



2206 BRADLEY AVENUE, LONDON, ON.

AGRICULTURAL IMPACT **ASSESSMENT**

Country Paws Boarding Inc.

[siv-ik] PLANNING
/ DESIGN



VERSION 1.0

ISSUED

07.03.2026

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1.0 INTRODUCTION

1.1 Overview

Siv-ik Planning & Design Inc. has been retained by Country Paws Boarding Inc. (the "Applicant") to prepare an Agricultural Impact Assessment (AIA) in support of applications for an Official Plan Amendment and Zoning By-law Amendment affecting the lands municipally known as 2206 Bradley Avenue, City of London (the "subject lands").

The subject lands comprise approximately 7.77 hectares (19.2 acres) and are located on the north side of Bradley Avenue, approximately 375 metres west of Old Victoria Road. The property is currently occupied by a recently approved and substantially complete purpose-built kennel facility, including a 1,825 m² kennel building, outdoor play areas, walking trails, parking areas, an existing detached dwelling and associated site infrastructure. The lands are designated Farmlands Place Type in *The London Plan* and zoned Agricultural (AG1) under the City of London Zoning By-law. The property has frontage on Bradley Avenue, an Urban Thoroughfare and designated truck route, and is serviced by municipal water together with an approved private on-site sewage system.

The purpose of the proposed Official Plan and Zoning By-law Amendments is to permit a limited range of complementary commercial and animal-related uses in association with the existing kennel operation, including a veterinary clinic, café/restaurant and outdoor vendor areas (to include pop-up food vendors and retail). Importantly, the applications do not seek approval for a new principal non-agricultural land use. The existing kennel is already permitted by the AG1 Zone and has recently been established through the Site Plan Approval process. The applications are intended to facilitate the continued evolution of the existing kennel operation through a site-specific planning and zoning framework that ensures the complementary uses remain subordinate to, and functionally integrated with, the principal kennel.

Unlike a conventional Agricultural Impact Assessment prepared for the introduction of a new non-agricultural use, this assessment focuses on the incremental impacts associated with the proposed complementary uses beyond those already established through the existing approved kennel development. The assessment evaluates the potential impacts of the proposed amendments on the surrounding agricultural system, demonstrates conformity with the applicable Provincial planning framework, and identifies measures incorporated into the proposal to avoid impacts on surrounding agricultural operations and the broader agricultural system.

This report should be read in conjunction with the Planning Justification Report, Conceptual Site Plan and draft Official Plan and Zoning By-law Amendments prepared by Siv-ik Planning and Design Inc.

1.2 Planning Policy Framework

Several provincial and municipal planning documents have been reviewed as part of this Agricultural Impact Assessment to establish the applicable agricultural planning framework and guide the evaluation of the proposed Official Plan and Zoning By-law Amendments from an agricultural impact perspective. The following documents have informed this assessment:

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- ▶ Provincial Planning Statement, 2024;
 - ▶ The London Plan;
 - ▶ City of London Official Plan Amendment No. 166;
 - ▶ City of London Zoning By-law No. Z.-1.;
 - ▶ Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA), Publication 851 – Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas; and
 - ▶ Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA), Publication 861 – Agricultural Impact Assessment Guidance Document.

1.2.1 Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (PPS) establishes the provincial policy framework for land use planning in Ontario. The PPS provides policy direction on matters of provincial interest, including the protection of Prime Agricultural Areas, the promotion of economic development and the provision of infrastructure and servicing. Pursuant to Section 3 of the Planning Act, planning decisions affecting the subject lands are required to be consistent with the PPS.

The subject lands are located within a Prime Agricultural Area and are therefore subject to the agricultural policies contained in Section 4.3 of the PPS. These policies establish the framework for evaluating proposed non-agricultural uses within Prime Agricultural Areas, including the requirement to evaluate alternative locations, avoid or minimize impacts on the agricultural system, and ensure compliance with the *Minimum Distance Separation Formulae*, where applicable.

A review of Ontario soil capability mapping confirms that the subject lands comprise Canada Land Inventory (CLI) Class 2 and Class 3 soils (see Figure 4) and therefore constitute Prime Agricultural Lands as defined by the PPS. The subject lands and surrounding area have not been identified as a Specialty Crop Area by the Province or the City of London and do not exhibit the characteristics of specialty crop production as contemplated by the PPS.

Given the nature of the proposed applications, this Agricultural Impact Assessment focuses primarily on the policies respecting limited non-agricultural uses within Prime Agricultural Areas. The assessment evaluates the potential impacts of the proposed amendments on the agricultural system, considers the availability of alternative locations, reviews compatibility with surrounding agricultural operations, and identifies measures incorporated into the proposal to avoid and minimize potential impacts, consistent with the framework established by the PPS and OMAFRA's Agricultural Impact Assessment Guidance Document.

1.2.3 The London Plan

The subject lands are designated Farmlands Place Type in The London Plan and are therefore located within the City's identified Prime Agricultural Area. The Farmlands Place Type recognizes agriculture as the predominant land use and establishes policies intended to protect the long-term viability of agricultural operations, preserve the agricultural land base, and provide direction regarding permitted and non-agricultural uses within Prime Agricultural Areas.

The proposed Official Plan and Zoning By-law Amendments seek to establish a site-specific policy and implementing zoning to permit a limited range of complementary commercial and animal-related uses in association with the existing kennel operation. As the proposal involves additional non-agricultural uses within the Farmlands Place Type, the agricultural policies of *The London Plan*, together with the Provincial Planning Statement, form the principal planning framework for this Agricultural Impact Assessment.

It is also important to recognize that the subject lands are affected by Official Plan Amendment No. 166 (OPA 166), which was adopted by London City Council in December 2025 and is currently awaiting Provincial approval. OPA 166 proposes to incorporate the subject lands into the City's Urban Growth Boundary and re-designate them

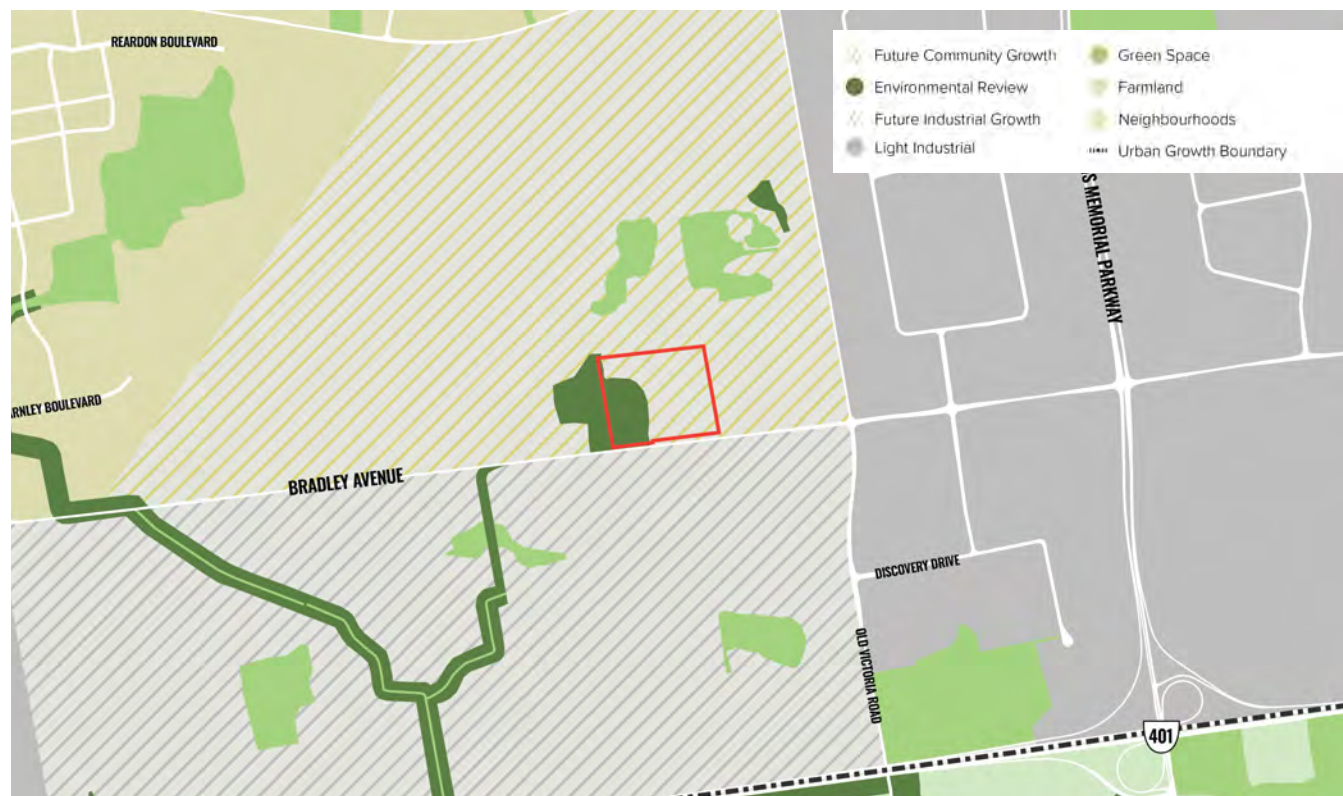
Figure 1: Site Overview



Figure 2: City of London Official Plan Mapping



Figure 3: OPA 166



Future Community Growth Place Type, signalling the long-term intent for urbanization of the broader Bradley Planning District. While OPA 166 has not yet come into force and the Farmlands Place Type remains the applicable policy framework for the purposes of these applications, the adopted amendment provides important planning context when considering the long-term agricultural function of the subject lands and the surrounding area.

Accordingly, this Agricultural Impact Assessment evaluates the proposal primarily within the context of the existing Prime Agricultural Area policies while recognizing, from a practical perspective, the future planning framework established through OPA 166.

1.2.4 City of London Zoning By-law

The subject lands are zoned Agricultural (AG1) under the City of London Zoning By-law No. Z.-1. The AG1 Zone is the implementing zoning for lands within the Farmlands Place Type and permits a range of agricultural and rural land uses, including a Kennel, which is the existing principal use of the subject property.

The proposed Zoning By-law Amendment would retain the underlying AG1 Zone while applying site-specific Special Provisions to permit a limited range of complementary commercial and animal-related uses in association with the existing kennel operation. The proposed special provisions include detailed regulations respecting the scale, location and operation of the complementary uses and ensures that they remain subordinate to, and functionally integrated with, the principal kennel use.

From an agricultural perspective, the existing AG1 Zone is significant because it already recognizes the subject property as an appropriate location for a kennel, which constitutes the principal “non-agricultural use” on the site. Accordingly, this Agricultural Impact Assessment focuses on whether the proposed complementary uses will result in additional impacts on the surrounding agricultural system beyond those already associated with the existing permitted and established kennel operation.

1.3 Methodology (Data Collection and Review)

This Agricultural Impact Assessment has been prepared in accordance with the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) Agricultural Impact Assessment Guidance Document (Publication 861) and has considered the guidance contained within Publication 851 – Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas.

In preparing this assessment, the following information sources were reviewed:

- ▶ Provincial Planning Statement, 2024;
- ▶ The London Plan and Official Plan Amendment No. 166;
- ▶ City of London Zoning By-law No. Z.-1;
- ▶ Planning Justification Report and supporting technical studies prepared in support of the applications;
- ▶ Ontario Soil Survey mapping and reports;
- ▶ Canada Land Inventory (CLI) Agricultural Capability mapping;
- ▶ Ontario GeoHub soil resource mapping;
- ▶ OMAFRA AgMaps and Agricultural System mapping;
- ▶ Recent and historic aerial photography;
- ▶ OMAFRA Minimum Distance Separation (MDS) Formulae and Publication 853; and
- ▶ Site Plan Approval drawings and associated environmental and servicing reports prepared for the existing kennel development.

In addition to the desktop review, a field investigation of the subject lands and surrounding agricultural area was undertaken on June 18, 2026 to document existing land use conditions, identify surrounding agricultural operations and livestock facilities, and confirm existing land use patterns within the primary and secondary study

areas. Information obtained through the field investigation was supplemented by aerial photography, municipal mapping and publicly available agricultural information sources.

The assessment has been prepared in coordination with the accompanying Planning Justification Report to avoid unnecessary duplication while ensuring that all agricultural planning considerations relevant to the proposed Official Plan and Zoning By-law Amendments have been appropriately evaluated.

1.4 Consultation Process

The proposed Official Plan and Zoning By-law Amendments will be processed in accordance with the requirements of the *Planning Act*, including circulation to applicable public agencies, adjacent landowners and other interested stakeholders. As part of the City's review, the applications will be circulated to the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) and other agencies, as appropriate, for review and comment.

This Agricultural Impact Assessment has been prepared as a supporting technical document to assist the City and commenting agencies in evaluating the potential agricultural impacts of the proposed amendments. Any comments received through the circulation and public consultation process will be considered as part of the planning review and, where appropriate, may inform refinements to the proposal through the future Site Plan Approval process or recommendations contained within this report.

1.5 Scope of Assessment

This Agricultural Impact Assessment has been prepared in response to comments received through the City of London's pre-application consultation process, which identified the need for an Agricultural Impact Assessment to accompany the proposed Official Plan and Zoning By-law Amendments.

The assessment has been completed in accordance with the methodology outlined in OMAFRA's Agricultural Impact Assessment Guidance Document (Publication 861) and has been scoped to reflect the nature and scale of the proposed applications. Unlike a typical Agricultural Impact Assessment prepared for a new principal non-agricultural use, this assessment focuses on the incremental agricultural impacts associated with the proposed complementary commercial and animal-related uses beyond those already established through the existing, lawfully approved kennel development.

The primary study area for this assessment includes the subject lands and the surrounding agricultural operations that may reasonably be affected by the proposed amendments, with particular emphasis on agricultural land use patterns, existing livestock facilities, Minimum Distance Separation (MDS) considerations and the potential for incremental impacts on the surrounding agricultural system.

2.0 STUDY AREA

Consistent with the methodology outlined in OMAFRA's Agricultural Impact Assessment Guidance Document (Publication 861), the assessment of agricultural impacts has been undertaken using both a Primary Study Area (PSA) and Secondary Study Area (SSA). The PSA captures the lands directly affected by the proposed Official Plan and Zoning By-law Amendments, while the SSA provides the broader agricultural context necessary to evaluate potential impacts on surrounding agricultural operations, land use compatibility, Minimum Distance Separation (MDS) requirements and the agricultural system.

2.1 Primary Study Area

The Primary Study Area (PSA) consists of the subject lands municipally known as 2206 Bradley Avenue, as illustrated on Figure 4 & 5 (additional site photos are contained in Appendix E which show up-to-date existing conditions of the lands). The PSA includes the entirety of the property, including the existing kennel building, outdoor activity areas, parking areas, stormwater management facilities, internal driveways, walking trails, environmental protection areas and all lands affected by the proposed Official Plan and Zoning By-law Amendments.

Given that the existing kennel has already been approved and substantially constructed, the PSA is used to evaluate the incremental agricultural impacts associated with the proposed complementary commercial and animal-related uses within the existing development envelope.

2.2 Secondary Study Area

The Secondary Study Area (SSA) extends approximately 1.5 kilometres beyond the subject lands and is illustrated on Figure 4 & 5. The SSA has been established to identify agricultural operations and features that may reasonably interact with or be influenced by the proposed amendments.

The SSA includes surrounding agricultural parcels, existing farm operations, livestock facilities relevant to the application of the Minimum Distance Separation (MDS) Formulae, municipal roads utilized by agricultural traffic, and other components of the broader agricultural system.

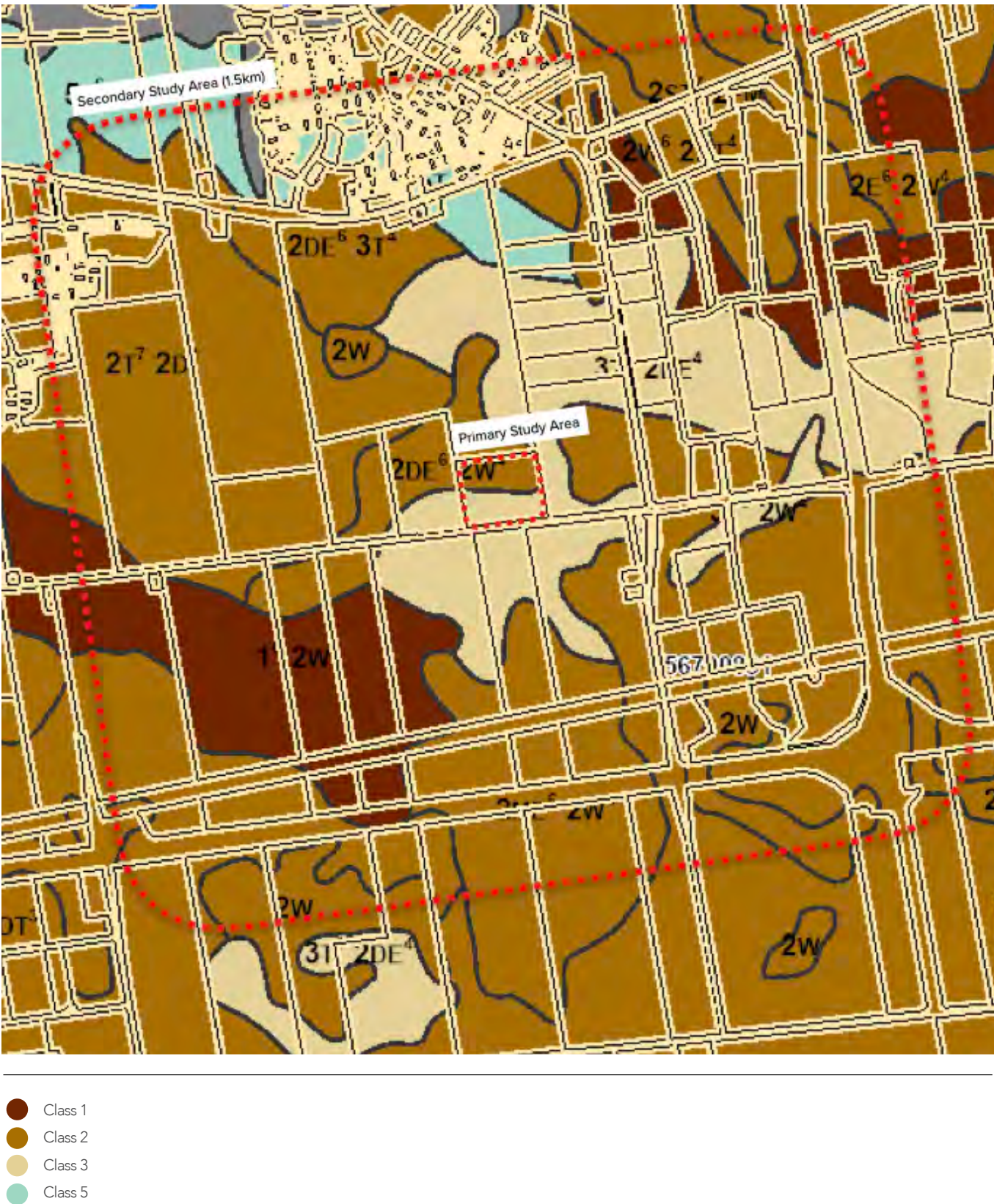
Given the nature of the proposal, the assessment within the SSA focuses primarily on identifying potential incremental impacts on surrounding agricultural operations and confirming that the proposed complementary uses will not adversely affect the continued operation or long-term viability of the surrounding agricultural system.

2.3 Alternative Locations

Section 4.3.5 of the Provincial Planning Statement, 2024 requires consideration of alternative locations that avoid Prime Agricultural Areas and, where avoidance is not possible, consideration of reasonable alternatives on lower priority agricultural lands within Prime Agricultural Areas.

In the context of the proposed applications, the evaluation of alternative locations differs from that of a conventional non-agricultural development proposal. The proposed veterinary clinic, outdoor vendor area, café/

Figure 4: Study Area - Agricultural Land Classification



restaurant and other complementary uses are not intended to function as independent commercial enterprises. Rather, they have been specifically conceived as supporting uses that are physically and operationally integrated with the existing kennel operation.

The principal kennel use is already lawfully established on the subject lands through the existing AG1 Zone and recently approved Site Plan Approval. The proposed complementary uses are intended to serve kennel patrons, employees and visitors utilizing the existing facility and outdoor amenities, while collectively contributing to the "DogPlex" concept envisioned by the Owner. As such, the functional need for the proposed uses is intrinsically linked to the continued operation of the existing kennel.

Relocating the complementary uses to another property would fundamentally alter the nature of the proposal. Detached from the principal kennel operation, the proposed uses would no longer function as complementary uses but rather as independent commercial establishments, defeating the planning rationale upon which the proposed Official Plan and Zoning By-law Amendments have been structured. Accordingly, there are no reasonable alternative locations that would achieve the objectives of the proposal while avoiding Prime Agricultural Areas.

It is also noteworthy that City Council adopted Official Plan Amendment No. 166 in December 2025, which identifies the subject lands for inclusion within the Urban Growth Boundary and re-designation to the Future Community Growth Place Type, subject to Provincial approval. While the current applications continue to be evaluated under the existing Prime Agricultural Area policies, Council's adoption of OPA 166 recognizes that the subject lands are intended to transition away from long-term agricultural use as part of the City's future urban growth strategy. This provides additional planning context when considering the availability and appropriateness of alternative locations.

Based on the foregoing, it is my opinion that no reasonable alternative location exists that would satisfy both the operational requirements of the proposal and the policy intent of the Provincial Planning Statement. The subject lands represent the only location where the proposed complementary uses can function as intended because they are directly dependent upon, and integrated with, the existing principal kennel operation.

2.4 Analysis of the Primary & Secondary Study Area

2.4.1 Land Use Overview

As illustrated on Figure 5, the Secondary Study Area comprises a mix of agricultural lands, rural residential uses and lands designated for future industrial development within the City of London's urban growth boundary. Similarly, the Secondary Study Area contains a diverse mix of parcel sizes and land uses, with no predominant lot fabric.

The primary study area, being the site itself, is currently occupied by a newly constructed, purpose-built dog boarding and daycare facility that is nearing completion. The development centres around a one-storey kennel building containing approximately 1,825 m² of gross floor area together with supporting site infrastructure, including outdoor enclosed activity areas, walking trails, parking areas, stormwater management facilities, internal drive aisles and a separate storage building (see Appendix E for current site photos). An existing detached dwelling remains on the western portion of the property and is physically separated from the principal kennel operation. The proposed veterinary clinic, café, outdoor vendor area and other complementary uses are all intended to be accommodated within or immediately adjacent to this established development area, without requiring a significant expansion of the overall development footprint. A portion of the primary study area includes a protected woodland feature and associated 30m buffer. There are no actively cultivated or productive agricultural lands remaining within the primary study area.

Figure 5: Study Area - Agricultural System Considerations



- Arterial Road/Truck Route
- Urban Growth Boundary
- Natural Features
- Existing Rural Residential
- 🏠 Active Livestock Facility
- 🏠 Unoccupied Livestock Facility

North of Bradley Avenue, the agricultural land base is relatively fragmented, consisting of 1-acre rural residential lots, small agricultural parcels generally ranging from 20 to 40 acres, and one larger agricultural parcel of approximately 170 acres. South of Bradley Avenue (between Bradley Avenue and Highway 401), parcel sizes are generally larger and more contiguous, typically ranging from approximately 50 to 100 acres.

A significant proportion of the lands within the Secondary Study Area are located within the City of London's Urban Growth Boundary and are planned to accommodate future urban development. As a result, the long-term land use pattern in the area is expected to continue transitioning from a predominantly rural landscape toward urban employment and industrial uses.

There are five (5) existing facilities within the Secondary Study Area that are capable of accommodating livestock. Of these, two (2) are currently in use, while the remaining three (3) appear to be unoccupied or no longer used for livestock production. Consequently, active livestock operations represent a limited component of the existing agricultural landscape within the study area.

2.4.2 Transportation Network

The transportation network within the Primary Study Area is centred on Bradley Avenue, a designated Arterial Road (Urban Thoroughfare) and heavy truck route that serves both regional traffic and the adjacent Innovation Industrial Park. Old Victoria Road also is utilized by lands within the Study Areas, providing local north-south connectivity.

More broadly, the transportation network within the Secondary Study Area is characterized by a system of high-capacity arterial roads with relatively few local road connections. All public roads within the study area are paved and are capable of accommodating agricultural equipment alongside commercial and industrial traffic. Highway 401 forms the southern boundary of the Secondary Study Area and serves as a major provincial transportation corridor.

Given the existing function of Bradley Avenue as a major arterial roadway and heavy truck route, the transportation network already accommodates a wide range of vehicle types and traffic volumes, including agricultural equipment, commercial vehicles and industrial traffic. As such, the proposed complementary uses are not expected to alter the overall function of the transportation network or adversely affect agricultural transportation within the study area.

2.4.3 Agricultural System

The Primary and Secondary Study Areas form part of the City's designated Prime Agricultural Area. As noted, the Primary Study area is already completely comprised of non-agricultural use. The Secondary Study Area is characterized by a predominantly cash-crop agricultural landscape. The study area is not located within a Specialty Crop Area, nor does it contain lands identified for specialty crop production. As illustrated on Figure 4, the agricultural land base consists primarily of Class 2 and Class 3 soils, providing good agricultural capability for the production of field crops.

Agricultural improvements throughout the study area vary by property. A number of farm parcels have been improved through the installation of tile drainage systems, while other parcels remain without tile drainage. Collectively, these lands remain capable of supporting agricultural production.

Agricultural activities within the study area are predominantly limited to cash-cropping, including the production of corn, soybeans and winter wheat. Active livestock production is limited, with only two occupied livestock facilities identified within the Secondary Study Area. The remaining livestock facilities appear to be vacant or no longer used for livestock production.

Although the study area retains good agricultural capability, the agricultural system has become increasingly influenced by surrounding urban development. The area exhibits a fragmented land base, particularly north of Bradley Avenue, where agricultural parcels are interspersed with rural residential lots, transportation infrastructure and existing urban development. In addition, a significant proportion of lands within the Secondary Study Area are located within the City of London's Urban Growth Boundary and are planned for future urban development. While agricultural production continues on many parcels, the long-term planning context has contributed to increasing fragmentation of the agricultural land base and a gradual transition toward urban land uses.

Overall, the agricultural system within the study area continues to support active cash-crop production; however, it is distinguished from more contiguous rural agricultural landscapes by its fragmented parcel fabric, limited livestock production, increasing interface with existing and planned urban development, and the absence of specialty crop agriculture.

2.4.4 Economic, Community and Environmental Contributions of Agriculture

Lands within the broader Secondary Study Area make a relatively modest contribution to the City's overall agricultural system. Agricultural activity is predominantly limited to cash-crop production, with natural heritage features, rural residential uses and existing transportation infrastructure interspersed throughout the landscape. The agricultural land base is fragmented, particularly north of Bradley Avenue, as a result of historic lot creation, transportation corridors and the encroachment of urban development.

The study area exhibits characteristics of an area in transition rather than a contiguous, highly productive agricultural landscape. This is reflected by the limited number of active livestock operations, the fragmented parcel fabric, and the significant proportion of lands located within the City of London's Urban Growth Boundary that are planned for future urban development. Collectively, these characteristics have reduced the continuity of the agricultural land base and increased the interface between agricultural and urban land uses, resulting in greater potential for land use conflicts than would typically be expected within more "intact" agricultural areas south of the Urban Growth Boundary.

3.0 ASSESSMENT OF IMPACTS

3.1 Preface:

The following section evaluates the potential agricultural impacts associated with the proposed Official Plan and Zoning By-law Amendments within the Primary Study Area (PSA) and Secondary Study Area (SSA). Consistent with OMAFRA's Agricultural Impact Assessment Guidance Document (Publication 861), the assessment considers the potential for direct, indirect and cumulative impacts on the agricultural land base, surrounding agricultural operations, the agri-food network and the overall agricultural system.

Recognizing that the principal kennel use is already lawfully established on the subject lands, the focus of this assessment is on the incremental agricultural impacts associated with the proposed complementary commercial and animal-related uses beyond those already established through the existing approved development. The assessment considers whether the proposed amendments will introduce any additional constraints on surrounding agricultural operations or adversely affect the long-term function and viability of the agricultural system.

Table 1: Impact Assessment

Potential Agricultural Impact	Assessment of Proposal
1. Loss or deterioration of agricultural land	No adverse impact anticipated. The proposal will not result in the loss or deterioration of agricultural land. All proposed complementary uses are intended to be accommodated within the existing Country Paws property, which has recently been developed for a large-scale kennel operation and associated facilities. The proposal does not require the expansion of the developed footprint onto lands currently used for agricultural production, nor does it remove any actively farmed lands from the agricultural land base. As such, the quantity and quality of agricultural land available for agricultural use will remain unchanged, and the productive capability of surrounding agricultural lands will not be affected.
2. Fragmentation of agricultural operations	No adverse impact anticipated. The proposal will not result in the fragmentation of agricultural operations. The proposed complementary uses are confined to an existing developed property containing a large-scale kennel facility and do not create new lot lines, sever agricultural parcels, or introduce physical barriers that would disrupt the continuity of surrounding agricultural lands. The proposal maintains the existing parcel configuration and will not affect the ability of adjacent agricultural properties to continue operating as viable and contiguous farming operations. Accordingly, the proposal will not contribute to the fragmentation of the agricultural land base or interfere with the efficient operation of surrounding farms.

3. Change in landform, elevations and slope	No adverse impact anticipated. The proposal will not result in the loss or deterioration of agricultural land. All proposed complementary uses are intended to be accommodated within the existing Country Paws property, which has been recently developed for a large-scale kennel operation and associated facilities. The proposal does not require the expansion of the developed footprint onto lands currently used for agricultural production, nor does it remove any actively farmed lands from the agricultural land base. As such, the quantity and quality of agricultural land available for agricultural use will remain unchanged, and the productive capability of surrounding agricultural lands will not be affected.
4. Minimum Distance Separation Formulae Conflicts	No adverse impact anticipated. Detailed MDS1 calculations have been prepared for surrounding livestock facilities and are included within Appendix B to this report. The lands immediately west of the subject property at 2122 Bradley Avenue contain a small equestrian facility with a horse barn. In accordance with the OMAFRA Minimum Distance Separation (MDS I) Formulae and Guidelines, the applicable minimum separation distance from the existing livestock facility to a proposed Type B land use is approximately 162 metres. The proposed complementary commercial uses, including the veterinary clinic and café/restaurant, are all located in excess of 280 metres from the existing horse barn. Accordingly, these components of the proposal satisfy the applicable MDS I separation requirements. As a result, the proposal will not reduce the long-term viability of adjacent agricultural operations or introduce conflicts that could limit normal farm practices. It should also be noted that City of London OPA166 would result in the lands being included within the City's Urban Growth Boundary and, at such time, the MDS Formulae would not be applicable.
5. Traffic and safety issues	No adverse impact anticipated. The proposal is not expected to result in traffic or safety issues that would adversely affect surrounding agricultural operations. The complementary uses are proposed in association with an existing, legally established kennel operation that already functions as a destination and generates regular vehicular traffic. While the proposal may result in a modest increase in vehicle trips, the increase is incremental in nature and can be readily accommodated by the existing transportation network. Importantly, the site is located on Bradley Avenue, an arterial roadway specifically designed to accommodate higher traffic volumes, thereby avoiding the need to route additional traffic along local rural roads that are more commonly used by agricultural equipment. As a result, the proposal will not impede the movement of farm machinery, agricultural products, livestock or farm inputs, reduce access to adjacent agricultural properties, or create safety conflicts with surrounding agricultural operations. No adverse impacts on the agricultural transportation network or public safety are anticipated.

6. Compatibility Issues	No adverse impact anticipated. The proposal is not expected to create compatibility issues with surrounding agricultural operations. The proposed complementary uses are associated with, and operate as an extension of, an existing legally established kennel which is recognized by the AG1 Zone as a permitted use. The proposal does not introduce a new sensitive land use, such as residential development, that would increase the potential for complaints regarding noise, odour, dust, lighting, agricultural spraying or other normal farm practices. Rather, visitors to the site are choosing to attend a rural destination that has historically operated within an agricultural setting and, as such, can reasonably expect to experience the sights, sounds, odours and activities associated with normal farm practices. Furthermore, the complementary uses remain limited in scale, are confined to the existing developed area of the property, and will not alter the established relationship between the site and surrounding agricultural operations. Accordingly, the proposal is not anticipated to increase the potential for land use conflicts or impose additional constraints on the continued operation or future expansion of nearby agricultural uses.
7. Nuisance impacts (e.g., noise, dust, lighting) associated with the non-agricultural use	No adverse impact anticipated. The proposal is not expected to generate nuisance impacts that would adversely affect surrounding agricultural operations or the broader agricultural system. Given their scale, the proposed complementary uses are low-intensity in nature and are ancillary to an existing, legally established kennel operation. They will be accommodated within the existing developed area of the site and are not anticipated to generate significant increases in noise, dust, lighting or other off-site impacts beyond those associated with the current operation. Any minor increases in activity will be localized to the subject lands and are not expected to interfere with adjacent agricultural operations, agricultural production, livestock, or the ability of neighbouring landowners to carry out normal farm practices. Furthermore, the scale and nature of the proposed uses do not involve industrial processes, outdoor storage, or other activities typically associated with nuisance impacts. Where appropriate, detailed site design measures, including lighting design, landscaping, buffering and the placement of site features, will be addressed through the future Site Plan Approval process to ensure any potential off-site impacts remain negligible. Accordingly, no adverse nuisance impacts on the surrounding agricultural system are anticipated.
8. Trespassing, vandalism, pets at large and litter/garbage disposal	No adverse impact anticipated. The proposal is not expected to increase the potential for trespassing, vandalism, pets at large, or litter and garbage impacts on surrounding agricultural operations. The complementary uses are associated with an existing, professionally operated kennel that already attracts visitors to the site and is managed through established operational practices. The proposed uses are intended to complement the existing business and do not fundamentally change the nature of the operation or introduce unrestricted public access to surrounding agricultural lands.

	Unlike passive recreational or open-space uses, the proposed complementary uses form part of a supervised commercial operation where visitors are expected to remain within designated areas of the property and under the general oversight of on-site staff. Appropriate site design measures, including defined access points, parking areas, waste receptacles, landscaping and signage, will be addressed through the Site Plan Approval process to discourage trespassing and ensure the orderly management of the property. Accordingly, the proposal is not anticipated to increase the risk of trespassing, vandalism, pets at large, litter or other activities that could adversely affect adjacent agricultural operations.
9. Change to ground or surfacewater quality or quantity	No adverse impact anticipated. The proposal is not expected to adversely affect the quality or quantity of ground or surface water relied upon by surrounding agricultural operations. The proposed complementary uses will be accommodated within the existing developed area of the Country Paws property and do not involve activities that would be expected to significantly alter groundwater recharge, surface drainage patterns or water consumption beyond that associated with the existing operation. Stormwater will continue to be managed in accordance with applicable municipal and conservation authority requirements, ensuring post-development runoff is appropriately controlled and water quality is protected. Furthermore, the proposal does not involve the discharge, storage or handling of materials that would be expected to adversely affect groundwater or surface water resources. Any servicing, stormwater management and drainage matters will be comprehensively evaluated through the future Site Plan Approval process and supporting engineering studies to ensure no adverse impacts on surrounding lands or agricultural operations occur. Accordingly, the proposal is not anticipated to adversely affect the quality or quantity of ground or surface water available to the surrounding agricultural system.
10. Impact to the agri-food network (i.e., agricultural infrastructure, services and assets)	No adverse impact anticipated. The proposal is not expected to adversely affect the surrounding agri-food network, including agricultural infrastructure, services and assets that support the long-term viability of the agricultural sector. The complementary uses will be integrated with an existing, legally established kennel operation and will be accommodated within the existing developed area of the site. The proposal will not displace agricultural operations, disrupt access to agricultural lands, or interfere with infrastructure, businesses or services that support agricultural production, including transportation routes, drainage infrastructure, agricultural suppliers, processors or service providers. To the contrary, the proposal will contribute to the continued economic viability of an existing rural business by allowing it to diversify its services and revenue streams, thereby supporting its long-term sustainability without adversely affecting the surrounding agricultural system. Accordingly, no adverse impacts on the agri-food network are anticipated.

11. Community impacts	No adverse impact anticipated. The proposal is not expected to adversely affect the agricultural community or the contribution of the agri-food sector to the local economy. The complementary uses will support the continued viability and diversification of an existing, locally operated rural business without removing agricultural land from production or disrupting surrounding agricultural operations. The proposal will not adversely affect local agricultural employment, agricultural businesses, the availability of local agricultural goods and services, or infrastructure that supports the agri-food sector. Rather, by enhancing the long-term sustainability of an established rural enterprise, the proposal will contribute to the local economy, support continued private investment, and reinforce the vitality of the rural community. Furthermore, the proposal respects the rural character and identity of the area by building upon an existing operation that has become an established destination within the community, rather than introducing a standalone commercial use unrelated to the surrounding rural context. Accordingly, no adverse community impacts on the agricultural system or the local agri-food sector are anticipated.
12. Cumulative impact to the viability of the <i>agricultural system</i> in the area	No adverse cumulative impact anticipated. The proposal is not expected to result in any cumulative impacts that would adversely affect the long-term viability of the surrounding agricultural system. The complementary uses are associated with an existing, legally established kennel operation and will be accommodated entirely within the existing developed area of the site. The proposal does not remove additional agricultural land from production, fragment the agricultural land base, constrain surrounding farm operations, or adversely affect the agri-food network. As such, the proposal does not contribute to a cumulative erosion of the agricultural resource or the long-term viability of agriculture in the area. It is also noteworthy that City Council has adopted Official Plan Amendment No. 166, which redesignates the subject lands from the Farmlands Place Type to the Future Community Growth Place Type and includes the lands within the Urban Growth Boundary, subject to provincial approval. While this Agricultural Impact Assessment has been prepared based on the current planning policy framework, the adoption of OPA 166 reflects Council's determination that these lands are intended to transition from long-term agricultural use to future urban development. In this context, the proposed complementary uses represent a logical and incremental evolution of an existing rural business and will not prejudice the long-term planning objectives for the area or undermine the viability of the surrounding agricultural system. Accordingly, the proposal is not anticipated to result in adverse cumulative impacts on the agricultural system.

3.2 Summary

The proposed complementary uses have been evaluated in accordance with OMAFRA Publication 861 and the potential impacts on the surrounding agricultural system have been systematically assessed. Based on this analysis, it is my opinion that the proposal will not result in adverse impacts to the agricultural land base, surrounding agricultural operations, the agri-food network, or the long-term viability of agriculture in the area. While the establishment of the existing kennel represented the principal conversion of the subject lands from agricultural use, the proposed Official Plan and Zoning By-law Amendments do not materially expand that non-agricultural footprint. Rather, the proposed complementary uses are intended to support and enhance the existing operation and will be accommodated almost entirely within the existing developed area of the property. Consequently, any incremental impacts associated with the proposal are negligible and do not result in the loss of additional agricultural land, fragmentation of agricultural operations, constraints on normal farm practices, or other adverse effects on the surrounding agricultural system.

It is also significant that City Council has adopted Official Plan Amendment No. 166, which re-designates the subject lands from the Farmlands Place Type to the Future Community Growth Place Type and includes the lands within London's Urban Growth Boundary, subject to provincial approval. While this Agricultural Impact Assessment has appropriately evaluated the proposal within the context of the current planning policy framework, OPA 166 clearly establishes Council's long-term planning vision for these lands and recognizes that they are intended to transition from agricultural to urban uses. The proposed complementary uses are consistent with that broader planning direction and do not compromise the continued operation or viability of the surrounding agricultural system during the interim period.

Accordingly, it is my opinion that the proposed Official Plan and Zoning By-law Amendments satisfy the intent of the Provincial Planning Statement and OMAFRA's Agricultural Impact Assessment Guidelines. The proposal avoids adverse impacts on the surrounding agricultural system and, where potential impacts have been considered, demonstrates that they are negligible, appropriately managed, and do not affect the long-term viability of agriculture in the area.

4.0 MEASURES TO ADDRESS IMPACTS

4.1 Hierarchy of Measures

OMAFRA Publication 861 identifies a hierarchy for addressing potential impacts associated with new or expanding non-agricultural uses within Prime Agricultural Areas. Consistent with provincial policy, the priority is to avoid impacts to the agricultural system wherever possible. Where impacts cannot be completely avoided, they should be minimized, and any residual impacts should then be mitigated through appropriate planning, design and operational measures. The hierarchy recognizes that avoiding impacts through appropriate site selection and project design is the preferred planning outcome, as it eliminates or prevents impacts before they occur, rather than relying on mitigation measures after the fact.

The proposed Official Plan and Zoning By-law Amendments have been developed in accordance with this hierarchy. As demonstrated throughout this Agricultural Impact Assessment, the proposal has been planned to avoid adverse impacts on the agricultural system by co-locating complementary uses with an existing, legally established kennel operation and confining those uses to the existing developed footprint of the property. The proposal therefore avoids the need to establish a separate standalone commercial use elsewhere within the agricultural area, which would result in greater impacts through the conversion of additional agricultural land, increased fragmentation of the agricultural land base, and the introduction of a new non-agricultural use. As a result, only limited measures to further minimize and mitigate potential impacts are required.

4.2 Measures to Avoid Impacts

The Provincial Planning Statement establishes a clear hierarchy whereby impacts to the agricultural system are to be avoided wherever possible and, where avoidance is not possible, minimized and mitigated. In this instance, the proposal has been deliberately planned to avoid adverse impacts through the fundamental design and location of the development, thereby minimizing the need for additional mitigation measures.

The primary measure used to avoid impacts is the co-location of the proposed complementary uses with the existing, legally established Country Paws kennel. The proposed veterinary clinic, café/restaurant and outdoor vendor market derive their planning rationale from, and are intended to operate in direct association with, the existing kennel. Their function is intrinsically linked to the principal use and they are not intended to operate as independent destination commercial uses. As such, there are no reasonable alternative locations that would maintain the intended function of the proposal. Locating these uses elsewhere would necessitate the establishment of an additional standalone commercial site within the agricultural area, resulting in the conversion of additional agricultural land, increased fragmentation of the agricultural land base, and the introduction of a new non-agricultural use. In other words, the proposed location is itself the impact avoidance measure, as it concentrates complementary uses within an existing, legally established rural business rather than creating a separate commercial destination elsewhere in the agricultural area. By integrating the complementary uses within the existing operation and confining development to the existing developed footprint of the property, the proposal avoids these impacts entirely and represents the lowest-impact means of accommodating the proposed uses.

Additional measures that further avoid and minimize potential impacts include limiting the complementary uses through site-specific Official Plan and Zoning By-law provisions to ensure they remain subordinate and functionally integrated with the principal kennel operation; maintaining compliance with applicable Minimum Distance Separation (MDS) requirements; and addressing detailed site design matters, including lighting, drainage, stormwater management, access, parking, landscaping and waste management, through the Site Plan Approval process. Collectively, these measures ensure the proposal remains compatible with surrounding agricultural operations while avoiding adverse impacts on the agricultural system.

4.3 Minimize & Mitigate Impacts

As demonstrated throughout this Agricultural Impact Assessment, the proposed complementary uses have been planned and located to avoid adverse impacts on the surrounding agricultural system. Accordingly, the proposal does not give rise to substantive impacts requiring minimization or mitigation. Rather than relying on mitigation measures to offset adverse effects after they occur, the proposal has been fundamentally designed to prevent such impacts in the first instance through the co-location of complementary uses with an existing, legally established kennel operation and by confining development to the existing developed footprint of the property. The measures identified below should therefore be viewed as implementation measures that reinforce the continued compatibility of the proposal, rather than mitigation measures required to address identified adverse impacts.

5.0 RECOMMENDATIONS & CONCLUSIONS

This Agricultural Impact Assessment has been prepared in accordance with the Provincial Planning Statement, OMAFRA Publication 861 and the City of London's Official Plan policies respecting non-agricultural uses within Prime Agricultural Areas. The assessment systematically evaluated the potential direct, indirect and cumulative impacts of the proposed complementary uses on the agricultural system, including the agricultural land base, surrounding agricultural operations, the agri-food network and the long-term viability of agriculture in the area.

Based on the analysis contained within this report, it is my opinion that the proposed Official Plan and Zoning By-law Amendments will avoid adverse impacts on the agricultural system. The assessment demonstrates that any agricultural impacts associated with the subject lands occurred primarily through the establishment of the existing, legally established Country Paws kennel operation, including the conversion of agricultural land, establishment of buildings and site infrastructure, and associated traffic generation. The proposed Official Plan and Zoning By-law Amendments do not materially expand those impacts. Rather, the complementary uses are intrinsically linked to, and function in direct association with, the existing kennel operation and will be accommodated almost entirely within the existing developed footprint of the property. Consequently, the proposal does not result in the removal of additional agricultural land from production, fragmentation of agricultural operations, increased land use compatibility conflicts, or adverse impacts on the surrounding agri-food network. Instead, the proposal represents the logical evolution of an established rural business while maintaining the continued viability of the surrounding agricultural system.

It is also noteworthy that City Council has adopted Official Plan Amendment No. 166, which re-designates the subject lands from the Farmlands Place Type to the Future Community Growth Place Type and includes the lands within London's Urban Growth Boundary, subject to provincial approval. While this Agricultural Impact Assessment has appropriately evaluated the proposal based on the current planning policy framework, OPA 166 clearly establishes Council's long-term planning vision for these lands and recognizes that they are intended to transition from agricultural to urban uses. Accordingly, the proposal cannot reasonably be expected to result in cumulative impacts that undermine the long-term viability of the agricultural system, nor does it establish an undesirable precedent for the incremental conversion of stable Prime Agricultural Areas elsewhere in the municipality.

While this Agricultural Impact Assessment concludes that the proposal avoids adverse impacts on the agricultural system, the following recommendations are provided to ensure the proposal continues to function in the manner assessed herein:

1. **Maintain Functional Integration with the Principal Use**

Implement site-specific Official Plan and Zoning By-law provisions requiring all complementary uses to remain subordinate to, and functionally integrated with, the existing Country Paws kennel operation. The complementary uses shall only be permitted where operated in conjunction with, and in support of, the principal kennel use, and shall not be permitted as standalone uses. This will ensure the proposal cannot evolve into an independent rural commercial development should the principal kennel use cease.

2. **Cluster Development within the Existing Developed Area**

Implement zoning and/or Site Plan Approval provisions requiring all new buildings and site improvements associated with the complementary uses to be clustered around the existing kennel building and confined to the established developed footprint of the property. This will avoid the unnecessary expansion of development into additional agricultural lands and ensure MDS1 setbacks are met.

3. **Maintain Limited and Controlled Site Access**

Through the Site Plan Approval process, maintain limited vehicular access to Bradley Avenue and avoid unnecessary additional access points. Given the site's frontage on an arterial roadway, this measure will continue to direct traffic to the most appropriate component of the road network while minimizing potential conflicts with agricultural vehicles operating within the surrounding area.

4. **Limit the Scale of Complementary Uses**

Implement site-specific zoning provisions establishing appropriate limitations on the scale, intensity and nature of the complementary uses to ensure they remain ancillary to, and supportive of, the principal kennel operation. These provisions should ensure the proposal continues to function as an integrated rural enterprise and does not evolve into an independent commercial destination inconsistent with the planning rationale supporting this application.

In my professional planning opinion, these recommendations, together with the site-specific Official Plan and Zoning By-law Amendments and future Site Plan Approval process, provide an appropriate planning framework to ensure the proposal continues to avoid adverse impacts on the agricultural system. Accordingly, the proposed Official Plan and Zoning By-law Amendments satisfy the intent of the Provincial Planning Statement, the City of London's Official Plan and OMAFRA Publication 861 by avoiding adverse impacts on the agricultural system while supporting the continued viability and diversification of an existing, legally established rural business.



Michael Davis, MCIP, RPP

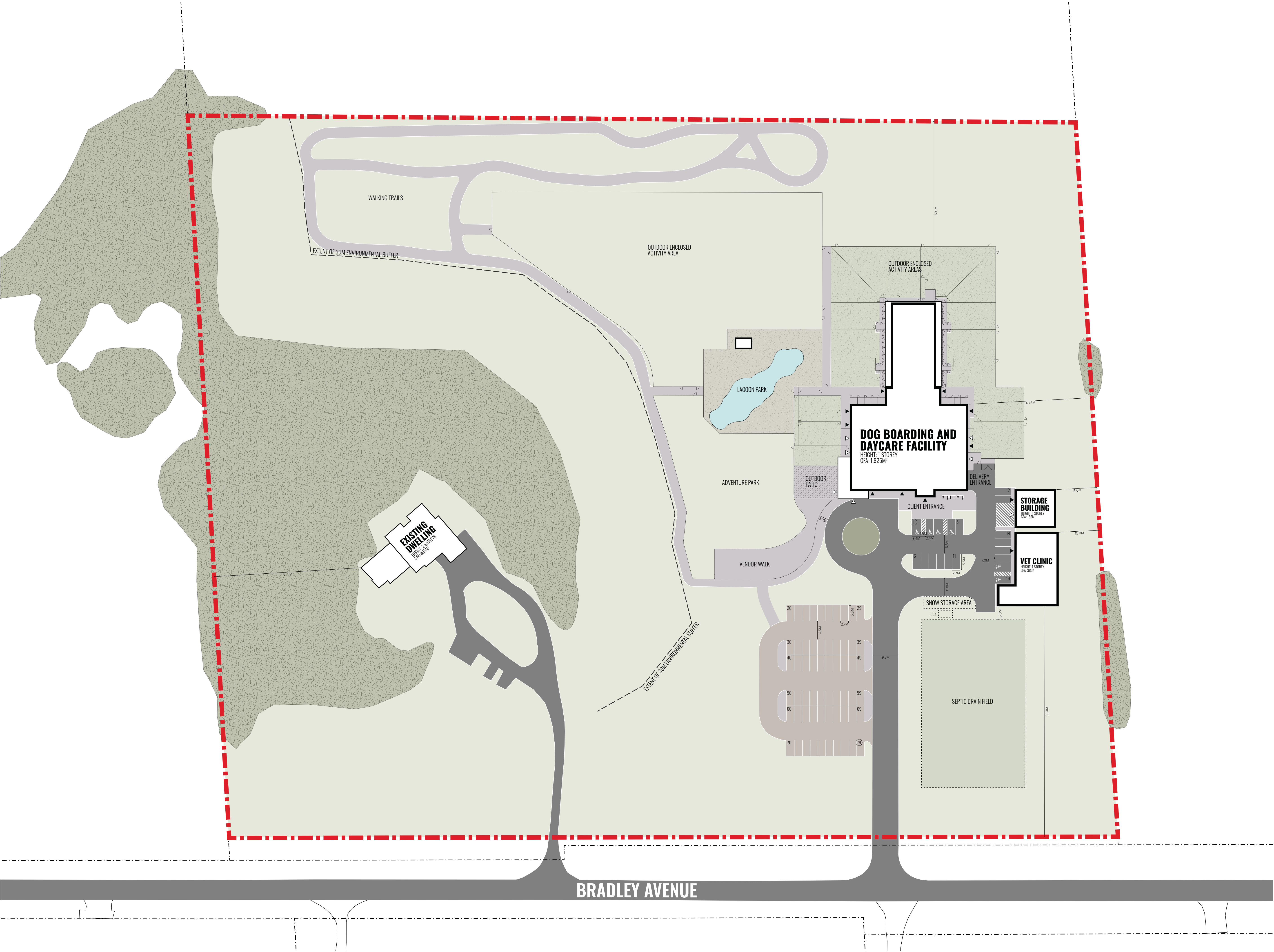


APPENDICES

Site Plan	A
MDS1 Calculations	B
MDS1 Map	C
Author CV	D
Site Photos	E



APPENDIX A: SITE PLAN



CONCEPT PLAN

PROJECT SITE
2206 Bradley Avenue, London ON



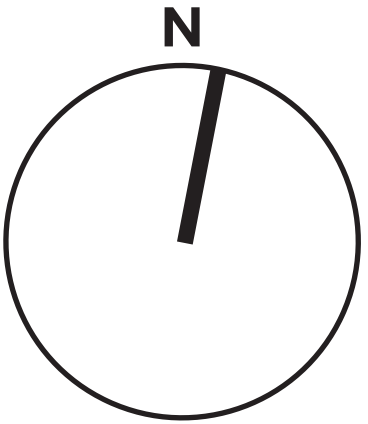
SITE DATA



Regulations	Required	Proposed
Permitted Uses:	See subsection 45.2	Kennels & Accessory Uses
Lot Area:	40 hectares (min)	777 hectares
Lot Frontage:	200m (min)	310.0m
Front Yard Depth:	15m (min)	90.9m
Rear Yard Depth:	15m (min)	63.1m
Interior Side Yard Depth:	15m (min)	East: 15.0m West: 51.8m
Residential Height:	12m (max)	7.0m
All Other Buildings Height:	15m (max)	7.0m
Lot Coverage:	20% (max)	3.6%

* Requires Special Provision

Client:	Country Paws
Date:	07.02.2026
Drawn By:	C. Taylor
Plan Scale:	nts
File No:	2206B
Version	1.0



Contact Us
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Lot Boundary Disclaimer: Site dimensions have been assumed based on data provided by the City of London. Siv-ik planning and design inc. makes no warranties or guarantees regarding the accuracy of the lot boundaries.



APPENDIX B: MDS1 CALCULATIONS

MDS I

General information

Application date Jul 6, 2026	Municipal file number N/A	Proposed application New or expanding zone or designation for a commercial use outside of a settlement area
Applicant contact information Jaymie Crooks Country Paws Boarding Inc. 2206 Bradley Avenue London, ON N6M 1E6	Location of subject lands County of Middlesex City of London WESTMINSTER Concession 1 , Lot 8 Roll number: 3936080030081000000	

Calculations

1944 Bradley Avenue

Farm contact information ON	Location of existing livestock facility or anaerobic digester County of Middlesex City of London WESTMINSTER Concession 1 , Lot 11 Roll number: 3936 08003007900000	Total lot size 100 ac
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	4600 ft ²	21.4 NU	4600 ft ²

Confirm Livestock/Manure Information (1944 Bradley Avenue)

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

Unoccupied Barn or Unused Storage (1944 Bradley Avenue)

The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	V1. Solid, inside, bedded pack			
Design capacity	21.4 NU			
Potential design capacity	42.7 NU			
Factor A (odour potential)	1	Factor B (design capacity)	245.48	
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2	
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			379 m (1243 ft)	
Actual distance from livestock barn			NA	
Storage base distance 'S' (minimum distance from manure storage)			No existing manure storage	
Actual distance from manure storage			NA	

2122 Bradley Avenue

Farm contact information ON	Location of existing livestock facility or anaerobic digester County of Middlesex City of London WESTMINSTER Concession 1 , Lot 9 Roll number: 393608003008201000	Total lot size 27.38 ac
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Small-framed, mature; < 227 kg (including unweaned offspring)	10	5 NU	1750 ft ²

Confirm Livestock/Manure Information (2122 Bradley Avenue)

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

Setback summary

Existing manure storage	V1. Solid, inside, bedded pack		
Design capacity	5 NU		
Potential design capacity	5 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	150
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	162 m (531 ft)		
Actual distance from livestock barn	NA		
Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage		
Actual distance from manure storage	NA		

2090 Bradley Avenue

Farm contact information ON	Location of existing livestock facility or anaerobic digester County of Middlesex City of London WESTMINSTER Concession 1 , Lot 9 Roll number: 393608003008200000	Total lot size 25.24 ac
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	72	72 NU	18000 ft²

Confirm Livestock/Manure Information (2090 Bradley Avenue)

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

Setback summary

Existing manure storage	- Not Specified -			
Design capacity	72 NU			
Potential design capacity	144 NU			
Factor A (odour potential)	0.7	Factor B (design capacity)	358.73	
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2	
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	387 m (1270 ft)			
Actual distance from livestock barn	NA			
Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage			
Actual distance from manure storage	NA			

1963 Bradley Avenue

Farm contact information ON	Location of existing livestock facility or anaerobic digester County of Middlesex City of London WESTMINSTER Concession 2 , Lot 11 Roll number: 3936080030062000000	Total lot size 92.85 ac
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	2800 ft ²	13 NU	2800 ft ²

Confirm Livestock/Manure Information (1963 Bradley Avenue)

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

Unoccupied Barn or Unused Storage (1963 Bradley Avenue)

The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	V1. Solid, inside, bedded pack		
Design capacity	13 NU		
Potential design capacity	26 NU		
Factor A (odour potential)	1	Factor B (design capacity)	212.04
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	327 m (1073 ft)		
Actual distance from livestock barn	NA		
Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage		
Actual distance from manure storage	NA		

1871 Bradley Avenue

Farm contact information ON	Location of existing livestock facility or anaerobic digester County of Middlesex City of London WESTMINSTER Concession 2 , Lot 12 Roll number: 393608003006400000	Total lot size 89.11 ac
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	3200 ft²	14.9 NU	3200 ft²

Confirm Livestock/Manure Information (1871 Bradley Avenue)

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

Unoccupied Barn or Unused Storage (1871 Bradley Avenue)

The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	V1. Solid, inside, bedded pack		
Design capacity	14.9 NU		
Potential design capacity	29.7 NU		
Factor A (odour potential)	1	Factor B (design capacity)	219.44
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			338 m (1109 ft)
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			No existing manure storage
Actual distance from manure storage			NA

Preparer signoff & disclaimer**Preparer contact information**

Michael Davis
 Siv-ik Planning & Design Inc.
 258 Richmond Street
 London, ON
 N6B 2H7
 905-921-9029
 mdavis@siv-ik.ca

Signature of preparer


Michael Davis

Date (Month-Day-Year)

Note to the user

The Ontario Ministry of Agriculture, Food and Agribusiness (OMAFRA) 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 C: MDS1 SETBACK MAP



MDS1 - SETBACK MAPPING

Client: Country Paws Boarding Inc.

Address: 2206 Bradley Avenue

Purpose: DogPlex

Land Use Type: 'B'

LEGEND

- Active Livestock Facilities
- Unoccupied Livestock Facilities
- Subject Site
- MDS1 Setback

Prepared By: Michael Davis, MCIP, RPP

Date: June 24, 2026



APPENDIX D: AUTHOR CV



MICHAEL DAVIS

PARTNER | PLANNING | BURPI, RPP, MCIP

ABOUT

Michael is a professional planner with over fourteen years of advanced experience across the public and private sectors in Ontario and Alberta. Prior to co-founding Siv-ik in 2021, he held senior positions with the City of Hamilton and City of Calgary planning departments. As a Senior Planner on the City of Hamilton's Rural Planning Team, Michael led the review of complex planning applications involving agricultural lands, rural settlements, aggregate resources and resource-based development across the municipality.

Michael's career started as a planning consultant specializing in rural planning and resource management across Southwestern Ontario, where he supported private sector clients in obtaining approvals for agricultural, aggregate, rural commercial and other resource-based development projects. Michael has completed OMAFRA training in Minimum Distance Separation (MDS) and Nutrient Management and has been qualified as an expert witness before the Ontario Municipal Board and Ontario Land Tribunal on Minimum Distance Separation (MDS) and a broad range of rural/agricultural planning and resource management matters. Michael is a graduate of the School of Urban and Regional Planning at Ryerson University, holds a Certificate in Real Estate Development from the University of Calgary and is a Registered Professional Planner.

EDUCATION

Ryerson University (now Toronto Metropolitan University)

B.U.R.Pl., Urban and Regional Planning
(2007-2011)

University of Calgary
Cert., Real Estate Development

ASSOCIATIONS

Registered Professional Planner
(RPP)

Ontario Professional Planner's Institute
(OPPI)

PROFESSIONAL EXPERIENCE

- '21 Partner & Co-Founder | Urban Planning**
Siv-ik Planning and Design Inc. (April 2021 - Present)
- '19 Senior Planner | Development Planning | Rural Team**
City of Hamilton, ON. (May 2019 - March 2021)
- '16 Senior Planner | Community Planning**
City of Calgary, AB. (Sep. 2016 - May 2019)
- '13 Planner II | Community Planning & Design**
City of London, ON. (Jun 2013 - Sep 2016)
- '11 Rural Planner**
Cuesta Planning Consultants Inc. (Apr 2011 - Jun 2013)



APPENDIX E: SITE PHOTOS

Site Photos: Top-down aerial view



Site Photos: SE perspective.



Site Photos: NW Perspective



Site Photos: NE Perspective



