



May 13, 2025

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### ***Urban Area Expansion Application – Peer Review for Elfrida Agricultural Impact***

At the request of the City of Hamilton (the “City”), Dillon Consulting Limited (Dillon) has undertaken a peer review of the Agricultural Impact Assessment Report prepared by Colville Consulting for the Elfrida Community Builders Group Inc., dated November 2024. Dillon’s review is based on the Draft Agricultural Impact Assessment (AIA) Guidance Document prepared by OMAFRA (2018) as well as the relevant agricultural considerations set out under Part B of the Draft Urban Boundary Expansion (UBE) Framework (2024), as well as applicable policies of the Provincial Planning Statement and Rural Hamilton Official Plan. Our review included a site visit completed on April 22, 2025, to review/consider Minimum Distance Setbacks (MDS) livestock assumptions based on windshield survey methodology.

### **Agricultural Impact Assessment Review General Findings**

- The lands that are the focus for the AIA (subject lands) are identified as *prime agricultural area* within the City of Hamilton and have been found to be lower priority agricultural lands based on several reasons outlined under Section 6 of the AIA. In addition, the majority of the lands are identified as “Agriculture” in the Rural Hamilton Official Plan (RHOP), although a small portion of the lands are designated as “Rural” and “Open Space” uses. we are in agreement with the reasons presented to classify the subject lands as lower priority agricultural lands relative to other *prime agricultural lands* elsewhere in the City.
- Further to the reasons presented as lower priority agricultural lands, a high level evaluation of alternative locations was completed as a requirement of an AIA. Review of the alternative’s evaluation was completed and we are in agreement with the methods and findings of the evaluation that removal of these lands from the City’s *prime agricultural area* for urban uses are consistent with PPS 2024. Should there be a need for an expansion, the Subject Lands are would be a reasonable choice of location from purely an agricultural perspective, as *prime agricultural areas* cannot be avoided in most locations in the City’s whitebelt area. The subject lands are lower priority agricultural lands, and there are very minor development constraints related to MDS I setback requirements, as confirmed by our own calculations. I

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- In general, we agree with the conclusions of the AIA based on our review of the report, methods, cross-referencing of the references provided and on-site review. The AIA was completed in accordance with the Draft AIA Guidance Document prepared by OMAFRA and met the relevant agricultural considerations set out under Part B of the Draft Urban Boundary Expansion (UBE) Framework (2024), as well as applicable policies of the Provincial Planning Statement and Rural Hamilton Official Plan.
- Our peer review found some minor discrepancies for several of the sites noted in with AIA and our findings, recommendations are noted below but wouldn't change the overall outcome of the AIA conclusion.
  - #17 was a marijuana grow-op that was shut-down in 2021 as indicated by several news articles upon a search of the address
  - A review of properties that are registered under the Provincial Premise Registry may provide additional insight into agricultural use, such an example is 297 Green Mountain Road East (ON4140917) and appears to contain a warehouse that may potentially be an agricultural-related operation
  - Commercial land use missing (Tim Horton's at southeast corner of Mud Street East and Upper Centennial Parkway
  - #15 is a [Meat Processing Facility](#) for Lococo's, a small grocery chain local to the Niagara and Hamilton area. Lococo's states they source all pork and chicken from Ontario farms. The AIA states this facility as being a Dorr Foods plant and non-agricultural/commercial. We recommend this being reclassified as Agriculture-related and a Meat Processing Facility. Further to this, the facility has a Premises Identification Number (PID) (ON1801170), which does imply the parcel's involvement in agri-food activities
  - ABC Towing/ RV Park & Go at 54 Upper Centennial Parkway is not indicated on Figure 3. We recommend adding this as another commercial, non-agricultural land use
  - #73 indicated as remnant farm/abandoned cash crop; aerial imagery and street view shows this as potentially hayfield. Historic aerial imagery back to 2006 reviewed doesn't indicate previous cultivation and the field is part of the greater parcel associated with 237 Highland Road East, a rural residential property
  - 167 Second Road East, not indicated as anything on Figure 3 though there is a building that appears to be an implement shed. Unclear whether the building is still actively used but may have been part of a former grape



vineyard operation that appeared to be removed from adjacent fields between 2007 and 2009

- #14 appears to be an old barn and not an implement shed based on the gambrel roof, shape, windows and door. We recommend that this structure be noted as remanent farm, visible cracking on the foundation and vegetation growing close to the base precludes a recommendation as an empty livestock facility.
- #13 upon review of the mapping, we believe this is the Hamilton Central Racing Pigeon Club and should be noted as recreational. Highland Packers Ltd / Highland Country Markets as noted in the AIA, is outside of the Study Area as evident by the City of Hamilton Yardworks (119 Tapleystown Road) located across the road to the north
- #65 is indicated as a hobby farm though the OFA Sign present may indicate an operation that is more than a hobby. There is potential the operation grosses enough profit from agricultural products that a Farm Business Registration is required. Review of aerial imagery indicates potential paddocks, beehives and a small field with linear rows. Potential for animal manures though no obvious barn or livestock facility visible. Address search indicates the operation is possibly known as Cowan Farms
- #22 indicated as Udderway Cheese though upon review, this facility has moved and 410 RR20 is now Gran Sassano Cheese Co. There is also another non-agriculture business at this location, Studio410 Rehearsal & Recording Room which is recommended to be added to Figure 3 as Commercial
- #20 is located at 340 RR20 and upon review, contains two more non-agricultural businesses in addition to the TERRA greenhouse. Ridge Soils and Oakridge Landscape Contractors are also located on this parcel and should be added as Commercial
- #18 is at 250 RR20 and includes a number of commercial businesses including B&G Multi-services, B&G Roofing and Sheet Metal, Empipe Solutions and Evcustom Canada. Recommend noting these additional businesses in the Land Use Notes
- 2040 Guyatt Road, the farm buildings are located outside of the Study Area but the fields extend into the Study Area in the southeast. These fields are part of Murphy's Country Produce & Farm Market, the fields within the Study Area are part of a diverse mixed vegetable operation and it is recommended that this is indicated somehow on Figure 3. As these fields are not a typical corn-soy rotation and include a rotation of other

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vegetables, our recommendation would be to distinguish this, so it is known that not only field crops are grown

- #48 is noted as an animal feed store though we feel this is an incorrect type of operation. Review of the Paradise Fields website indicates they are an organic farm and wellness centre/retreat that has fields of vegetables, greenhouses and an orchard. We recommend that the operation type be revised to be reflective of the *on-farm diversified use*
- #52 at 406 Fletcher Road is noted as a former dairy farm. It is noted as no structures capable of housing livestock though review of streetview and on-site, there is a remaining dairy barn that appears it could still house livestock. Aerial imagery indicates what appear to be manure lagoons are present on the west side of the barn. We would recommend that this operation be revised to Empty Livestock Facility.
- #58 unclear which property this is. Recommend adding the civic addresses for the smaller hobby farm operations which may not be obvious
- #57 at 3468 Guyatt Road, it is unclear whether this operation produces maple syrup on-site. Applecreek Farms comes up as a maple syrup producer under ontariomaple.com If this operation is actively producing agroforestry products such as maple syrup, we recommend it be revised from remanent farm to a more accurate operation such as Maple Syrup Production

### **MDS Livestock Facility Setback**

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This peer review evaluates the Minimum Distance Separation (MDS) results for livestock facilities presented in the AIA for the Elfrida Community Area. The review focuses on verifying the accuracy and completeness of the MDS I analysis, including data inputs, methodological assumptions, and adherence to the MDS Implementation Guidelines.

To assess the validity of the MDS I results, the peer review was conducted in two main components:

#### **1. Technical Review of MDS Calculations and Mapping**

A detailed desktop analysis was completed to evaluate:

- Whether the correct MDS Implementation Guidelines were applied;
- Accuracy and consistency of inputs used in the AgriSuite software;
- Representation of MDS setbacks in summary tables and mapping;



- Aerial imagery interpretation to identify any new, modified, or remnant livestock operations.

## 2. Field Verification through Windshield Survey and Drone Photography

A site reconnaissance was conducted, supplemented by drone imagery, to confirm livestock operations and land use conditions. This fieldwork aimed to:

- Validate the presence and status (operational, unoccupied, or remnant) of livestock facilities identified in the Colville report and through the desktop review;
- Identify any new or modified livestock-related structures or activities within the Study Area and Subject Lands not captured in the original assessment;
- Provide photographic documentation of current site conditions to support cross-verification with the MDS calculations.

## Summary of Findings

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### Appendix A: Elfrida - Land Use Field Observation

Provides a comprehensive, field-verified summary of observed conditions, validation of livestock operations, and updates to land use and livestock information.

### Appendix B: Elfrida - MDS Setback Technical Review

Details a technical review of MDS I calculations, including:

- Evaluation of barn measurements and AgriSuite inputs;
- Assessment of livestock type and capacity assumptions;
- Identification of inconsistencies or omissions;
- Recommended revisions to MDS inputs and outputs.

## Key Findings

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### Site #24 (Poultry Operation) – Identified with Inaccuracies

- Only one two-storey poultry barn was included in the MDS calculation—most likely the northern (operational) barn, with a measured footprint of 1,710 m<sup>2</sup>, entered twice to reflect its total floor area of 3,420 m<sup>2</sup>.
- The southern (unoccupied) poultry barn was omitted from the MDS calculation. It has a footprint of 1,600 m<sup>2</sup>, translating to a total floor area of 3,200 m<sup>2</sup>.
- Implementation Guideline #12, which allows for reduced setbacks based on surrounding land uses, was incorrectly applied:
  - Only three non-agricultural uses or dwellings were observed within the required 120° field of view between the Subject Lands and the livestock facility—fewer than the minimum four required to justify a setback reduction.

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- Colville’s Figure 6 mapping includes a fourth dwelling located within the Study Area itself, which disqualifies it under the guidelines.

## Recommendations

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### Site #24 (Poultry Operation) – MDS Calculation Revisions

- Revise MDS I calculations to include both two-storey poultry barns in the combined design capacity, per *Implementation Guideline #19*.
- Classify the southern barn as an unoccupied livestock facility and include it in the design capacity in accordance with *Implementation Guideline #20*.
- Do not apply *Implementation Guideline #12* to reduce setbacks, as only three eligible non-agricultural uses or dwellings were identified within the 120° field of view.

As a result of these revisions, the updated MDS I calculation increases the setback from 220 m to 480 m, reflecting the inclusion of both poultry barns and the removal of the ineligible setback reduction. Figure 1 (enclosed) illustrates the revised MDS I setbacks and the resulting area of encroachment on the subject lands.

## Conclusion

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The increased livestock facility setback for Site #24 leads to greater encroachment into adjacent Study Area lands. To address the land use implications of this expanded buffer, additional planning and mitigation strategies should be considered, including:

- Designating portions of the encroached area for land uses to which the MDS I formula does not apply (e.g., infrastructure, parks);
- Implementing edge planning measures—such as vegetative buffers, transitional land uses, or design considerations—to reduce the potential for conflict and support a more compatible interface between agricultural and urban areas.

**For further details, the following materials are available upon request:**

- Additional mapping
- AgriSuite MDS reports
- Drone imagery and photography

## Closing and Next Steps

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Upon review of the Agricultural Impact Assessment Report prepared by Colville Consulting for the Elfrida Community Builders Group Inc., dated November 2024, we

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found that the report appropriately followed the Draft Agricultural Impact Assessment (AIA) Guidance Document prepared by OMAFRA (2018) as well as the relevant agricultural considerations set out under Part B of the Draft Urban Boundary Expansion (UBE) Framework (2024), as well as applicable policies of the Provincial Planning Statement and Rural Hamilton Official Plan. The conclusion of the AIA are what Dillon would expect and only found minor discrepancies with some of the site findings, none of which would impact the final results of the AIA. Our review of the accuracy and completeness of the MDS I analysis also found minor discrepancies with only one of note (site #24), in which our analysis review indicated a larger setback would be required. As noted, to complement this peer review we can provide additional mapping, AgriSuite MDS reports and Drone imagery and photography.

Sincerely,

**DILLON CONSULTING LIMITED**

Jonathan Harris

Paolo Mazza

JWH:

Our file: 25-1282

## Appendix A: Elfrida - Land Use Field Observation

Colville: Appendix F - Land Use Notes					Dillon: Peer Review					
Site No.	Type of Use	Type of Operation	MDS Calculation Required?	Description of Operation	Site Visit Priority	Roadside Survey	Drone Photography	Findings Validated	Observed Conditions	Missing or Inconsistent Information:
1	Agriculture-Related	Greenhouse	No	Green Mountain Gardens Greenhouse	No	-	-	-	-	-
2	Non-Agricultural	Commercial	No	Pros Golf Centre. Driving range and mini golf	No	-	-	-	-	-
3	Non-Agricultural	Commercial	No	Starlight Drive in Movie Theatre	No	-	-	-	-	-
4	Non-Agricultural	Recreational	No	Dofasco park. FH Sherman Recreation and Learning Centre	No	-	-	-	-	-
5	Non-Agricultural	Recreational	No	Croation Sports and Community Centre	No	-	-	-	-	-
6	Non-Agricultural	Industrial	No	Stoney Creek Yard Storage Parking Rental Space	No	-	-	-	-	-
7	Agricultural	Equestrian Operation	Yes	Alex Duncan Racing Stables. Large horse barn, horses observed outside. Barn is in fair condition, some recent signs of investment. Spoke with landowner who said there are 15 stalls in barn and also have 2 miniature horses, 8 horses, outdoor manure storage, and horses are used for racing.	<b>High:</b> Livestock facility within Study Area	Yes	Yes	Validated	<ul style="list-style-type: none"> <li>• Facility is operational</li> <li>• Barn in good condition</li> <li>• 3 horses outdoors</li> <li>• Outdoor, uncovered solid manure storage</li> </ul>	
8	Non-Agricultural	Commercial	No	Danny's Live Bait	No	-	-	-	-	-
9	Non-Agricultural	Institutional	No	Taplestown Public School	No	-	-	-	-	-
10	Agricultural	Hobby Farm	Yes	Pelizzari Family Farm. Chicken coop with approximately 20 chickens. Good condition Large barn and implement shed on property. Spoke with landowner and confirmed barn is currently empty but did not want to answer more questions.	<b>High:</b> Livestock facility within Study Area	Yes	Yes	Validated	<ul style="list-style-type: none"> <li>• Facility is operational</li> <li>• Barn and chicken coop in good condition</li> <li>• No manure storage observed</li> </ul>	
11	Agricultural	Mushroom Farm	No	Bills Mushroom Farm. Appears to be retired. Buildings in poor condition.	<b>Low:</b> Manure storage within Subject Lands, no MDS needed	Yes	Yes	Partially Validated	<ul style="list-style-type: none"> <li>• Facility is operational</li> <li>• Building in good condition</li> <li>• Staff/employment activity</li> <li>• Outdoor, uncovered solid manure storage, very strong odour</li> <li>• Located within subject lands, not requiring MDS</li> </ul>	<ul style="list-style-type: none"> <li>• Building is in good condition and outdoor storage manure observed</li> <li>• While the facility is operational, MDS setbacks do not apply because it lies entirely within the subject lands.</li> </ul>
12	Agricultural	Hobby Farm	Yes	Dahlial Farm. Barn in fair condition. Talked with landowner, have a few pigeons and a peacock. No manure storage. Owner did not know if they used to house livestock. Large barn not suitable for housing livestock.	<b>High:</b> Livestock facility within Study Area	Yes	Yes	Validated	<ul style="list-style-type: none"> <li>• Facility operational</li> <li>• Barn in good condition</li> <li>• No outdoor livestock or manure storage</li> </ul>	
13	Non-Agricultural	Commercial	No	Highlands Country Markets/ Highland Packers Ltd	No	-	-	-	-	-
14	Agricultural	Cash Crop Operation	No	Old implement shed, two trailers parked outside, small amount of gravel storage, does not appear to be used for farm equipment storage, no residence associated with building.	No	-	-	-	-	-
15	Non-Agricultural	Commercial	No	"Dorr Foods" Meet packing plant	<b>Low:</b> Non-livestock facility within the Subject Lands	Yes	No	Validated	<ul style="list-style-type: none"> <li>• Facility operational</li> <li>• Staff/employment activity</li> <li>• Facility operational</li> </ul>	
16	Non-Agricultural	Commercial	No	U-Haul Moving and Storage of Stoney Creek. Storage Lockers	No	-	-	-	-	-
17	Agricultural	Greenhouse	No	OFA member, 7 greenhouses, no sign of livestock, no structures capable of housing livestock, no sign associated with greenhouse business.	<b>Low:</b> Non-livestock facility within the Subject Lands	Yes	Yes	Validated	<ul style="list-style-type: none"> <li>• Facility closed</li> <li>• No livestock activity or manure storage</li> </ul>	
18	Non-Agricultural	Commercial	No	B and G Heating, Air Conditioning and Ventilation	No	-	-	-	-	-

19	Agricultural	Remnant Farm	No	Remnant barn and small structure not suitable for housing livestock on site. Barn partially collapsed.	<b>Moderate:</b> Former livestock facility within Study Area	Yes	No	Validated	<ul style="list-style-type: none"> <li>• No structures capable of housing livestock</li> <li>• No outdoor livestock or manure storage</li> </ul>	
20	Agriculture-Related	Garden Centre	No	TERRA Hamilton Garden Centre	No					
21	Agriculture-Related	Cheese Shop	No	Paron Cheese. Sale of cheese, no livestock on property, milk imported.	No	-	-	-	-	-
22	Agriculture-Related	Cheese Shop	No	Uddenway Cheese. Two barns in poor condition at the back of the property. Talked with owner, barns are used for storage as part of the shop. Unable to house livestock in current condition. Milk imported to site.	No	-	-	-	-	-
23	Agricultural	Remnant Farm	No	Talked to landowner, used to have 22,000 chickens but have not had any for over 10 years. Barn not capable of housing livestock. Grain bin, barn has solar power roof, some outdoor storage.	<b>Moderate:</b> Former livestock facility within Study Area	Yes	Yes	Validated	<ul style="list-style-type: none"> <li>• Barn converted into garage/workshop</li> <li>• No outdoor livestock or manure storage</li> </ul>	
24	Agricultural	Poultry Operation	Yes	Two two-storey chicken barns, SWK Farms Ltd. Spoke with tenant, only one barn currently used to house chicken, was unsure of capacity of barn.	<b>Very High:</b> Livestock facility within Study Area in close proximity to Subject Lands	Yes	Yes	Partially Validated	<ul style="list-style-type: none"> <li>• Facility is operational</li> <li>• Northern two-storey barn in good condition</li> <li>• Southern two-storey barn in fair condition and reasonably capable of housing livestock</li> <li>• Both barns equipped with electrical service and HVAC</li> <li>• Outdoor, uncovered solid manure storage</li> </ul>	<ul style="list-style-type: none"> <li>• Southern two-storey barn is reasonably capable of housing livestock and should be included in MDS calculations.</li> </ul>
25	Agricultural	Remnant Farm	No	Bank barn, no fencing, no sign of livestock, no trespassing sign, no structures capable of housing livestock.	<b>Moderate:</b> Former livestock facility within Study Area	Yes	No	Validated	<ul style="list-style-type: none"> <li>• No structures capable of housing livestock</li> <li>• No outdoor livestock or manure storage</li> </ul>	
26	Agricultural	Empty Livestock Facility	Yes	Old bank barn in good to fair condition, no sign of livestock, likely retired, still capable of housing livestock.	<b>High:</b> Empty livestock facility within Study Area in close proximity to Subject Lands	Yes	Yes	Validated	<ul style="list-style-type: none"> <li>• Barn in fair condition</li> <li>• No livestock activity or manure storage</li> </ul>	
27	Non-Agricultural	Commercial	No	Platinum Roofing & Exteriors	No	-	-	-	-	-
28	Non-Agricultural	Commercial	No	Barry Metal Products	No	-	-	-	-	-
29	Non-Agricultural	Commercial	No	Maljohn Company	No	-	-	-	-	-
30	Non-Agricultural	Commercial	No	Hendershott Road Storage	No	-	-	-	-	-
31	Agricultural	Equestrian Operation	Yes	2 Large Barns in good condition. Talked with landowner. Manure stored outside on cement slab and removed a few times each year. Barn can house up to 24 horses. Capped grain silo on site, horses observed.	<b>Very High:</b> Livestock facility within Study Area in close proximity to Subject Lands	Yes	No	Validated	<ul style="list-style-type: none"> <li>• Facility is operational</li> <li>• Barn in good condition</li> <li>• Outdoor, uncovered solid manure storage</li> <li>• No horses outside</li> </ul>	
32	Agricultural	Remnant Farm	No	Former livestock operation, barn demolished in 2021, not capable of housing livestock.	<b>Moderate:</b> Former livestock facility within Study Area	Yes	No	Validated	<ul style="list-style-type: none"> <li>• No structures capable of housing livestock</li> <li>• No outdoor livestock or manure storage</li> </ul>	
33	Non-Agricultural	Commercial	No	Tow-truck company, possible former livestock operation but no longer capable of housing livestock in any structures.	No					

34	Agricultural	Empty Livestock Facility	Yes	Bank barn in fair condition, no sign of livestock or recent investments to operation, still capable of housing livestock.	<b>Moderate:</b> Empty livestock facility within Study Area	Yes	No	Validated	• No livestock activity or manure storage	
35	Agriculture-Related	Cidery	No	Tall Post Craft Cider. Pick your own apple operation, approximately 20 ducks, 10 chickens, 2 goats, and 3 sheep observed within metal fenced enclosure. Does not appear to have any structures capable of housing livestock	No	-	-	-	-	-
36	Non-Agricultural	Recreational	No	Taplestown Men's Club Park	No	-	-	-	-	-
37	Non-Agricultural	Commercial	No	Light commercial operation, no sign associated with business, shop and implement shed.	No	-	-	-	-	-
38	Agricultural	Empty Livestock Facility	Yes	Two steel sided barns, no visible livestock. Both barns in fair condition, one currently being used as implement storage. Other barn could potentially be used for housing livestock. Small chicken coop attached to smaller barn, no sign of livestock	<b>High:</b> Empty livestock facility within Study Area in close proximity to Subject Lands	Yes	No	Validated	• No livestock activity or manure storage	
39	Agricultural	Empty Livestock Facility	Yes	Talk to landowner. Old bank barn in fair condition. No livestock, no fencing, potential to house livestock, but has not had any in the last 20 years. Currently have two donkeys as pets but are not housed in barns.	<b>Low:</b> Empty livestock facility within the Subject Lands, no MDS needed	Yes	No	Validated	• No livestock activity or manure storage	
40	Agricultural	Cash Crop Operation	No	"Mount Hope Dairy Farm" Talked to landowner. Former large dairy operation, currently cash cropping. 3 large grain bins, 1 capped and 1 uncapped silo, grain dryer, Quonset hut, farm equipment outside. Used to have 100 head of dairy cows, sold all quotas. Landowner said no longer suitable for housing livestock.	<b>Low:</b> Non-livestock facility within Study Area	Yes	No	Validated	• Dairy barn demolished • No livestock activity or manure storage	
41	Agricultural	Remnant Farm	No	Uncapped cement silo, barn in poor condition and missing side boards.	No	-	-	-	-	-
42	Agricultural	Empty Livestock Facility	Yes	Cement silo (uncapped). 3 metal grain bins. Implement shed in fair condition. No livestock present. Two Aluminum barns in fair condition. No livestock present, no fencing, no recent signs of investment. Capable of housing livestock.	<b>Moderate:</b> Empty livestock facility within Study Area	Yes	No	Validated	• Barn in fair condition • No livestock activity or manure storage	
43	Non-Agricultural	Commercial	No	Ozlos Repair Shop	No	-	-	-	-	-
44	Agricultural	Remnant Farm	No	Old barn in poor condition, no signs of recent investment, not capable of housing livestock.	No	-	-	-	-	-
45	Agricultural	Empty Livestock Facility	Yes	Wooden barn in good condition, no sign of livestock, implement shed, barn capable of housing livestock.	<b>Moderate:</b> Empty livestock facility within Study Area	Yes	No	Validated	• Barn in good condition • No livestock activity or manure storage	
46	Non-Agricultural	Institutional	No	Our Lady of Assumption Elementary School	No	-	-	-	-	-
47	Agricultural	Remnant Farm	No	Barn repurposed to be used as garage and no longer capable of housing livestock, small outdoor chicken coop, no sign of livestock.	<b>Moderate:</b> Former livestock facility within Study Area	Yes	No	Validated	• No structures capable of housing livestock • No outdoor livestock or manure storage	
48	Agriculture-Related	Animal Feed Store	No	Paradise Fields selling feed for animals. Public notice sign at entrance indicating future development of 25 guest bed and breakfast, restaurant, and naturopathic clinic. Greenhouses on site.	No	-	-	-	-	-

49	Agricultural	Remnant Farm	No	Large cement barn, partially collapsed roof, farm equipment outside, five grain bins, no sign of livestock, not capable of housing livestock.	<b>Moderate:</b> Former livestock facility within Study Area	Yes	No	Validated	<ul style="list-style-type: none"> <li>• No structures capable of housing livestock</li> <li>• No outdoor livestock or manure storage</li> </ul>	
50	Agricultural	Cash Crop Operation	No	OFA member, capped cement silo, old bank barn and implement shed in good condition, steel Quonset hut. Spoke with previous landowner who said it is a former dairy operation but has been cash crop since 1997, barn no longer capable of housing livestock.	No	-	-	-	-	-
51	Agricultural	Equestrian Operation	Yes	"Golden Gate Equestrian". Spoke with landowner in 2017, they have capacity for 28 horses, manure is scraped and spread over surrounding fields as part of their NMP. 3 medium framed horses observed outside.	<b>Moderate:</b> Livestock facility within Subject Lands, no MDS needed	Yes	Yes	Validated	<ul style="list-style-type: none"> <li>• Facility is operational</li> <li>• Barn in good condition</li> <li>• No horses outdoors</li> <li>• Outdoor, uncovered solid manure storage</li> </ul>	
52	Agricultural	Remnant Farm	No	Former dairy operation. Property has been abandoned. Hay storage and implement shed across the street appear to be associated with the property, three implement sheds on site, 2 grain bins on site, 1 uncapped cement silo. Metal Quonset hut at back of property. No livestock or manure observed. Bank barn has been demolished, no structures capable of housing livestock.	<b>Low:</b> Former livestock facility within Subject lands	Yes	Yes	Partially Validated	<ul style="list-style-type: none"> <li>• No outdoor livestock activity or manure storage</li> <li>• Dairy barn is in good condition and is still capable of housing livestock, although likely unoccupied</li> </ul>	<ul style="list-style-type: none"> <li>• While the empty dairy barn is in good condition, MDS setbacks do not apply because it lies entirely within the subject lands.</li> </ul>
53	Agriculture-Related	Farm Market	No	Fletchers Fruit Farms. Sells pumpkins, apples, and pears. Orchard on property. Bank barn appears to be converted for fruit prep. No trespassing sign, no sign of livestock, no structures capable of housing livestock.	No	-	-	-	-	-
54	Agricultural	Remnant Farm	No	Remnant barn on property. Two collapsed structures visible from road.	<b>Low:</b> Former livestock facility within Subject lands	Yes	No	Validated	<ul style="list-style-type: none"> <li>• No structures capable of housing livestock</li> <li>• No outdoor livestock or manure storage</li> </ul>	
55	Agricultural	Empty Livestock Facility	Yes	Two out buildings in poor condition, 1 uncapped cement silo. 1 large barn in fair condition, no signs of livestock, appears to be used for implement storage. No trespassing sign, but barn appears capable of housing livestock.	<b>Moderate:</b> Empty livestock facility within Study Area	Yes	Yes	Validated	<ul style="list-style-type: none"> <li>• Barn in fair condition</li> <li>• No outdoor livestock activity or manure storage</li> </ul>	
56	Agricultural	Beef Operation	Yes	No trespassing sign across property, no one home. Large bank barn visible at the back of the property. Smell of manure on property, 5 cows observed outside, approximately 8 ducks, 2 grain bins, outdoor solid manure storage, plastic Quonset hut.	<b>High:</b> Livestock facility within Study Area	Yes	Yes	Validated	<ul style="list-style-type: none"> <li>• Barn in good condition</li> <li>• No outdoor livestock livestock observed</li> <li>• Outdoor, uncovered solid manure storage</li> </ul>	
57	Agricultural	Remnant Farm	No	CFFO member, spoke with landowner who said barn is scheduled for demolition due to poor condition, 4 metal grain bins. 2 large implement sheds, uncapped cement silo. Fence in good condition. Sells maple syrup on site. Apple Creek Farms.	<b>Moderate:</b> Former livestock facility within Study Area	Yes	Yes	Validated	<ul style="list-style-type: none"> <li>• Barn demolished</li> <li>• No structures capable of housing livestock</li> <li>• No outdoor livestock or manure storage</li> </ul>	
58	Agricultural	Hobby Farm	Yes	Old, small bank barn, spoke with landowner, has 30 chickens in barn, sells eggs, manure is spread in garden and not stored.	<b>Very High:</b> Livestock facility within Study Area within close proximity to Subject Lands	Yes	Yes	Validated	<ul style="list-style-type: none"> <li>• Facility operational</li> <li>• Barn in good condition</li> <li>• No outdoor livestock or manure storage</li> </ul>	
59	Non-Agricultural	Commercial	No	Pooch Haven Grooming and Doggies Day Care	No	-	-	-	-	-
60	Agricultural	Hobby Farm	No	Spoke with landowner in 2017 and they were boarding 2 horses at the time. Not home during 2023 visit, no structures appear large enough to house livestock.	No	-	-	-	-	-

61	Agricultural	Remnant Farm	No	Bank barn in poor condition, no trespassing sign, no sign of livestock, barn not capable of housing livestock.	No	-	-	-	-	-
62	Agricultural	Hobby Farm	No	Talked to landowner in 2017. Previously had chickens on site (50,000). Have not had that many on site since 1996. Currently have 8 chickens for eggs and 4 rabbits. Old chicken barn on site is in poor condition and currently used for storage. Electricity to barn was shut off and is no longer capable of housing livestock	No	-	-	-	-	-
63	Agricultural	Remnant Farm	No	Property abandoned, very overgrown around structures, structures fully or partially collapsed, not capable of housing livestock.	No	-	-	-	-	-
64	Agricultural	Cash Crop Operation	No	Active cash crop operation, implement shed, no structures capable of housing livestock, no trespassing sign.	No	-	-	-	-	-
65	Agricultural	Hobby Farm	Yes	OFA member, sells farm fresh eggs, 2 grain bins, barn in fair to poor condition, steel sided implement shed, no trespassing sign.	High: Livestock facility within Study Area	Yes	Yes	Validated	<ul style="list-style-type: none"> <li>• Facility operational</li> <li>• Barn in good condition</li> <li>• Outdoor, uncovered solid manure storage</li> </ul>	
66	Non-Agricultural	Industrial	No	Transport truck parking and outdoor storage	No	-	-	-	-	-
67	Non-Agricultural	Industrial	No	High Class Recovery. Transport truck parking and outdoor storage. Large shop	No	-	-	-	-	-
68	Non-Agricultural	Institutional	No	Rymal Road Community Church	No	-	-	-	-	-
69	Agricultural	Cash Crop Operation	No	Implement shed, no barn, no structures capable of housing livestock	No	-	-	-	-	-
70	Non-Agricultural	Industrial	No	GFL Landfill	No	-	-	-	-	-
71	Non-Agricultural	Recreational	No	Dog Park	No	-	-	-	-	-
72	Non-Agricultural	Institutional	No	Guru Nanak Darbar	No	-	-	-	-	-
73	Agricultural	Remnant Farm	No	Abandoned cash crop operation	No	-	-	-	-	-
74	Non-Agricultural	Commercial	No	Light commercial operation, new shop, transport trucks and outdoor storage, no sign associated with business.	No	-	-	-	-	-
75	Agricultural	Hobby Farm	No	Small chicken coop (<10m x10m), approximately 20 chickens, 20 ducks observed, steel Quonset hut, barn converted for commercial use, outdoor storage, sea containers, no structures capable of housing livestock.	No	-	-	-	-	-
76	Agricultural	Remnant Farm	No	Partially collapsed barn, 2 metal grain bins, uncapped cement silo, no structures capable of housing livestock.	No	-	-	-	-	-
77	Non-Agricultural	Industrial	No	Reimer Forming & Construction. Shop and outdoor storage.	No	-	-	-	-	-
78	Agricultural	Cash Crop Operation	No	No trespassing sign, 2 metal grain bins, 2 metal sided implement sheds in fair condition, no sign of livestock, no structures capable of housing livestock.	No	-	-	-	-	-

Appendix B: Elfrida - MDS Setback Technical Review							
Colville: Table 3 - MDS Setback Requirements for SABE					Dillon: Peer Review		
Site Number	MDS I Setback Requirement - Livestock Facility	MDS I Setback Requirement - Manure Storage	Nearest Distance to Subject Lands	Complies with MDS I Setback?	Livestock Number or Barn Area Measurement Estimate	Missing or Inconsistent Information:	Revisions to MDS Calculation Required?
7	219 m	219 m	1,454 m	Yes	Accurate Measurement	-	-
10	343 m	N/A	1,010 m	Yes	Slightly Off Measurement	<ul style="list-style-type: none"> <li>Poultry barn (chicken coop) was omitted from the MDS I calculation</li> </ul>	<b>No MDS Adjustment Required:</b> <ul style="list-style-type: none"> <li>The chicken coop should be included in the combined MDS design capacity alongside the unoccupied barn.</li> <li>However, no adjustment to setback requirements is necessary. Given the small scale of the operation (~20 chickens) and its substantial distance from the Subject Lands, the coop results in negligible additional encroachment.</li> </ul>
12	270 m	N/A	Within Subject Lands	Yes	Slightly Off Measurement	<ul style="list-style-type: none"> <li>Barn size slightly over estimated</li> </ul>	<b>No MDS Required:</b> <ul style="list-style-type: none"> <li>Facility is located within the Subject Lands; therefore, an MDS I setback is not required</li> </ul>
24	220 m *	274 m	133 m	No	Significantly Off Measurement	<ul style="list-style-type: none"> <li>Northern (operational) two-storey poultry barn (footprint 1,710 m<sup>2</sup>) was entered twice in the MDS calculation, reflecting its total floor area of 3,420 m<sup>2</sup>.</li> <li>Southern (empty) poultry barn (footprint 1,600 m<sup>2</sup>; total floor area 3,200 m<sup>2</sup>) was omitted from the MDS calculation.</li> <li>Implementation Guideline #12 to reduce setback was incorrectly applied. Only three non-agricultural uses or dwellings were observed within the required 120° field of view between the closest part of the Subject Lands and the livestock facility (and/or manure storage system). This falls short of the minimum four required to justify a setback reduction. Furthermore, Colville Figure 6 mapping indicates that the fourth counted dwelling used to justify the reduction is located within the Study Area itself, which disqualifies it under the guidelines.</li> </ul>	<b>MDS Adjustment Required:</b> <ul style="list-style-type: none"> <li>Revise MDS calculations to include both two-storey barns in the combined design capacity.</li> <li>Classify the southern barn as an unoccupied livestock facility, in accordance with Implementation Guideline #20.</li> <li>Do not apply Implementation Guideline #12 to reduce setbacks, as only three non-agricultural uses or dwellings fall within the 120° field of view (fewer than the four required for a reduction).</li> <li>As a result of these corrections, the livestock facility setback increases from 220 m (with Guideline #12 reduction applied) or 381 m (without Guideline #12 reduction) to 480 m.</li> </ul>
26	253 m	N/A	Within Subject Lands	Yes	Accurate Measurement	-	-
31	225 m	225 m	162 m	No	Accurate Number Confirmed by Operator	-	-
34	275 m	N/A	1,006 m	Yes	Accurate Measurement	-	-
38	284 m	N/A	118 m	No	Accurate Measurement	-	-
39	262 m	N/A	Within Subject Lands	Yes	Accurate Measurement	-	-
42	417 m	N/A	410 m	No	Accurate Measurement	-	-
45	363 m	N/A	Within Subject Lands	Yes	Accurate Measurement	-	-
51	233 m	233 m	Within Subject Lands	Yes	Accurate Number Confirmed by Operator	-	-
55	283 m	N/A	765 m	Yes	Accurate Measurement	<ul style="list-style-type: none"> <li>AgriSuite report states 283 m setback, while Table 3 and Figure 6 mapping states 381 m setback.</li> </ul>	<b>No MDS Adjustment Required:</b> <ul style="list-style-type: none"> <li>Minor discrepancy, no impact on the Study Area.</li> </ul>
56	484 m	484 m	996 m	Yes	Accurate Measurement	-	-
58	232 m	N/A	Within Subject Lands	Yes	Accurate Number Confirmed by Operator	-	-
65	300 m	300 m	1,115 m	Yes	Accurate Measurement	-	-
* Colville "MDS I setback distance reduced through application of Guideline #12"							
					<b>Barn Area Estimation Ranking</b>		
					<b>Rating</b>	<b>% Difference (AgriSuite vs. Measured)</b>	<b>Notes</b>

					Accurate	± 0–5%	Considered fully reliable — within measurement tolerance
					Slightly Off	>5% to 15%	Minor deviation — usually doesn't affect MDS outcome
					Moderately Off	>15% to 30%	Likely to affect MDS outcome — may warrants review
					Significantly Off	>30%	Serious issue — potential mapping or interpretation error

# CITY OF HAMILTON

## URBAN AREA EXPANSION APPLICATION - PEER REVIEW FOR ELFRIDA AGRICULTURAL IMPACT

### SITE #24 REVISED MDS I CALCULATIONS

FIGURE 1

-  Study Area
-  Subject Lands
-  Livestock Operation #24
- MDS I: Livestock Facility Setback
  -  Colville AIA Report (220 m)
  -  Peer Review Recommendations (480 m)
- MDS I: Area of Encroachment
  -  Colville AIA Report (0.67 ha)
  -  Peer Review Recommendations (19.10 ha)



SCALE 1:30,000



MAP CREATED BY: -PM  
MAP CHECKED BY: -PK  
MAP PROJECTION: NAD 1983 CSRS UTM Zone 17N



PROJECT: XX-XXXX  
STATUS: FINAL  
DATE: 2025-05-13