

October 1, 2021

Stephen Closs, MES(Pl)  
700 – 10 Kingsbridge Garden Circle  
Mississauga, ON  
L5R 3K6

Dear Mr. Closs,

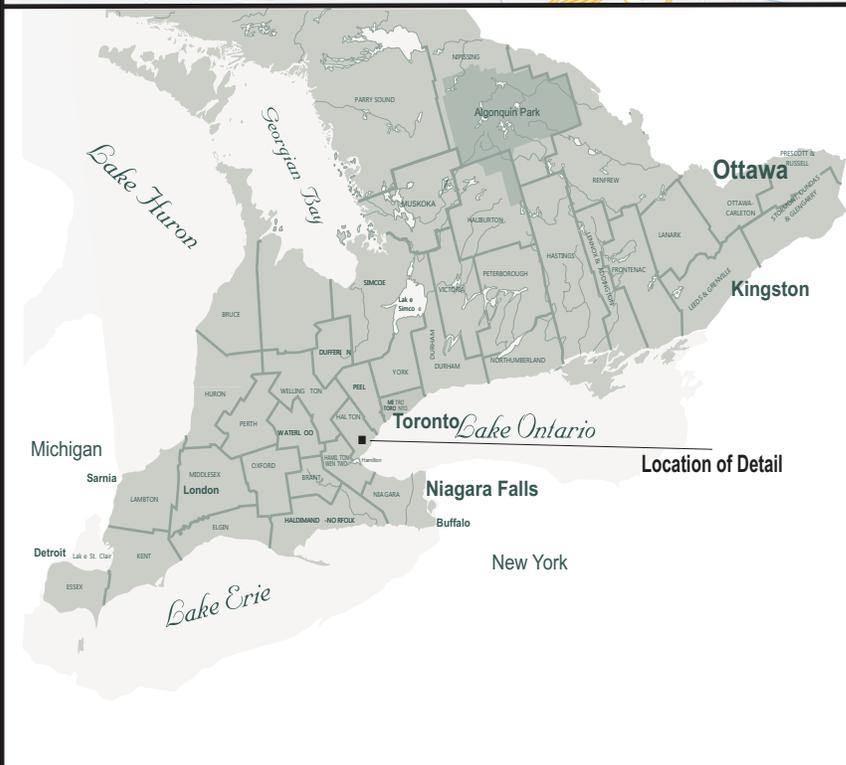
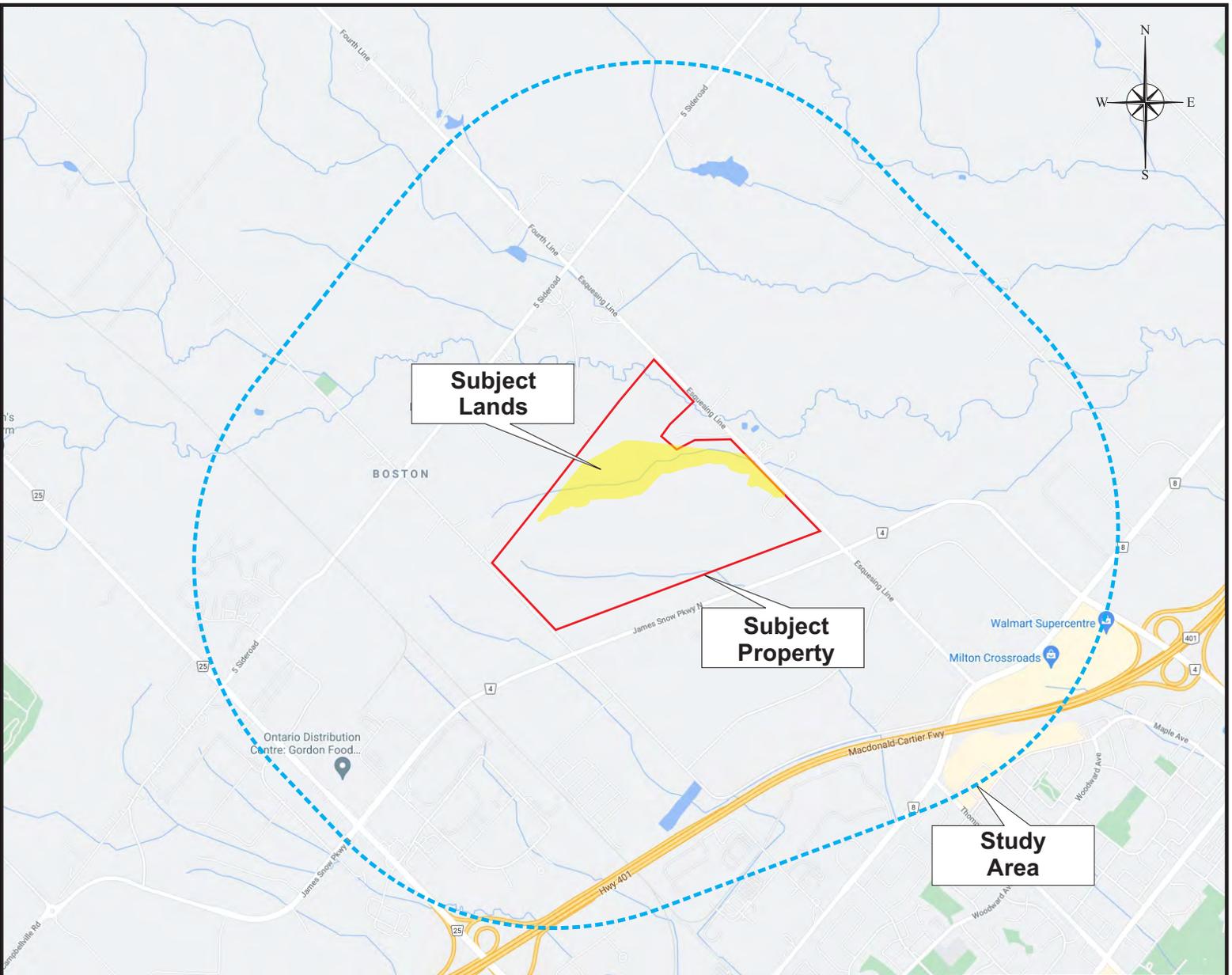
**RE: MINIMUM DISTANCE SEPARATION I REQUIREMENTS FOR EAST BLOCK –  
PART LOTS 3 & 4, CONCESSION 4, TOWN OF MILTON**

Thank you for retaining Colville Consulting Inc. to complete a Minimum Distance Separation (MDS) study for the property located at Part Lots 3 & 4, Concession 4, Town of Milton, in the Regional Municipality of Halton. The MDS study is being conducted to identify potential constraints related to a Draft Plan of Subdivision, Zoning By-law Amendment application and a proposed Settlement Boundary Expansion. The property is primarily designated Urban Area (Town of Milton – OPA 31), with the exception of a portion along the northern perimeter of the property, which is henceforth referred to as the Subject Lands (Figure 1) and which are designated Agricultural. This report focuses on the Subject Lands which are proposed to be brought into the Region of Halton and Town of Milton Settlement Area through the proposed Regional Official Plan Amendment and Local Official Plan Amendment applications.

The Subject Lands are irregularly shaped and located west of the intersection of James Snow Parkway North and Esquesing Line. They are approximately 14.97 ha (37 acres) in size. A majority of the property (including the Subject Lands) are being cultivated for common field crops. A residence, retired livestock facility and grain drying infrastructure are located on the property but not within the Subject Lands. The Study Area includes all lands within 1500m of the Subject Lands.

The Subject Lands are located within the Greater Golden Horseshoe and are currently designated a mix of Agricultural Area, Regional Natural Heritage System and Greenbelt Natural Heritage System within the Halton Region Official Plan (Map 1). The Town of Milton Official Plan (OPA 31) shows the property designated as Urban. The Subject Lands are zoned “A1 – Agricultural Zone” in the Town of Milton which generally permits agricultural and agricultural related uses. The MDS formula is to be applied in both Agricultural and Rural designations.

To be consistent with the *Provincial Policy Statement (PPS)*, the *Greenbelt Plan* and the *A Place to Grow: Growth Plan for the Greater Golden Horseshoe*, an MDS I Study is required for the Proposed Draft Plan of Subdivision, Zoning By-Law Amendment and Settlement Area Boundary Expansion on the Subject Lands. The MDS I Study must be completed in accordance with the guidelines provided in the Minimum Distance Separation (MDS) Document, Publication 853 (2016). The concept plan for the Proposed Development on and adjacent to the Subject Lands is provided in Appendix A.



**Figure 1**  
Location Map

Minimum Distance Separation for  
East Block - Part Lot 3&4, Con 4,  
Town of Milton

Prepared for:  
**Orlando Corporation**

Prepared by:  
**COLVILLE CONSULTING INC.**

DATE: September 2021

FILE: C21079B

## MINIMUM DISTANCE SEPARATION

### *Background*

According to the Ontario Ministry of Agriculture, Food and Rural Affairs, (OMAFRA) FactSheet *Farmer and Neighbour Relations Preventing and Resolving Local Conflicts* (January 2005), neighbour complaints relating to odours generated by farm operations are the number one complaint received by farmers.

The concept of applying separation distances between livestock facilities and non-farm land uses in order to minimize land use conflicts with the growing non-agricultural rural population first originated in the early 1970's with the *Suggested Code of Practice* where a one size fits all solution was first applied to new or expanding livestock operations. The *Suggested Code of Practice* "rationalized that the effect of objectionable odours in a neighbourhood could be reduced if livestock and poultry facilities were located as far as practically possible from nearby dwellings" (Minimum Distance Separation Implementation Guidelines, Publication 707, 2006).

In 1976 the *Agricultural Code of Practice* was developed and introduced MDS formulas which would calculate the separation distances based on a range of factors specific to each livestock facility and the perceived sensitivity of the non-farm land uses. This document further reiterated that "Objectionable odours can be reduced if livestock buildings and rural residences are constructed at reasonable distances from each other." It goes on to say that "The MDS Formulas have been developed to provide a consistent and fair technique to determine separation distances between non-compatible land uses".

The 1978 *Food Land Guidelines*, the agricultural planning policy of the day, directed municipalities to indicate in relevant policies of their official plan that the MDS formula be applied to new or expanding livestock facilities and to new non-farm land uses.

The *Agricultural Code of Practice* was replaced by the Minimum Distance Separation I and Minimum Distance Separation II in 1995. In 2006, the OMAFRA updated the MDS formulae and the Minimum Distance Separation Implementation Guidelines, Publication 707 came into effect on January 1, 2007.

The Province once again updated the MDS and as of March 1<sup>st</sup>, 2017, the new MDS requirements as set out in "Minimum Distance Separation (MDS) Document", Publication 853 OMAFRA (2016) came into effect. As with its predecessors the MDS only addresses odour-related concerns.

The MDS only applies to Agricultural or Rural designated lands. The MDS formulae are not applied within an existing settlement area boundary unless specific wording is provided in a municipality's official plan stating that the MDS is to be applied within other land use designations. This MDS study has been completed only for the Subject Lands (Figure 1).

### *MDS Formulae*

Two different formulae have been developed by the Province; the MDS I formula and the MDS II formula. The MDS I formula calculates the minimum distance separation requirements between existing livestock facilities and proposed new non-agricultural uses or lot creation. The MDS II calculates minimum distance separation requirements for new or expanding livestock facilities from existing or approved non-farm development.

Software developed by OMAFRA is used to calculate the MDS I requirements for the livestock facilities. This includes former livestock operations which have buildings that are structurally sound and capable of housing livestock. To determine the MDS I setback requirements, specific information regarding each livestock facility is required by the formulae. *Livestock facilities* are defined in the Minimum Distance Separation (MDS) Document, Publication 853 (2016) as “All livestock barns and manure storages on a lot, as well as all unoccupied livestock barns and unused manure storages on a lot.”

For the purposes of this study, the MDS I formula is used as the proposed settlement area boundary expansion is considered a new non-agricultural use. The formula requires specific information regarding neighbouring livestock operations. The information includes:

- ◆ the lot size;
- ◆ the type of livestock housed in the barn;
- ◆ the maximum capacity of the barn;
- ◆ the type of manure storage system; and
- ◆ the type of land use proposed adjacent to existing livestock facilities.

With regard to the type of land use proposed, the MDS recognizes two land use types; Type A and Type B. As per the Minimum Distance Separation (MDS) Document, Publication 853 (2016):

Type A land uses are typically characterized by uses that have a lower density of human occupancy, habitation or activity. For the purposes of MDS I, Type A land uses include applications to rezone or redesignate agricultural lands for industrial, agricultural-related or recreational use – low intensity purposes.

Type A land uses include applications to permit:

- ◆ construction of a dwelling on an existing lot where the municipality has determined that MDS I should be applied, or the
- ◆ creation of up to three lots either by consent or plan of subdivision

Type B land uses generally have a higher density of human occupancy, habitation or activity. The Minimum Distance Separation (MDS) Document, Publication 853 (2016) describes Type B land uses as follows:

Type B land uses include applications to rezone or redesignate agricultural lands for residential, institutional, recreational use – high intensity, commercial or settlement area purposes.

Type B land uses include applications to permit:

- ◆ creation of residential subdivisions in rural areas, or
- ◆ expansion of a settlement area, or
- ◆ creation of multiple residential development, or
- ◆ the creation of a lot which results in a rural residential cluster

The proposed Settlement Area Boundary Expansion is a Type B land use.

## **METHODOLOGY**

### ***Background Information Review***

The Minimum Distance Separation (MDS) Document, Publication 853 (2016) and the Minimum Distance Separation and land use policies contained in the Provincial Policy Statement (PPS 2020) and the Town of Milton Official Plan (2008) were reviewed.

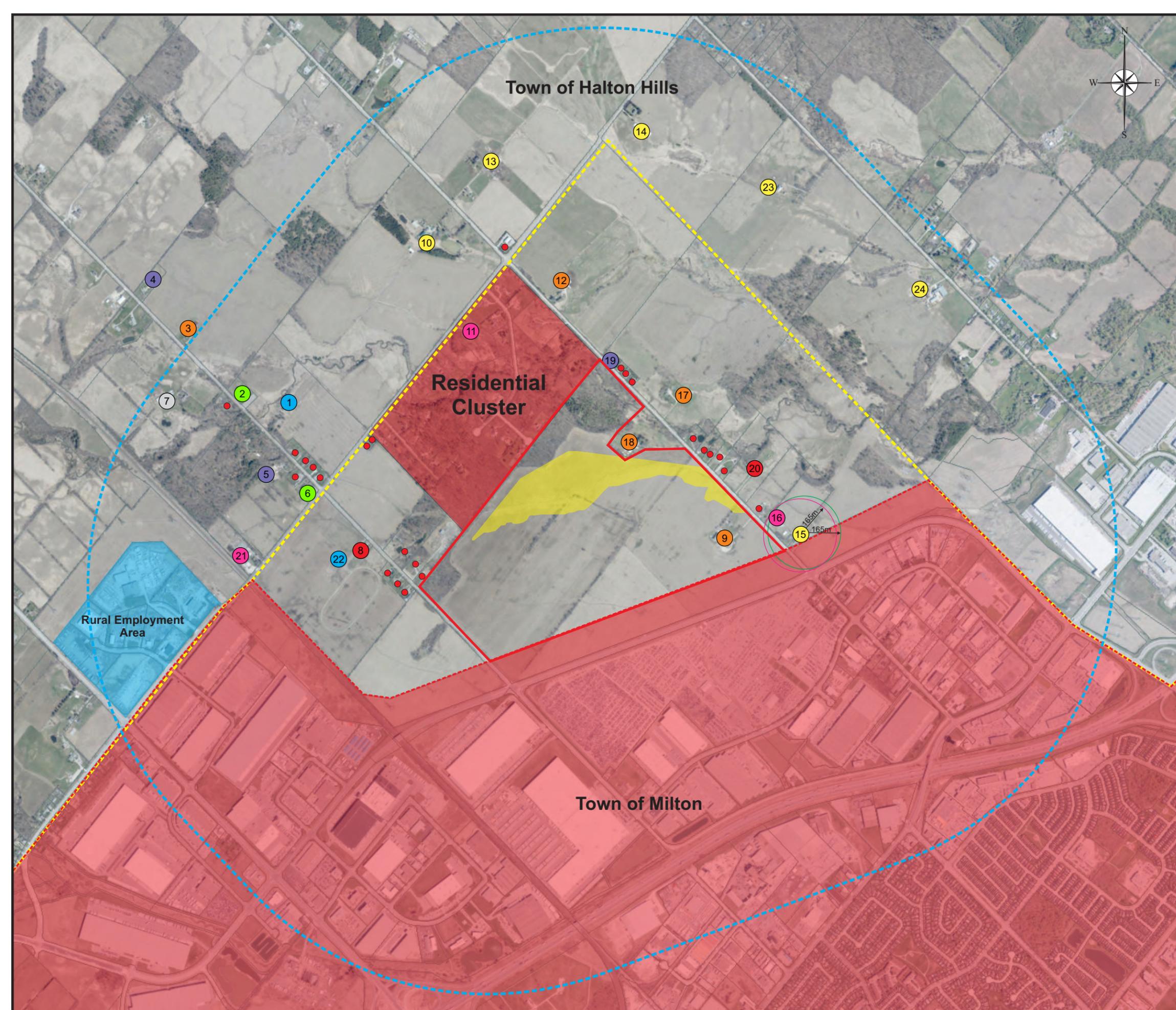
Prior to visiting the site, we reviewed aerial photography (Google Earth 2019 imagery and OMAFRA's AgMaps imagery). We used the aerial imagery to identify potential livestock housing facilities within the Study Area prior to our site visit.

As per MDS Guideline #16 in the MDS Document, the information to be used in MDS calculations should be obtained from the owner of the livestock facility whenever possible. While it is always preferable to get the information specific to the livestock facility directly from the farmer or land owner, in some cases this is not possible. In the absence of this information source, we used aerial photo interpretation, professional judgement and information provided by locals knowledgeable about the area and the livestock facilities of interest. In absence of information obtained directly from landowners/operators, we used on-line mapping tools such as Google Earth® to determine barn dimensions to calculate the maximum capacity of the livestock facilities.

### ***Site Visit***

On July 30<sup>th</sup> and August 13<sup>th</sup>, 2021, a reconnaissance level land use survey was completed in order to obtain the information necessary to complete MDS I calculations for all livestock operations located within 750 metres of the Subject Lands. Any structures within the Study Area believed to be potentially capable of housing livestock were investigated. The detailed land use notes taken during this survey are included in Appendix B. Photos taken during the site visit have been included in Appendix C.

While conducting the site visit, staff observed potential livestock operations from the roadside. Typically, staff would reach out directly to landowners to confirm the details of potential livestock operations. Due to COVID-19 health and safety concerns, door to door surveys were not conducted. Instead, self addressed envelopes with letters requesting information were left in the mail boxes of properties where livestock operations that were assessed to pose potential setback requirements on the Subject Lands were observed. Information was also obtained from locals in the area who provided information on farms within the Study Area.



- Legend**
- Subject Property
  - - - Settlement Area Boundary
  - Subject Lands
  - 1500 Meter Study Area
  - Municipal Boundary
  - Non-farm Residence
  - Hobby Farm
  - Retired Livestock
  - Commercial
  - Equestrian Operation
  - Livestock Operation
  - Remnant Livestock
  - Institutional

- Settlement Boundary Expansion (Type B)**
- Minimum Distance Separation required from Livestock Facility
  - Minimum Distance Separation Required From Manure Storage Area

0 250 M 500 M

1:16,650

\*Measurements and delineation are Approximate

**Figure 2**  
**Minimum Distance Separation**

Minimum Distance Separation for  
East Block - Part Lot 3 & 4, Con 4,  
Town of Milton

Prepared for: **Orlando Corporation**

Prepared by: **COLVILLE CONSULTING INC.**

DATE: September 2021      FILE: C21079B

## OBSERVATIONS

### *Land Use*

Land uses in the area surrounding the Subject Lands consists of a mix of both agricultural and non-agricultural uses. Cultivated lands are utilized for various common field crops such as corn, soybeans, cereal grains and forage crops (hay/pasture). The property includes the existing Town of Milton Settlement Boundary (OPA 31) located to the south, and the proposed settlement area boundary expansion (Subject Lands) to the north. These lands are primarily use for large scale industrial which are part of the Town of Milton 401 Industrial/Business Park Secondary Plan area.

Agricultural uses observed within and immediately adjacent to the Study Area include cash crop production and Livestock operations. Farm operations identified within the Study Area are primarily located north and east of the Subject Lands. There are eleven farm operations with structures capable of housing livestock within the Study Area. These farms include seven active livestock operations, an equestrian operation, and three hobby farms. The location of each farm identified is shown in Figure 2. They are numbered #4, #5, #7, #10, #13, #14, #15, #17, #19, #23 and #24.

## ANALYSIS

### *Applicable MDS I Guidelines*

The following MDS Guidelines are applicable to the proposed redesignation and rezoning for an industrial use. The italicized text below is sourced directly from the Minimum Distance Separation (MDS) Document, Publication 853 OMAFRA (2016).

#### **Guideline #2. For What, and When, is an MDS Setback Required?**

*The MDS I setback distances shall be met prior to the approval of:*

- 1. proposed lot creation in accordance with Implementation Guidelines #8 and #9;*
- 2. re-zonings or re-designations in accordance with Implementation Guideline #10;*
- 3. building permits on a lot which exists prior to March 1, 2017 in accordance with Implementation Guideline #7; and*
- 4. as directed by municipalities for local approvals for agriculture-related uses or on-farm diversified uses in accordance with Implementation Guideline #35.*

*The information used to carry out an MDS I calculation must reflect the circumstances at the time that the municipality deems the planning or building permit application to be complete.*

The proposal is for redesignation and rezoning, therefore the MDS setback is required and the distances must be met prior to approval in accordance with Implementation Guideline #8.

#### **Guideline #6. Required Investigation Distances for MDS**

*A separate MDS I setback shall be required to be measured from all existing livestock facilities and anaerobic digesters on lots in the surrounding area that are reasonably expected by an approval authority to be impacted by the proposed application.*

*As part of municipal consideration of planning or building permit applications, all existing livestock facilities or anaerobic digesters within a 750 m distance of a proposed Type A land use and within a 1,500 m distance of a proposed Type B land use shall be investigated and MDS I setback calculations undertaken where warranted.*

*In circumstances where large livestock facilities (e.g., >1,200 Nutrient Units) exist beyond the 750 m or 1,500 m study area, MDS I setbacks from these facilities should also be calculated.*

This Guideline is confirming that an MDS I calculation is required from all livestock facilities and anaerobic digesters for new land uses including for lot creation. For Type B land uses such as the settlement area boundary expansion, the Study Area needs to include all lands within at least 1500m of the Subject Lands.

#### **Guideline #10. MDS I Setbacks for Zoning By-Law Amendments and Official Plan Amendments**

*An MDS I setback is required for all proposed amendments to rezone or redesignate land to permit development in prime agricultural areas and rural lands presently zoned or designated for agricultural use. This shall include amendments to allow site-specific exceptions which add non-agricultural uses or residential uses to the list of agricultural uses already permitted on a lot, but shall exclude applications to rezone a lot for a residence surplus to a farming operation (e.g., to a rural residential zone) in accordance with Implementation Guideline #9 above.*

*Amendments to rezone or redesignate land already zoned or designated for a non-agricultural use, shall only need to meet the MDS I setbacks if the amendment(s) will permit a more sensitive land use than existed before. In other words, if the proposal is to change an existing Type A land use (e.g., industrial use outside of a settlement area) to a Type B land use (e.g., commercial) in accordance with Implementation Guidelines #33 and #34, then an MDS I setback shall be required.*

The first paragraph above requires that an MDS I calculation be completed for the rezoning of lands to permit development in prime agricultural areas and rural lands presently zoned or designated for agricultural use. The proposed development will require the lands to be rezoned.

#### **Guideline #34. Type B Land Uses (More Sensitive)**

*For the purposes of MDS I, proposed Type B land uses are characterized by a higher density of human occupancy, habitation or activity including, but not limited to:*

- ♦ *new or expanded settlement area boundaries;*
- ♦ *an official plan amendment to permit development, excluding industrial uses, on land outside a settlement area;*
- ♦ *a zoning by-law amendment to permit development, excluding industrial uses or dwellings, on land outside a settlement area; and*
- ♦ *the creation of one or more lots for development on land outside a settlement area, that results in four or more lots for development, which are in immediate proximity to one another (e.g., sharing a common contiguous boundary, across the road from one another, etc.), regardless of whether any of the lots are vacant.*

Because of the increased sensitivity of these uses, a new or expanding Type B land use will generate an MDS I setback that is twice the distance as the MDS I setback for a Type A land use. This is reflected in the value of Factor E which is 2.2 for Type B versus 1.1 for Type A.

The first bullet above relates to the proposed settlement boundary expansion for part of the Subject Lands. Therefore, the lands being considered for settlement boundary expansion on the Subject Lands are considered a Type B land use.

**Application of MDS I Formula**

The information collected during the land use survey and interpretation of aerial photography was entered into the MDS Software and used to generate the MDS setback distance for Type B Land Use (Settlement Boundary Expansion). The Minimum Distance Separation I (MDS I) Reports generated by the MDS I software are provided in Appendix D. Table 1 below summarizes the data collected for each livestock operation for each of the factors used to calculate the MDS I setback requirements.

As per Guideline No. 12 in the *The Minimum Distance Separation (MDS) Document (2017)*, a reduced MDS setback may be permitted if four or more non-agricultural uses are located between and closer to the livestock facility than the proposed development. These developments must be of the same or greater sensitivity than the proposed development. The non-agricultural uses must also be located within a 120° view of the nearest part of the livestock facility or manure storage to the proposed development.

Guideline No. 12 would apply to farms #3, #4, #5, #7, #10, #13, #14, #23 and #24. The reduced setbacks generated by these facilities do not encroach into the Subject Lands. It should be noted that even without the application of Guideline #12, the MDS I setbacks would not encroach into the Subject Lands.

The MDS I formula was applied to one livestock operation within the Study Area. One MDS separation requirement was calculated for the facility to identify setbacks for one type of land use, new or expanding settlement area boundary (Type B). This distance was measured from the nearest portion of the livestock facility and/or manure storage facility to the Subject Lands. Based on these values, none of the livestock areas creates an MDS constraint on the Subject Lands.

**Table 1 – MDS Calculation Factors**

Farm Number	Factor A Odour Potential	Factor B Housing Capacity	Factor D Manure Storage Type	Factor E Encroaching Land Use	Total Lot Size
#15 (Settlement Boundary Expansion)	0.7 Beef, Cows, including calves to weaning (all breeds), Yard/Barn	8 Estimated livestock Barn Area – 28m <sup>2</sup>	0.7 V3. Solid, outside, no cover, > = 30% DM	2.2 Type B – New or expanding Settlement area boundary Type B Land Use.	31.79 ha

The calculated MDS I setback requirements are summarized in Table 2. Based on these factors outlined in Table 1, the MDS I setbacks for Farm 15 and the encroaching land use factor is 165m for Type B.

**Table 2 – MDS Setback Requirements**

Farm Number	Calculated MDS Setback	Can MDS Requirement be Met
#15 (Settlement Area Boundary Expansion)	165m	Yes

As shown in Figure 2, the MDS I separation distance for Farm No. 15 does not encroach within the Subject Lands. The Subject Lands are approximately 270 m from the small-scale livestock facility, whereas the MDS I setback requirement is only 165 m for a Type B land use. The MDS I formula also does not apply within lands designated for non-agricultural uses (i.e., the Urban Area).

## CONCLUSIONS

The MDS I setback requirements were assessed for all livestock facilities within 1500 m of the Subject Lands. The study determined that the MDS I formula applied to only one livestock facility and that the setback requirement from this facility did not encroach into the Subject Lands. The inclusion of the Subject Lands into the proposed settlement area boundary expansion area will not conflict with the MDS I formula and will be consistent with the policies in the Town of Milton Official Plan, the Growth Plan and the Provincial Policy Statement.

Thank you for retaining our services. Please call me at 905-935-2161 or email [Brett@colvilleconsultinginc.com](mailto:Brett@colvilleconsultinginc.com) if you have any questions regarding the contents of this report.

Yours sincerely,

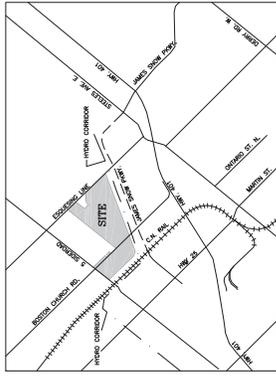


Sean Colville, B.Sc., P.Ag.  
President, Colville Consulting Inc.



Brett Espensen, B.A., EMA.  
Agricultural Consultant, Colville Consulting Inc.

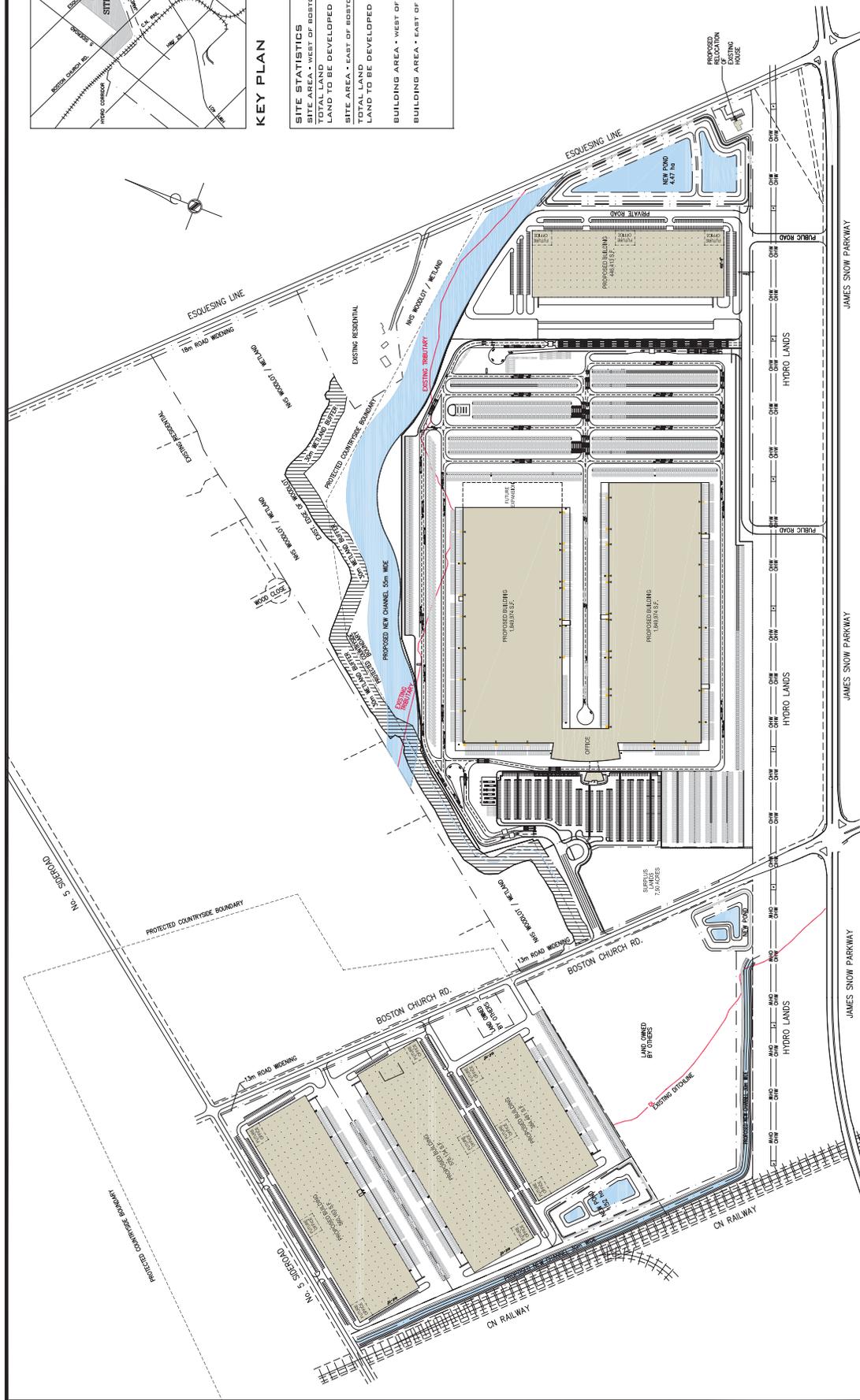
**Appendix A**  
**Concept Plan**



**KEY PLAN**

**NTS**

<b>SITE STATISTICS</b>	
SITE AREA * WEST OF BOSTON CHURCH	74.96 ACRES
TOTAL LAND TO BE DEVELOPED	66.22 ACRES
SITE AREA * EAST OF BOSTON CHURCH	262.25 ACRES
TOTAL LAND TO BE DEVELOPED	166.79 ACRES
BUILDING AREA * WEST OF BOSTON CHURCH	1,520,778 S.F.
BUILDING AREA * EAST OF BOSTON CHURCH	2,296,397 S.F.



**A-1**

**CONCEPT PLAN**  
 SCALE: 1:2500  
 DATE: JUNE 17, 2021

Milton North Business Park  
 Milton, Ontario



## **Appendix B**

### **Land Use Notes**

**Land Use Survey Notes – C21079B**

<b>Weather</b>	Partly Cloudy	<b>Date (s)</b>	July 30 <sup>th</sup> and August 13 <sup>th</sup> , 2021
<b>Temperature</b>	21°C	<b>File</b>	C21079

<b>Site No.</b>	<b>Type of Use</b>	<b>Type of Operation</b>	<b>MDS Calculation Required?</b>	<b>Description of Operation</b>
1	Agricultural	Remnant Livestock	No	Appears that livestock structure has been removed and residence built.
2	Non-Agricultural	Institutional	No	“Boston Presbyterian Church” Church and cemetery
3	Agricultural	Retired Livestock Operation	No Guideline 12	Appears to be retired livestock operation. No livestock observed on site. Blocked by NFR’s.
4	Agricultural	Hobby Farm	No Guideline 12	Appears to small hobby farm. Small barn with fenced in area in good condition. Well removed from Subject Lands
5	Agricultural	Hobby Farm	No Guideline 12	Small hobby farm. Three horses observed grazing in pasture. Small barn observed from road. Manure appears to be stored outside (Aerial photos).
6	Non-Agricultural	Institutional	No	Old cemetery – not active.
7	Agricultural	Equestrian Operation	No Guideline 12	Observed from road. Appears to have indoor riding arena.
8	Non-Agricultural	Residence	No	Small storage shed behind residence. Not suitable for housing livestock, likely used for storage
9	Agricultural	Grain Dryer/ Retired Livestock	No	East Subject Lands. Talked with resident (Jim Marshall) on August 13, 2021. He provided information for other sites in the area including 15,17,18 and 20. No livestock on site.
10	Agricultural	Livestock Operation	No Guideline 12	Large livestock operation. Blocked by NFR’s.
11	Non-Agricultural	Commercial	No	“The Dogs Inn” Dog Kennel

12	Agricultural	Retired Livestock Operation	No	Barn is in poor condition and falling down. Property for sale. Not suitable for housing livestock
13	Agricultural	Livestock Operation	No Guideline 12	Large barn, beef cattle observed grazing.
14	Agricultural	Livestock Operation	No Guideline 12	Appears to be active livestock operation. Well removed from Subject Lands.
15	Agricultural	Livestock Operation	Yes	Beef cattle observed on site from road. Talked with Land owner at Site 9. Cow/calf operation – 6 cows and 6 calves. Small barn on site suitable for housing livestock.
16	Non-Agricultural	Commercial	No	Commercial Operation.
17	Agricultural	Livestock Operation	No	Approximately 10 beef cattle observed grazing at roadside. Cattle are grazed on site but no housing or manure storage on property.
18	Agricultural	Retired Livestock Operation	No	Bank barn on site. Land owner at Site 9 said barn is used for farm implement storage. Had not been used for livestock for many years. No longer suitable for housing livestock.
19	Agricultural	Hobby Farm	No	Chickens observed on site. No sign of housing from road or aerial photos. If housing present, under 10m2 so no MDS required.
20	Non-Agricultural	Residential	No	“Big Elm Farm” No livestock or manure storage on site. Large steel sided barn on site is used for storage, used to have auctions.
21	Non-Agricultural	Commercial	No	“Crawford’s Garden Centre”.
22	Agricultural	Remnant Livestock Operation	No	Old horse practice track on property. Barn and outbuildings have been removed.
23	Agricultural	Livestock Operation	No Guideline 12	Appears to be active livestock operation. Well removed from Subject Lands.

24	Agricultural	Livestock Operation	No Guideline 12	Appears to be active livestock operation. Well removed from Subject Lands.
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	Total Number	Active	Retired or Remnant
<b>Agricultural</b>	17	7 – Livestock Operation 3 – Hobby Farms 1 – Equestrian Operation	2 – Remnant Livestock 4 – Retired Livestock Operation
<b>Agriculture-related</b>	-	-	-
<b>On-farm Diversified</b>	-	-	-
	Total Number	Active	Retired
<b>Non-Agricultural</b>	7	2 = Institutional 2 – Residential 3 - Commerical	-

## **Appendix C**

### **Site Photographs**



**Photo 1:** Site 5, horses observed grazing in paddock on site.



**Photo 2:** Site 13, Livestock operation, no MDS due to Guideline 12.



**Photo 3:** Site 9, retired bank barn on Subject Lands, to be demolished



**Photo 4:** Site 15, east of Subject Lands. Small barn for cow/calf livestock storage.

## **Appendix D**

**MDS I Report for Settlement Boundary Expansion  
Generated by OMAFRA's MDS Software**

**Description:** MDS Calcs

**Application Date:** Tuesday, August 17, 2021

**Municipal File Number:**

**Proposed Application:** New or expanding settlement area boundary  
Type B Land Use

**Applicant Contact Information**

Brett Espensen  
Colville Consulting Inc  
Email: Brett@colvilleconsultinginc.ca

**Location of Subject Lands**

Regional Municipality of Halton, Town of Milton  
ESQUESING, Concession: 4, Lot: 3  
Roll Number: 2409 

**Calculation Name:** *Farm 15*

**Description:**
**Farm Contact Information**

Not Specified

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

Regional Municipality of Halton, Town of Milton  
ESQUESING, Concession: 5, Lot: 2

Roll Number: 2409050998002000000 

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, Cows, including calves to weaning (all breeds), Yard/Barn	6	6.0	28 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):** 6.0

**Potential Design Capacity (NU):** 6.0

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)
<b>0.7</b>	<b>X 153.33</b>	<b>X 0.7</b>	<b>X 2.2</b>		<b>165 m (542 ft)</b>	<b>TBD</b>
Storage Base Distance 'S'						(actual distance from manure storage)
<b>165 m (542 ft)</b>						<b>TBD</b>

**Preparer Information**

Brett Espensen  
Agricultural Consultant  
Colville Consulting Inc  
404 Queenston Street  
St. Catharines, ON, Canada L2P 2Y2  
Phone #1: 905-246-8810  
Email: Brett@colvilleconsultinginc.ca

Signature of Preparer: \_\_\_\_\_  
Brett Espensen, Agricultural Consultant

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:** MDS Calcs

**Application Date:** Tuesday, August 17, 2021

**Municipal File Number:**

**Proposed Application:** New or expanding settlement area boundary  
Type B Land Use

**Applicant Contact Information**

Brett Espensen  
Colville Consulting Inc  
Email: Brett@colvilleconsultinginc.ca

**Location of Subject Lands**

Regional Municipality of Halton, Town of Milton  
ESQUESING, Concession: 4, Lot: 3  
Roll Number: 2409 

**Calculation Name:** *Farm 15*

**Description:**
**Farm Contact Information**

Not Specified

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

Regional Municipality of Halton, Town of Milton  
ESQUESING, Concession: 5, Lot: 2

Roll Number: 2409050998002000000 

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, Cows, including calves to weaning (all breeds), Yard/Barn	12	12.0	56 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):** 12.0

**Potential Design Capacity (NU):** 12.0

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)
<b>0.7</b>	<b>X 173.33</b>	<b>X 0.7</b>	<b>X 2.2</b>		<b>187 m (613 ft)</b>	<b>TBD</b>

Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
<b>187 m (613 ft)</b>	<b>TBD</b>

**Preparer Information**

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Signature of Preparer: \_\_\_\_\_  
Brett Espensen, Agricultural Consultant

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

**NOTE TO THE USER:**

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