



KEY PLAN

N.T.S

LEGEND

- PROPERTY BOUNDARY** (Red solid line)
- SEVERANCE BOUNDARY** (Red dashed line)
- MDS I CALCULATION, 750m RADIUS from PROPERTY BOUNDARY** (Orange dashed line)
- MINIMUM DISTANCE SEPARATION (MDS) SETBACK** (Red circle)
- EXISTING BUILDINGS / STRUCTURES UTILIZED for MDS I CALCULATIONS** (Blue box)

TOWN OF CALEDON PLANNING RECEIVED

December 22nd, 2025

Notes:

1. All information shown on this plan is to be considered approximate 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 lotsApplicant 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

Total lot size

39.5 ha

Regional Municipality of Peel
Town of Caledon
CALEDON
Concession 1 EAST SIDE OF CENTRE ROAD OR
COMMUNICAT , Lot 29
Roll number: 212403000223500

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**

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Regional Municipality of Peel
Town of Caledon
CALEDON
Concession 1 EAST SIDE OF CENTRE ROAD OR COMMUNICAT , Lot 28
Roll number: 212403000223600

Calculations

Barn #3 and Barn #4

Farm contact information 

ON

Location of existing livestock facility or

Total lot size

anaerobic digester

6.52 ha

Regional Municipality of Peel

Town of Caledon

CALEDON

Concession 2 EAST SIDE OF CENTRE ROAD OR
COMMUNICAT , Lot 28

Roll number: 212403000223010

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

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Regional Municipality of Peel
Town of Caledon
CALEDON
Concession 1 EAST SIDE OF CENTRE ROAD OR COMMUNICAT , Lot 28
Roll number: 212403000223600

Calculations

Barn #5

Farm contact information 

ON

Location of existing livestock facility or
anaerobic digester

Total lot size

13.18 ha

Regional Municipality of Peel
Town of Caledon
CALEDON
Concession 2 EAST SIDE OF CENTRE ROAD OR
COMMUNICAT , Lot 28
Roll number: 212403000223000

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 m ²	13 NU	260 m ²

 **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 D (manure type)	0.7
Factor B (design capacity)	212
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

Preparer signoff & disclaimer**Preparer contact information**

ON

Signature of preparer

Date (mmm-dd-yyyy)

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CALEDON
Concession 1 EAST SIDE OF CENTRE ROAD OR COMMUNICAT , Lot 28
Roll number: 212403000223600

Calculations

Barn #6

Farm contact information 

ON

Location of existing livestock facility or
anaerobic digester

Total lot size

40.92 ha

Regional Municipality of Peel
Town of Caledon
CALEDON
Concession 1 EAST SIDE OF CENTRE ROAD OR
COMMUNICAT , Lot 27
Roll number: 212403000223900

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 D (manure type)	0.7
Factor B (design capacity)	370.78
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

Preparer signoff & disclaimer**Preparer contact information**

ON

Signature of preparer

Date (mmm-dd-yyyy)

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