related businesses such as Fernwood Farms & Market, Out Back Hives Honey, Stayner Meat Packers Ltd., Hoffmans Meat & European Deli, Sega Family Farms, A & D Bird Seed Country Store and Green View Enterprises. These businesses demonstrate that the lands surrounding Stayner continue to function as part of an active agricultural and agri-food network.

Figure 1 illustrates the proposed Stayner Secondary Planning Area, existing settlement boundary, built boundary, GRO lands and parcel fabric. Figure 2 identifies the PSA, the

approximately 1.5 km SSA and the agricultural operations and other land uses considered through the agricultural assessment.

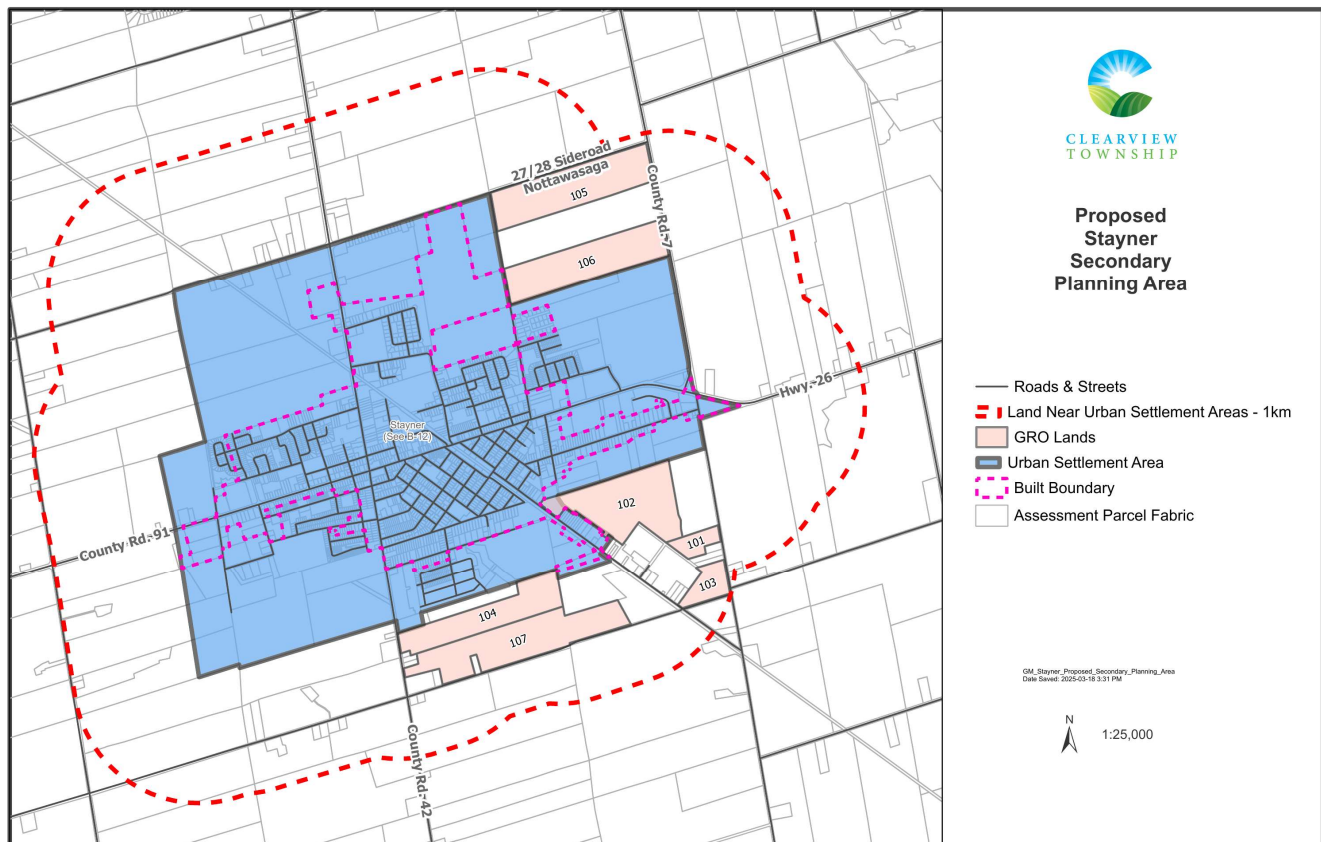


Figure 1: Proposed Stayner Secondary Planning Area

2.0 DESCRIPTION OF AGRICULTURAL RESOURCE BASE

This section describes the agricultural resource base within the Primary Study Area (“PSA”) and Secondary Study Area (“SSA”). The assessment considers agricultural land uses and operations, the local agri-food network, parcel size and configuration, soils and Canada Land Inventory (“CLI”) soil capability, microclimate and specialty crop potential, and agricultural tile drainage.

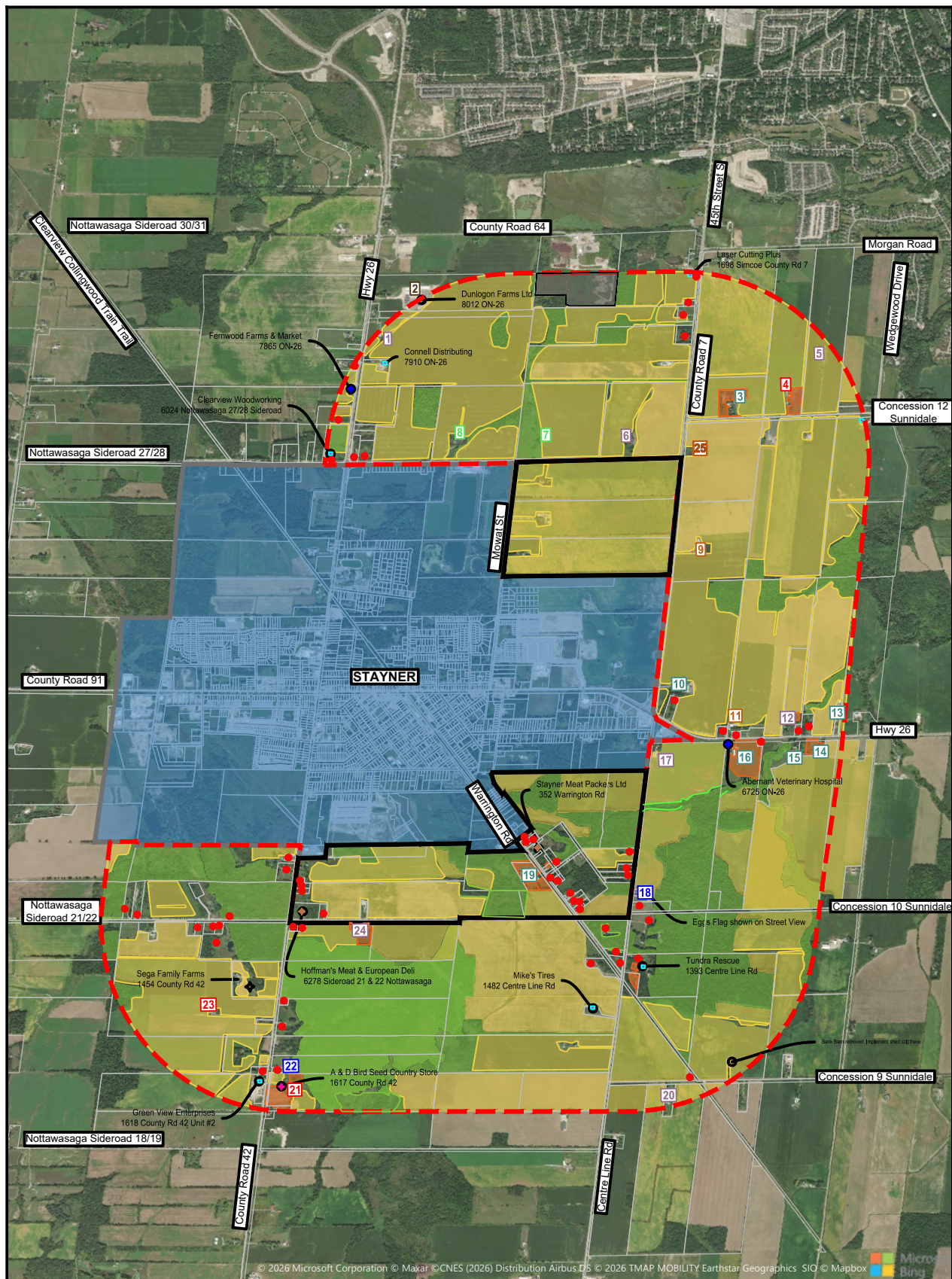
The PSA consists of the lands identified for inclusion within the proposed Stayner Secondary Planning Area and comprises approximately 335.8 ha. The SSA extends approximately 1.5 km from the PSA and comprises approximately 1,963.0 ha. Together, the PSA and SSA encompass approximately 2,298.8 ha.

The 1.5 km SSA was selected to provide an appropriate area for identifying surrounding agricultural operations, potential livestock facilities, agricultural buildings, farm access routes,

agricultural drainage features, Minimum Distance Separation (“MDS I”) considerations and elements of the local agri-food network.

Figure 2 provides the Agricultural Land Use Map for the PSA and SSA. The map identifies agricultural fields, agricultural operations, livestock and equestrian facilities, hobby farms, unoccupied or remnant agricultural buildings, agri-food and agriculture-related businesses, rural residential uses and other non-agricultural land uses within the Study Area.

The Agricultural Land Use Map was prepared using available aerial photography, roadside reconnaissance, parcel fabric information, the agricultural operation inventory and Farm Data Sheet information available to SAI. The map provides the basis for the agricultural land-use descriptions in Sections 2.1.1 and 2.1.2.



LEGEND

- Location of Settlement Boundary Expansion (Primary Study Area)
- Secondary Study Area (1.5 km)
- Existing Stayer Urban Settlement Area

Livestock Operations

- 1 Beef Operation
- 2 Dairy Operation
- 3 Poultry Operation
- 4 Equestrian Operation
- 5 Hobby Farm
- 6 Cash Crop Operation
- 7 Unoccupied Livestock Operation

Non-Agricultural Land Uses

- Contractor & Service Businesses
- Non-Farm Residence
- ◆ Animal Care Services
- Aggregate Operation

Agricultural Related Use

- ◆ Agricultural Related Commercial
- ◆ Agricultural Related Industrial
- ◆ Agricultural Related Industrial Site Specific

Crop Pattern

- Common Field Crop
- Pasture
- Scrub
- Disturbed

FIGURE 2 - AGRICULTURAL LAND USE

**PROPOSED STAYER
SECONDARY PLANNING AREA**

SAI
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ENVIRONMENTAL

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20-Aug-26



2.1 Agricultural Land Use and Agricultural Operations

2.1.1 Primary Study Area - Agricultural Land Use

The PSA includes the lands identified by the Township for inclusion within the proposed Stayner Secondary Planning Area. The PSA does not comprise a single consolidated parcel. Rather, it consists of several areas located north, east, and south of the existing Stayner Urban Settlement Area.

Portions of the PSA are currently used for agricultural purposes, including field crop production and associated agricultural fields. Other portions contain or are influenced by rural residential uses, commercial and employment-related uses, transportation corridors and environmental lands (such as woodlots and wetlands). The PSA comprises approximately 223.1 ha (66.4%) of common field crop, small grain and forage land, 3.7 ha (1.1%) of pastureland, 52.1 ha (15.5%) of natural vegetation & environmental features (which includes woodlots, tree cover, hedgerows, wetlands, riparian vegetation, or other environmental features) and 56.9 ha (16.9%) of remaining land uses.

Available aerial photography and roadside reconnaissance indicate that active agricultural fields are present within several portions of the PSA. The agricultural land uses observed within the PSA generally reflect the cash crop system that is common throughout Clearview and Simcoe County, including fields used for soybeans, corn, wheat, hay and other common field crops. Some lands are also used as pasture or form part of larger agricultural properties extending beyond the proposed settlement boundary.

2.1.2 Secondary Study Area - Agricultural Land Use

The SSA includes the surrounding agricultural and rural landscape approximately 1.5 km beyond the PSA. Agricultural activity within the SSA includes common field crop, dairy, beef, poultry, equestrian and hobby farm uses. The area also contains unoccupied and remnant agricultural buildings, some of which may remain structurally capable of accommodating livestock. Farms were identified as livestock or cash crop. Livestock operations were further differentiated to the type of livestock based on the livestock seen at the time of the roadside reconnaissance survey, through a review of on farm infrastructure (type of buildings, manure system, feed (bins, bales), and types of equipment) or through any signage associated with the respective agricultural operation.

It should be noted that the roadside survey is based on a line-of-sight assessment process. Therefore, dense brush, woodlands, and topography can prevent an accurate assessment of some buildings. In those instances, measures are taken to try to identify buildings through a review of historic and current aerial photography and online imagery.

Table 1 summarizes the types of agricultural operations that were noted in the land use survey.

Table 1: Summary of Agricultural Operation Inventory

<u>Operation Type</u>	<u>Count</u>
Beef	3
Dairy	3
Poultry	1
Poultry / Hobby	2
Equestrian	8
Cash Crop	2
Unoccupied	6
<u>Total</u>	<u>25</u>

The inventory classifications distinguish between known or potential livestock operations, cash crop properties and properties containing unoccupied or remnant agricultural buildings. An unoccupied agricultural building may remain relevant to an MDS I assessment where it is structurally capable of housing livestock. A remnant building may not require an MDS I calculation where it is no longer reasonably capable of accommodating livestock. These conditions should be confirmed on a property-specific basis.

The SSA also contains a range of agri-food and agriculture-related businesses, including farm markets, honey production, meat processing and food-related businesses, agricultural retail and supply businesses, veterinary services and other farm-related commercial activities. Agricultural-related businesses identified through the agricultural land use survey include Fernwood Farms & Market, Out Back Hives Honey, Stayner Meat Packers Ltd., Hoffmans Meat & European Deli and A & D Bird Seed Country Store. These businesses demonstrate that the lands surrounding Stayner continue to function as part of a broader agricultural and agri-food network. Table 2 provides a summary of the agricultural and agri-food businesses identified within the SSA and describes their role within the local agricultural system.

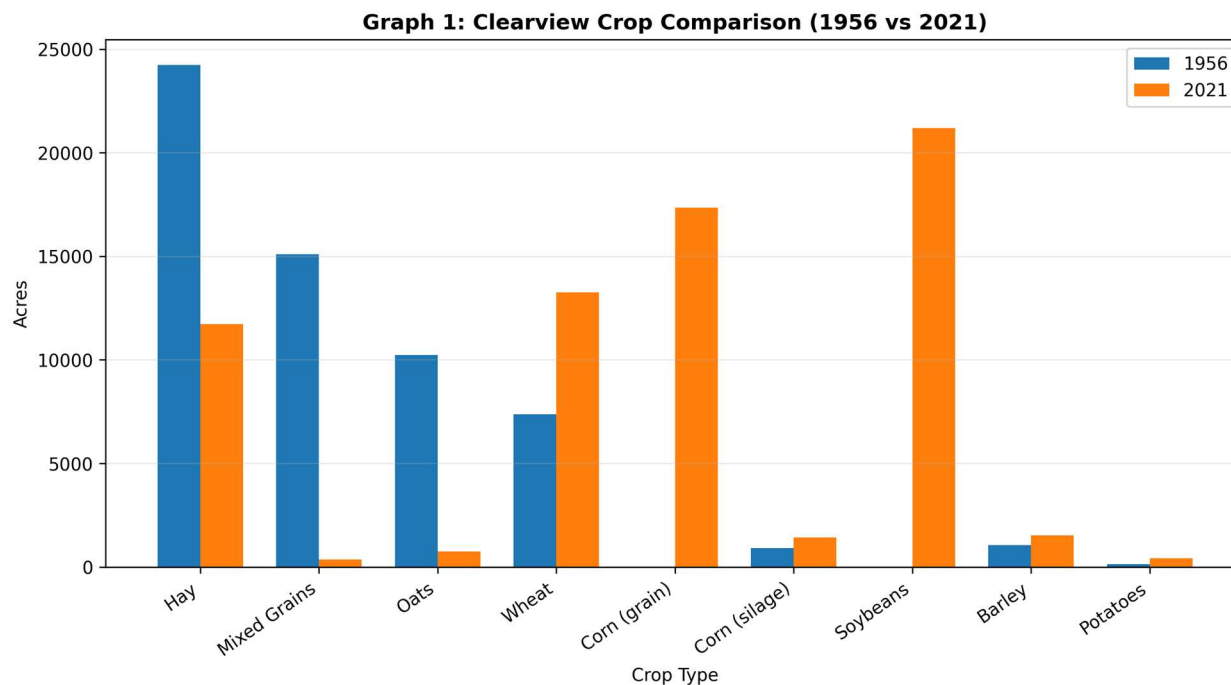
Table 2: Selected Agricultural and Agri-food Businesses within the PSA and SSA

Business / Address	Description
A & D Bird Seed Country Store (1617 County Road 42) - SSA	A & D Bird Seed is a farm-based business producing, cleaning, mixing and packaging locally grown bird seed. The business complements the Wyant family farming operation and also provides direct retail sales of seed, feeders and related products.
Hoffman's Meat & European Deli (6278 Sideroad 21 & 22 Nottawasaga) - PSA	Hoffman's Meat & European Deli operates as a butcher shop and deli providing meat cutting, packing and retail sales. The business provides a local outlet for meat products and forms part of the area's food processing and distribution network.
Stayner Meat Packers Ltd. (352 Warrington Road) - PSA	Stayner Meat Packers operates a provincially licensed abattoir and butcher shop providing livestock processing and meat products. The facility provides important processing infrastructure for livestock producers and supports the local and regional agri-food network.
Abernant Veterinary Hospital (6725 Highway 26) - SSA	Abernant Veterinary Hospital provides veterinary services to Stayner and the surrounding rural area. The business represents a veterinary service within the Study Area, although its publicly available information primarily identifies companion-animal services.
Fernwood Farms & Market (7865 Highway 26) - SSA	Fernwood Farms & Market is a working farm and on-farm market producing fruits and vegetables including berries, sweet corn, squash and pumpkins. The operation also provides direct-to-consumer sales and pick-your-own opportunities and carries a range of local Ontario and Canadian products.
Out Back Hives (255 Christopher Street) - SSA	Out Back Hives is a family-owned apiary that has produced and sold local honey in the Stayner area since 2003. Products include liquid, creamed and buckwheat honey and beeswax, and the operation also provides introductory beekeeping classes.

A comparison of historical and contemporary agricultural data for Clearview Township illustrates changes in cropping patterns over time. The historical crop data is based on the Soil Survey of Simcoe County, Report No. 29, which summarizes acreages of field crops by township from the 1956 Census of Canada. Clearview Township was established through the amalgamation of the former Townships of Nottawasaga and Sunnidale, the Town of Stayner, and the Village of Creemore. For the purposes of this comparison, the 1956 data has been prepared using the combined crop acreage data for the former Townships of Nottawasaga and Sunnidale, which generally reflects the primary rural agricultural land base of the current municipality.

As shown on Graph 1, agricultural production in the former Townships of Nottawasaga and Sunnidale was historically characterized by a diversified cropping system, with substantial acreage devoted to hay, mixed grains, oats, wheat, silage corn, barley and potatoes. In 1956, hay represented the dominant crop, with 24,243 acres reported, followed by mixed grains at 15,089 acres, oats at 10,235 acres, and wheat at 7,368 acres. Silage corn, barley and potatoes but represented a smaller proportion of overall agricultural activity.

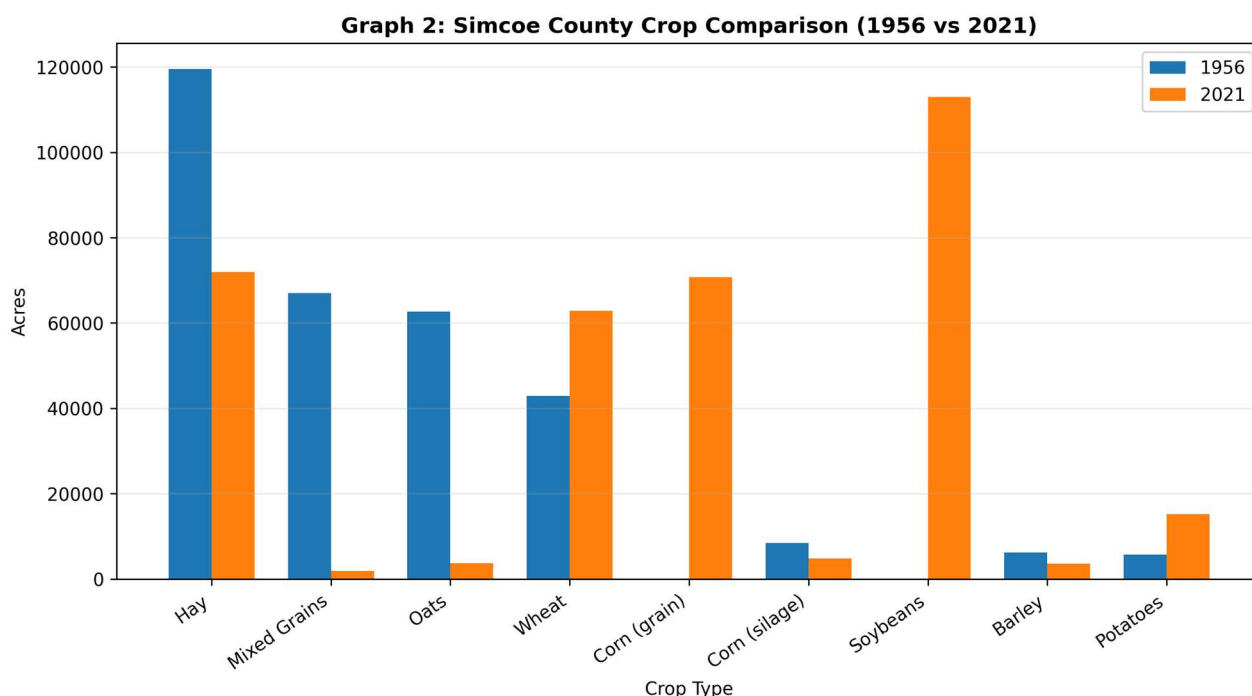
In contrast, 2021 data indicate a substantial shift toward cash crop production within Clearview Township. Soybeans represented the largest major field crop in 2021, with 21,193 acres reported. Corn for grain was also significant, with 17,346 acres, followed by winter wheat at 13,263 acres and hay at 11,719 acres. Compared with the 1956 data for the former Townships of Nottawasaga and Sunnidale, hay acreage has decreased significantly, while soybeans and grain corn now represent major components of the agricultural crop base. This illustrates a transition from a historically mixed farming and livestock-supporting crop system toward more cash crop production.



Graph 1: Clearview Crop Comparison (1956 vs. 2021). Blue bars represent 1956 Census of Agriculture data from the Soil Survey of Simcoe County, Report No. 29, Table 4. Orange bars represent 2021 Census of Agriculture data.

A similar transition is evident at the broader County level. As shown on Graph 2, Simcoe County agricultural production in 1956 was characterized by a diversified crop base, with hay representing the largest crop at 119,555 acres, followed by mixed grains at 66,973 acres, oats at 62,616 acres, and wheat at 42,852 acres. Silage corn, barley and potatoes were also present, while soybeans and grain corn were not identified as major field crops in the 1956 table.

By 2021, the County crop profile had changed considerably. Soybeans represented the largest major field crop in Simcoe County, with 112,981 acres reported, followed by hay at 71,883 acres, corn for grain at 70,763 acres, and winter wheat at 62,857 acres. While hay remains an important crop, its relative acreage has decreased since 1956. The increase in soybeans and corn for grain reflects the broader shift toward cash crop production throughout Simcoe County.



Graph 2: Simcoe County Crop Comparison (1956 vs. 2021). Blue bars represent 1956 Census of Agriculture data from the Soil Survey of Simcoe County, Report No. 29, Table 4. Orange bars represent 2021 Census of Agriculture data.

Overall, both Clearview Township and Simcoe County continue to support a significant agricultural crop base. However, the comparison of 1956 and 2021 agricultural data illustrates a clear long-term transition from a diversified, livestock-supporting crop system, including hay, oats and mixed grains, toward a cash crop system dominated by soybeans, corn for grain and winter wheat. These changes are consistent with broader agricultural trends in southern Ontario and reflect the evolving nature of agricultural production.

2.2 Parcel Size

The proposed Secondary Planning Area comprises multiple parcels located around the existing Stayner settlement boundary. Parcel size and configuration vary throughout the PSA and SSA. The SSA includes larger agricultural properties, several small rural residential properties, commercial and employment-related lands and parcels already influenced by settlement-related development.

The parcel fabric is generally more fragmented near the existing settlement boundary, Highway 26 and other major road corridors. Larger agricultural parcels and contiguous agricultural fields remain within and adjacent to several portions of the PSA.

The current agricultural operation inventory contains 25 agricultural operations with a combined area of approximately 865.4 ha. The inventoried agricultural properties range in size from approximately 0.6 ha to 82.9 ha. The inventory includes larger agricultural parcels, smaller rural

and hobby farm properties and properties containing unoccupied or remnant agricultural buildings.

Among the 25 properties included in the agricultural operation inventory, parcel sizes range from approximately 0.6 ha to 82.9 ha, with an average recorded area of approximately 34.6 ha. These figures relate to the inventoried agricultural and rural properties and do not represent every parcel located within the PSA and SSA.

2.3 Soil and CLI - Soil Capability for Agriculture

The *Soil Survey of Simcoe County*, Report No. 29, identifies soil resources within the Stayner area and the former Townships of Nottawasaga and Sunnidale. Soils within the SSA have developed from materials that include glacial till, outwash sand and gravel, lacustrine deposits and other parent materials.

Agricultural limitations vary throughout the SSA and may include imperfect or poor drainage, low natural fertility, low moisture-holding capacity, droughtiness, erosion and localized stoniness. The extent to which these limitations affect agricultural production depends on the soil series, slope, drainage improvements and management practices.

The principal soil series identified through the available information include Alliston, Smithfield, Berrien, Sargent, Tioga, Parkhill, Edenvale and Harriston soils. Their general agricultural characteristics are summarized in Table 3.

Table 3: General Agricultural Characteristics of Identified Soil Series

Soil series	General characteristics
Alliston	Imperfectly drained sandy soils. Agricultural capability can be improved through artificial drainage. The soils generally have low natural fertility.
Smithfield	Imperfectly drained silty clay loam soils. Commonly used for mixed farming and dairying where drainage improvements are present.
Berrien	Imperfectly drained sandy soils underlain by clay. Drainage improvements may be beneficial but can be difficult due to variation in the depth of the underlying clay.
Sargent	Gravelly soils that may be droughty and low in natural fertility. Agricultural use may be limited on steeper phases.
Tioga	Well-drained sandy soils that are easily worked but have low moisture-holding capacity and may be susceptible to wind erosion.
Parkhill	Poorly drained soils that may remain cold and wet into the spring. Agricultural capability improves where artificial drainage is present.
Edenvale	Imperfectly drained sandy soils commonly used for mixed farming, hay and pasture.

Soil series	General characteristics
Harriston	Generally well-drained loam soils with good agricultural capability. Erosion may be a concern on sloping lands.

CLI soil capability information was reviewed for the PSA and SSA. The results are summarized in Table 4.

Table 4	Canada Land Inventory – Soil Capability for Agriculture					
	Primary Study Area		Secondary Study Area		Totals	
CLI Class	Area (ha)	Occurrence (%)	Area (ha)	Occurrence (%)	Area (ha)	Occurrence (%)
Class 1	27.1	8.1%	99.7	5.1%	126.9	5.5%
Class 2	174.0	51.8%	853.9	43.5%	1027.8	44.7%
Class 3	128.0	38.1%	818.7	41.7%	946.7	41.2%
Class 4	0.0	0.0%	0.0	0.0%	0.0	0.0%
Class 5	0.0	0.0%	0.0	0.0%	0.0	0.0%
Class 6	0.0	0.0%	2.0	0.1%	2.0	0.1%
Muck	6.7	2.0%	188.7	9.6%	195.4	8.5%
Total	335.8	100.0%	1963.0	100.0%	2298.8	100.0%

Within the PSA, approximately 27.1 ha, or 8.1%, is Class 1 land; 174 ha, or 51.8%, is Class 2 land; and 128 ha, or 38.1%, is Class 3 land. Approximately 6.7 ha, or 2.0%, is mapped as muck or organic soil.

Approximately 329.1 ha, or 98.0% of the PSA, is therefore comprised of Class 1–3 agricultural soils. Within the SSA, approximately 1,772.3 ha, or 90.3%, is comprised of Class 1–3 soils.

The proposed settlement area boundary expansion is therefore located within an agricultural landscape containing a substantial concentration of high-capability agricultural land.

The CLI classification provides a general indication of agricultural capability but does not account for all property-specific conditions or improvements. Existing agricultural use, field configuration, drainage investment, access and the relationship of individual properties to surrounding agricultural operations should also be considered.

Figure 3: CLI Soil Capability For Agriculture

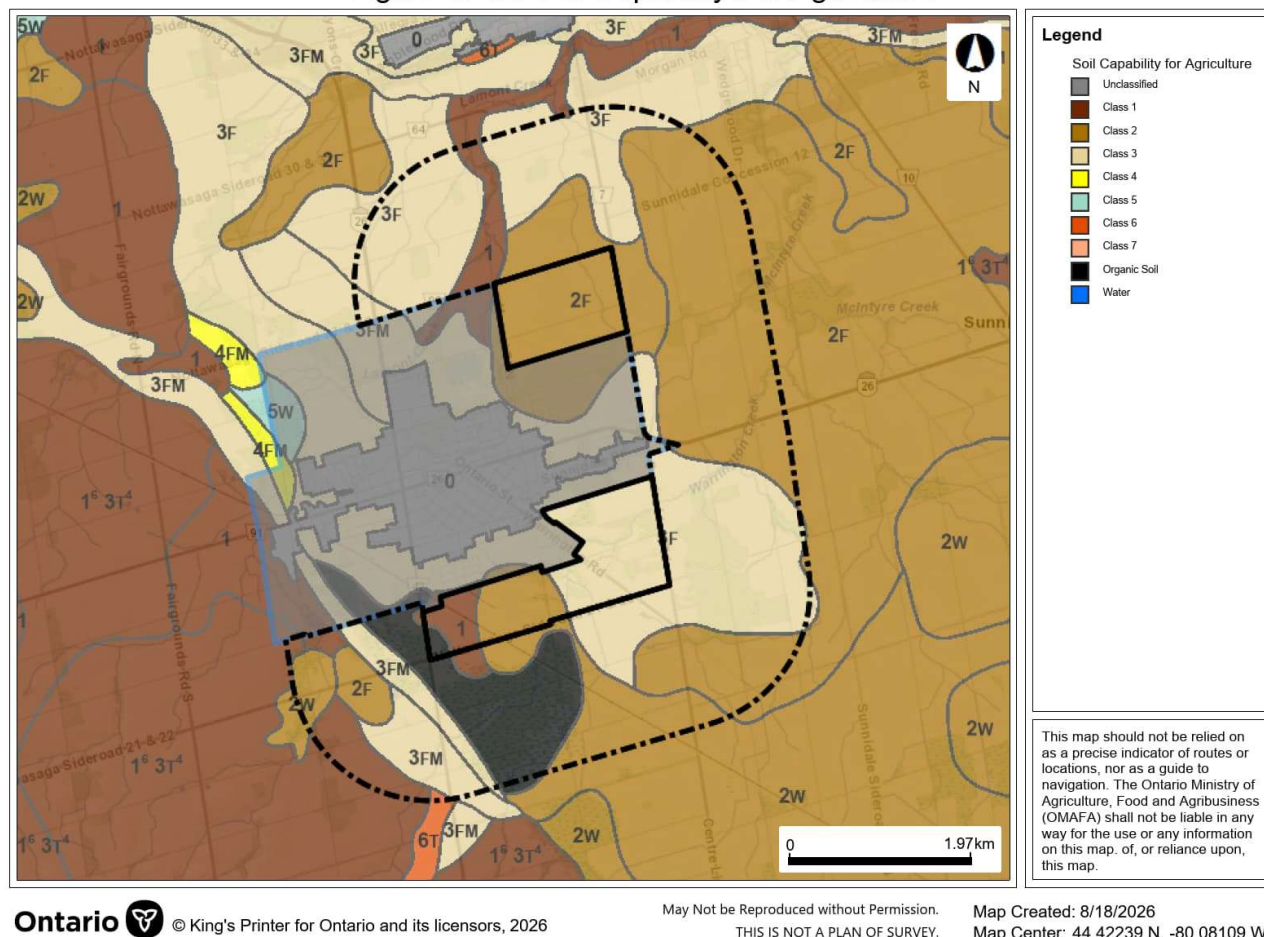


Figure 3: Canada Land Inventory – Soil Capability for Agriculture

2.4 Microclimate for Specialty Crop Production

A review of available provincial and County information indicates that the PSA is not located within a provincially identified specialty crop area. The PSA and SSA supports common field crop production and a range of agricultural and agri-food uses, but it is not identified as part of a recognized specialty crop area such as the Holland Marsh or the Niagara tender fruit and grape area.

Climate information indicates an average accumulation of approximately 2,700 to 2,900 crop heat units (“CHU”). CHU values provide a general indication of the length and warmth of the growing season and the range of crops that may be produced.

No site-specific microclimatic conditions have been identified that would support the identification of the PSA as a specialty crop area. This does not mean that specialty or higher-value crops cannot be grown on individual properties. Rather, the available information does not

demonstrate the concentration of suitable soils, climate, agricultural investment and production necessary for the lands to be identified as a provincially significant specialty crop area.

Future development should nevertheless avoid unnecessary changes to drainage, wind exposure, surface-water movement and access that could adversely affect agricultural lands remaining outside the future settlement boundary.

Figure 4 – Crop Heat Units

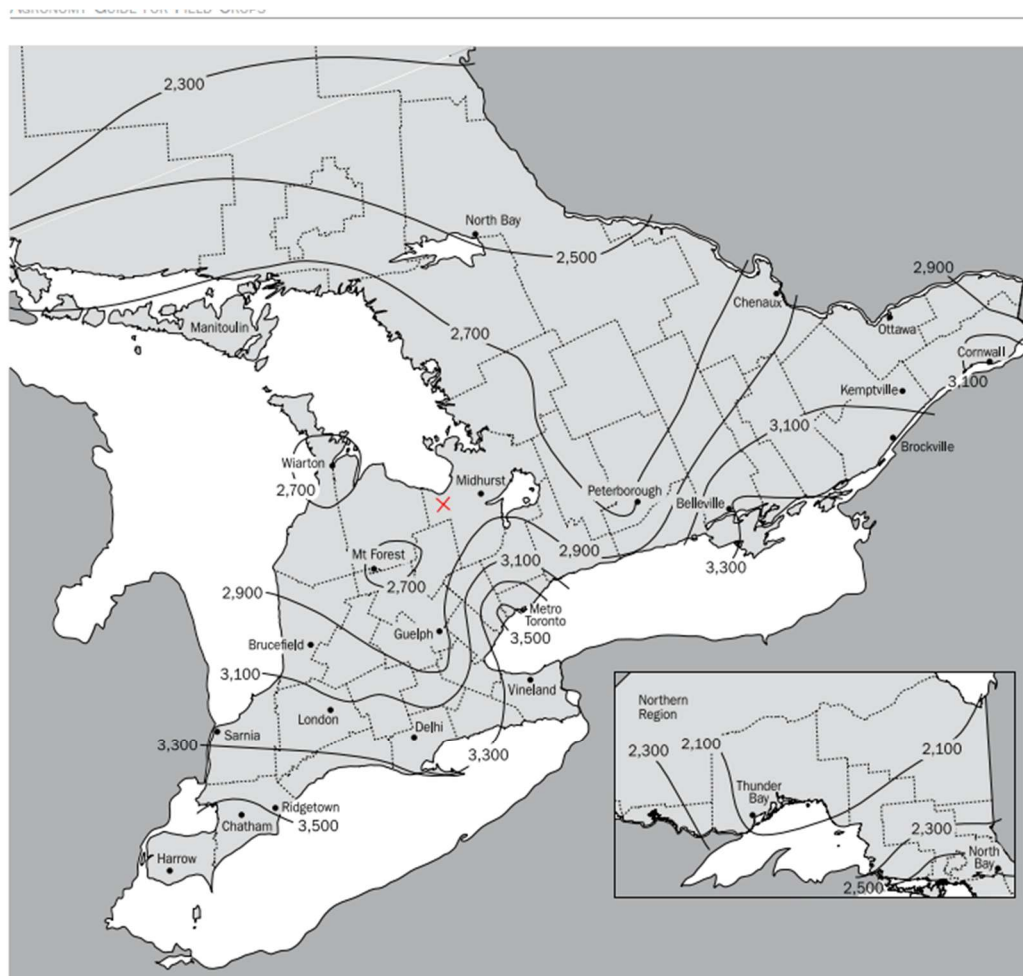


Figure 1-1. Crop heat units (CHU-M1) available for corn production.

This map is based on weather data from 1971–2000 with a common season start date across the province of May 1.
Source: Weather Innovations Inc. (WIN)

2.5 Agricultural Tile Drainage

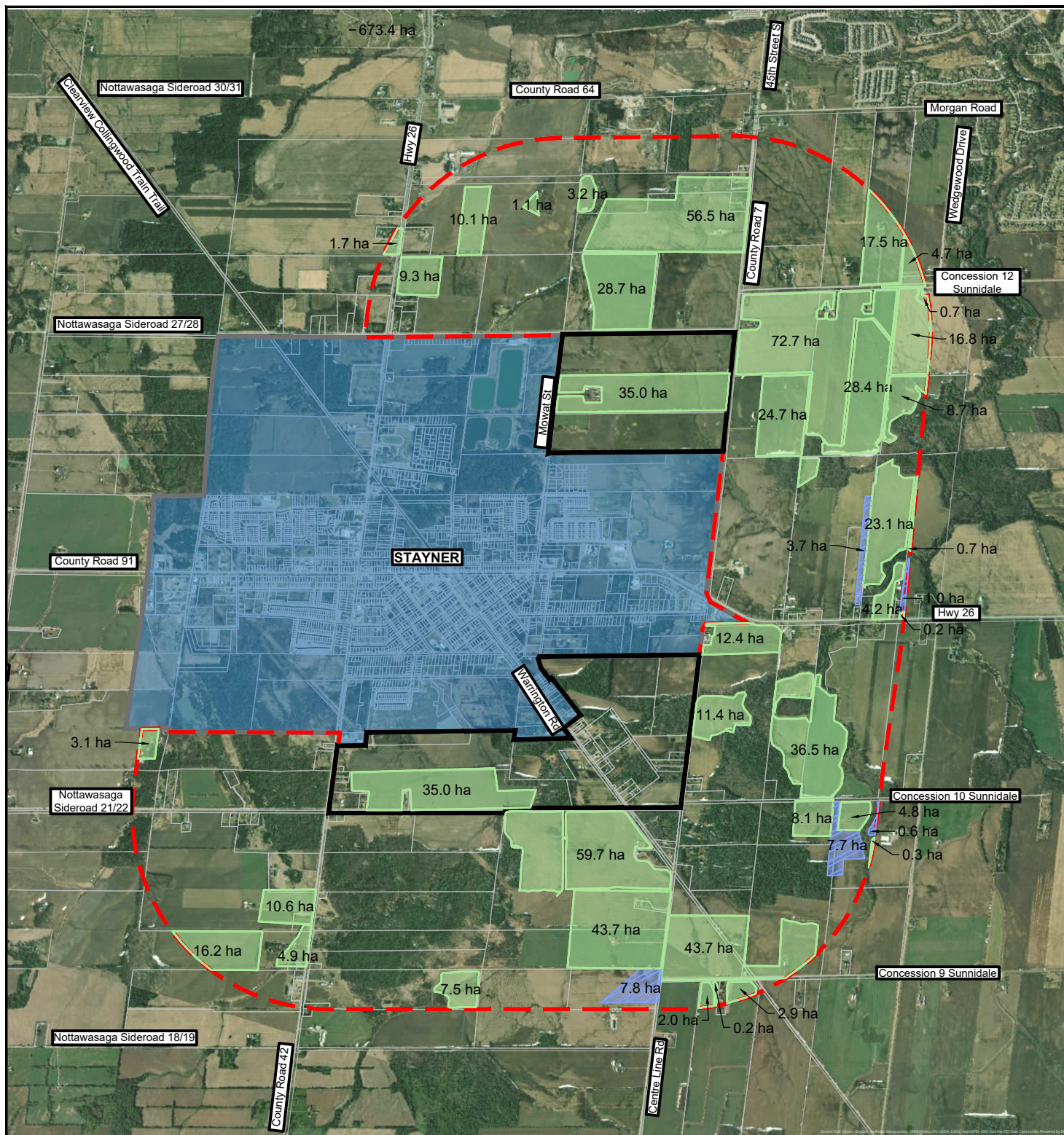
Agricultural drainage is an important component of agricultural productivity. Tile drainage can improve soil workability, extend the period available for planting and harvesting and increase the range and reliability of crops that may be grown on imperfectly or poorly drained soils.

Available mapping identifies approximately 70 ha of systematically tile-drained land within the PSA. This represents approximately 20.8% of the total PSA. No randomly tile-drained land is identified within the PSA.

Within the SSA, approximately 581.1 ha is mapped as systematically tile drained and approximately 20.8 ha is mapped as randomly tile drained. The SSA therefore contains approximately 601.9 ha of mapped tile-drained land, representing approximately 30.7% of its total area.

Across the combined PSA and SSA, approximately 671.9 ha of tile-drained land is mapped, consisting of approximately 651.1 ha of systematic tile drainage and 20.8 ha of random tile drainage.

The PSA contains limited built agricultural infrastructure; however, approximately 70 ha of systematically tile-drained land is mapped within the PSA and represents existing agricultural capital investment. The available mapping does not confirm the precise location, depth, alignment, condition or outlet of individual tile systems.



LEGEND

- LOCATION OF SETTLEMENT
BOUNDARY EXPANSION / PRIMARY
STUDY AREA
- SECONDARY STUDY AREA - 1.5 km
- EXISTING STAYNER URBAN
SETTLEMENT AREA
- SYSTEMATIC TILE DRAINAGE
- RANDOM TILE DRAINAGE

PSA	
Area (ha)	
Random	Systematic
0	70.0

SSA	
Area (ha)	
Random	Systematic
20.8	581.1

FIGURE 5 - DRAINAGE MAP

PROPOSED STAYNER SECONDARY PLANNING AREA

SAI
PLANNING, AGROLOGY,
ENVIRONMENTAL

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DATE:
22-Jun-26



3.0 IMPACT ASSESSMENT AND MITIGATION MEASURES

The following section assesses the potential direct and indirect agricultural impacts associated with the proposed settlement area boundary expansion and the future urbanization of the PSA. Direct impacts include the conversion of agricultural land, displacement of existing agricultural uses and infrastructure, fragmentation of agricultural parcels and impacts to agricultural drainage. Indirect impacts include potential land use conflicts, Minimum Distance Separation (“MDS I”) considerations, traffic and farm access, drainage and impacts on the surrounding agri-food network.

Mitigation measures are identified to avoid impacts where possible and, where avoidance is not possible, to minimize and mitigate impacts on the agricultural system to the extent feasible.

3.1 Direct Impacts

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

Agricultural Structures

The proposed urban boundary expansion will impact two agricultural structures within the PSA; one is a hobby farm and one is a cash crop farm. Given the timeframe for development, it is anticipated that interim use of these agricultural structures will continue and immediate removal of these agricultural structures or infrastructure related to agriculture will not be required. Policies within the site-specific OPA should recognize that existing agricultural structures and agricultural uses are present within portions of the PSA and may continue to operate until the affected lands are required for future urban development. However, it is prudent to limit the future development of livestock operations within the PSA. The OPA and implementing ZBA should address this requirement as it will minimize the potential for future land use conflicts.

The proposed settlement boundary expansion will not impact agricultural operations within the SSA.

As development proceeds, agricultural buildings and infrastructure located within the PSA may ultimately be removed or converted to non-agricultural uses. The removal of these two agricultural operations is not considered to be a significant impact.

Agricultural Infrastructure

Within the PSA and SSA, agricultural tile drainage systems are identified as the main type of agricultural infrastructure. Based on background information, approximately 70 ha of systematic tile drainage will be impacted by the proposed settlement boundary expansion.

It is not anticipated that tile drainage in the SSA will be disrupted or affected by the proposed settlement boundary expansion.

Agri-Food Network

Within the PSA, two agricultural-related operations were noted. It is anticipated that these businesses can continue to operate as part of the expanded settlement boundary and no significant impacts are anticipated.

No impacts are anticipated on the agricultural-related businesses in the SSA.

Consumption of Prime Agricultural Lands

The proposed settlement area boundary expansion would result in the consumption of approximately 329.1 ha (98.0% of the PSA) of Class 1-3 soils, representing prime agricultural lands within the expanded settlement area.

As noted above, impacts on the agricultural land base are not immediate and policies should be developed to permit interim agricultural production for the PSA.

Fragmentation

The PSA is representative of a fragmented near-urban area due to historic severances. No additional impacts on fragmentation (i.e., severing or landlocking) of agricultural parcels or agricultural operations will occur as the proposed settlement boundary expansion aligns with the existing road network and will not require the splitting of farm parcels.

No impacts on the SSA are anticipated.

3.2 Indirect Impacts

Indirect impacts relate to the potential for creating land use conflicts with adjacent agricultural operations and the potential for influencing water levels/wells, traffic, noise and dust. These are addressed in supplementary reports in support of the proposed settlement boundary expansion. The reader is directed to these engineering documents for a detailed examination of these matters.

Farm Data Sheets were circulated to agricultural properties within the PSA and SSA. Information received through the Farm Data Sheets was reviewed together with roadside reconnaissance, aerial photography and other available property information to assist in confirming livestock type and capacity, building use, manure management and whether a Minimum Distance Separation ("MDS") calculation was required.

Land Use Conflicts

Land use conflicts can occur when non-agricultural land uses are established in agricultural areas. The main type of concern relates to odour, and in Ontario, OMAFA has developed the Minimum Distance Separation (MDS) formulae to identify potential land use conflicts. MDS setbacks are calculated based on several factors such as the size of livestock operation (i.e. livestock numbers and/or size of land base of the farm), type of livestock operation, method of storing manure, and the type of non-agricultural land use being proposed.

As previously noted, agricultural operations in proximity to the subject property were inventoried. Farm Data Sheets were delivered to all agricultural operations. Livestock operations were identified on the Agricultural Land Use Map (Figure 2).

Within the PSA, one small hobby/horse farm was identified for Agricultural Operation 19. Figure 6 identifies the applicable MDS I setback associated with this operation.

For the purposes of the MDS I assessment, the proposed settlement area boundary expansion was assessed as a Type B land use. Accordingly, existing livestock facilities and potential livestock facilities within the applicable 1,500 m investigation distance from the proposed settlement boundary were reviewed.

Several agricultural operations and potential livestock facilities were recorded within the PSA and SSA, including:

- 1 - Unoccupied,
- 2 – Poultry (270m MDS Setback),
- 3 – Equestrian (184m MDS Setback),
- 4 – Beef (278m MDS Setback),
- 5 – Unoccupied (272m MDS Setback),
- 6 – Unoccupied (314m MDS Setback),
- 7 - Cash Crop,
- 8 - Cash Crop,
- 9 – Dairy (189m MDS Setback),
- 10 - Equestrian,
- 11 – Dairy (471m MDS Setback),
- 12 - Unoccupied,
- 13 - Equestrian,
- 14 - Equestrian,
- 15 - Equestrian,
- 16 – Equestrian (450m MDS Setback),
- 17 - Unoccupied,
- 18 - Poultry / Hobby (229m MDS Setback),
- 19 – Hobby/Horse (184m MDS Setback),
- 20 – Equestrian (177m MDS Setback),
- 21 - Beef,
- 22 - Poultry / Hobby (169m MDS Setback),
- 23 – Beef (342m MDS Setback),
- 24 – Unoccupied (252m MDS Setback),
- 25 – Dairy (212m MDS Setback).

3.3 Mitigation

Any change of land use will result in the consumption of prime agricultural land. This cannot be avoided.

When avoidance is not possible, the next priority is to minimize impacts to the extent feasible. The potential for impacts on the agricultural community can be minimized through appropriate planning, phasing and edge planning measures. Mitigation measures that should be considered as part of the Secondary Plan and subsequent development approvals include the following:

- The use of berms, vegetated features or fencing where feasible to differentiate the types and intensities of land uses. These features will also reduce potential impacts related to trespass, vandalism and littering. Proper buffer plantings can also reduce potential visual impacts and provide a distinct separation of uses between urban and agricultural land uses.
- The use of buffers between adjacent agricultural operations and proposed land uses. Any open space and landscape design should retain existing tree cover (where possible) in natural state in designated buffer areas. When selecting plant species for open space areas and landscape design, species which will not negatively affect adjacent farmland and provide greater benefit to residents should be given priority (i.e., use native, non-invasive species, low maintenance/drought tolerant plants, tree/shrub species that will filter dust and spray drift from agricultural area (e.g., conifers), tree/shrub species that will not carry insects/disease, etc.).
- The creation of a trail system through the PSA may provide opportunities to improve vegetated buffers, separating agricultural areas from urban land uses. The trail system should be situated along the urban edge of the vegetative buffer and must not reduce the effectiveness of the vegetative buffer. Where possible, the trail width should be limited to a maximum of one-third of the total landscape buffer width.
- The use of deeper lots in areas adjacent to existing agricultural operations.
- The use of salt management plans to reduce the potential for offsite water impacts and crop damage from salt.
- The development of a land use plan that provides additional separation between offsite agricultural operations and sensitive land uses, such as schools and residential areas. Lower intensity and less sensitive uses should be located adjacent to existing livestock operations.
- Through consultation with the farm community and transportation planners, the development of wide shoulders to allow for safer movement of agricultural equipment and the relocation (as necessary) of farm entrances to minimize potential conflict areas.

Edge Planning

Edge planning measures should be considered as future urban development within the PSA is located adjacent to agricultural lands. As previously noted, appropriate measures may include setbacks, fencing, vegetative screening, road interfaces, stormwater management facilities and

other forms of separation intended to minimize potential conflicts between agricultural and urban uses.

Where practical, residential development should be designed to minimize direct interfaces between residential rear yards and active agricultural lands. Warning clauses could also be considered to advise future residents that normal farm practices, including noise, dust, odour, agricultural machinery and other activities, may occur on surrounding agricultural lands.

Interim Agricultural Production

Agricultural production should be permitted to continue within the PSA on lands that are not required for immediate development. Existing agricultural fields should remain available for crop production where feasible, and premature grading, topsoil stripping or other site alteration should be avoided until lands are required for development.

As part of the implementation of the Secondary Plan, the Township should consider appropriate zoning provisions to permit existing agricultural uses to continue on an interim basis while restricting the establishment of new livestock facilities and manure storage facilities within the PSA. This would reduce the potential for new MDS requirements and future land use conflicts to be created during the transition of the lands from agricultural to urban uses.

3.4 Consideration of Alternative Locations

This AIA did not provide an assessment of need, or an assessment of capacity of infrastructure and public services facilities. It is assumed that the assessment of the need and capacity of infrastructure has been addressed in other planning documents. The evaluation of alternative locations for the proposed settlement boundary expansion was completed as part of the Township's broader growth management and Secondary Plan process. This AIA assesses the agricultural impacts associated with the proposed settlement boundary identified by the Township.

Figure 3 illustrates that Stayner is surrounded by prime agricultural lands on all sides. While a small portion of lower capability soils is mapped in the broader Stayner area, these lands are not considered suitable for development given environmental constraints. Therefore, there are no settlement boundary alternatives available for Stayner that would avoid the consumption of prime agricultural soils in a prime agricultural area.

4.0 PLANNING POLICY FRAMEWORK

The following documents were reviewed as part of this AIA:

- Provincial Planning Statement, 2024,
- County of Simcoe Official Plan
- Township of Clearview Official Plan.

The following summarizes the main agricultural policies that were considered in this AIA.

4.1 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 PPS establishes the policy foundation for regulating the development and use of land in the province and provides policy directions on matters of provincial interest related to land use planning and development. It provides a vision for land use planning in Ontario that encourages efficient use of land, resources and public investment in infrastructure. The PPS strongly encourages development that would provide long-term prosperity, environmental health, and social well-being. The 2024 PPS applies to planning decisions made on or after the effective date and applies to the consideration of the proposed official plan and zoning bylaw amendment applications. The following is a summary of the PPS policies that are relevant to the proposed development application.

The PPS is to be read in its entirety and applicable policies are to be applied to specific situations/applications. The following table provides a summary of relevant policies of the PPS and describes how the proposed development is consistent with this policy direction.

PPS (2024) policy 2.3.2 provides the following direction regarding settlement boundary expansions:

2.3.2 New Settlement Areas and Settlement Area Boundary Expansions

1. *In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following:*
 - a. *the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;*
 - b. *if there is sufficient capacity in existing or planned infrastructure and public service facilities;*
 - c. *whether the applicable lands comprise specialty crop areas;*
 - d. *the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
 - e. *whether the new or expanded settlement area complies with the minimum distance separation formulae;*
 - f. *whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and*
 - g. *the new or expanded settlement area provides for the phased progression of urban development.*
2. *Notwithstanding policy 2.3.2.1.b), planning authorities may identify a new settlement area only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.*

The following table documents conformity of the proposed development with policy 2.3.2.1 of the PPS, 2024.

Table 5: Assessment of Settlement Area Boundary Expansions (Policy 2.3.2.1)

Policy 2.3.2.1	Conformity	Analysis
a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses	Yes	The Township of Clearview has established the need for the proposed settlement boundary expansion.
b) if there is sufficient capacity in existing or planned infrastructure and public service facilities	Yes	Servicing matters are addressed in other reports.
c) whether the applicable lands comprise specialty crop areas	Yes	Development is not comprised of Specialty Crop Areas.
d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas	Yes	Alternative locations were considered for the settlement boundary expansion. Figure 3 of this report illustrates that the settlement of Stayner is surrounded by prime agricultural land and to a large extent lower quality agricultural lands are not available.
e) whether the new or expanded settlement area complies with the minimum distance separation formulae	Yes	The proposed settlement boundary expansion generally complies with the applicable MDS I setbacks. Any remaining MDS constraints will be addressed through the Secondary Plan and subsequent development approvals.
f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance	Yes	AIA documents that impacts on the agricultural system are minimal.

g) the new or expanded settlement area provides for the phased progression of urban development	Yes	Proposed expansion of settlement represents a logical progression of development. GSP documents the phasing approach in the PJR.
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The proposed development is consistent with the agricultural provisions of the PPS, 2024.

4.2 County of Simcoe Official Plan

The County of Simcoe Official Plan designates both Rural and Agricultural lands in the PSA (See figure 7). Rural lands are designated in most of the PSA. The Rural and Agricultural designations are described in the following paragraphs.

PRIME AGRICULTURAL

Prime agricultural areas are identified by the Agricultural designation on Schedule 5.1 and shall be protected for long-term use for agriculture. All types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards. (3.6.5)

RURAL

New multiple lots and units for residential development will be directed to settlement areas, and may be allowed in rural areas in site-specific locations with approved zoning or designation that permits this type of development in local municipal official plans, as of June 16, 2006. Local municipal official plans may continue to recognize this type of development permitted under this policy and provide appropriate policies for development. (3.7.11).

Policy 3.2.29 of the County of Simcoe Official Plan sets out the planning framework for addressing potential settlement boundary expansion.

In addition to the above, the local municipality will be required to demonstrate in support of the recommended location(s) for additional urban development that:

- i) There is sufficient capacity in existing or planned infrastructure and public service facilities;*
- ii) The infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets;*
- iii) The proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate;*
- iv) The proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible,*

minimize and mitigate any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water;

v) Key hydrologic areas and the Natural Heritage System for the Growth Plan have been avoided where possible;

vi) Prime agricultural areas have been avoided where possible;

vii) The settlement area to be expanded is in compliance with the minimum distance separation formulae;

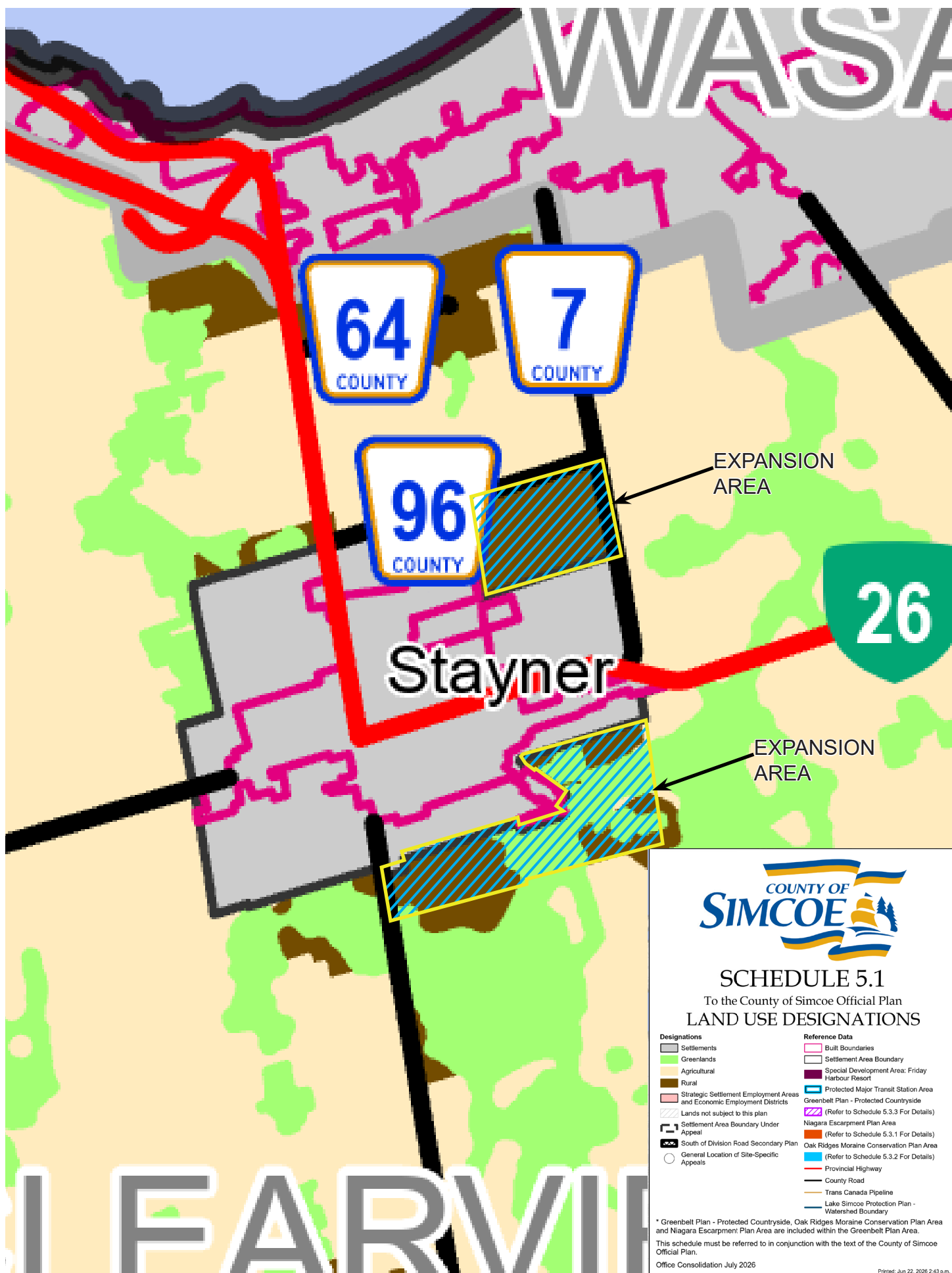
viii) Any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment.

This AIA addresses vi, vii and viii.

As previously noted, prime agricultural land surrounds the settlement of Stayner. Expansion of the settlement boundary will result in the consumption of prime agricultural land. The proposed settlement boundary expansion regards the MDS I setbacks that have been calculated.

As documented in this report, impacts on the agri-food network are considered minimal.

FIGURE 7: County of Simcoe Land Use Designations



4.3 Township of Clearview Official Plan

The Township of Clearview Official Plan sets out a policy structure that closely follows the PPS, 2024. The PSA includes both Agricultural and Rural designations. Figure 8 illustrates these designations.

AGRICULTURAL

This Official Plan intends for agricultural uses to be and remain the predominant land uses within the “Agricultural” designation, and intends for agricultural uses of all types, sizes, and intensities, and all normal farm practices, to be promoted and protected in that designation. (3.3.1.1)

RURAL:

The “Rural” designation applies to any lands within Clearview Township that are located outside of the Settlement Areas (as defined by the boundaries shown on Schedule B to this Plan) and that are neither within a prime agricultural area nor in one of the “Greenlands” designations. “Rural” areas have less agricultural potential than lands in the “Agricultural” designation do and are generally considered marginal in terms of agricultural production, although that does not necessarily preclude them from being used for agricultural purposes. (3.4).

Policy 3.3.5 sets out the policy framework for considering boundary adjustments and re-designations.

3.3.5 Boundary Adjustments & Re-designations

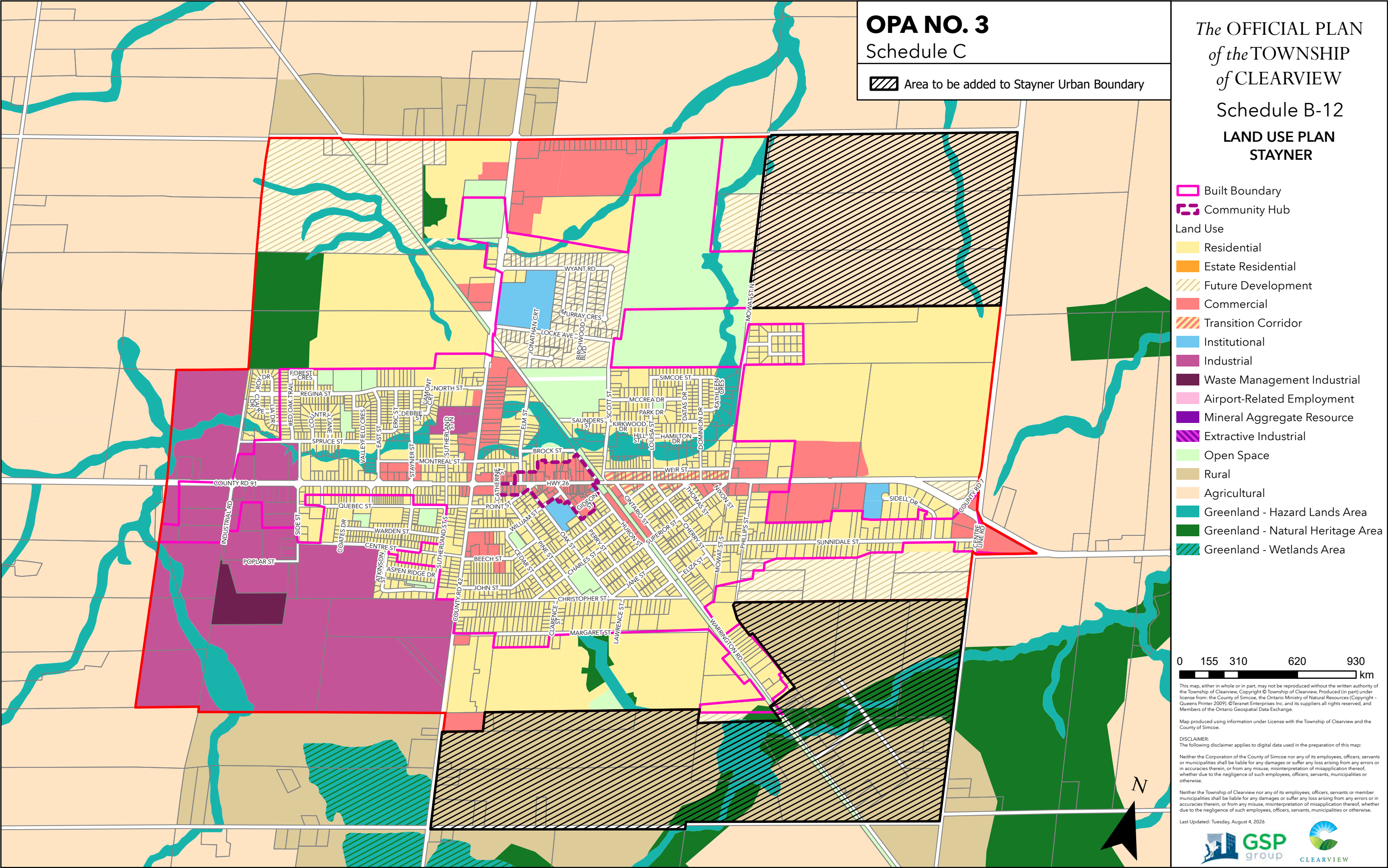
As the intent of this Official Plan is to preserve the Township’s prime agricultural areas for long-term agricultural use, adjustments to the boundaries of the “Agricultural” designation and the re-designation of lands from “Agricultural” to another designation will only be permitted in very limited circumstances, in accordance with the following policies and with the PPS and SCOP.

1. An adjustment to the boundary of the “Agricultural” designation, or the re-designation of land from “Agricultural” to another land use designation, shall only be permitted through an amendment to this Official Plan and only where the purpose of the adjustment or re-designation is: (a) to accommodate the expansion of a settlement area boundary or the identification of a new settlement area in accordance with the policies of this Official Plan, the SCOP, the PPS, and any applicable Provincial Plans; or

(b) to re-designate the land as “Agricultural Exception” for the purpose of permitting the establishment or expansion of a mineral aggregate operation in accordance with the policies in Section 4.6.2 of this Official Plan.

2. Anyone requesting an amendment to this Official Plan under No. 3.3.5.1 above shall be required to provide all necessary information in support of the proposed modification and to justify the appropriateness of the proposed non-agricultural use related to the application.

FIGURE 8: Township of Clearview OP - Land Use



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Last Updated: Tuesday, August 4, 2026

GSP

group

CLEARVIEW

3. Before approving an amendment to this Official Plan under No. 3.3.5.1 above, Council shall consider:

(a) the history of agricultural activities on the subject lands and in the surrounding area, including past crop records;

(b) the predominant soil classification assigned by the Canada Land Inventory to the subject lands and to the surrounding area;

(c) the location of the proposed use and its potential impact on agriculture and on the natural environment;

(d) the need for the proposed use in relation to the availability of similar existing uses within the Township;

(e) the availability of alternative locations for the proposed use on lands with lesser agricultural capability or potential; and

(f) all matters relating to the proposed use's compliance with MDS formulae.

4. The Township should ensure that the matters listed in Policy No. 3.3.5.3 are evaluated collectively and holistically, so that no single factor is the sole determinant of the agricultural circumstances of the subject lands.

5. As part of its consideration of the matters listed in Policy No. 3.3.5.3, the Township may require a report from a certified agrologist or another qualified professional describing the agricultural potential of the subject lands and the potential impacts of the proposed boundary adjustment on agriculture in the area.

Figure 8 illustrates the land use designations for the PSA based on the Township of Clearview Official Plan. The south/southeastern portion of the PSA is designated Rural and is not considered to be part of the Prime Agricultural Area. The northeastern portion of the PSA is designated Agricultural.

This AIA documents the matters set out in a), b), c), e) and f).

- The land use map and agricultural statistics illustrate the cropping systems associated with the PSA, SSA and Township over time.
- The PSA is comprised of CLI Class 1-3 soils and are prime agricultural lands.
- This AIA documents the potential for agricultural impacts. It is anticipated that impacts on agriculture will be minimal.
- Alternative locations for the expansion of Stayner were examined and it was determined that the settlement area is surrounded by prime agricultural lands.
- MDS I setbacks were calculated and the proposed settlement boundary expansion largely complies with the setbacks.
- This AIA was completed by an agrologist.

5.0 CONCLUSIONS

Stovel and Associates Inc. ("SAI") was retained by the Township of Clearview to complete an Agricultural Impact Assessment ("AIA") of a proposed settlement boundary expansion for the settlement of Stayner. The proposed settlement boundary was assessed based on the related policy structure set out primarily in the PPS, 2024 and with guidance from OMAFA Publication 861.

The PSA does not include significant forms of capital investment related to agriculture. There is one hobby farm and one cash crop farm within the PSA. Agricultural infrastructure in the PSA is primarily related to artificial tile drainage. MDS I analysis confirms that the proposed settlement boundary expansion does not significantly constrain existing livestock operations. The lands within the PSA are fragmented.

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 SSA and the examination of Farm Data Sheets provided by local farmers. Based on this information, it was concluded that the proposed development will not result in a significant impact on adjacent agricultural operations and is a reasonable use of land given the surrounding land uses.

The proposed development is consistent with the relevant agricultural planning policy framework set out in the PPS, 2024 and conforms to the County of Simcoe Official Plan and the Township of Clearview Official Plan.

Yours truly,

Robert Stovel

Robert P. Stovel, RPP, P. Ag.

Rob Stovel Jr.

Robert L. Stovel, B.Sc.

Appendix A: Agricultural Consultation



Planning & Building Department

Township of Clearview
Box 200, 217 Gideon Street
Stayner, Ontario L0M 1S0

planning@clearview.ca | building@clearview.ca
www.clearview.ca

Phone: 705-428-6230

xx, 2026

Dear Owner:

RE: Township of Clearview Official Plan Amendment No. 4 - Stayner Secondary Plan

The Township is undertaking an Official Plan Amendment and requires information regarding your property. As part of this process, the Township is also undertaking an Agricultural Impact Assessment. Based on a preliminary aerial review, your property has been identified as potentially containing livestock.

Information regarding the Stayner Secondary Plan requirements is available in Mayoral Decision MDE 26-08/09 at the following link: <https://www.clearview.ca/government-committees/council/strong-mayor-powers>

Enclosed is a farm data sheet requesting information about your livestock operation. If no livestock is housed on your property, please indicate this on the form. Completed forms may be dropped off at the Township Administration Building (217 Gideon Street, Stayner, Ontario) or submitted by email as a photograph or scanned copy to the undersigned.

Please return the completed forms by xx, 2026.

Sincerely,

Danielle Waters, MSc., MCIP, RPP

Community Planner
(705) 428-6230 ext. 243
dwaters@clearview.ca

Agricultural Lots Circulated – Farm Data Sheets

7910 HIGHWAY 26, CLEARVIEW
1558 COUNTY ROAD 7, CLEARVIEW
5261 CONCESSION 12 SUNNIDALE, CLEARVIEW
5315 CONCESSION 12 SUNNIDALE, CLEARVIEW
1409 COUNTY ROAD 7, CLEARVIEW
5692 27/28 SIDEROAD NOTTAWASAGA, CLEARVIEW
5822 27/28 SIDEROAD NOTTAWASAGA, CLEARVIEW
329 MOWAT STREET NORTH
1039 COUNTY ROAD 7, CLEARVIEW
6730 HIGHWAY 26, CLEARVIEW
6644 HIGHWAY 26, CLEARVIEW
6578 HIGHWAY 26, CLEARVIEW
1065 CENTRE LINE ROAD, CLEARVIEW
1426 CENTRE LINE ROAD, CLEARVIEW
384 WARRINGTON ROAD, CLEARVIEW
119 FLETCHER STREET, CLEARVIEW
1482 CENTRE LINE ROAD, CLEARVIEW
1532 CENTRE LINE ROAD, CLEARVIEW
5766 CONCESSION 9 SUNNIDALE, CLEARVIEW
1596 COUNTY ROAD 42, CLEARVIEW
6388 21/22 SIDEROAD NOTTAWASAGA, CLEARVIEW
1266 COUNTY ROAD 42, CLEARVIEW
1277 COUNTY ROAD 42, CLEARVIEW
6176 21/22 SIDEROAD NOTTAWASAGA, CLEARVIEW
6183 21/22 SIDEROAD NOTTAWASAGA, CLEARVIEW

7972 HIGHWAY 26, CLEARVIEW
8012 HIGHWAY 26, CLEARVIEW
5394 CONCESSION 12 SUNNIDALE, CLEARVIEW
5300 CONCESSION 12 SUNNIDALE, CLEARVIEW
5256 CONCESSION 12 SUNNIDALE, CLEARVIEW
5546 27/28 SIDEROAD NOTTAWASAGA, CLEARVIEW
1249 COUNTY ROAD 7, CLEARVIEW
6730 HIGHWAY 26, CLEARVIEW
6587 HIGHWAY 26, CLEARVIEW
6619 HIGHWAY 26, CLEARVIEW
6725 HIGHWAY 26, CLEARVIEW
1415 CENTRE LINE ROAD, CLEARVIEW
383 WARRINGTON ROAD, CLEARVIEW
5793 CONCESSION 9 SUNNIDALE, CLEARVIEW
1655 COUNTY ROAD 42, CLEARVIEW
1617 COUNTY ROAD 42, CLEARVIEW
1579 COUNTY ROAD 42, CLEARVIEW
1574 COUNTY ROAD 42, CLEARVIEW
1547 COUNTY ROAD 42, CLEARVIEW
1508 COUNTY ROAD 42, CLEARVIEW
1454 COUNTY ROAD 42, CLEARVIEW
6511 21/22 SIDEROAD NOTTAWASAGA, CLEARVIEW
1278 COUNTY ROAD 42, CLEARVIEW

7800 HIGHWAY 26, CLEARVIEW

7808 HIGHWAY 26, CLEARVIEW

1279 CENTRE LINE ROAD, CLEARVIEW

Appendix B: Photo of Agricultural Operations and Table of Agricultural Operations



1 Aerial 7972 HWY 26



1 Street 7972 HWY 26



2 Aerial 8012 HWY 26



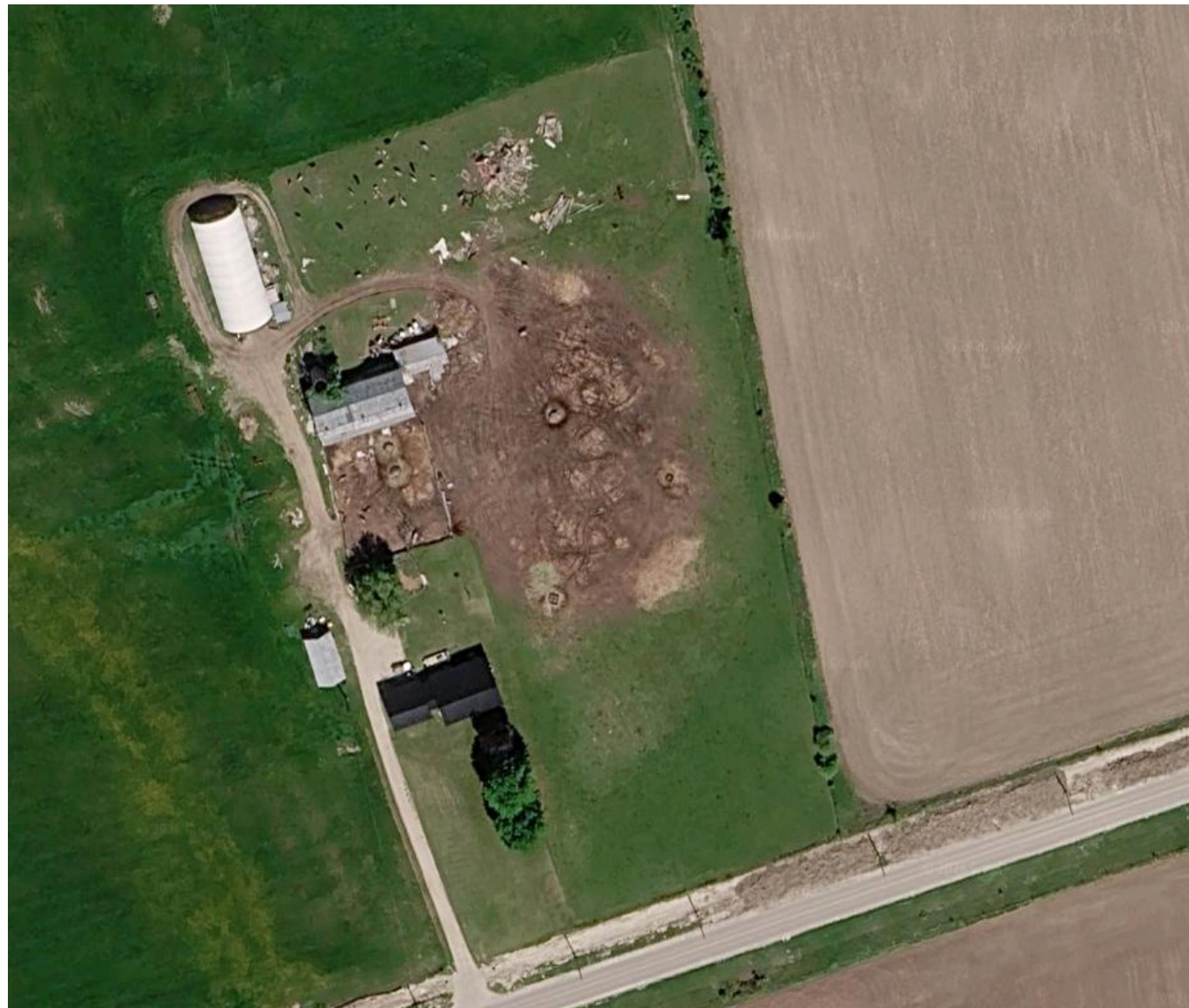
2 Street 8012 HWY 26



3 Aerial 5394 CON 12 SUNNIDALE



3 Street 5394 CON 12 SUNNIDALE



4 Aerial 5300 CON 12 SUNNIDALE



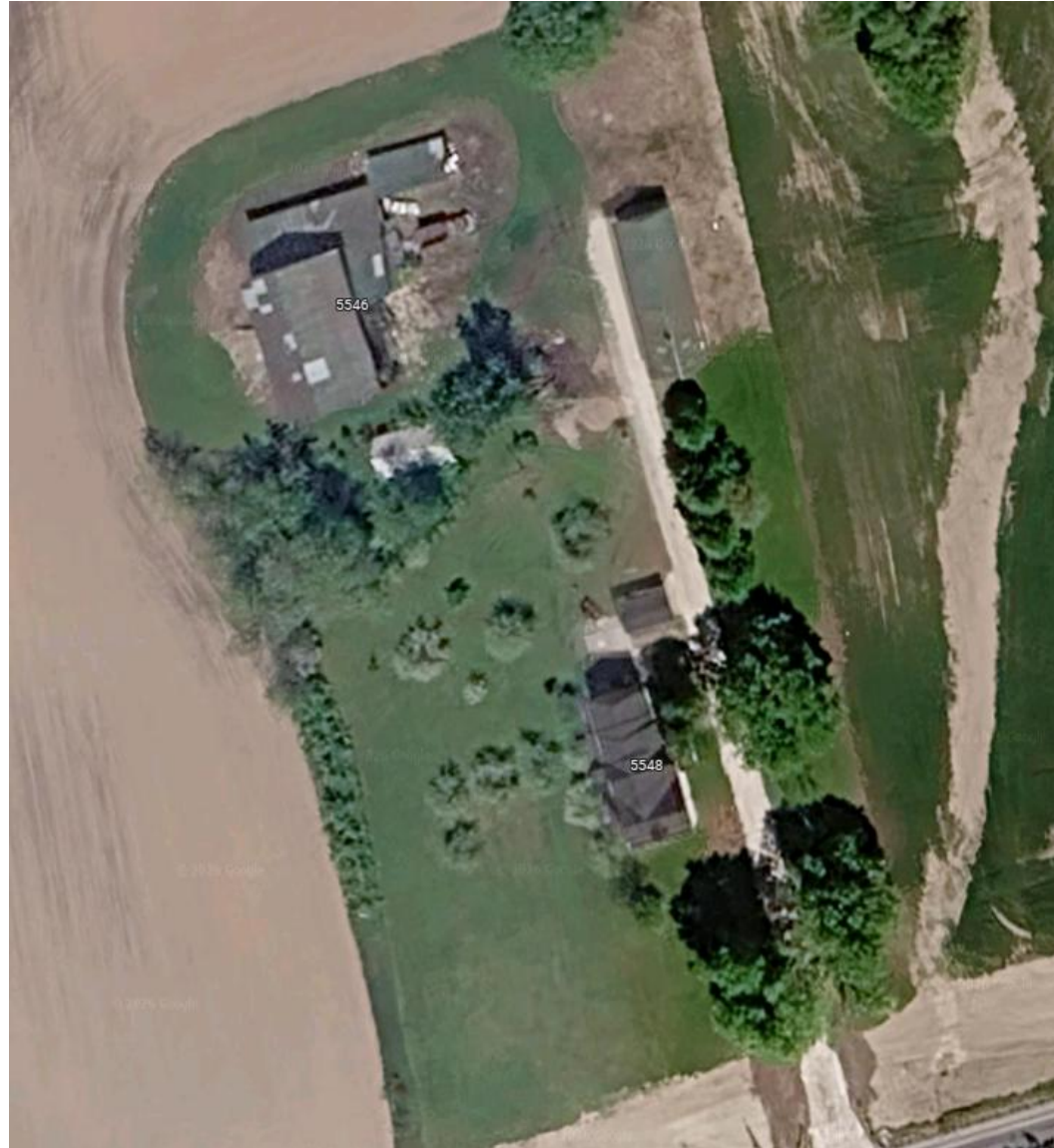
4 Street 5300 CON 12 SUNNIDALE



5 Aerial 5256 CON 12 SUNNIDALE



5 Street 5256 CON 12 SUNNIDALE



6 Aerial 5546 2728 SR NOTTAWASAGA



7 Aerial 5692 2728 SR NOTTAWASAGA



7 Street 5692 2728 SR NOTTAWASAGA



8 Aerial 5822 2728 SR NOTTAWASAGA



9 Aerial 1249 CR 7



9 Street 1249 CR 7



10 Aerial 1039 CR 7



10 Street 1039 CR 7



11 Aerial 6730 HWY 26



12 Aerial 6644 HWY 26



12 Street 6644 HWY 26



13 Aerial 6578 HWY 26



13 Street 6578 HWY 26



14 Aerial 6587 HWY 26



14 Street 6587 HWY 26



15 Aerial 6619 HWY 26



16 Aerial 6725 HWY 26



16 Street 6725 HWY 26



17 Aerial 1065 CENTRE LINE RD



17 Street 1065 CENTRE LINE RD



18 1279 CENTRELINE RD



19 Aerial 383 WARRINGTON RD



19 Street 383 WARRINGTON RD



20 Aerial 5793 CON 9 SUNNIDALE



20 Street 5793 CON 9 SUNNIDALE



21 Street 1617 CR 42



21 Aerial 1617 CR 42



22 Aerial 1579 CR 42



22 Street 1579 CR 42



23 Aerial 1508 CR 42



23 Street 1508 CR 42



24 6183 2122 SR NOTTAWASAGA

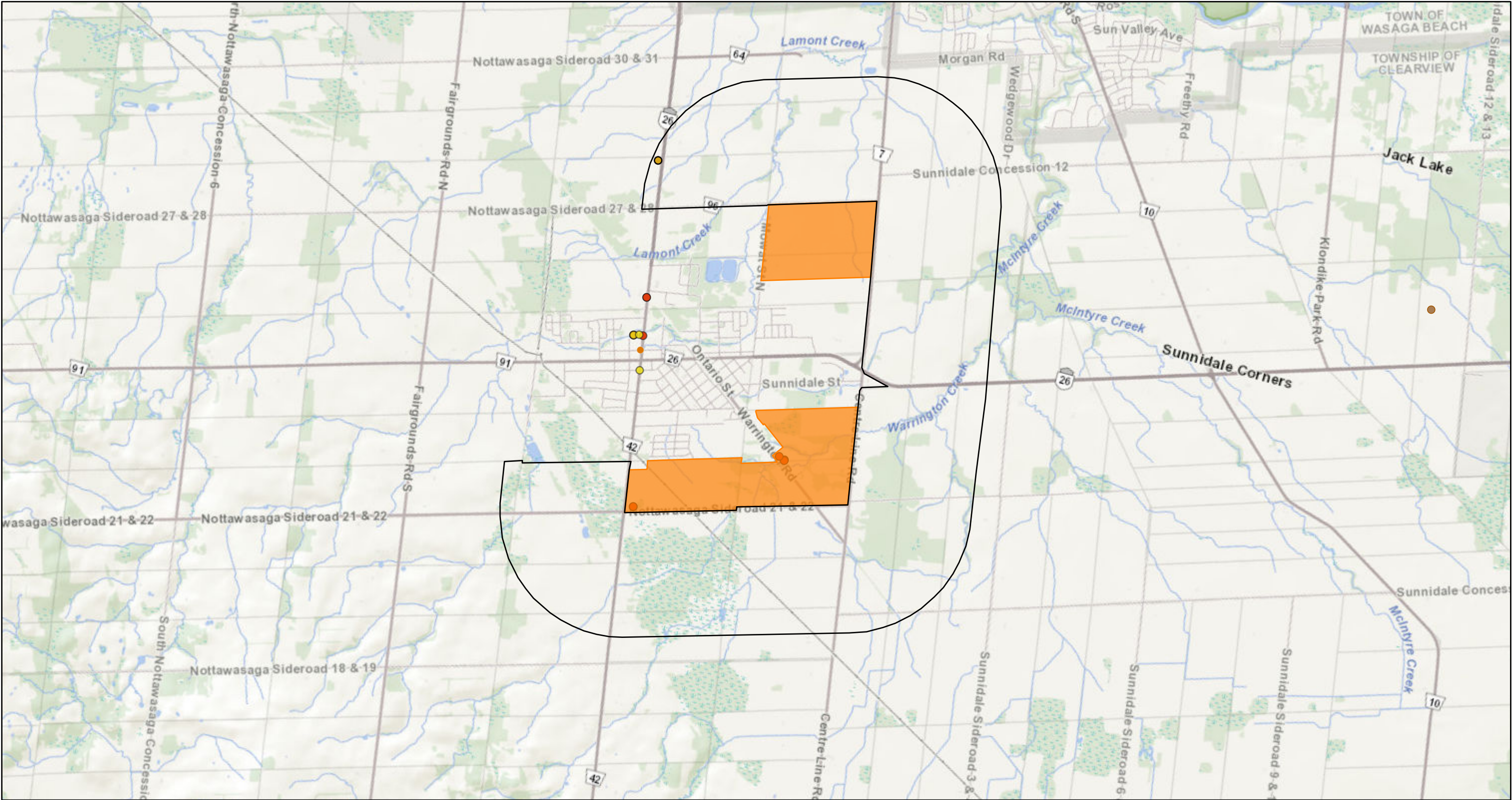


25 Aerial 1409 CR 7



25 Street 1409 CR 7

Agricultural Systems Food and Beverage Manufacturing



8/18/2026, 3:46:11 PM

1:63,542

- Secondary Study Area

■ Primary Study Area

● Breweries

● Cideries

● Distillers

● Wineries

● Animal Food Manufacturing NAICS 3111 (ConnectON)

● Bakeries and Tortilla Manufacturing NAICS 3118 (ConnectON)

● Beverage and Tobacco Manufacturing NAICS 312 (ConnectON)

● Dairy Product Manufacturing NAICS 3115 (ConnectON)

● Food Manufacturing NAICS 311 (ConnectON)

● Frozen Food Manufacturing NAICS 3114 (ConnectON)

● Fruit and Veg Pickling, Canning and Drying NAICS 311420 (ConnectON)

● Maple Syrup and Products Production NAICS 111994 (ConnectON)

● Meat Product Manufacturing NAICS 3116 (ConnectON)

● Seafood Product Preparation and Packaging NAICS 3117 (ConnectON)

● Agricultural Implement Manufacturing (ConnectON)

● Industrial Machinery Equipment & Supple Merchant Wholesalers (ConnectON)

● Pesticide, Fertilizer and Other Agricultural Chemical Manufacturers (ConnectON)

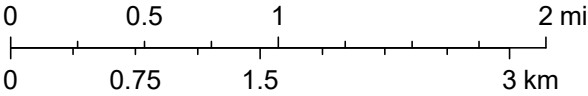
● Seed Merchant Wholesalers (ConnectON)

● Service Establishment Machinery, Equipment & Supply Merchant Wholesalers (ConnectON)

● Feed Mills 2023

■ Canadian Grain Elevators (Canadian Grain Commission)

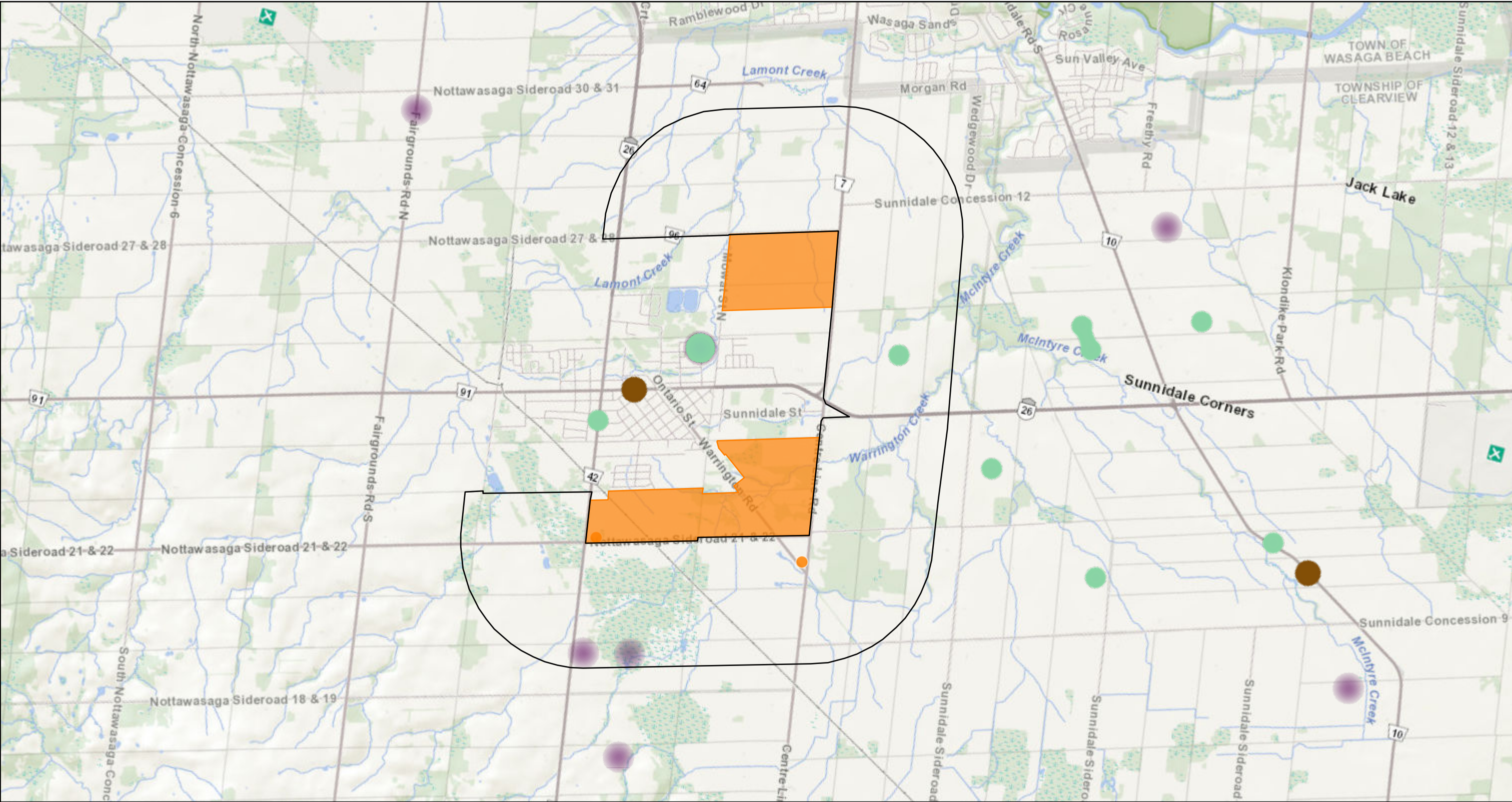
□ province_extnt



This data is sourced from the Ontario Brewery Map by St. John's Wort. <http://saintjohnswort.ca/ontario-brewery-map/>, Ontario Craft Cider Association <https://ontariocraftcider.com/>, Ontario small distillers <https://www.lcbo.com/content/lcbo/en/pages/spirits/brand-shop->

Study Area	Business	Category	Address	Description
Primary Study Area	Stayner Meat Packers Ltd.	Food Manufacturing	352 Warrington Road, Stayner, ON L0M 1S0	A meat processing and packing operation that processes locally sourced livestock and produces fresh and prepared meat products. The facility also provides meat cutting and packing services and operates as a provincially licensed abattoir.
Primary Study Area	Twelve Farms	Food Manufacturing	352 Warrington Road, Stayner, ON L0M 1S0	A butcher shop and meat processing operation offering locally sourced beef, pork and chicken, including custom cuts and other prepared meat products for retail and wholesale customers. Twelve Farms is a division of Stayner Meat Packers Ltd. and operates from the same location.
Primary Study Area	Hoffman's Meats & European Deli	Food Manufacturing	6278 Sideroad 21-22, Stayner, ON L0M 1S0	A meat and poultry processing/retail operation providing butchered and prepared meat and European-style deli products. The business is identified by Meat & Poultry Ontario as a meat and poultry processing business/retail butcher.
Secondary Study Area	Fernwood Farms & Market	Bakeries and Tortilla Manufacturing	7865 Highway 26, Stayner, ON L0M 1S0	A farm market and bakery offering locally grown fruits and vegetables as well as baked goods produced on-site. Bakery products include its well-known “Pie in a Bag,” along with fresh baked treats and old-style donuts.

OMAFRA Agricultural Systems Mapping Livestock, Fish and Poultry



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Secondary Study Area

Primary Study Area

Aquaculture Operations 2022 (OMAFRA)

Aquaponics Operations 2022 (OMAFRA)

Farm Product Merchant Wholesalers NAICS 411 (ConnectON)

Federally Regulated Meat Plants (Canadian Food Inspection Agency)

Provincially Licensed Meat Plants (OMAFRA)

Provincially Licensed Dairy Plants (OMAFRA)

Provincially Licensed Fish Processing Operations (OMAFRA)

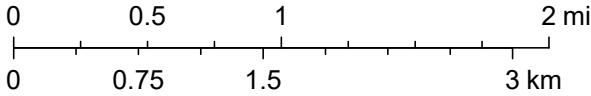
Support Activities for Agriculture and Forestry NAICS 115110 (ConnectON)

Support Activities for Animal Production NAICS 115210 (ConnectON)

Racetracks (Standardbred Canada)

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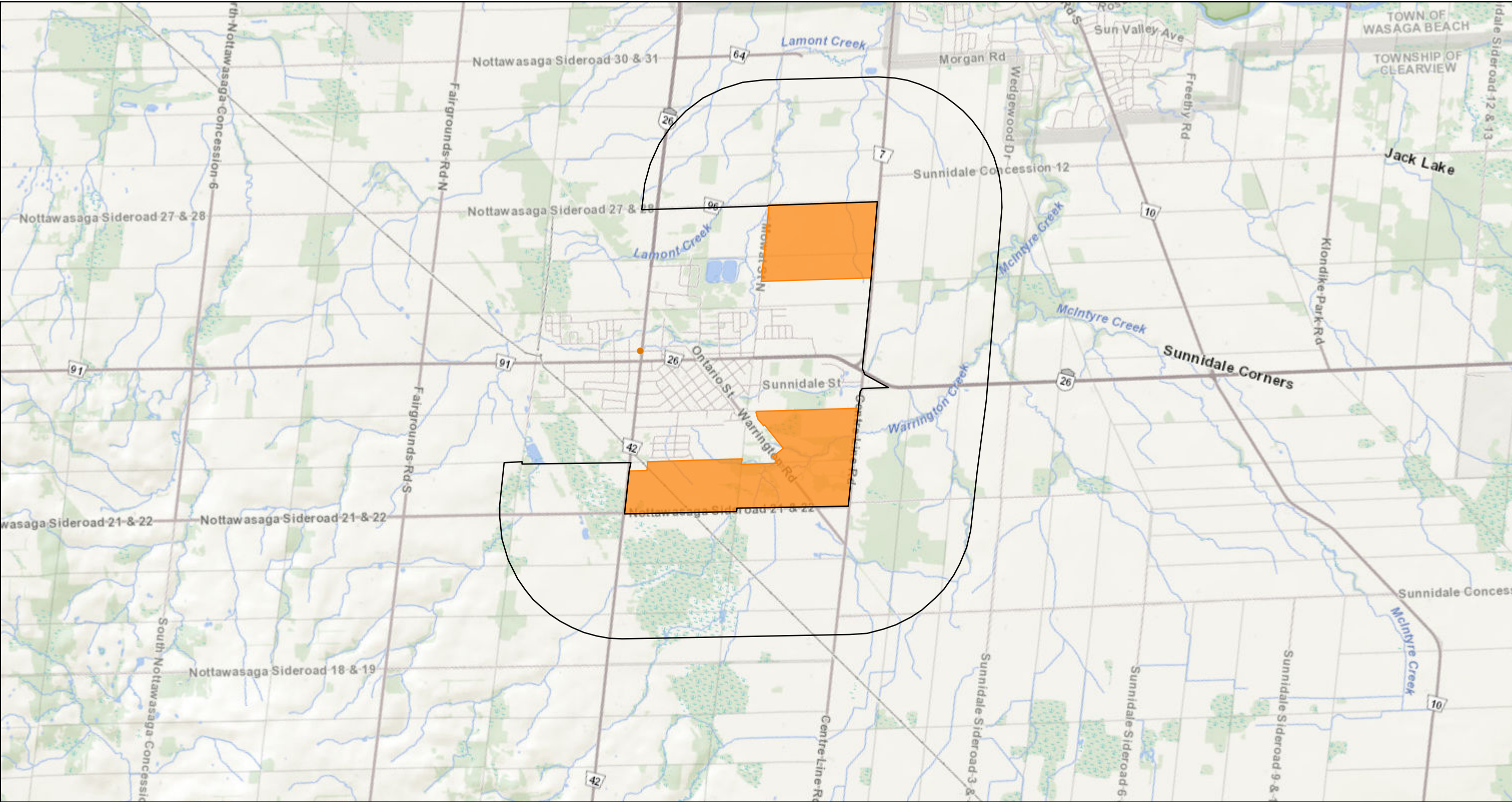
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Canadian Food Inspection Agency, Ontario Ministry of Agriculture, Food and Rural Affairs © King's Printer for Ontario, 2022, OMAFRA, ConnectON <https://www.connecton.ca/>, <https://standardbredcanada.ca/content/racetracks.html>

Study Area	Facility / Agricultural Feature	Category	Address	Description
Primary Study Area	Hoffman's Meat Packers Ltd. / Hoffman's Meats & European Deli	Provincially Licensed Meat Plant	6278 Sideroad 21-22, Stayner, ON L0M 1S0	Provincially licensed Free Standing Meat Processing (FSMP) facility, identified as Plant No. 0149 . The operation is involved in meat processing and the preparation and sale of meat and European-style deli products. Meat & Poultry Ontario identifies Hoffman's as a meat and poultry processing/retail butcher business at this location.
Secondary Study Area	Sheep and Goat Farming Heat Map	Sheep and Goat Farming	1595 County Road 42, Stayner, ON	Agricultural Systems Mapping identifies this location within an area associated with sheep and goat farming activity . The heat-map designation indicates the presence or concentration of this livestock sector in the surrounding agricultural area; it does not necessarily identify a specific named farm business.
Secondary Study Area	Stayner Meat Packers Ltd.	Provincially Licensed Meat Plant	352 Warrington Road, Stayner, ON L0M 1S0	Provincially licensed meat processing and abattoir operation, identified as Plant No. 0148 , with the mapped animal classes of pigs and beef cattle . The facility processes locally sourced livestock and provides slaughtering, meat processing, custom cutting and retail/wholesale meat products.
Secondary Study Area	Dairy Cattle and Milk Production Heat Map	Dairy Cattle and Milk Production	6720 Highway 26, Stayner, ON	Agricultural Systems Mapping identifies this location within an area associated with dairy cattle and milk production . The heat-map designation reflects dairy farming activity or concentration in the surrounding agricultural area rather than identifying a specific dairy processing facility.

Agricultural Systems Field Crops



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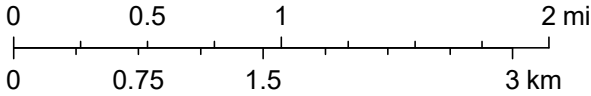
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Secondary Study Area

Primary Study Area

- Agricultural Implement Manufacturing (ConnectON)
- Industrial Machinery Equipment & Supply Merchant Wholesalers (ConnectON)
- Pesticide, Fertilizer and Other Agricultural Chemical Manufacturers (ConnectON)

- Seed Merchant Wholesalers (ConnectON)
- Service Establishment Machinery, Equipment & Supply Merchant Wholesalers (ConnectON)
- Feed Mills 2023
- Canadian Grain Elevators (Canadian Grain Commission)
- province_extent



ConnectON <https://www.connecton.ca/>, Canadian Grain Commission <https://www.grainscanada.gc.ca/en/>

Appendix D: CV's

Robert Stovel, M.Sc., P.A.G., R.P.P., M.C.I.P.

EDUCATION

M.Sc., University of Guelph, 1988.
B.A., Wilfrid Laurier University, 1986.

MEMBERSHIPS

Ontario Institute of Agrologists.
Ontario Professional Planners Institute.
Canadian Institute of Planners.

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 - Project Manager.
1986 - 1987: Environmental Consultant. Waterloo, Ontario.

EXPERIENCE

Extensive project experience in land use and agricultural projects in Ontario. Experience includes: preparation of Planning Justification Reports for developments in rural Ontario, MDS I Calculations, Agricultural Rehabilitation Plans, and expert testimony at the Ontario Municipal Board, OLT and the Normal Farm Practices Protection Board. These projects have required considerable government and non-government agency liaison, interdisciplinary team input, and the integration of a variety of scientific disciplines.

Selected Agricultural Projects

- Completed Agricultural Impact Assessments and Soil Capability for Agriculture studies in Perth County, Wellington County, Simcoe County and the Regional Municipalities of Waterloo, Peel, Halton, York and Hamilton-Wentworth. These studies addressed the potential impacts of aggregate developments, estate residential developments, urban expansions and golf courses (Mad River, Chestnut Hill, River Valley, Wildwinds and Cardinal Golf Courses).
- Calculated minimum distance separation (MDS 1 & 2) requirements for livestock operations.
- Managed the agricultural components for Waste Management Master Plans in Victoria County, Peterborough County, Essex County and the Regional Municipality of Haldimand-Norfolk.
- Completed Agricultural Assessments for Highway widenings and road improvements - Highway 3 (Windsor to Essex), Highway 7 (Peterborough), Highway 7 (Stratford), Highway 24 (Cambridge).
- Retained by the Township of Centre Wellington to complete agricultural appraisals of selected farms adjacent to the urban centres of Fergus and Elora (Official Plan Study - 2003).
- Retained by North Middlesex to assess agricultural impacts of proposed expansion of Alisa Craig.
- Retained by Region of Peel to undertake peer reviews of Agricultural Impact Assessments (2005-06).
- Retained by municipalities of Caledon, Clearview, Amaranth, East Garafraxa, Mono and Whitby to peer review agricultural reports.
- Retained by Counties of Lambton and Middlesex to examine minimum farm parcel size requirements for Official Plan Policy Updates.

CURRICULUM VITAE

Robert L. Stovel, B.Sc.

PROFESSIONAL PROFILE

Robert L. Stovel is a Planner with Stovel and Associates Inc. with professional experience in rural land use planning, agricultural land use planning, and rural planning policy across Ontario. His work involves the application and interpretation of provincial and municipal planning policy, including the Planning Act, Provincial Planning Statement, Publication 853 and Publication 861, in support of public and private-sector development applications.

Mr. Stovel works under the supervision of Registered Professional Planners and is progressively assuming increased responsibility in the preparation and coordination of planning materials, agency consultation, agricultural compatibility review, and policy analysis. He regularly liaises with municipal planning staff, conservation authorities, and provincial agencies, and contributes to interdisciplinary consultant teams addressing agricultural protection, rural land use compatibility, and municipal planning matters.

PROFESSIONAL EXPERIENCE

Planner

Stovel and Associates Inc., Fergus, Ontario, 2021 – Present

Mr. Stovel has worked on a range of public-sector and private-sector planning assignments involving agricultural land use planning, rural development, and municipal planning approvals.

- Preparation of Planning Justification Reports in support of Official Plan Amendments, Zoning By-Law Amendments, consents, and subdivision applications.
- Interpretation and analysis of provincial and municipal planning policy under the supervision of senior planners.
- Coordination with municipal planning staff, conservation authorities, and provincial agencies.
- Participation in interdisciplinary consultant teams involving engineering, environmental, and agricultural specialists.

PLANNING COMPETENCIES & PROFESSIONAL EXPERIENCE

- Preparation and evaluation of Planning Justification Reports for Official Plan Amendments, Zoning By-Law Amendments, consents, Urban Boundary expansions, and plans of subdivision.
- Application and interpretation of the Provincial Planning Statement and municipal Official Plans.
- Agricultural land use planning within Prime Agricultural Areas, including Agricultural Impact Assessments (AIAs) and Minimum Distance Separation (MDS I) analysis.
- Preparation of conformity assessments and planning policy analysis associated with rural development applications.
- Coordination with municipal staff, conservation authorities, and provincial agencies in support of planning approvals.

- Contribution to interdisciplinary planning teams addressing agricultural, environmental, and engineering considerations.

SELECTED AGRICULTURAL & MUNICIPAL PLANNING EXPERIENCE

- Preparation of Agricultural Impact Assessments (AIAs) for development proposals within Prime Agricultural Areas.
- Peer review of Agricultural Impact Assessments and Minimum Distance Separation (MDS I) calculations under senior planner supervision.
- Background policy research for the County of Middlesex addressing minimum farm parcel size in the Prime Agricultural Area.
- Planning support associated with rural consents, severances, Urban Boundary expansions, and subdivision applications throughout Wellington County.
- Planning support for Official Plan Amendments and Zoning By-law Amendments involving agricultural and rural land use compatibility considerations.
- Coordination with municipal staff, conservation authorities, and interdisciplinary consultant teams in support of planning approvals.
- Preparation of conformity assessments and planning policy analysis associated with rural development applications.
- Participation in municipal peer review assignments involving agricultural compatibility and rural planning matters.

EDUCATION

Bachelor of Science (B.Sc.)
Providence College, 2020

PROFESSIONAL OBJECTIVE

Actively working toward eligibility for the Registered Professional Planner (RPP) designation through progressive professional experience under the supervision of Registered Professional Planners.