

## **APPENDIX 1**

### **DBH SOILS: *MINIMUM DISTANCE SEPARATION UPDATE*, SEPTEMBER 2022**







**Via email**

Mr. Keith Barrick  
Keith's Trailer Sales Inc.  
6113 Trafalgar Road  
Orton, ON  
L0N 1N0

September 6, 2022

Mr. Barrick:

**Re: Minimum Distance Separation I Report Update  
6113 Trafalgar Road  
Part Lot 31, Concession 8  
Town of Erin  
County of Wellington**

DBH Soil Services Inc. was retained in early 2020 to complete a Minimum Distance Separation I (MDS I) study for the above-mentioned site, henceforth referred to as the Study Area. Information collected in subsequent site visits, surrounding area roadside surveys, and discussions with respective landowners was used to calculate MDS I distances from the potential livestock facilities within 750 m of the boundary of the Study Area. This MDS I information was presented in a letter report dated April 28, 2020. The Minimum Distance Separation (MDS I) study was triggered as a result of a proposed Temporary Use Zoning By-Law application.

DBH Soil Services Inc. was retained in August 2022 to review the April 28, 2020, letter report to determine if that information was still relevant and appropriate considering the passage of time.

This assessment of the relevance of the April 28, 2020, letter report included a review of policy, guidelines, and an assessment of the respective livestock facilities to determine if there have been any changes in the size or numbers of potential livestock facilities.

The review of policy and guidelines identified that the appropriate Minimum Distance Separation guideline that is presently in use is the same document that the original MDS I assessment utilized. Therefore, from a guideline perspective, the original MDS I assessment is still accurate and valid.

Discussions with you (the landowner of the Study Area) indicated that there have been no changes (additions or removal of) any of the potential livestock facilities that were identified in the April 28, 2020, report.

Therefore, as this review has determined that the same MDS guideline is still used, and there have been no changes to the existing potential livestock facilities, this review established that the April 28, 2020, report, and conclusions is still appropriate and valid.

As stated in the April 28, 2020, letter report there were 4 potential livestock facilities within 750 m of the Study Area. The specific location, potential livestock type, potential manure system, and livestock numbers were presented in the original April 28, 2020, report. The following provides a recap of that information as was presented in the original letter report.

Table I presents the location and area data for each agricultural facility as based on the Town of Erin Assessment Roll data and/or the OMAFRA Agricultural Information Atlas.



Table 1 – Agricultural Facilities

Agricultural Facility (Barn)	Location (Lot/Concession)	Address	Area (ha/acres)
1	Lot 31/Concession 7	6118-6124 Trafalgar Road	39.82
2	Lot 30/Concession 7	6080 Trafalgar Road	39.84
3	Lot 32/Concession 8	9425 Erin-Garafaxa Townline	39.00
4	Lot 32/Concession 7	9393 Erin-Garafaxa Townline	39.10

Agricultural facility number 1 is a small to medium sized building with wood sides and a metal roof. The building appears to be in good condition. No livestock were visible at the time of the roadside survey. A review of aerial photography and online imagery indicated that there are no signs of livestock (ie: no feed bales, no manure piles or manure storage, no fencing, no paddocks, no pastures). A telephone conversation with the landowner indicated that the small to medium sized building is a storage shed/machine shed and has no capacity to house livestock. The landowner further indicated that there was a large bank barn on the property years previously and that barn had been demolished. As such, there is no opportunity or capacity to house livestock on this property and no MDS calculations were completed for any buildings on this property.

Agricultural facility number 2 could not be seen from the roadside (sight line restricted by woodlot). A review of online imagery indicated that there is a residential unit with garage, machine shed and a small pole barn. Further, there is evidence of fencing and pasture areas. Three livestock were visible on the 2015 Wellington County online imagery. No evidence of feed or manure storage was visible in the imagery. A telephone conversation with the landowner indicated that they have 2 horses presently, and that the barn has the capacity to house 4 horses. MDS I calculations were made using the 4-horse capacity. The MDS calculation indicated that MDS I arc is 81 m from the barn and 81 m from the manure storage. The landowner indicated that they remove the manure from the barn and spread it around the outside of the barn. They do not have a specific manure storage location.

Agricultural facility number 3 was a pole barn with wooden siding, a metal roof and appears to be in good condition. No livestock was visible at the time of the roadside survey. A review of aerial photography and online imagery indicate that there were no present signs of livestock (ie: no feed bales, no manure piles or manure storage, no fencing, no paddocks, no pastures), however, there may have been a small pasture just south of the barn in previous years. Attempts were made to contact the landowner by telephone. None of the attempts was successful. The roof area of the barn was measured from online imagery. MDS I calculations were made based on barn roof measurements of 21 m x 14 m, for an area of 294 m<sup>2</sup>. The livestock type was considered as 'horse'. The MDS I calculation indicated that the MDS I arc is 114 m from the barn and 114 m from the manure storage. The review of online imagery did not reveal a specific manure storage area.

Agricultural facility number 4 was a bank barn with wooden/metal siding, a metal roof, stone foundation and appears to be in good condition. No livestock was observed during the roadside survey. A review of online imagery indicates that this location has had livestock in the past. A telephone conversation with the landowner indicated that there were beef cattle at this location, but that the cattle were only there during the summertime and were not in the barn. The cattle were pastured only. The landowner also indicated that last year was the last year that he would have cattle and that this year the farm will be in cash crop. The landowner indicated that the barn size was 60 ft x 60 ft (18.3 m x 18.3 m). MDS I calculations were made for this barn using a barn size of 18.3 m x 18.3 m and beef livestock. The MDS calculation indicated that an MDS I arc of 185 m from the barn and 185 m from the manure storage. They do not have a specific manure storage as the cattle are pastured.

Table 2 presents the livestock type associated with each agricultural facility and the calculated MDS I values (in metres) for each agricultural facility and the respective manure storage area.

MDS I data sheets and calculated values are provided in Appendix B.



Table 2 – Minimum Distance Separation I (MDS I)

Agricultural Facility (Barn)	Livestock Type	MDS I (Barn) In metres	MDS I (Manure Storage) In metres
1	-	0.0	0.0
2	Horses	81.0	81.0
3	Horses	114.0	114.0
4	Beef	185.0	185.0

Figure 1 illustrates the approximate location of the Subject Lands, the approximate locations of agricultural facilities with calculated MDS I arcs from each of the agricultural facilities that was capable of housing livestock. Discussions with the landowners indicated that there were no specific manure storage locations. A review of the potential livestock facility on the property for which the landowner could not be reached by telephone, did not provide an indication of the location of a manure storage area.

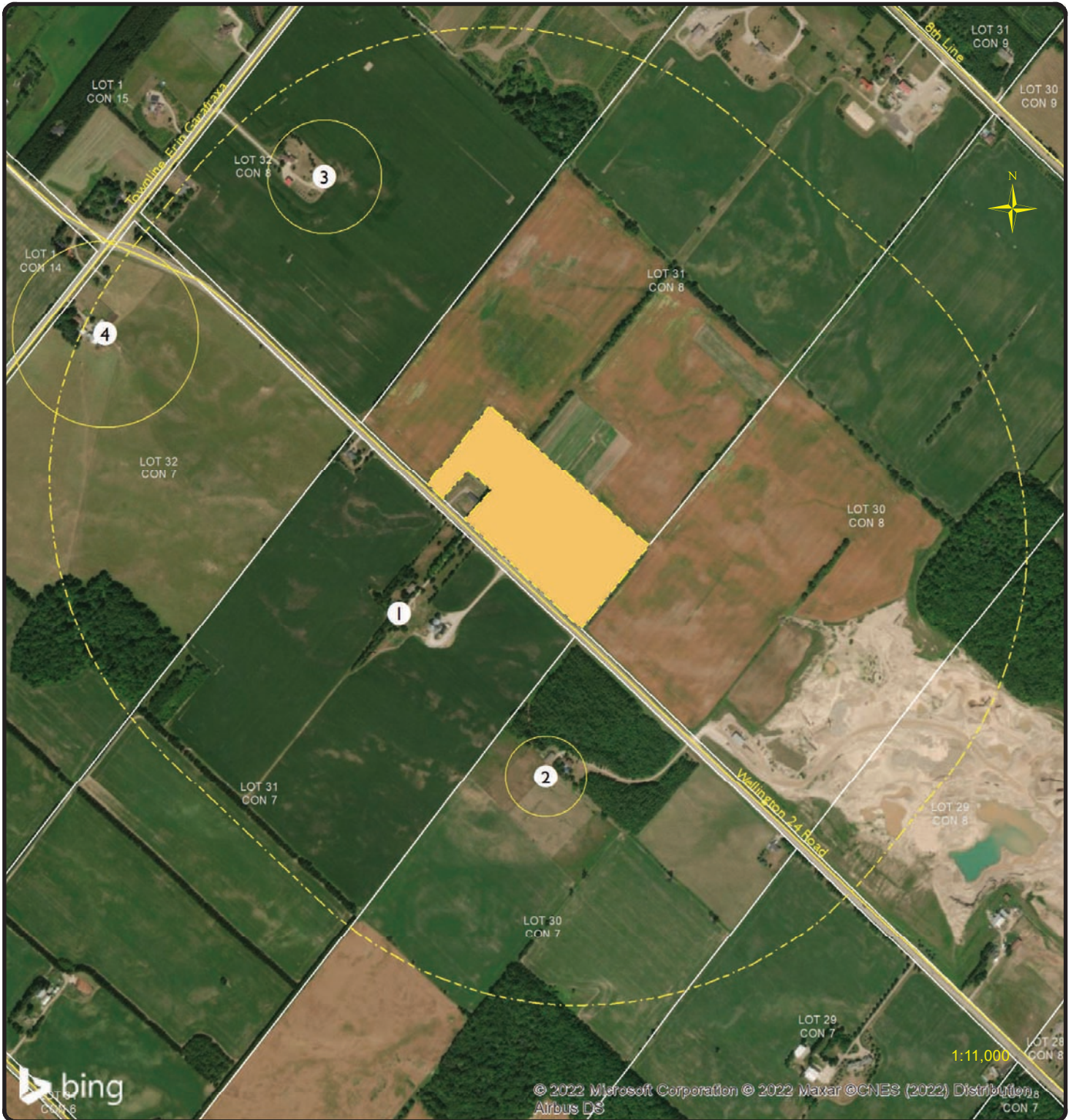
As illustrated on Figure 1, none of the MDS I arcs intersected with any of the boundaries or overlapped on the Subject Lands. Therefore, the Minimum Distance Separation (MDS I) guidelines have been met and no mitigation is required.

I trust this information is helpful. Should you have any questions or concerns, please feel free to contact me at your earliest convenience at 519-578-9226.

Sincerely

**DBH Soil Services Inc.**

Dave Hodgson, P. Ag  
President



**Legend**

- Agricultural Facilities
- Roads (MNRF)
- 750 m Study Area
- Approximate Location of Subject Lands
- Lot Lines (MNRF)
- Minimum Distance Separation (MDS I) Arc

MNRF - Ontario Ministry of Natural Resources and Forestry

Figure 1  
**Minimum Distance Separation (MDS I)**

**DBH Soil Services Inc.**  
 August 2022

## **APPENDIX 2**

**TRITON ENGINEERING SERVICES LIMITED: *SWM BRIEF*, NOVEMBER 2022**









**TRITON  
ENGINEERING  
SERVICES  
LIMITED**  
Consulting Engineers

105 Queen Street West, Unit 14  
Fergus Ontario, N1M 1S6  
Tel: (519) 843-3920  
Fax: (519) 843-1943  
Email: info@tritoneng.on.ca

ORANGEVILLE • FERGUS • HARRISTON

November 24, 2022

Keith's Trailer Sales Inc.  
6133 Wellington Road 24  
Orton N0N 1N0

ATTENTION: Keith Barrick

RE: Keiths Trailer Sales  
Zoning Amendment & Site Plan Approval  
Stormwater Management Brief  
Our File: A6892A

**Introduction:**

Triton Engineering Services Limited (Triton) has been retained by Keiths Trailer Sales Inc. (Keiths Trailers) to complete a brief assessment and recommendation regarding the Stormwater Management needed for the proposed Zoning change and Site Plan Approval at the 7.9ha rural property located at 6113 Wellington Road 24, Orton. The site has approximately 4.1ha of developable area and is currently operating as a sales and servicing center for recreational trailers.

**Existing (Previous) Site Conditions:**

Prior to Keith's Trailers being established the site operated as a "farmer's market" with a large processing/storage building and retail outlet. The site did not have any known form of Stormwater Management systems in place. Historic aerial imagery indicates that the site consisted of approximately 12% impervious area comprised of parking and buildings. The site generally drained towards the south east corner of the property at a slope of approximately 3 to 4%. The site is known to have well drained sand and gravel (Type A) soil.

Based on the above, it is estimated that the previous site produced 120.25m<sup>3</sup> run-off at a rate of 0.089m<sup>3</sup>/s during the 5-year storm event. Refer to attached pre-development MIDUSS Modelling.

**Proposed (Existing) Site Conditions:**

Since Keith's Trailer's has been established the site has been revised to include an additional 1.149ha of impervious parking area built of recycled asphalt, resulting in a total site imperviousness of 40%. The general slope and outlet of the site have not been changed from the previous conditions.

Based on the above, the existing site is expected to produce 402.54m<sup>3</sup> run-off at a rate of 0.280m<sup>3</sup>/s during the 5-year storm event. Refer to attached post development MIDUSS Modelling.

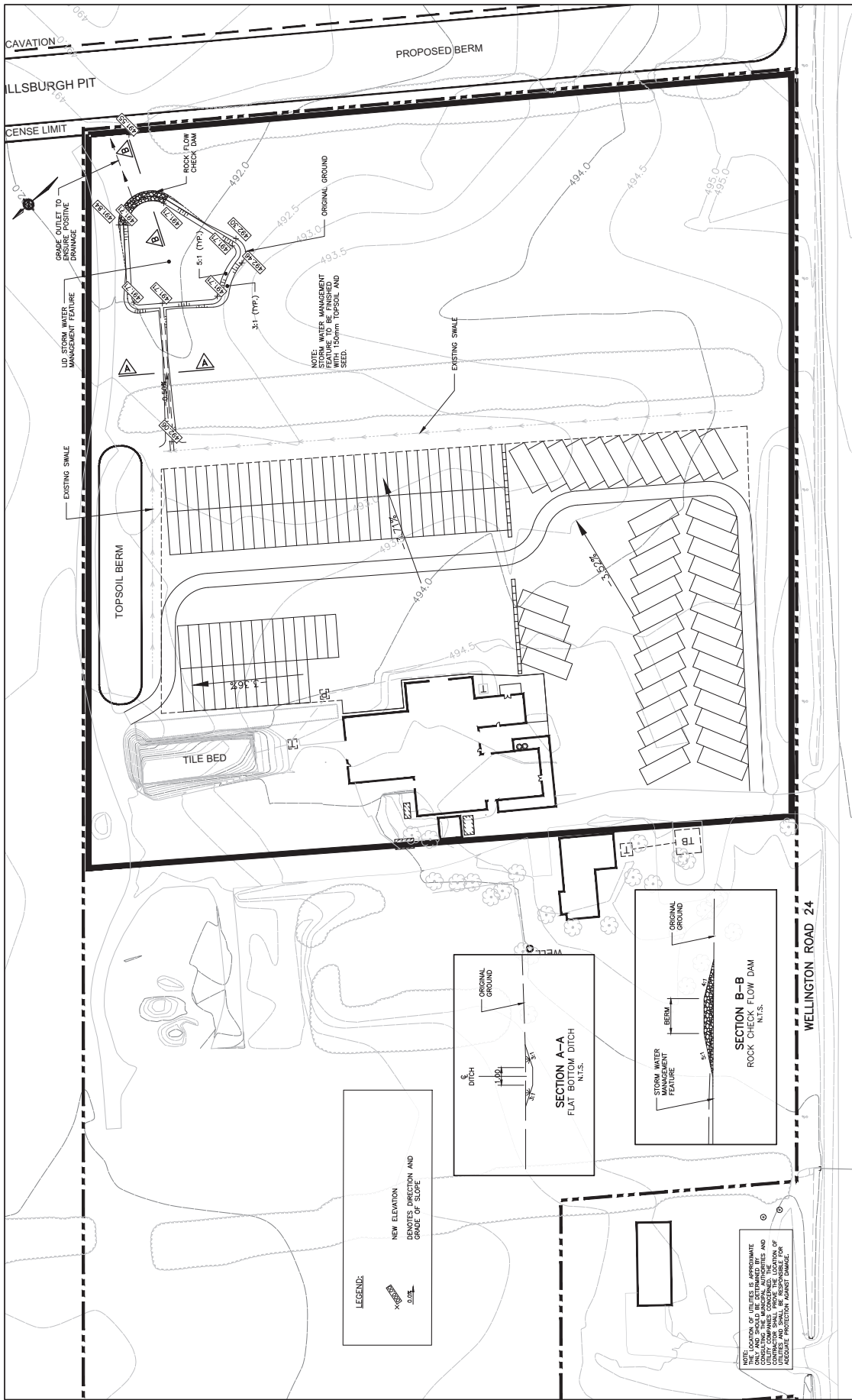
**Recommendation:**

Given that the existing site is increasing the run-off, a low-impact development (LID) stormwater management system and feature is being proposed. This system includes low slope polishing swales that will collect run-off from the parking area that will convey run-off to a ponding area that will simultaneously provide run-off attenuation and promote sediment removal. The ponding area will offer approximately 180m<sup>3</sup> of run-off storage and will be equipped with a rock-check dam outlet to attenuate and disburse run-off. Refer to attached DWG 01.



Respectfully,  
TRITON ENGINEERING SERVICES LIMITED

Dustin Lyttle, P.Eng



<b>NOTES</b>	NO.		DATE	REVISION	INITIAL
<b>KEYTH'S TRAILER SALES</b> 6113 WELLINGTON ROAD 24 TOWN OF ERIN		<b>PROJECT No</b> A6892		<b>TRITON ENGINEERING SERVICES LIMITED</b> Consulting Engineers	
<b>GRADING AND ELEVATION PLAN</b>		DRAWN BY: T.J.K.		SCALES: 1:500 VERTICAL: 1/4" = 1' 0"	
		CHECKED BY: D.C.L.		SCALE NUMBER: 01	
		APPROVED BY: [Signature]		DATE: SEPTEMBER, 2022	






## **APPENDIX 3**

### **SOURCE WATER PROTECTION DOCUMENTATION**





## Bob Long

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**From:** Kyle Davis <KDavis@centrewellington.ca>  
**Sent:** April-08-20 10:38 AM  
**To:** Bob\_long@longenv.com  
**Cc:** Keith Barrick ; Jeff Rollings; Source Water  
**Subject:** RE: Keith's Trailer Sales Inc. Official Plan Amendment  
**Attachments:** WHPA\_Map\_6113TragalgarRD.PDF

Hello Mr. Long,

Thank you for your email to check whether your client's property is located within a source protection area in response to OPA Application Question 21. You are correct, your client's property is not located in a wellhead protection area, issues contributing area or intake protection zone for a municipal drinking water system and therefore is not subject to Source Protection Plan policies that apply to these vulnerable areas. A source protection screening form is, therefore, not required to be submitted with your application. I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any questions, please do not hesitate to contact me.

Regards,

Kyle

Kyle Davis | Risk Management Official

*In the midst of a rapidly changing situation, the Township of Centre Wellington has closed all Township facilities to the public to limit the spread of COVID-19. The Township of Centre Wellington will continue to deliver minimal operations and essential services to our community. We know this is a difficult time for many people and thank you for your patience. Wellington Source Water Protection's offices are located within the Township of Centre Wellington offices. Please note that I am currently working remotely, and available to communicate by phone or email.*

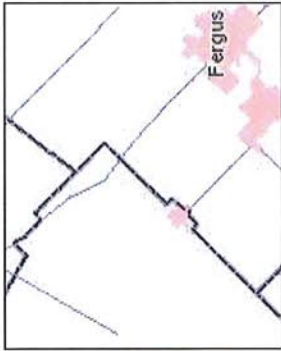
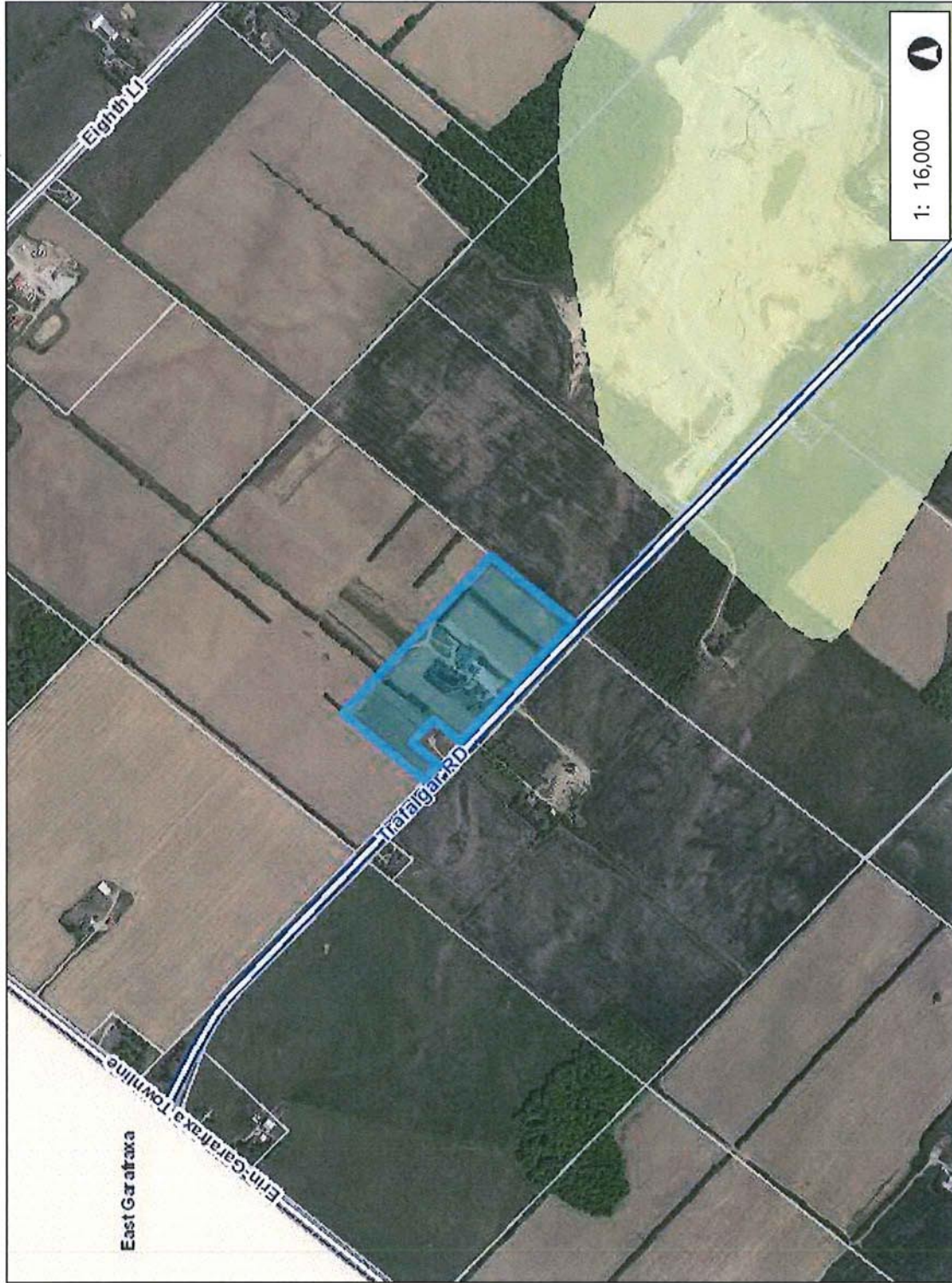
Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0  
519.846.9691 x362 | [kdavis@centrewellington.ca](mailto:kdavis@centrewellington.ca) | [www.wellingtonwater.ca](http://www.wellingtonwater.ca)  
Toll free: 1-844-383-9800

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.



Explore Wellington

6113 Trafalgar Road, Erin



Legend

- Parcels
- Roads
  - Local Road
  - County Road
  - Highway
- Waterbodies
- Watercourses
- Municipalities
- Ontario - Municipalities
- Well Locations
- Wellhead Protection Area Bou
- A
- B
- C
- D
- Vulnerability Score
  - 10
  - 8
  - 2, 4, 6 (A, B or C)
  - 2, 4, 6 (D)
- RoadsLookup

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2016.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

0.8 Kilometers

0 0.41

0

0.8

1: 16,000



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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## Bob Long

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**From:** Bob Long <Bob\_long@longenv.com>  
**Sent:** April-03-20 1:41 PM  
**To:** 'kdavis@centrewellington.ca'  
**Cc:** Keith Barrick ; Jeff Rollings  
**Subject:** Keith's Trailer Sales Inc. Official Plan Amendment  
**Attachments:** 03apr20 Figure 7 Erin Zone Map.pdf; Jan 2015 CVC Sourcewater Report - Figure 1b - Wellhead Protection Areas - Hillsburgh.pdf

Good afternoon Mr. Davis:

Our Client is applying for an amendment to the County of Wellington Official Plan. One of the matters to consider is Source Water Protection.

The 4 ha property, located on the east side of Trafalgar Road, is about 2.4 km north of Hillsburgh, in the southwest corner of Lot 31. Shown on the attached Zone Map, it is adjacent to the recently approved, northerly expansion of CBM's Hillsburgh Pit. I have also attached the CVC Wellhead Protection Areas – Hillsburgh map. It indicates that the yellow, Secondary Protection Zone, extends about half way into the existing gravel pit, on Lot 30. Therefore, in response to the OPA Application Form, Question No. 21, I think we can say that the subject property is not within a Wellhead Protection Area and is not subject to a Source Protection Plan.

Would you please confirm that the subject property is not subject to the Source Protection Plan?

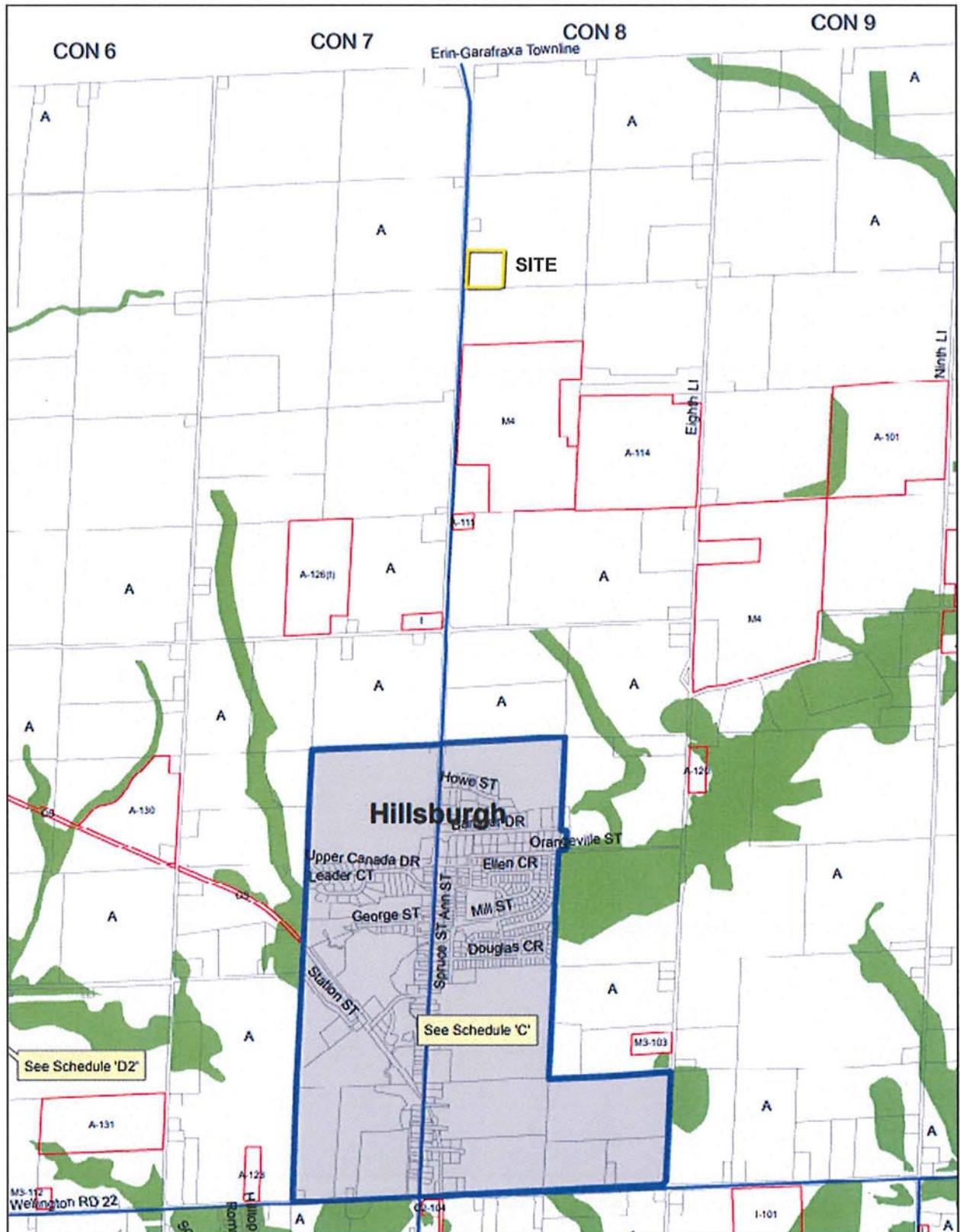
Yours truly.....Bob

ROBERT J. LONG, P. ENG., R.P.P.



**LONG ENVIRONMENTAL**  
CONSULTANTS INC.  
ENVIRONMENTAL ENGINEERS & PLANNERS

43 Forest Park Road, Orangeville, Ontario L9W 1A1  
Tel: [519] 941-3540 Cell: [519] 939-7090  
Fax: [519] 941-8575 Email: bob\_long@longenv.com



**Figure 7**  
**SCHEDULE A**



## **APPENDIX 4**

### **2022 TRAFFIC DOCUMENTATION UPDATE**





## Bob Long

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**From:** Pasquale Costanzo <pasqualec@wellington.ca>  
**Sent:** September-21-22 2:05 PM  
**To:** Bob\_long@longenv.com  
**Subject:** RE: Trafalgar Road Planning Project

Hi Bob,

We have some more up to date counts as follows,  
- Station 2402, AADT 7,076 in 2019  
- Station 2403, AADT 5,587 in 2019

Take care

Pasquale Costanzo, C.E.T., CMMII Infrastructure Specialist Technical Services Supervisor County of Wellington, Roads Division T 519.837.2601 x 2250 E pasqualec@wellington.ca

-----Original Message-----

From: Bob Long <Bob\_long@longenv.com>  
Sent: Tuesday, September 20, 2022 2:12 PM  
To: Pasquale Costanzo <pasqualec@wellington.ca>  
Subject: RE: Trafalgar Road Planning Project

Good afternoon Pasquale:

We are preparing a new planning report for this Client. Would you please provide the most recent AADTs for your Stations 2402 and 2403?

Best wishes.....Bob

-----Original Message-----

From: Pasquale Costanzo <pasqualec@wellington.ca>  
Sent: April-28-20 9:28 AM  
To: Bob\_long@longenv.com  
Subject: RE: Trafalgar Road Planning Project

Hello Bob,

There are 2 counting stations (below) south of the gravel pit and I don't have any stations north of the gravel pit. The County of Dufferin may have count station north of the Townline.

Station 2402 - AADT 6,605 - Counted in 2016 - Located 0.5 km North of WR 124 Station 2403 - AADT 5,092 - Counted in 2016 - Located 0.1 km North of Howe St

Any questions give me a call.

Take care

Pasquale Costanzo, C.E.T., CMMII Infrastructure Specialist Technical Services Supervisor County of Wellington, Roads Division T 519.837.2601 x 2250 E pasqualec@wellington.ca

-----Original Message-----

From: Bob Long <Bob\_long@longenv.com>

## Bob Long

---

**From:** Brad Gibbons <bgibbons@dufferincounty.ca>  
**Sent:** September-20-22 2:47 PM  
**To:** Bob\_long@longenv.com  
**Subject:** RE: Dufferin Road 24 Traffic Counts  
**Attachments:** 24011 - VOLUME 26-04-2021.xlsx; 24011 - CLASS 08-06-2021.xlsx; 24011 - CLASS 26-04-2021.xlsx; 24011 - SPEED 08-06-2021.xlsx; 24011 - SPEED 26-04-2021.xlsx; 24011 - VOLUME 08-06-2021.xlsx

Hi Bob.

As per your requested I have attached the most recent traffic data we've collected on Dufferin County Road 24. Attached are two (2) separate full weekday collections completed in April and June of 2021. Both counts were collected in the road section between the Erin-Garafraxa Townline and Dufferin County Road 3. The AADT appears to be 3,381. It might be worth while to compare the AADT against the counts I provided previously to see if there's any difference in the pre-pandemic traffic volumes.

Thanks,

**Brad Gibbons, C.E.T. |Engineering Project Manager |Public Works Department |County of Dufferin**

Phone: 519-941-2816 Ext. 2606| [bgibbons@dufferincounty.ca](mailto:bgibbons@dufferincounty.ca) | 30 Centre Street, Orangeville, ON L9W 2X1

Join in Dufferin - Share your stories. Connect with your community. Have your say on new projects. Click here to [Sign Up and Speak Up!](#)

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**From:** Bob Long <Bob\_long@longenv.com>  
**Sent:** Tuesday, September 20, 2022 2:18 PM  
**To:** Brad Gibbons <bgibbons@dufferincounty.ca>  
**Subject:** RE: Dufferin Road 24 Traffic Counts

Good afternoon Brad:

We are preparing a new planning application for this Client, located north of Hillsburgh. Would you please provide your most recent AADTs for Dufferin Road 24? Probably for 2021. I think the one for road section 24011 would be sufficient. We don't need the whole file.

Best wishes.....Bob

ROBERT J. LONG, P. ENG., R.P.P.



**LONG ENVIRONMENTAL**  
CONSULTANTS INC.  
ENVIRONMENTAL ENGINEERS & PLANNERS

326 Bailey Drive, Orangeville, Ontario L9W 4L9  
Tel: (519) 941-3540 Cell: (519) 939-7090  
Email: [bob\\_long@longenv.com](mailto:bob_long@longenv.com)

Maneuver time is the time to accomplish a vehicle maneuver. For design purposes, the calculated values are rounded. For guidance on selecting decision sight distance, refer to Chapter 2.

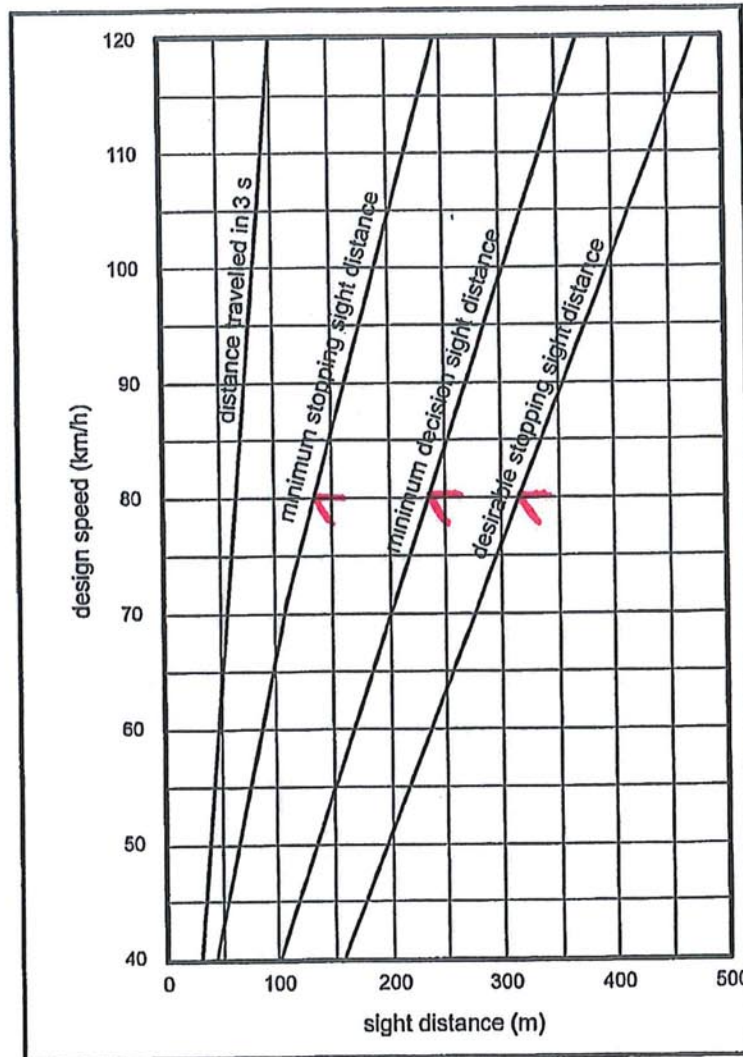
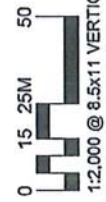
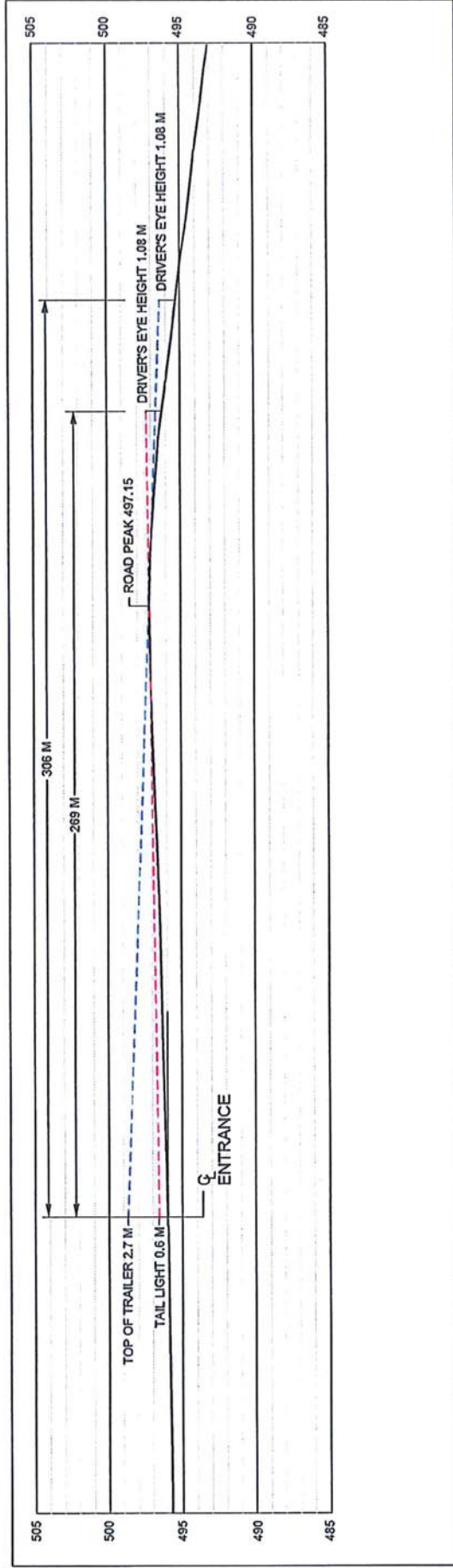
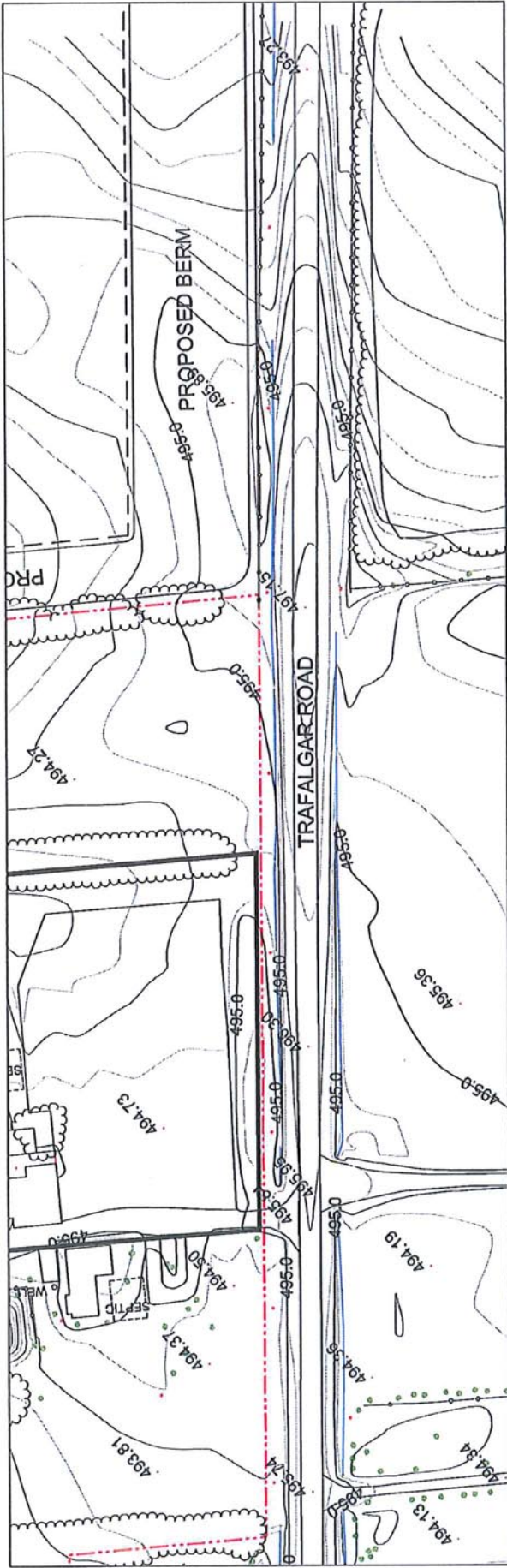


Figure 9.10.1: Decision Sight Distance<sup>72</sup>

### 9.11 SIGHT DISTANCE AT BRIDGE STRUCTURES

Where a bridge is close to an at-grade intersection, such as at the intersection of an interchange ramp with a cross road adjacent to an overpass, particular attention is required to ensure adequate sight distance is provided. This is due to the potential visual obstruction created by the bridge railing or other structural components. The typical critical factor, at a ramp intersection, is the sight distance required for the left-turning vehicle departing from the ramp to clear the traffic approaching from the left on the cross road. If the intersection is signalized, the minimum critical sight distance is then the distance needed for vehicles turning right, off the ramp, to clear vehicles approaching from the left. However, it



1:2,000 @ 8.5x11 VERTICAL EXAGGERATION 5X

KEITH'S TRAILERS MAY 04, 2020  
Application For Town of Elin Temporary Use Zoning

# KEITH'S TRAILERS TRAFALGAR ROAD PLAN AND PROFILE

