



**THE BIGLIERI GROUP LTD.**

# MINIMUM DISTANCE SEPARATION ANALYSIS

Part of Lot 27, Concession 8, Albion  
Caledon, Ontario  
L7E 3N6

Prepared for: Tropical Land Development Limited



May 2018





**BUILDING YOUR IDEAS - INTO BIG PLANS**  
**THE BIGLIERI GROUP LTD.**

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May 31<sup>st</sup>, 2018

**Town of Caledon**  
6311 Old Church Road  
Caledon East, Ontario  
L7C 1J6

**Attention: Ms. Mary Nordstrom**

**RE: Minimum Distance Separation Analysis**  
**Part Lot 27, Concession 8, Albion**  
**Town of Caledon**  
**Proposed Zoning By-law Amendment and Draft Plan of Subdivision**  
**TBG Project No. 17445**

The Biglieri Group Ltd. has been retained by Tropical Land Development Limited to obtain the municipal approvals necessary to permit the proposed estate residential development located at 0 Mount Pleasant Road in the Town of Caledon of the Region of Peel. This Minimum Distance Separation (MDS) Analysis has been prepared in support of an application for Draft Plan of Subdivision and a Zoning By-law Amendment to the Town of Caledon's *Zoning By-law 2006-50*, as amended. The proposed amendment will permit an Estate Residential development on a 12.28 hectare (30.3 acres) property located on the west side of Mount Pleasant Road, approximately 1.1km south of Highway #9 in the Town of Caledon. The property is legally identified as Part Lot 27, Concession 8, Albion (i.e. "Subject Site").

The Subject Site is located in the Palgrave Estate Residential Community within *The Town of Caledon Official Plan* and is designated as Policy Area 3 & 4. There are existing estate residential lots located north and west of the Subject Site. Approximately 1km west from the Subject Site lies the eastern boundary of the Caledon Equestrian Park. To the south are environmentally protected lands, the Caledon Trailway, and agricultural lands. To the east lies the approved Beaverhall Homes development – a 42-lot estate residential subdivision with lots ranging in size from 0.6 ha to 4.2 ha in size.

As per *The Town of Caledon Official Plan* ([TCOP] Office Consolidation April 2018) Policy 5.1.1.16.1, the Provincial Minimum Distance Separation Formulae I and II will be used for ensuring that there is adequate separation distance between agricultural uses and non-agricultural uses. In 2016, The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) established *The Minimum Distance Separation (MDS) Document: Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks – Publication 853* (i.e. "The MDS Guidelines") and associated formulae as a planning tool to address the potential conflict between residential development and potentially objectionable odours from animal husbandry operations. The formulae takes into consideration the type of livestock that potentially could be housed in the existing or proposed barns to determine manure odour generation potential and the separation distance recommended to residential development. The MDS Guidelines stipulate that the MDS I requirements will apply to the proposed development.

The Biglieri Group Ltd. assessed all nearby agricultural properties that appeared to have structurally sound livestock facilities that are either currently used for housing livestock or have the potential to be used for a

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**PLANNING | DEVELOPMENT | PROJECT MANAGEMENT**

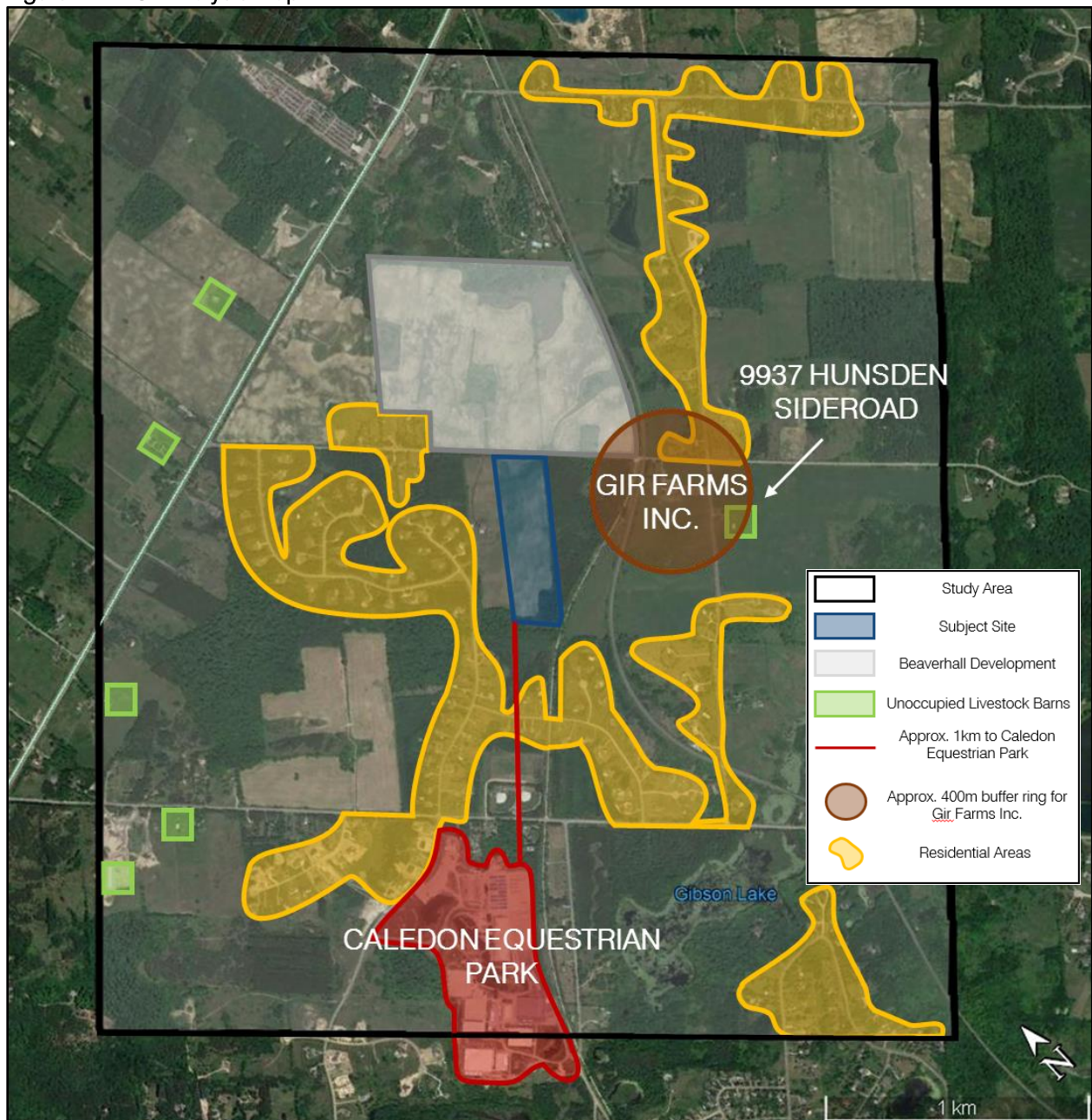
**20 Leslie Street, Suite 121, Toronto, Ontario M4M 3L4**  
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**[tbg@thebiglierigroup.com](mailto:tbg@thebiglierigroup.com)**

livestock operation within 1.5km of the Subject Site. After consultation with Jackie Van de Valk, Rural Planner, Central-West Ontario, OMAFRA, the proposed development was determined to be classified as a Type B Land Use as per Guideline #34 of the MDS Guidelines for the purposes of the MDS I Analysis. OMAFRA's *Ontario Agricultural Planning Tools Suite* was used to calculate the MDS I setbacks setbacks.

**DISCUSSION**

The analysis conducted identified two (2) facilities within 1.5km of the Subject Site that currently house livestock. These facilities are the Caledon Equestrian Park (200 Pine Avenue, Caledon) and Gir Farms Inc. (17052 Mount Pleasant Road, Caledon). There were five (5) unoccupied livestock facilities identified north and northwest of the Subject Site and one (1) located approximately 700m south of the Subject Site (Figure 1).

Figure 1: MDS I Analysis Map



### ***Caledon Equestrian Park***

The Caledon Equestrian Park is located approximately 1km from the Subject Site. A portion of an existing estate residential subdivision of approximately 15 homes is located between the Caledon Equestrian Park and the Subject Site. Guideline #12 of the MDS Guidelines states:

“An MDS I setback is required for proposed *development* or *dwellings*, even though there may be existing or approved *development* or *dwellings* nearby that do not conform to MDS I requirements. However, a reduced MDS I setback may be permitted provided there are four, or more, *non-agricultural uses, residential uses* and/or *dwellings* closer to the subject *livestock facility* that the proposed *development* or *dwellings* and those four or more *non-agricultural uses, residential uses* and/or *dwellings* are:

- Located within the intervening area (120° field of view shown in [Figure 4](#) in Section 7 of this MDS Document) between the closest part of the proposed *development* or *dwelling* and the nearest *livestock facility* or *anaerobic digester*;
- Located on separate *lots*; and
- Of the same or greater sensitivity (i.e., Type A or Type B in accordance with Implementation Guidelines #33 and #34) as the proposed *development* or *dwelling*.

If ALL of the above conditions are met, the MDS I setback for the proposed *development* or *dwelling* may be reduced such that it is located no closer to the *livestock facility* or *anaerobic digester* than the furthest of the four *non-agricultural uses, residential uses* and/or *dwellings* as shown in [Figure 4](#) in Section 7 of the MDS Document.”

The western portion of the Subject Site is a forested area with significant woodland features, followed by several estate residential homes that are located within the intervening area (120° field of view). The estate residential homes to the west of the Subject Site are located on separate lots. These homes are of the same sensitivity in accordance with Implementation Guidelines #33 and #34. The proposed development meets all of the above listed conditions. Therefore, the setback for the proposed development is such that it is located no closer to the livestock facility or anaerobic digester than the furthest of the existing estate residential homes. The proposed development would not negatively impact the Caledon Equestrian Park operations and is adequately setback.

### ***Unoccupied Livestock Facilities***

There are five (5) unoccupied livestock facilities located north and northwest of the Subject Site that are located within the 1.5km study area. MDS calculations were not conducted specifically for these facilities due to their distance of 1.2km to 1.5km to the Subject Site and the numerous existing estate residential homes that lie between the Subject Site and these facilities. Similar to Caledon Equestrian Park, there are greater than four (4) estate residential homes located within the intervening area, are located on separate lots, and are of the same or greater sensitivity as the proposed development. All of these conditions are met, therefore, the MDS setback is reduced such that it is located no closer to the livestock facility or anaerobic digester. The proposed development will not have a negative impact on the future potential agricultural operations of these unoccupied livestock facilities and the potential agricultural activities would not negatively impact the proposed development.

There is one (1) unoccupied livestock facility located approximately 700m south of the Subject Site (9937 Hunsden Sideroad, Caledon). The MDS I calculation for this facility requires a 326m setback (**Appendix A**). The Subject Site is approximately 700m north of said unoccupied livestock facility; therefore, the proposed development will not have a negative impact on the future potential agricultural operations of this facility.

***Gir Farms Inc. – Dairy Cow and Horse Farm with Occupied Livestock Facility – 17052 Mount Pleasant Road, Caledon***

Approximately 475m to the south of the Subject Site lies Gir Farms Inc., a dairy cow and horse farm. The livestock housed on site includes Gir and Golden Guernseys cows and medium-framed, thorough-bred horses. The Gir cows that are housed at the livestock facility are classified as dairy, milking-age cows (dry or milking) medium frame (455-545kg), free stall for the purpose of the MDS I calculation. Gir Farms Inc. indicated that the maximum capacity of the livestock facility would be 60 Guernsey cows and five (5) thorough-bred, medium-frame horses. The MDS I calculation indicates that with the aforementioned livestock capacity and no storage requirements for manure on site, the appropriate setback would be 393m (**Appendix B**).

The distance from the livestock facility building footprint on Gir Farms Inc. to the nearest point on the southern boundary of the Subject Site is greater than 393m and therefore lies outside of the MDS I setback for the livestock facility. Given the nature of the livestock facility and the agricultural operations occurring on Gir Farms Inc., the proposed development on the Subject Site will not have any negative impact on the livestock and agricultural operations at Gir Farms Inc. and the agricultural operations would not negatively affect the proposed residential development.

## SUMMARY

In accordance with the OMAFRA's *The Minimum Distance Separation (MDS) Document: Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks – Publication 853*, an MDS I analysis was conducted to address any land use conflicts that may arise from the proposed development. The Subject Site is surrounded to the north and west by existing estate residential homes. In addition, a proposed 42-lot estate residential subdivision has been approved directly east of the lands. The Subject Site lies outside of the MDS I setback required for both the facilities located at Gir Farms Inc. and 9937 Hunsden Sidroad, Caledon to the south. Caledon Equestrian Park lies 1km west of the Subject Site, but is separated by numerous existing estate residential homes, recreational facilities, and forested lands. The remaining unoccupied livestock facilities to the north and northwest are also separated from the Subject Site by existing estate residential homes.

Given the MDS I analysis conducted for the proposed development, there are no foreseen land use conflicts between the Subject Site and both current and future livestock facilities and their respective agricultural operations.

Respectfully,  
THE BIGLIERI GROUP LTD.



Brayden Libawski, MSc.PI.  
Planner

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**APPENDIX A**

Minimum Distance Separation MDS I Report: 17052 Mount Pleasant Road, Caledon, ON

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# Minimum Distance Separation I

17445

Prepared By: Brayden Libawski, Planner, The Biglieri Group Ltd.

**Description:** 0 Mount Pleasant Road, Caledon (14341-0045LT)

**Application Date:** Thursday, May 03, 2018

**Municipal File Number:**



**Proposed Application:** Other Type B land use  
Type B Land Use

**Applicant Contact Information**

Brayden Libawski  
The Biglieri Group Ltd.  
121-20 Leslie Street  
Toronto, ON, Canada M4M 3L4  
Phone #1: 416-693-9155  
Phone #2: 647-444-2833  
Fax: 416-693-9133  
Email: blibawski@thebiglierigroup.com

**Location of Subject Lands**

Regional Municipality of Peel, Town of Caledon  
ALBION, Concession: 8, Lot: 27

Roll Number:  

**Calculation Name:** 17445

**Description:** 9937 Hunsden Sideroad, Caledon L7E 3L8



**Farm Contact Information**

n.a. n.a.  
9937 Hunsden Sideroad  
Caledon, ON, Canada L7E 3L8

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

Regional Municipality of Peel, Town of Caledon


ALBION, Concession: , Lot:

Roll Number:  

Total Lot Size: 40.6 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	Unoccupied Livestock Barn, -	260 m <sup>2</sup>	13.0	260 m <sup>2</sup>

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

**Existing Manure Storage:** No storage required (manure is stored for less than 14 days)


**Design Capacity (NU):** 13.0

**Potential Design Capacity (NU):** 26.0

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)	
1.0	X	212	X	0.7	X	
				2.2	=	
					<b>326 m (1071 ft)</b>	<b>TBD</b>

Storage Base Distance 'S'  
(minimum distance from manure storage)

**No storage present**

 The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.





# Minimum Distance Separation I

17445

Prepared By: Brayden Libawski, Planner, The Biglieri Group Ltd.

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**Preparer Information**

Brayden Libawski  
Planner  
The Biglieri Group Ltd.  
121-20 Leslie Street  
Toronto, ON, Canada M4M 3L4  
Phone #1: 416-693-9155  
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Fax: 416-693-9133  
Email: blibawski@thebiglierigroup.com

May 3rd, 2018

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

Brayden Libawski, Planner

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

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**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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**APPENDIX B**

Minimum Distance Separation MDS I Report: 9937 Hunsden Sideroad, Caledon, ON

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Email: blibawski@thebiglierigroup.com

**Location of Subject Lands**

Regional Municipality of Peel, Town of Caledon  
ALBION, Concession: 8, Lot: 27

Roll Number:  

**Calculation Name:** **17445**



**Description:** 17052 Mount Pleasant Road, Caledon

**Farm Contact Information**

Monica Salwan  
Gir Farms Inc.  
17052 Mount Pleasant Road  
Caledon, ON, Canada L7E 3M8  
Phone #1: 416-550-9398  
Email: msalwan108@gmail.com

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

Regional Municipality of Peel, Town of Caledon  
ALBION, Concession: 8, Lot: 26

Roll Number:  

Total Lot Size: 19.87 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	Dairy, Milking-age Cows (dry or milking) Medium Frame (455 - 545 kg) (eg. Guernseys), Free Stall	60	70.6	557 m <sup>2</sup>
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	5	5.0	116 m <sup>2</sup>

**Existing Manure Storage:** No storage required (manure is stored for less than 14 days)

**Design Capacity (NU):** 75.6

**Potential Design Capacity (NU):** 151.2

$$\begin{array}{ccccccc}
 \text{Factor A} & \text{Factor B} & & \text{Factor D} & & \text{Factor E} & \text{Building Base Distance F'} \\
 \text{(Odour Potential)} & \text{(Size)} & & \text{(Manure Type)} & & \text{(Encroaching Land Use)} & \text{(minimum distance from livestock barn)} \quad \text{(actual distance from livestock barn)} \\
 0.7 & \times & 364.89 & \times & 0.7 & \times & 2.2 & = & 393 \text{ m (1291 ft)} & & 475 \text{ m (1558 ft)}
 \end{array}$$

Storage Base Distance 'S'  
(minimum distance from manure storage)

**No storage present**



# Minimum Distance Separation I

17445

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**Preparer Information**

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May 3rd, 2018

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

Brayden Libawski, Planner

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

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