

Erin Moir, Fourteen Estates
Honey Heights Developments Ltd.
513 Westney Road South Unit 4
Ajax, Ontario L1S 6W8

October 10, 2025

Re: Review of Minimum Distance Separation (MDS) Study
Proposed Subdivision Development
Whitfield Road, Port Perry
CCS Project No. 5424

Dear Erin:

The email you provided on October 7th included an extensive report by Oak Ridge Environmental, which reviewed the MDS separation distances from a number of livestock facilities within a 1,500 metre radius of the lands that Honey Heights Developments is seeking approval for.

The critical livestock facility identified in the report as Farm 5 is located at 2075 Whitfield Road and is owned by Twin Erin Farms Inc. The MDS calculation was based on the active use of a livestock facility of 730 sq.m. for the housing of broiler chickens. Based on the type of livestock and the footprint of the facility, it generates an MDS separation distance of 236 m (774 ft) and extends into the front portion of the lands proposed to be developed.

We examined this structure by use of an aerial and confirmed that its' ground floor area is consistent with the square footage used in the calculation. The one item that we did note was that the owner had not confirmed that the facility was currently being used for broiler chickens.

We understand that Mr. Rondeau received a call from the owner of the facility advising that it has not been used for livestock in the past 5 years, and they have relinquished their broiler quota. This would mean that the MDS arc is no longer applicable as the information provided by the farm owner/operator is that the building is no longer used for livestock and the farming operation has been changed to the growing of crops, and the building is being used for storage.

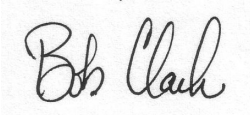
While we acknowledge that the building and the manure storage facility discussed in the material you provided could be used in the future for the housing of livestock, such a change would require the preparation of a new MDS based on the specific type and number of livestock proposed.

With the information provided by the farm owner, it is my opinion that the MDS Arc calculated in the May 2025 Report is no longer applicable and does not hinder the development proposed. This opinion is based on my experience as a professional agrologist and the preparation and implementation of a number of specific applications of the MDS Formulae and Guidelines as published by the OMAFRA.

Please contact me if you need further information.



Sincerely,

A handwritten signature in black ink that reads "Bob Clark". The signature is written in a cursive, flowing style.

Bob Clark, *P.Eng., P.Ag., MCIP, RPP, OLE*
Principal Planner

cc: Rick Rondeau

z:\5424 Honey Heights Development MDS Review\5424-MDS Review Letter-October 10-2025 (HONEY HEIGHTS).docx