

AGRICULTURAL BRIEF

IN SUPPORT OF A SURPLUS FARM DWELLING CONSENT

JANUARY 2026



SUBJECT LANDS:

221513 Grey Road 9
Part Lot 13, Concession 14 West
Geographic Township of Normanby
Municipality of West Grey, County of Grey

PREPARED FOR:

J & K Agro Services Inc.
c/o Jim McLaughlin

PREPARED BY:

Cuesta
PLANNING CONSULTANTS INC.

Cuesta Planning Consultants Inc.
978 First Ave West, Owen Sound, ON
Tel: 519-372-9790
Email: cuesta@cuestaplanning.com

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1.0 PREAMBLE

This Agricultural Brief has been prepared on behalf of J & K Agro Services Inc. (the Applicant) in support of a proposed surplus farm dwelling consent on Part Lot 13, Concession 14, in the geographic Township of Normanby, now part of the Municipality of West Grey, in the County of Grey.

Under Section 4.3.3 1. c) of the Provincial Planning Statement, 2024 (PPS), "*lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidance for: one new residential lot per farm consolidation for a residence surplus to an agricultural operation.*"

Since the first Provincial Policy Statement, 1996, was established under Section 3 of the *Planning Act*, there has been permission provided for bona fide farmers to sever dwellings surplus to their needs, resulting from farm consolidation. This policy recognizes the overall trend in Canadian farming, over the past several decades, which is that the number of overall farms is decreasing while the land base of farms is increasing¹. This policy supports professional farmers seeking to expand and consolidate farmland while allowing for the retention of rural housing stock.

The PPS does not stipulate a minimum lot size for remnant agricultural parcels created under this scenario. Throughout the Province, municipal planning policy requirements for these remnant agricultural parcels vary. Some municipalities require a minimum lot area for the remnant parcel, typically ranging from 19 hectares to 40 hectares. Other municipal policies do not specify a minimum lot area for a remnant parcel but do require demonstration that the remnant parcel will remain agriculturally viable.

As it relates to the subject application, the County of Grey Official Plan (Recolour Grey) has identified a 40 hectare± (ha) minimum lot area requirement for remnant agricultural parcels associated with surplus farm dwelling consents.

1.1 Purpose of the Agricultural Brief

As noted in Section 1.0 of this Agricultural Brief, the County of Grey Official Plan (Recolour Grey) has identified a 40 hectare± (ha) minimum lot area requirement for agricultural parcels on agriculturally designated lands. As the subject application proposes to create an undersized remnant parcel of approximately 20ha, County of Grey planning staff have requested this Agricultural Brief to demonstrate the following:

- 1) That land use compatibility impacts related to the *Minimum Distance Separation Formulae* (MDS) will be avoided or mitigated by the subject application;
- 2) That the remnant parcel is of sufficient size to permit a change in the following circumstances and remain viable;
 - i. Change in ownership;

- ii. Change in agricultural production;
 - iii. Change in scale of on-site operation; and
- 3) That the Applicant has a viable plan for the remnant parcel.

1.2 Background Information/Resources

During the preparation of this Agricultural Brief, the following materials were reviewed and referenced:

- Agricultural System Portal online resource. (Ontario Ministry of Agriculture and Food (OMAF))
- The Minimum Distance Separation (MDS) Document Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks Publication 853.
- Nutrient Management Act, 2002, S.O. 2002, c. 4 & related OMAFA on-line resources
- Ontario Regulation 267/03
- OMAFA County and conservation profiles for Grey County and the Municipality of West Grey (at a Glance data, 2021).
- Soil Survey of Grey County; Report No. 17 of the Ontario Soil Survey.
- Provincial Planning Statement, 2024.
- County of Grey Official Plan (Recolour Grey), consolidated May 2025.
- Municipality of West Grey Comprehensive Zoning By-law No. 36-2006.
- Aerial photos (Grey County GIS Site).
- Four Fallacies of Agricultural Sustainability, and Why They Matter: Part 2-Smaller is Better, Al Mussell, Senior Research Associate, George Morris Centre; August 2014.
- Beef Farmers of Ontario Fact Sheet, June 2024.
- Beef Cattle Fact Sheet, Farm and Food Care Ontario, 2016.
- Site Crop Data (2011-2025), J & K Agro Services Inc.

In addition to reviewing the above noted materials, our office consulted with staff of OMAFA's Economic Analysis Unit, staff of Agri-Food Economic Systems and three (3) farmers in Grey County (apple, dairy and beef producers) while researching for and preparing this Agricultural Brief.

2.0 PROPOSAL OVERVIEW

2.1 On-site Land Use

Currently and historically, the Site has been used for agricultural purposes. For over a decade, the 21.37ha Site has been used exclusively for cash cropping purposes as part of a larger farming operation.

The Site contains a single detached dwelling, a shed and a small bank barn. All three structures are proposed to be located on the lot being severed. The buildings are accessed by an existing laneway. The lane and farmhouse areas contain mature deciduous tree cover.

There is a minor drainage system in the southwestern portion of the Site that has been channelled to create more tillable area. A farm access is located at the southeast corner of the Site. The topography of the Site can be characterized as gently sloping towards the drainage system.

2.2 Location & Surrounding Land Uses

The Site is located 3.7 kilometres east of Neustadt on Grey County Road 9. The Site is located in an area of the Municipality of West Grey (West Grey) dominated by agricultural uses. The channeled drain on the farm is part of a minor drainage system that meanders westward towards a tributary of the Saugeen River.

The Site is one (1) of four (4) 20ha farms in the immediate area along Grey County Road 9. An east-west woodland corridor is located along the rear lot lines of the lots fronting along Grey County Road 9. Most of the farm lots in the vicinity, both 20ha and 40ha, contain farm residences. One (1) 20ha farm (221466 Grey County Road 9) nearby has had its farmstead severed. The original farmstead immediately southeast of the Site has also been severed from this 20ha farm. This severance includes the drainage system which flows north then west across the Site.



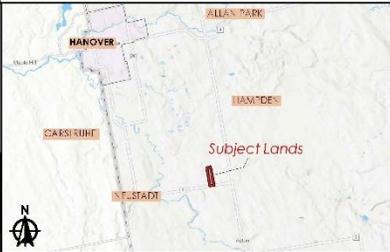
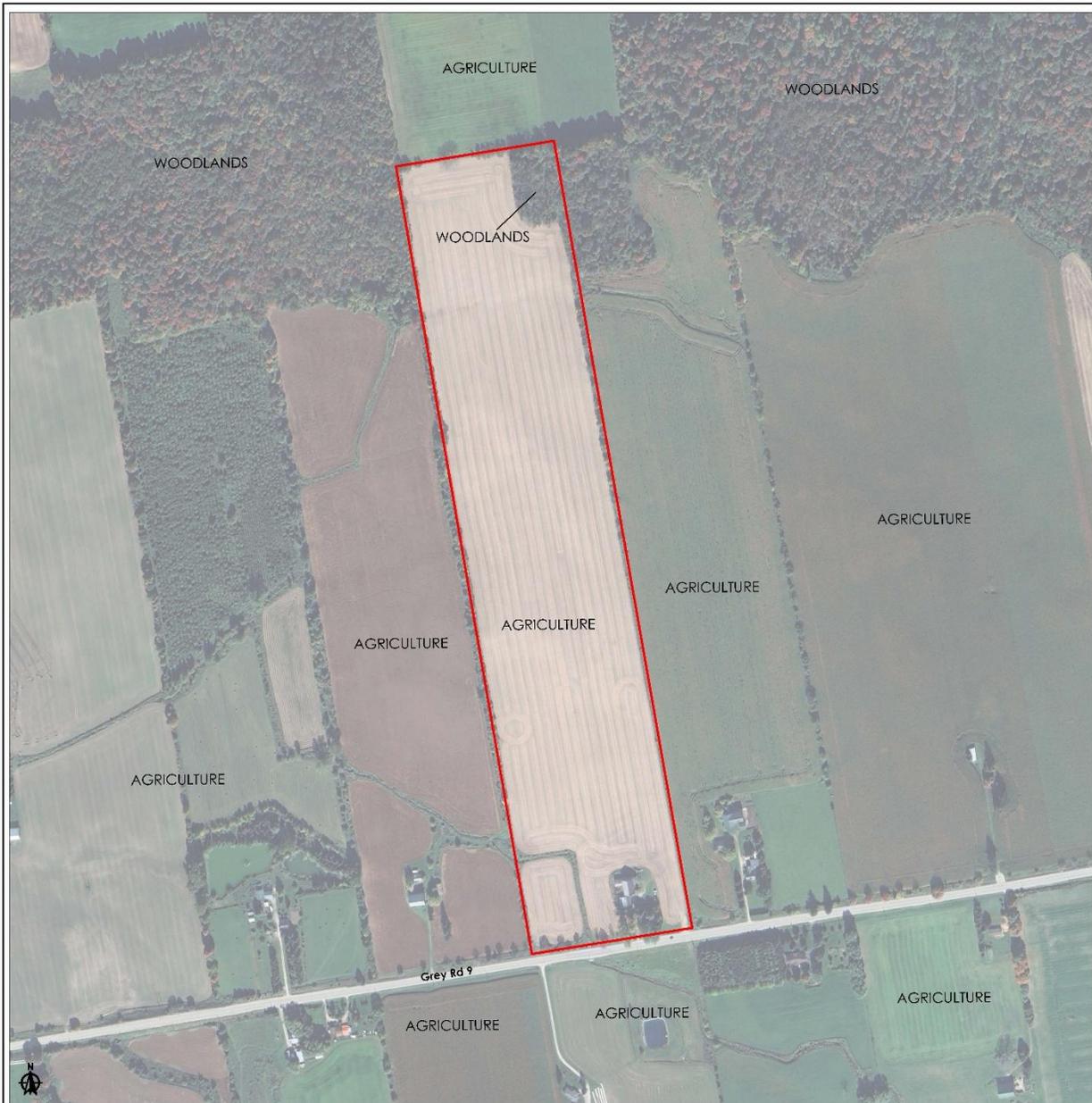
ADDRESS & LEGAL DESCRIPTION	MAP TITLE	CONSULTANT				
420501000304400 221513 GREY ROAD 9 CONCESSION 14 WEST, PART LOT 13 MUNICIPALITY OF WEST GREY COUNTY OF GREY	Location					
	LEGEND					
	 Subject Lands (21.37ha; 52.81ac)	A. 978 First Avenue West Owen Sound, ON N4K 4K5 E. cuesta@cuestaplanning.com T. (519) 372-9790				
		<table border="1"> <tr> <td data-bbox="948 1696 1130 1738">Drawn by: J Bruwer</td> <td data-bbox="1130 1696 1352 1738">Date printed: January 23, 2026</td> </tr> <tr> <td data-bbox="948 1738 1130 1793">Project File No: 25012</td> <td data-bbox="1130 1738 1352 1793">Project name: Jim McLaughlin (Hawkesworth)</td> </tr> </table>	Drawn by: J Bruwer	Date printed: January 23, 2026	Project File No: 25012	Project name: Jim McLaughlin (Hawkesworth)
Drawn by: J Bruwer	Date printed: January 23, 2026					
Project File No: 25012	Project name: Jim McLaughlin (Hawkesworth)					

FIGURE 1: Location



<p>ADDRESS & LEGAL DESCRIPTION</p>	<p>MAP TITLE LAND USE PLAN</p>	<p>CONSULTANT</p>				
<p>420501000304400 221513 GREY ROAD 9 CONCESSION 14 WEST, PART LOT 13 MUNICIPALITY OF WEST GREY COUNTY OF GREY</p>	<p>LEGEND  Subject Lands (21.37ha: 52.81ac)</p>					
		<p>A. 978 First Avenue West Owen Sound, ON N4K 4K5 E. cuesta@cestaplanning.com</p> <table border="1"> <tr> <td> <p>Drawn by: J Bruwer</p> </td> <td> <p>Date printed: January 23, 2026</p> </td> </tr> <tr> <td> <p>Project File No: 25012</p> </td> <td> <p>Project name: Jim McLaughlin (Hawkesworth)</p> </td> </tr> </table>	<p>Drawn by: J Bruwer</p>	<p>Date printed: January 23, 2026</p>	<p>Project File No: 25012</p>	<p>Project name: Jim McLaughlin (Hawkesworth)</p>
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FIGURE 2: Site & Surrounding Land Use

2.3 The Proposal



FIGURE 3: The Proposal

The Applicant acquired the Site in 2011 as part of his overall farming operation. The Applicant's operation includes over 2100ha of cash crop land (owned and rented), along with a grain drying operation and seed business. The Applicant generally severs off surplus residences as he resides on his home farm in the Town of Minto.

In this instance, the original farmstead (residence, bank barn and outbuilding) is proposed to be located on a new .48ha lot. No arable land will be removed as part of the consent application and the Applicant will continue farming the remaining 20ha.

3.0 AGRICULTURAL RESOURCES

3.1 Soil Resources

The Site has been designated Agriculture based on the Canada Land Inventory (CLI) Soil Capability for Agriculture Class 1-3T rating across most of the Site. Class 1 soils have no significant limitations for cultivation. Class 3 soils have moderate to severe limitations that could restrict the range of crops that can be supported or require special cultivation practices. 3T soils are characterized as having topography constraints, in this case, gentle sloping occurs on portions of the Site. Portions of the Site have been classified as 5I soils which reflects areas of inundation by watercourses. These portions of the Site have been improved via the installation of random tile drainage. The northeast corner of the Site has been mapped as containing 4W soils which are limited in their agricultural capability due to excess water; this area of the Site is not farmed.

The soil on the Site falls primarily within the Harriston Silt Loam series. This soil is a well drained to moderately well drained soil primarily found in Wellington and Grey Counties. As noted in the Soil Survey of Grey County, most of the area mapped as being within the Harriston series is drumlinized resulting in regular moderate to steep slopes, however, at the Site, topography can be characterized as gently sloping. The Harriston Silt Loam is considered highly productive and suitable for a wide variety of crops, including corn, soybeans, and pasture. It is characterized by a smooth texture with high moisture retention and nutrient capacity.

In the northeast corner of the Site, which contains a small wooded area, there is a small portion of Gilford loam. The Gilford loam series is known to be a poorly drained soil unsuited for the growth of most farm crops. Finally, those portions of the Site which have been informally tile drained are mapped as Bottom Lands or areas inundated with water. If well drained these alluvial soils can be quite fertile.

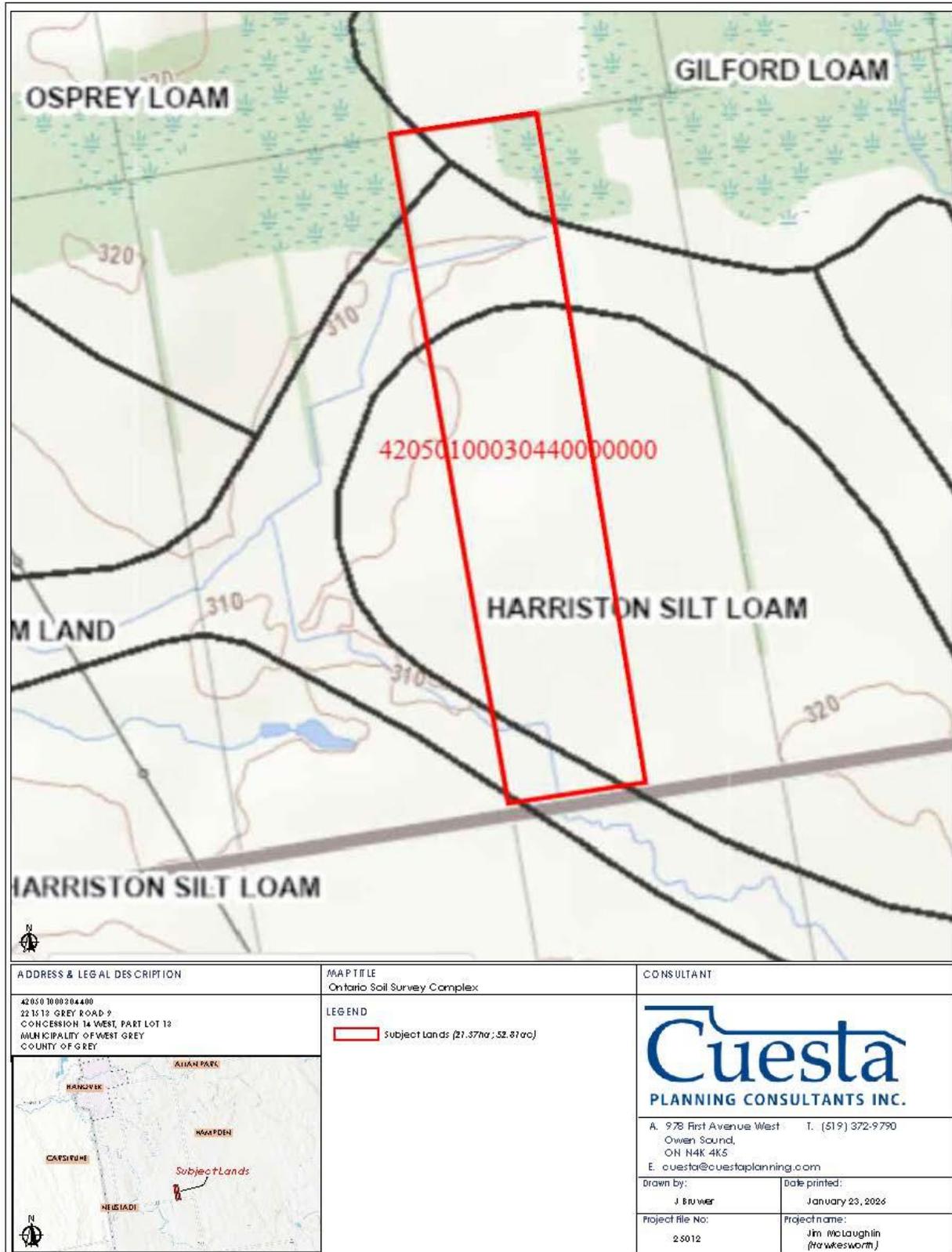


FIGURE 4: Soil Type Mapping

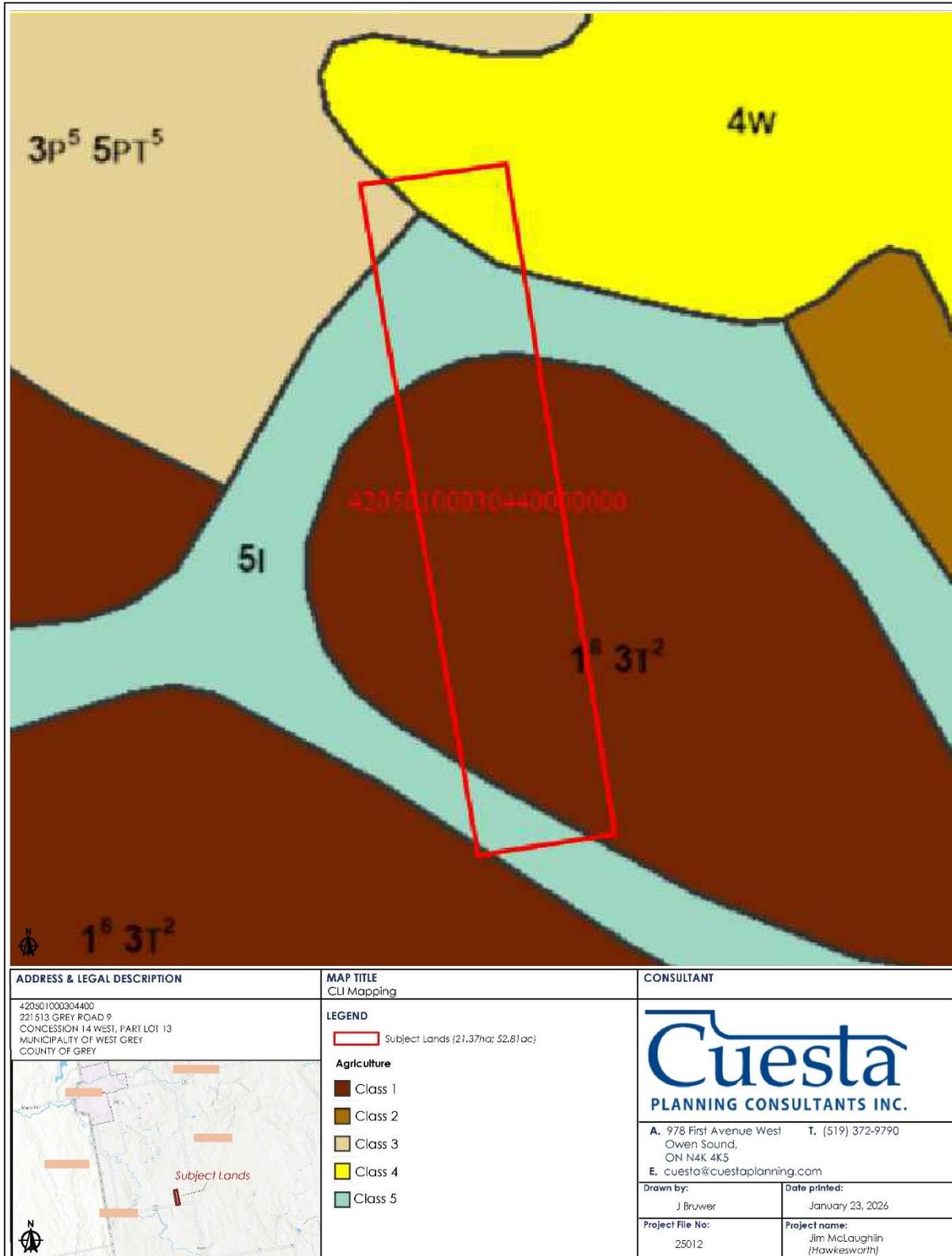


FIGURE 5: Canadian Land Inventory Mapping

3.2 Agricultural Investment & Networks

As part of this Agricultural Brief, all relevant mapping available on OMAFA's Agricultural System Portal was reviewed. Neither the Site nor any parcel within 1 km was identified as containing specialty crops or livestock or supporting an agriculture-related use.

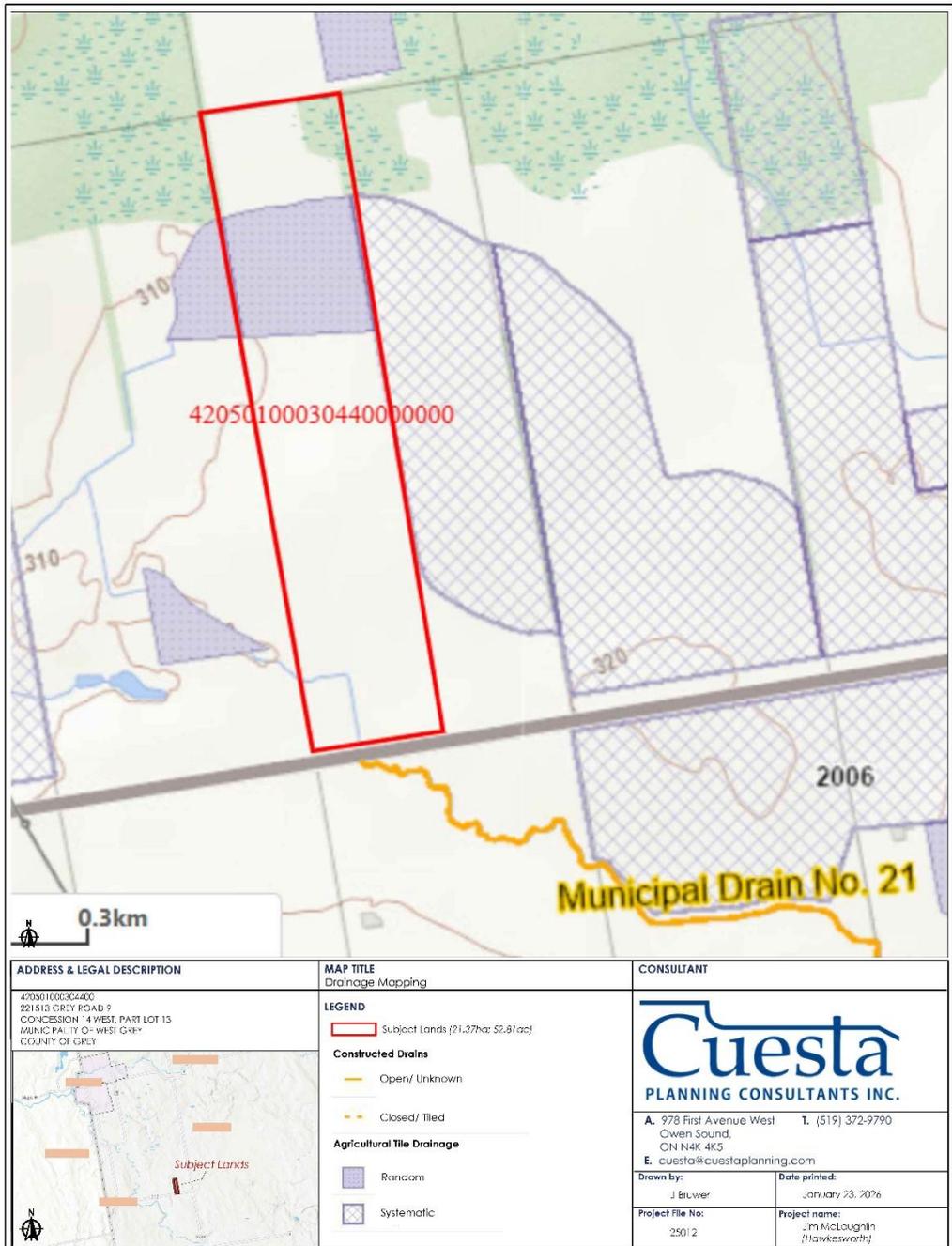


FIGURE 6: Drainage Infrastructure Mapping

There has been significant agricultural investment in the general vicinity of the Site in systematic artificial tile drainage over the past two decades. On the Site itself, random tile drainage has been installed to improve soil conditions.

3.3 On-Site Productivity & Land Stewardship

The Applicant has been farming the Site since 2011, rotating crops on a regular basis. Crops have included soybeans, corn, winter wheat, white beans and canola. As part of this Agricultural Brief, the Applicant provided our office with yield data (2011-2025 inclusive) and estimated net profits from the years 2020-2025 inclusive. The Applicant noted that there was volatility in the markets during some of this time period due to the COVID-19 pandemic. The Applicant also noted that moisture, grade and dirt tag are factors that may reduce net profits.

An average net profit per acre would be approximately \$275/acre. A spike in yield or price could result in a net profit closer to \$370/acre. As the parcel contains 20± ha of tillable lands, a yearly net income from cash-cropping typically ranges from \$13,750.00± to \$18,500.00±.

With respect to land stewardship, crop management methods used on the Site from 2011-2025 by the Applicant have been implemented responsibly. Crop management methods used at the Site include regular crop rotation and soil remediation. Soil remediation is based on results of on-site soils testing which is conducted on a regular basis (every 3 years) by the Applicant for all his farm holdings.

In addition to responsible crop management methods, the Site has been informally tile drained to improve the overall productivity of the Site. It should be noted that land stewardship, generally speaking, is of a higher standard when the lands being cropped are owned by the farmer versus being rented.

4.0 MDS: ASSESSMENT OF IMPACTS

As noted in Section 1.2 of this Agricultural Brief, County of Grey planning staff have requested demonstration that land use compatibility impacts related to the *Minimum Distance Separation Formulae* (MDS) will be avoided or mitigated by the subject application.

4.1 MDS I

Section 4.3.2 of the PPS outlines permitted uses in prime agricultural areas. Subsection 3. of Section 4.3.2 states that, "*New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae*".

Guideline #9. of "The Minimum Distance Separation (MDS) Document" contains requirements for MDS I setbacks and lot creation for a residence surplus to a farming operation and states the following (in part): "*For a proposed severance of a residence surplus to a farming operation:*

- 1. Where the existing dwelling to be severed and the nearby livestock facility or anaerobic digester are located on separate lots prior to the consent, an MDS I setback is not required for the consent application (or associated rezoning) unless otherwise required by a municipal official plan policy. This is because a potential odour conflict may already exist between those surrounding livestock facilities or anaerobic digesters and the existing dwelling.*
- 3. Where a new lot is proposed with an existing dwelling AND an existing livestock facility or anaerobic digester on it, an MDS I setback is not required for that livestock facility or anaerobic digester in accordance with Implementation Guideline #14.*

Section 5.2.3 1) b) of Recolour Grey contains the policies relevant to residences surplus to a farming operation and notes the following in part:

- "4) The severance of a surplus farmhouse shall comply with Provincial MDS Formulae. For the purposes of this section, only livestock facilities situated on the farm parcel from which the surplus farmhouse is being severed, shall be used in determining Provincial MDS Formulae compliance".*

As identified in the MDS Document and Recolour Grey excerpts above, an MDS I setback is not required to be calculated for a surplus residence consent when the nearby livestock facility is located on a separate lot. The rationale for this exemption is that the potential odour conflict already exists.

As well, MDS I calculations are not required to be calculated for a surplus residential consent when the surplus residence and livestock facility will remain on the same lot following the severance process.

As noted in Section 2.3 of this Agricultural Brief, the subject application proposes to include the existing barn on the same lot as the surplus residence. Therefore, the subject application is not required to complete MDS I calculations and is deemed to comply with the MDS Document, is consistent with the PPS and is in conformity with the relevant Recolour Grey policy.

4.2 MDS II

Section 4.3.3 1. c) 2. of the PPS, permits *“one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that... the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective”*.

Section 5.2.3 1) b) of Recolour Grey contains the policy which ensures that new dwellings and additional residential units are prohibited on the retained agricultural parcel, included below.

“3) Unless added onto an abutting farm parcel that already contains a dwelling, the remnant farm parcel shall be rezoned to prohibit the future construction of a new residential dwelling of any type”.

The purpose of this section of the PPS and this policy of Recolour Grey is twofold:

- i.To ensure that no new potential odour conflict would be introduced between a new dwelling on the remnant farm parcel and existing livestock facilities in the surrounding area; and
- ii.To avoid any future opportunity for additional residential lot creation, thereby discouraging fragmentation of farmland.

As part of the approval process for the subject application, a site specific zoning by-law will be required to recognize reduced lot area and frontage for the new lot. The zoning by-law will also prohibit new residential use on the retained parcel to ensure consistency with the PPS and conformity with Recolour Grey. While not required by the MDS Document, the PPS or Recolour Grey for surplus residential consent applications, our office has prepared MDS II calculations for three (3) future livestock farming scenarios on the retained farm parcel.

The first scenario is for a beef operation of 47 head of cattle (barn and solid manure storage).



FIGURE 7: MDS II Beef Operation Scenario

The second scenario is for a dairy operation of 75 head of cattle (barn and liquid manure storage).



FIGURE 8: MDS II Dairy Operation Scenario

The third scenario is for broiler chicken barn (20,000 chickens) which would be categorized as an intensive livestock use.



FIGURE 9: MDS II Broiler Operation Scenario

In each case, it was confirmed that MDS II setbacks requirements can be met. A livestock facility and associated manure storage can be readily accommodated on the remnant parcel with room for future expansion of the livestock facility without impacting off-site residences. Please see Section 5 and Appendix A of this Agricultural Brief for further details.

It can therefore be confirmed that the subject application meets Provincial and County of Grey MDS requirements.

5.0 VIABILITY OF RETAINED LANDS

As part of this Agricultural Brief, County of Grey planning staff required demonstration that the remnant parcel is of sufficient size to permit a change in the following circumstances and remain viable;

- iv. Change in ownership;
- v. Change in agricultural production;
- vi. Change in scale of on-site operation.

Section 4.3.3 1. a) of the PPS permits lot creation in prime agricultural areas for “*agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations*”.

Strictly speaking, the above noted section of the PPS does not apply to the subject application which falls under Section 4.3.3 1. c) of the PPS. However, since the remnant parcel will be less than the minimum lot area required by the County of Grey (40ha±), a review of the above noted policy requirements was deemed appropriate.

The above noted PPS policy is also reflected in subsection 5) and 6) of Section 5.2.3 1) a) of Recolour Grey, which are relevant to this review and included below. Once again, it should be noted these Recolour Grey policies are not strictly relevant to this application as they have been developed to review the viability of new undersized agricultural parcels versus a remnant parcel created through a surplus dwelling consent process.

5) The suitability of both the severed and retained lots should be assessed based on:

- i. The type and size of agricultural operations common in the area or to the type of agricultural operation proposed, or*
- ii. Demonstration that a new viable form of agriculture is suitable for the area and lot sizes proposed,*

6) *Demonstration that both the severed and retained lots remain sufficiently large to permit a change; in the agricultural product produced, an adjustment in the scale of operation, or diversification;*

In preparation of this Agricultural Brief, our office reviewed the OMAFA County and conservation profiles for Grey County and the Municipality of West Grey (West Grey). The West Grey at a Glance data from 2021 indicates that the most common, or dominant, types of agricultural uses in West Grey are beef cattle farming and oilseed and grain farming. Both beef cattle and oilseed and grain farming operations have increased (overall number of reported farms) from 2016 to 2021. Beef cattle farms have increased from 122 to 138 farms and oilseed and grain farms have increased from 85 to 130 farms during this time period. As noted previously in this Agricultural Brief, oilseed and grain farming is the current and proposed future use at the Site.

As noted in Section 4.2 of this Agricultural Brief, our office prepared MDS II calculations for three (3) future livestock farming scenarios on the retained farm parcel and mapped the resulting setbacks. Please see Figures 7, 8 and 9 below and Appendix A for details.

The first scenario is for a beef operation of 47 cows and calves (barn and solid manure storage) which is slightly larger than, most cow-calf operations in the province which average around 24 cows per operation.ⁱⁱ This scenario would require some external feed to be brought into the Site in conjunction with grazing which is typical of most operations.

The second scenario is for a dairy operation of 75 cows (barn and liquid manure storage). In this scenario, most of the feed would be required to be imported and stored on-site. This scenario would also be reliant on the landowner having a Dairy Farmers of Ontario quota.

The third scenario is for an intensive livestock operation of a chicken barn (broilers). While the overall numbers for poultry and egg production operations in West Grey has slightly decreased recently (10 farms in 2016 to 6 farms in 2021), we have included this scenario as another viable option for the Site. This scenario would also be reliant on the landowner purchasing a Chicken Farmers of Ontario quota.

In each case, it was confirmed that MDS II setbacks requirements can be met. A livestock facility and associated manure storage can be accommodated on the remnant parcel with the possibility for future expansion without impacting off-site residences.

The livestock operation scenarios demonstrate that a change in agricultural production and scale is viable at the Site. It is recognized that investment in a livestock facility would be required. Livestock operations do require a nutrient management strategies/plans. Given the high demand for manure, in particular dairy and chicken manure, it is reasonable to expect manure would regularly exported from the Site.

With respect to a significant change in agricultural production and scale at this location, a fourth possible scenario is for apples to be grown at the Site given the high-quality of its soil. Although West Grey does not have the apple production conditions that can be found in other parts of Grey County, such as Meaford, new varieties and growing techniques, such as the spindle apple tree systems, could make the 20ha parcel a lucrative stand-alone operation. It should be noted, that the spindle apple tree systems require a significant infrastructure investment. Berry production may be also a viable option for the Site, although U-Pick operations are better located closer to market.

In all cases, retaining the existing house as part of operations is immaterial to the success of the farming operation itself. The livestock operations would require the operator or staff to be in proximity to the livestock facility, but not necessarily on-site.

Given the agricultural uses common in West Grey, in all likelihood, any change in ownership of the Site would result in the current use (oilseed and grain farming) continuing under new ownership. Another likely use, given the farming trends in West Grey, would be a beef operation. In both cases, it is likely the 20ha Site would be incremental to a significantly larger land base and farm operation.

As noted in the Preamble to this Agricultural Brief, the general trend in agriculture throughout Canada, including in Ontario, is that farming operations are getting larger while the number of farms is decreasing. From a commercial agricultural perspective, the value of a 20ha parcel, for an oilseed and grain, dairy or beef cattle operation is incremental to an existing large-scale farming operation with a land base of at least 200ha owned, and probably also additional land rented. In the case of the Applicant, his overall farming operations include cash cropping enterprise of approximately 2100ha (owned and rented), a large-scale grain drying operation and interest in a seed manufacturing business.

Continuing the current cash cropping use would not require significant infrastructure investment as the lands have already been improved via informal tile drainage. The current use also makes excellent use of the Class 1-3 soils (Harriston Silt Loam) at the Site. Given the common agricultural uses in West Grey and

overall agricultural trends, the current and proposed future use of the lands, reflects one of the highest and best uses of the Site.

5.1 Diversification

Section 4.3.2 1. of the PPS states, in part, *"In prime agricultural areas, permitted uses and activities are: ...on-farm diversified uses based on provincial guidance"*.

This PPS policy is reflected in Section 5.2.1 1) c) of the Recolour Grey which permits on-farm diversified uses subject to criteria outlined in Table 8 of the plan. Table 8 of Recolour Grey allows for the full-range of on-farm diversified uses on agriculturally designated parcels that are 20ha or greater in area. Following severance of the farmstead, the Site will still be 20ha in area. Therefore the potential for on-farm diversified uses at Site is not affected by the proposed consent.

6.0 PROPOSED FUTURE USE

The Applicant has successfully cropped and managed the Site for 14 years. J & K Agro Services Inc. is part of a large-scale intergenerational cash cropping, grain elevator and seed manufacturing enterprise. The Applicant's children are integral to the business. It is expected that this 20ha parcel will continue to be responsibly cash cropped by the Applicant and his children for the foreseeable future.

7.0 CONCLUSIONS

As noted in the Section 4.3.2 2. of the PPS, *"In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards"*.

The subject application implements this PPS goal in the following manner;

- The proposed surplus residential consent maintains the intent of the PPS by permitting a bona fide farmer to consolidate farm holdings and continue farming operations at the Site.
- The proposed surplus residential consent allows for the retention of rural housing stock without creating new odour conflicts, in keeping with the PPS and MDS Document.
- The retained farm parcel represents an incremental addition to a larger cash cropping farm operation, reflecting agricultural trends and common practice in Ontario which should be recognized and encouraged by planning policy.
- The retained farm parcel is of sufficient size to accommodate a future change in type and scale of operations without off-site impacts.

Respectfully submitted,

Reviewed by,

Reviewed by,



Genevieve Scott
Cuesta Planning Consultants Inc.

Don Scott
Cuesta Planning Consultants Inc.

Tim Meulenstein
Agronomist | CCA-ON
C&M Seeds

Appendix A

MDS II Calculations – Scenario 1 (Beef)

MDS II

General information

Application date
Jan 23, 2026

Municipal file number

Applicant contact information

Jim McLaughlin
J&K Agro-Services Inc.
6166 5th Line
Palmerston, ON
N0G 2P0
519-292-0353
jimandkathymclaughlin@hotmail.com

Location of subject livestock facilities

County of Grey
Township of West Grey
NORMANBY
Concession 14 , Lot 13
Roll number: 420501000304400

Calculations

Scenario 5

Notes

Barn to house 47 head of beef cattle, cow-calf units.
Consider: a) nutrient management strategy, b) how much manure storage is required and where to put it.

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum	Total after alteration	Estimated livestock barn area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	0 (0 NU)	47 (47 NU)	218 m ²

Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM		
Existing design capacity	0 NU		
Design capacity after alteration	47 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	254
Factor C (orderly expansion)	1.14	Factor D (manure type)	0.7

Building base distance 'F' (A x B x C x D)
(minimum distance from livestock barn) **142 m (466 ft)**

Storage base distance 'S'
(minimum distance from manure storage) **142 m (466 ft)**

Setback distance summary

Description	Building setbacks		Storage setbacks	
Type A land uses	Minimum 142 m (466 ft)	Actual NA	Minimum 142 m (466 ft)	Actual NA
Type B land uses	Minimum 284 m (932 ft)	Actual NA	Minimum 284 m (932 ft)	Actual NA
Nearest lot line (side or rear)	Minimum 14 m (47 ft)	Actual NA	Minimum 14 m (47 ft)	Actual NA
Nearest road allowance	Minimum 28 m (93 ft)	Actual NA	Minimum 28 m (93 ft)	Actual NA

Preparer signoff & disclaimer

Preparer contact information

Jani Bruwer
Cuesta Planning Consultants Inc.
978 First Ave West
Owen Sound, ON
N4K 4K5
519-372-9790
jani@cuestaplanning.com

Signature of preparer



Jani Bruwer , Intermediate Planner

January 27, 2026

Date (Month-Day-Year)

Note to the user

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

Appendix B

MDS II Calculations – Scenario 2 (Dairy)

MDS II

General information

Application date
Jan 23, 2026

Municipal file number

Applicant contact information
Jim McLaughlin
J&K Agro-Services Inc.
6166 5th Line
Palmerston, ON
N0G 2P0
519-292-0353
jimandkathymclaughlin@hotmail.com

Location of subject livestock facilities
County of Grey
Township of West Grey
NORMANBY
Concession 14 , Lot 13
Roll number: 420501000304400

Calculations

Scenario 6

Notes

Barn to house 75 head of dairy cattle.
Consider: a) nutrient management strategy, b) how much manure storage is required and where to put it.

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum	Total after alteration	Estimated livestock barn area
Liquid	Dairy, Calves Large Frame (45 - 182 kg) (eg. Holsteins)	(0 NU)	75 (12.5 NU)	244 m ²

Setback summary

Existing manure storage	M2. Liquid, outside, roof, but with open sides		
Existing design capacity	0 NU		
Design capacity after alteration	12.5 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	175
Factor C (orderly expansion)	1.14	Factor D (manure type)	0.8

Building base distance 'F' (A x B x C x D)
(minimum distance from livestock barn) **112 m (367 ft)**

Storage base distance 'S'
(minimum distance from manure storage) **201 m (659 ft)**

Setback distance summary

Description	Building setbacks		Storage setbacks	
Type A land uses	Minimum 112 m (367 ft)	Actual NA	Minimum 201 m (659 ft)	Actual NA
Type B land uses	Minimum 224 m (735 ft)	Actual NA	Minimum 402 m (1319 ft)	Actual NA
Nearest lot line (side or rear)	Minimum 11 m (37 ft)	Actual NA	Minimum 20 m (66 ft)	Actual NA
Nearest road allowance	Minimum 22 m (73 ft)	Actual NA	Minimum 40 m (132 ft)	Actual NA

Preparer signoff & disclaimer

Preparer contact information

Jani Bruwer
Cuesta Planning Consultants Inc.
978 First Ave West
Owen Sound, ON
N4K 4K5
519-372-9790
jani@cuestaplanning.com

Signature of preparer



Jani Bruwer , Intermediate Planner

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Appendix C

MDS II Calculations – Scenario 3 (Broiler Chickens)

ⁱ Four Fallacies of Agricultural Sustainability, and Why They Matter: Part 2-Smaller is Better, Al Mussell, Senior Research Associate, George Morris Centre; August 2014.

ⁱⁱ Beef Farmers of Ontario Fact Sheet, June 2024.

MDS II

General information

Application date
Jan 23, 2026

Municipal file number

Applicant contact information

Jim McLaughlin
J&K Agro-Services Inc.
6166 5th Line
Palmerston, ON
N0G 2P0
519-292-0353
jimandkathymclaughlin@hotmail.com

Location of subject livestock facilities

County of Grey
Township of West Grey
NORMANBY
Concession 14 , Lot 13
Roll number: 420501000304400

Calculations

Poultry - Scenario 1

Notes

Broilers - 20 000 head

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum	Total after alteration	Estimated livestock barn area
Solid	Chickens, Broilers	0 m ² (0 NU)	4601 m ² (185.5 NU)	4601 m ²

Setback summary

Existing manure storage	V2. Solid, outside, covered		
Existing design capacity	0 NU		
Design capacity after alteration	185.5 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	391.99
Factor C (orderly expansion)	1.14	Factor D (manure type)	0.7

Building base distance 'F' (A x B x C x D)
(minimum distance from livestock barn) **219 m (718 ft)**

Storage base distance 'S'
(minimum distance from manure storage) **219 m (718 ft)**

Setback distance summary

Description	Building setbacks		Storage setbacks	
	Minimum	Actual	Minimum	Actual
Type A land uses	219 m (718 ft)	NA	219 m (718 ft)	NA
Type B land uses	438 m (1437 ft)	NA	438 m (1437 ft)	NA
Nearest lot line (side or rear)	22 m (72 ft)	NA	22 m (72 ft)	NA
Nearest road allowance	44 m (144 ft)	NA	44 m (144 ft)	NA

Preparer signoff & disclaimer

Preparer contact information

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