



## LOFT PLANNING

P.O. Box 246, STN MAIN  
Collingwood, Ontario  
L9Y 3Z5

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February 27 2020

Mr. Scott Taylor, MCIP RPP  
Senior Planner  
County of Grey  
595 9th Avenue East  
Owen Sound, ON N4K 3E3

Ms. Liz Buckton, MCIP RPP  
Senior Planner  
21 Trowbridge Street West  
Meaford, Ontario N4L 1A1

Dear Mr. Taylor and Ms. Buckton:

RE: Response to County and Municipal Comments  
Proposed County Official Plan Amendment # 42-10-480-OPA-147  
West Part Lot 14, Concession 8,  
**Civic Address 137855 Grey Road 12**  
**Municipality of Meaford (geographic Township of St. Vincent)**  
Applicant: Georgian Heights Church of Gods and Christ Church

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This correspondence is in response to our recent telephone conversation on February 18, 2020 requesting further information relating to MDS, Type of Use and the Search Criteria.

### **MDS**

We understand the Province has commented on the application as it relates to MDS implementation. We have calculated the MDS I for a Type A and Type B land use and MDS II. These calculations are attached as an addendum and are discussed below. The following are our comments:

- In our opinion, the proposed school and church use would not represent an incompatible use.
- The users of this facility are generally agricultural operators and are also residents who are living within the agricultural community.
- These are not users that would have concerns with respect to nearby livestock facilities.
- The subject lands are existing as a separate conveyable lot and this lot would logically be expected to include a residential use, which would be considered a Type A land use.
- Guideline 7 of the MDS Implementation Guidelines indicates that MDS I is to be applied to dwellings for lots created after March 1, 2017. Therefore, at minimum a dwelling on this lot would represent a Type A land use and MDS would be applicable.
- The following is a chart that represents the MDS requirements for the school/church use as a Type A and Type B land use (Calculations attached).



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### MDS I

School/Church Use	Type A land use Required Barn/Manure Storage	Type A land use Provided Barn/Manure Storage
Farm 1 – 4210480000706000	189 m / 189 m	<b>130 m / 130 m</b>
Farm 2 - 4210480000706100	123 m / 123 m	130 m / 130 m
Farm 3 - 4210480000700600	189 m / 189 m	330 m / 330 m
Farm 4 - 4210480000706400	183 m / 183 m	398 m / 398 m
Farm 5 - 4210480000700600	148 m / 148 m	935 m / 935 m

School/Church Use	Type B land use Required Barn/Manure Storage	Type B land use Provided Barn/Manure Storage
Farm 1 – 4210480000706000	378 m / 378 m	<b>130 m / 130 m</b>
Farm 2 - 4210480000706100	246 m / 246 m	<b>130 m / 130 m</b>
Farm 3 - 4210480000700600	378 m / 378 m	<b>330 m / 330 m</b>
Farm 4 - 4210480000706400	367 m / 367 m	398 m / 398 m
Farm 5 - 4210480000700600	296 m / 296 m	935 m / 935 m

### MDS II

To Double NU in Facility	Type A land use Required	Type A land use Provided
Farm 1 – 4210480000706000	150 m	<b>130 m</b>
Farm 2 - 4210480000706100	98 m	130 m
Farm 3 - 4210480000700600	137 m	330 m
Farm 4 - 4210480000706400	146 m	398 m
Farm 5 - 4210480000700600	117 m	935 m

To Double NU in Facility	Type B land use Required	Type B land use Provided
Farm 1 – 4210480000706000	300 m	<b>130 m</b>
Farm 2 - 4210480000706100	196 m	<b>130 m</b>
Farm 3 - 4210480000700600	274 m	330 m
Farm 4 - 4210480000706400	291 m	398 m
Farm 5 - 4210480000700600	235 m	935 m

- For the MDS I calculated we have provided the Type A and Type B calculations above, and as Type B arcs are generally doubled, there are two additional farms that are affected the MDS arcs.
- We would opine that the users of this facility are living on farms themselves and are living an agricultural lifestyle within their agricultural community. They are not expected to be users that would have concerns about livestock operations.
- Guidelines 37 provides that, “normally churches, schools and cemeteries are considered Type B land uses as they are institutional uses; however, existing, new and expanding churches, schools and cemeteries intended to primarily serve a community which relies on horse-drawn



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vehicles as a predominate mode of transportation, shall be considered as Type A land uses for the purposes of both MDS I and MDS II. The preface of this application and proposed school and church is that this is the same community that typically would utilize horse and buggy, and that simply because this congregation does not use horse and buggy does not infer a different agricultural way of life. Based on this, we would opine that the use is a Type A land use and should be categorized as such.

- Within the draft by-law an additional provision could be included which confirms the use as a Type A land use for future MDS II calculations.
- Based on the above chart of MDS II calculations, this would ensure that any adjacent agricultural land owner applying for a building permit would not be affected by the establishment of the proposed use.

### Search Criteria and Policy Direction

There continues to be discussion surrounding the Provincial Policy Statement policies and more specifically Sections 3.2.1, 3.2.2 and 3.2.3 of the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas. These policies provide for two overarching discussions, the first relates to the site search and the second being the type of use. The following provides further information on these two areas:

#### Search Area:

- In our planning letter dated June 5 2019, we provide further information on the locational analysis and search area. We do continue to support those comments as valid rationale and supporting justification to this argument surrounding search criteria and locational analysis.
- This previous analysis included information related to locational details of where the congregation resides and the basis of their search area.
- The PPS policies require that settlement areas be the first location of search. The premise of the application was to locate lands that would provide for a rural/agricultural location, that there be land area available and that it be in a general quadrant that was close to the congregation. The closest settlement area would be Meaford, where lands would generally need to be serviced in order to developed for this type of use. Serviced lands would be located within the built-up area, would not be of a larger lot area, would not be in a rural setting and would not be in the general location of the congregation.
- Further, the locational search did not focus on lands in Meaford as the intent was to establish a facility in a rural /agricultural area, to preserve traditional methods of learning associated with their way of life similar to those congregations that do utilize horse and buggy.
- It is our opinion that a settlement area is not an appropriate location for the proposed use, that rural lands were part of the search area but were unfounded. And that as such, no reasonable alternative locations were located and this site on low priority agricultural lands can be considered to meet the PPS policies.

#### Policy Direction:

- The Provincial Policy Statement provides permissions for agricultural uses, agricultural related uses, on farm diversified uses and limited non-residential uses subject to criteria (S2.3.6.2b). This



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criterion includes compliance with MDS, demonstrating the need for the use at this location, and other locations that were investigated.

- The County Official Plan permits "Institutional uses on existing lots, serving those segments of the population whose primary means of transportation is via horse and buggy and active transportation, subject to policy 5.2.2(4)(b)". (S5.2.1)
- And Section 5.2.2 (4)(b) includes the requirement for the PPS criteria for the non-residential uses, requiring that such uses demonstrate there is a need for the use at this particular location, other such locations having been investigated. The County OP policies specify that "Institutional uses, including schools, churches, and cemeteries, required by the horse and buggy community, shall be considered a Type A land use for the purposes of calculating MDS."
- The Provincial Agricultural Guidelines provides that, the assessment of need and evaluation of alternative locations for non-agricultural uses are geographically-based and dependant on the type of use and the region from which customers are drawn.
- Our planning justification has described the use as an institutional use including a school and church that would provide a community facility for an agriculturally based community.
- The planning report also outlines the process that was undertaken to find a site location which included a time period of several years, that the lands be located in their general search area relative to where the congregation families generally reside and that the land area size was suitable for the use and their needs.
- We did confirm that the search took place over several years and that investigations and offers on rural lands were not accepted.

### Nature of the Proposed Use

- The applicant is the Georgian Heights Church of Gods and Christ Church which is a local congregation consisting of families that live in the Municipality of Meaford.
- The Congregation is a Mennonite community that currently uses an existing facility in an adjacent municipality for their school and church.
- The congregation wishes to relocate to a site that is within the rural/agricultural community, that includes land area and that is in close proximity to where the congregation resides.
  - o The congregation wishes to establish a school/church facility within a **rural/agricultural community**, outside of a settlement area. This is primarily to provide a separated private community facility for their congregation that is represented in an agricultural setting. The church holds a strong Mennonite heritage which obligates its members to lead a life according to Mennonite principles. This includes patterns within their lives including living an agricultural lifestyle and utilizing private institutional facilities for their school and church. This is not dissimilar to other uses that are permitted or contemplated in rural or agricultural areas by the nature of the use or land mass requirement. This might include other Mennonite communities that utilize horse and buggy, veterinarian clinics or in rural areas, golf courses and wedding barn facilities.
  - o The congregation wishes to establish their school/church facility on lands that are represented in the rural/agricultural community and include an approximate **land area** of 4 hectares. The land area of 4 hectares was part of their initial search criteria and was based on a need of having outdoor space for curriculum and recreational uses.



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- The congregation wishes to establish their school/church facility within **close proximity to the congregation**. This is a facility used for both school and church use that are utilized throughout the day (school pick ups and drop offs), seven days a week (for church and evening events). The location is critical; sets the basis of the user's day to day behaviours and it is a reasonable human desire for a small Mennonite community/congregation that lives an agricultural lifestyle. To be within a reasonable distance of their primary institutional facility is not unreasonable.

We trust the above is satisfactory and we look forward to working with the County and Municipality.

Yours truly,  
Loft Planning Inc.

Kristine Loft, MCIP RPP  
Principal

Attachments:  
MDS I and MDS II Worksheets

**Description:**
**Application Date:** Friday, January 11, 2019

**Municipal File Number:**
**Proposed Application:** New or expanding church, school or cemetery used primarily by a community reliant on horse-drawn transportation  
 Type A Land Use

**Applicant Contact Information**  
 Kristine Loft

**Location of Subject Lands**

 County of Grey, Municipality of Meaford  
 ST. VINCENT, Concession: 8, Lot: 14  
 Roll Number: 421048000700600


**Calculation Name:** *Farm 1*
**Description:**
**Farm Contact Information**  
 XX XX

**Location of existing livestock facility or anaerobic digester**

 County of Grey, Municipality of Meaford  
 Concession: , Lot:  
 Roll Number: 421048000706000  
 Total Lot Size: 21 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.



Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	135	45.0	502 m <sup>2</sup>

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

**Existing Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Design Capacity (NU):** 45.0

**Potential Design Capacity (NU):** 90.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.8	X	306.81	X	0.7	X
				1.1	
				=	
				189 m (620 ft)	130 m (427 ft) 
				Storage Base Distance 'S'	
				(minimum distance from manure storage)	(actual distance from manure storage)
				189 m (620 ft)	130 m (427 ft) 

**Calculation Name:** *Farm 2*
**Description:**
**Farm Contact Information**  
 XX XX

**Location of existing livestock facility or anaerobic digester**


 County of Grey, Municipality of Meaford  
 Concession: , Lot:  
 Roll Number: 421048000706100  
 Total Lot Size: 45 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

# Minimum Distance Separation I

Worksheet 1  
Prepared By: Kristine Loft

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	30	10.0	111 m <sup>2</sup>

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

**Existing Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Design Capacity (NU):** 10.0

**Potential Design Capacity (NU):** 20.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.8	X	199.99	X	0.7	X
				1.1	
				=	
				123 m (404 ft)	130 m (427 ft)
				Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
				123 m (404 ft)	130 m (427 ft)


**Calculation Name:** *Farm 3*  
**Description:**

**Farm Contact Information**  
XX XX

**Location of existing livestock facility or anaerobic digester**  
County of Grey, Municipality of Meaford  
Concession: , Lot:  
Roll Number: 421048000700600  
Total Lot Size: 38 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	90	30.0	334 m <sup>2</sup>

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

**Existing Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Design Capacity (NU):** 30.0

**Potential Design Capacity (NU):** 90.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.8	X	306.81	X	0.7	X
				1.1	
				=	
				189 m (620 ft)	330 m (1083 ft)
				Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
				189 m (620 ft)	330 m (1083 ft)

**Calculation Name:** *Farm 4*  
**Description:**

**Farm Contact Information**  
XX XX

**Location of existing livestock facility or anaerobic digester**  
County of Grey, Municipality of Meaford  
Concession: , Lot:  
Roll Number: 421048000706400  
Total Lot Size: 20 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

# Minimum Distance Separation I

Worksheet 1

Prepared By: Kristine Loft

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	120	40.0	446 m <sup>2</sup>



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

**Existing Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Design Capacity (NU):** 40.0

**Potential Design Capacity (NU):** 80.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.8	X	297.87	X	0.7	X
				1.1	
				=	
				183 m (602 ft)	398 m (1306 ft)
				Storage Base Distance 'S'	
				(minimum distance from manure storage)	(actual distance from manure storage)
				183 m (602 ft)	398 m (1306 ft)

**Calculation Name:** *Farm 5*

**Description:**

**Farm Contact Information**

XX XX

**Location of existing livestock facility or anaerobic digester**

County of Grey, Municipality of Meaford

Concession: , Lot:

Roll Number: 421048000700600

Total Lot Size: 40 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	60	20.0	223 m <sup>2</sup>



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

**Existing Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Design Capacity (NU):** 20.0

**Potential Design Capacity (NU):** 40.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.8	X	240	X	0.7	X
				1.1	
				=	
				148 m (485 ft)	935 m (3068 ft)
				Storage Base Distance 'S'	
				(minimum distance from manure storage)	(actual distance from manure storage)
				148 m (485 ft)	935 m (3068 ft)

**Preparer Information**

Kristine Loft

Email: kristine@loftplanning.com

Signature of Preparer:

Kristine Loft

Date:

**NOTE TO THE USER:**

The Ontario Ministry of Agriculture, Food and Rural Affairs (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 OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA 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.

**Description:**
**Application Date:** Tuesday, June 4, 2019

**Municipal File Number:**
**Proposed Application:** Other Type B land use  
 Type B Land Use

**Applicant Contact Information**

Kristine Loft

**Location of Subject Lands**

County of Grey, Municipality of Meaford

ST. VINCENT, Concession: 8, Lot: 14

Roll Number: 421048000700600

**Calculation Name: Farm 1**
**Description:**
**Farm Contact Information**

XX XX

**Location of existing livestock facility or anaerobic digester**

County of Grey, Municipality of Meaford

ST. VINCENT, Concession: 9, Lot: 14

Roll Number: 421048000706000

Total Lot Size: 21 ha


The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.


Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	135	45.0	502 m <sup>2</sup>

**Existing Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Design Capacity (NU):** 45.0

**Potential Design Capacity (NU):** 90.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.8	X	306.81	X	0.7	X
		2.2			
				=	
				378 m (1240 ft)	130 m (427 ft) 

Storage Base Distance 'S'	(actual distance from manure storage)
378 m (1240 ft)	130 m (427 ft) 

**Calculation Name: Farm 2**
**Description:**
**Farm Contact Information**

XX XX

**Location of existing livestock facility or anaerobic digester**

County of Grey, Municipality of Meaford

ST. VINCENT, Concession: 9, Lot: 14

Roll Number: 421048000706100

Total Lot Size: 45 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

# Minimum Distance Separation I


Worksheet 1  
Prepared By: Kristine Loft


Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	30	10.0	111 m <sup>2</sup>

**Existing Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Design Capacity (NU):** 10.0

**Potential Design Capacity (NU):** 20.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.8	X	199.99	X	0.7 X 2.2 = 246 m (808 ft)	130 m (427 ft) 

Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
246 m (808 ft)	130 m (427 ft) 

**Calculation Name:** *Farm 3*

**Description:**

**Farm Contact Information**  
XX XX

**Location of existing livestock facility or anaerobic digester**  
County of Grey, Municipality of Meaford  
ST. VINCENT, Concession: 8, Lot: 14  
Roll Number: 421048000700600  
Total Lot Size: 38 ha


The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.


Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	90	30.0	334 m <sup>2</sup>

**Existing Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Design Capacity (NU):** 30.0

**Potential Design Capacity (NU):** 90.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.8	X	306.81	X	0.7 X 2.2 = 378 m (1240 ft)	330 m (1083 ft) 

Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
378 m (1240 ft)	330 m (1083 ft) 

**Calculation Name:** *Farm 4*

**Description:**

**Farm Contact Information**  
XX XX

**Location of existing livestock facility or anaerobic digester**  
County of Grey, Municipality of Meaford  
ST. VINCENT, Concession: 9, Lot: 15  
Roll Number: 421048000706400  
Total Lot Size: 20 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

# Minimum Distance Separation I

Worksheet 1

Prepared By: Kristine Loft

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	120	40.0	446 m <sup>2</sup>

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 40.0

Potential Design Capacity (NU): 80.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.8	X	297.87	X	0.7	X
				2.2	
				=	
				367 m (1204 ft)	398 m (1306 ft)
				Storage Base Distance 'S'	
				(minimum distance from manure storage) (actual distance from manure storage)	
				367 m (1204 ft)	398 m (1306 ft)

Calculation Name: **Farm 5**

Description:

Farm Contact Information

XX XX

Location of existing livestock facility or anaerobic digester

County of Grey, Municipality of Meaford

ST. VINCENT, Concession: 8, Lot: 14

Roll Number: 421048000700600

Total Lot Size: 40 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	60	20.0	223 m <sup>2</sup>

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 20.0

Potential Design Capacity (NU): 40.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.8	X	240	X	0.7	X
				2.2	
				=	
				296 m (970 ft)	935 m (3068 ft)
				Storage Base Distance 'S'	
				(minimum distance from manure storage) (actual distance from manure storage)	
				296 m (970 ft)	935 m (3068 ft)

Preparer Information

Kristine Loft

Email: kristine@loftplanning.com

Signature of Preparer: \_\_\_\_\_

Kristine Loft

Date: \_\_\_\_\_

## NOTE TO THE USER:

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# Minimum Distance Separation II

Worksheet 1

Prepared By: Kristine Loft

Description: MDS II

Application Date: Tuesday, February 25, 2020

Municipal File Number:

Applicant Contact Information

Georgian Heights

Location of Subject Livestock Facilities

County of Grey, Municipality of Meaford

Concession: , Lot:

Roll Number: 421048000706000

Calculation Name: **Farm 1**

Description:

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Total Maximum Number	Total Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	135	45.0	270	90.0	1,003 m <sup>2</sup>

Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Existing design capacity (NU): 45.0

Design capacity after alteration (NU): 90.0

$$\begin{array}{ccccccc}
 \text{Factor A} & \text{Factor B} & \text{Factor C} & \text{Factor D} & & \text{Building Base Distance 'F'} & \\
 (\text{Odour Potential}) & (\text{Size}) & (\text{Orderly Expansion}) & (\text{Manure Type}) & & (\text{minimum distance from livestock barn}) & \\
 0.8 & \times & 306.81 & \times & 0.8737 & \times & 0.7 = 150 \text{ m (492 ft)}
 \end{array}$$

Storage Base Distance 'S'  
(minimum distance from manure storage)  
**150 m (492 ft)**

## MDS II Setback Distance Summary

Description	Minimum Livestock Barn Setback Distance	Actual Livestock Barn Setback Distance	Minimum Manure Storage Setback Distance	Actual Manure Storage Setback Distance
Type A Land Uses	150 m 492 ft	TBD	150 m 492 ft	TBD
Type B Land Uses	300 m 985 ft	TBD	300 m 985 ft	TBD
Nearest lot line (side or rear)	15 m 49 ft	TBD	15 m 49 ft	TBD
Nearest road allowance	30 m 98 ft	TBD	30 m 98 ft	TBD

# Minimum Distance Separation II

Worksheet 1

Prepared By: Kristine Loft

Calculation Name: **Farm 2**

Description:

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Total Maximum Number	Total Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	30	10.0	60	20.0	223 m <sup>2</sup>

Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Existing design capacity (NU): 10.0

Design capacity after alteration (NU): 20.0

$$\begin{array}{ccccccc}
 \text{Factor A} & \text{Factor B} & \text{Factor C} & \text{Factor D} & & \text{Building Base Distance 'F'} & \\
 \text{(Odour Potential)} & \text{(Size)} & \text{(Orderly Expansion)} & \text{(Manure Type)} & & \text{(minimum distance from livestock barn)} & \\
 0.8 & \times & 199.99 & \times & 0.8737 & \times & 0.7 = 98 \text{ m (321 ft)}
 \end{array}$$

Storage Base Distance 'S'  
(minimum distance from manure storage)  
**98 m (321 ft)**

## MDS II Setback Distance Summary

Description	Minimum Livestock Barn Setback Distance	Actual Livestock Barn Setback Distance	Minimum Manure Storage Setback Distance	Actual Manure Storage Setback Distance
Type A Land Uses	98 m 321 ft	TBD	98 m 321 ft	TBD
Type B Land Uses	196 m 642 ft	TBD	196 m 642 ft	TBD
Nearest lot line (side or rear)	10 m 32 ft	TBD	10 m 32 ft	TBD
Nearest road allowance	20 m 64 ft	TBD	20 m 64 ft	TBD

Calculation Name: **Farm 3**

Description:

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Total Maximum Number	Total Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	90	30.0	180	60.0	669 m <sup>2</sup>

# Minimum Distance Separation II

Worksheet 1

Prepared By: Kristine Loft

**Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Existing design capacity (NU):** 30.0

**Design capacity after alteration (NU):** 60.0

Factor A (Odour Potential)	Factor B (Size)	Factor C (Orderly Expansion)	Factor D (Manure Type)		Building Base Distance 'F' (minimum distance from livestock barn)
0.8	X	280	X	0.8737	X
				0.7	=
					<b>137 m (449 ft)</b>

Storage Base Distance 'S'  
(minimum distance from manure storage)  
**137 m (449 ft)**

## MDS II Setback Distance Summary

Description	Minimum Livestock Barn Setback Distance	Actual Livestock Barn Setback Distance	Minimum Manure Storage Setback Distance	Actual Manure Storage Setback Distance
Type A Land Uses	137 m 449 ft	TBD	137 m 449 ft	TBD
Type B Land Uses	274 m 899 ft	TBD	274 m 899 ft	TBD
Nearest lot line (side or rear)	14 m 45 ft	TBD	14 m 45 ft	TBD
Nearest road allowance	27 m 90 ft	TBD	27 m 90 ft	TBD

**Calculation Name:** *Farm 4*

**Description:**

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Total Maximum Number	Total Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	120	40.0	240	80.0	892 m <sup>2</sup>

**Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Existing design capacity (NU):** 40.0

**Design capacity after alteration (NU):** 80.0

Factor A (Odour Potential)	Factor B (Size)	Factor C (Orderly Expansion)	Factor D (Manure Type)		Building Base Distance 'F' (minimum distance from livestock barn)
0.8	X	297.87	X	0.8737	X
				0.7	=
					<b>146 m (478 ft)</b>

Storage Base Distance 'S'  
(minimum distance from manure storage)  
**146 m (478 ft)**

# Minimum Distance Separation II

Worksheet 1

Prepared By: Kristine Loft

## MDS II Setback Distance Summary

Description	Minimum Livestock Barn Setback Distance	Actual Livestock Barn Setback Distance	Minimum Manure Storage Setback Distance	Actual Manure Storage Setback Distance
Type A Land Uses	146 m 478 ft	TBD	146 m 478 ft	TBD
Type B Land Uses	291 m 956 ft	TBD	291 m 956 ft	TBD
Nearest lot line (side or rear)	15 m 48 ft	TBD	15 m 48 ft	TBD
Nearest road allowance	29 m 96 ft	TBD	29 m 96 ft	TBD

Calculation Name: **Farm 5**

Description:

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Total Maximum Number	Total Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Backgrounders (7 - 12.5 months), Yard/Barn	60	20.0	120	40.0	446 m <sup>2</sup>

**Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Existing design capacity (NU):** 20.0

**Design capacity after alteration (NU):** 40.0

$$\begin{array}{ccccccc}
 \text{Factor A} & \text{Factor B} & \text{Factor C} & \text{Factor D} & & \text{Building Base Distance 'F'} & \\
 (\text{Odour Potential}) & (\text{Size}) & (\text{Orderly Expansion}) & (\text{Manure Type}) & & (\text{minimum distance from livestock barn}) & \\
 0.8 & \times & 240 & \times & 0.8737 & \times & 0.7 & = & 117 \text{ m (385 ft)} \\
 & & & & & & & & \text{Storage Base Distance 'S'} \\
 & & & & & & & & (\text{minimum distance from manure storage}) \\
 & & & & & & & & 117 \text{ m (385 ft)}
 \end{array}$$

# Minimum Distance Separation II

Worksheet 1

Prepared By: Kristine Loft

## MDS II Setback Distance Summary

Description	Minimum Livestock Barn Setback Distance	Actual Livestock Barn Setback Distance	Minimum Manure Storage Setback Distance	Actual Manure Storage Setback Distance
Type A Land Uses	117 m 385 ft	TBD	117 m 385 ft	TBD
Type B Land Uses	235 m 770 ft	TBD	235 m 770 ft	TBD
Nearest lot line (side or rear)	12 m 39 ft	TBD	12 m 39 ft	TBD
Nearest road allowance	23 m 77 ft	TBD	23 m 77 ft	TBD

## Preparer Information

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Signature of Preparer: \_\_\_\_\_

Kristine Loft

Date: \_\_\_\_\_

## NOTE TO THE USER:

The Ontario Ministry of Agriculture, Food and Rural Affairs (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 OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA 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.