

KEY PLAN N.T.S

- LEGEND**
- PROPERTY BOUNDARY
 - SEVERANCE BOUNDARY
 - MDS I CALCULATION, 750m RADIUS from PROPERTY BOUNDARY
 - MINIMUM DISTANCE SEPARATION (MDS) SETBACK
 - EXISTING BUILDINGS / STRUCTURES UTILIZED for MDS I CALCULATIONS

TOWN OF CALEDON
PLANNING
RECEIVED
December 22nd, 2025

Notes:
1. All information shown on this plan is to be considered approxiamte and is based on desktop analysis.

MDS I CALCULATION
20836 KENNEDY ROAD
TOWN of CALEDON


P.N.: 21.2942.00	Date: July 15, 2025
Scale: N.T.S	Revised:
Drawn By: D.S.	File No.: PN 2942_MDS Calculation



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MDS I

General information

Application date May 23, 2023	Municipal file number	Proposed application Lot creation for a maximum of three non-agricultural use lots
Applicant contact information  ON	Location of subject lands Regional Municipality of Peel Town of Caledon CALEDON Concession 1 EAST SIDE OF CENTRE ROAD OR COMMUNICAT , Lot 28 Roll number: 212403000223600	


Calculations


Barn #1 and Barn #2

Farm contact information  ON	Location of existing livestock facility or anaerobic digester Regional Municipality of Peel Town of Caledon CALEDON Concession 1 EAST SIDE OF CENTRE ROAD OR COMMUNICAT , Lot 29 Roll number: 212403000223500	Total lot size 39.5 ha
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	118.21 m ²	5.9 NU	118 m ²
Solid	Unoccupied Livestock Barn	306 m ²	15.3 NU	306 m ²


Confirm Livestock/Manure Information (Barn #1 and Barn #2)
 The livestock/manure information has not been confirmed with the property owner and/or farm operator.


Unoccupied Barn or Unused Storage (Barn #1 and Barn #2)
 The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	- Not Specified -
Design capacity	21.2 NU
Potential design capacity	42.4 NU
Factor A (odour potential)	1
Factor D (manure type)	0.7
Factor B (design capacity)	244.84
Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	189 m (620 ft)
Actual distance from livestock barn	343 m (1127 ft)

Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage
Actual distance from manure storage	NA

Preparer signoff & disclaimer

Preparer contact information
ON

Signature of preparer


Date (mmm-dd-yyyy)

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.


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Calculations


Barn #3 and Barn #4

Farm contact information  ON	Location of existing livestock facility or anaerobic digester Regional Municipality of Peel Town of Caledon CALEDON Concession 2 EAST SIDE OF CENTRE ROAD OR COMMUNICAT , Lot 28 Roll number: 212403000223010	Total lot size 6.52 ha
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	102.67 m ²	5.1 NU	103 m ²
Solid	Unoccupied Livestock Barn	200.85 m ²	10 NU	201 m ²

 **Confirm Livestock/Manure Information (Barn #3 and Barn #4)**
 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

 **Unoccupied Barn or Unused Storage (Barn #3 and Barn #4)**
 The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	- Not Specified -
Design capacity	15.2 NU
Potential design capacity	30.4 NU
Factor A (odour potential)	1
Factor D (manure type)	0.7
Factor B (design capacity)	220.72
Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	170 m (558 ft)
Actual distance from livestock barn	186 m (609 ft)

Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage
Actual distance from manure storage	NA

Preparer signoff & disclaimer

Preparer contact information

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Signature of preparer

Date (mmm-dd-yyyy)


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Calculations

Barn #5

Farm contact information  ON	Location of existing livestock facility or anaerobic digester Regional Municipality of Peel Town of Caledon CALEDON Concession 2 EAST SIDE OF CENTRE ROAD OR COMMUNICAT , Lot 28 Roll number: 212403000223000	Total lot size 13.18 ha
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	260 m²	13 NU	260 m²

-  **Confirm Livestock/Manure Information (Barn #5)**
The livestock/manure information has not been confirmed with the property owner and/or farm operator.
-  **Unoccupied Barn or Unused Storage (Barn #5)**
The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	- Not Specified -	
Design capacity	13 NU	
Potential design capacity	26 NU	
Factor A (odour potential)	1	Factor B (design capacity) 212
Factor D (manure type)	0.7	Factor E (encroaching land use) 1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)		164 m (538 ft)
Actual distance from livestock barn		139 m (456 ft) 
Storage base distance 'S' (minimum distance from manure storage)		No existing manure storage

Actual distance from manure storage

NA

Preparer signoff & disclaimer

Preparer contact information

ON

Signature of preparer


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Calculations

Barn #6

Farm contact information  ON	Location of existing livestock facility or anaerobic digester Regional Municipality of Peel Town of Caledon CALEDON Concession 1 EAST SIDE OF CENTRE ROAD OR COMMUNICAT , Lot 27 Roll number: 212403000223900	Total lot size 40.92 ha
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	1055 m ²	52.8 NU	1055 m ²

-  **Confirm Livestock/Manure Information (Barn #6)**
The livestock/manure information has not been confirmed with the property owner and/or farm operator.
-  **Unoccupied Barn or Unused Storage (Barn #6)**
The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Setback summary

Existing manure storage	- Not Specified -	
Design capacity	52.8 NU	
Potential design capacity	158.3 NU	
Factor A (odour potential)	1	Factor B (design capacity) 370.78
Factor D (manure type)	0.7	Factor E (encroaching land use) 1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)		286 m (938 ft)
Actual distance from livestock barn		305 m (1001 ft)
Storage base distance 'S' (minimum distance from manure storage)		No existing manure storage

Actual distance from manure storage

NA

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Preparer contact information

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Signature of preparer

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