

APPENDIX E
Minimum Distance Separation Report

- Farm 1 Worksheet. (Barn 1)
- Farm 2 Worksheet. (Barn 2)

Minimum Distance Separation (MDS) Report

The undersigned proposes to sever the above noted property to create a new lot for the purpose of building a single-family retirement dwelling. In accordance with Grey County's Official Plan and the Townships comments attached in Appendix B, lot severances in rural settings requires the review of the separation between the proposed development and existing barns in the general area (Minimum Distance Separation).

Two barns exist in the area of the proposed severance (within 500 metres). The relationship of these barns to the proposed building site is shown on Figure 1.

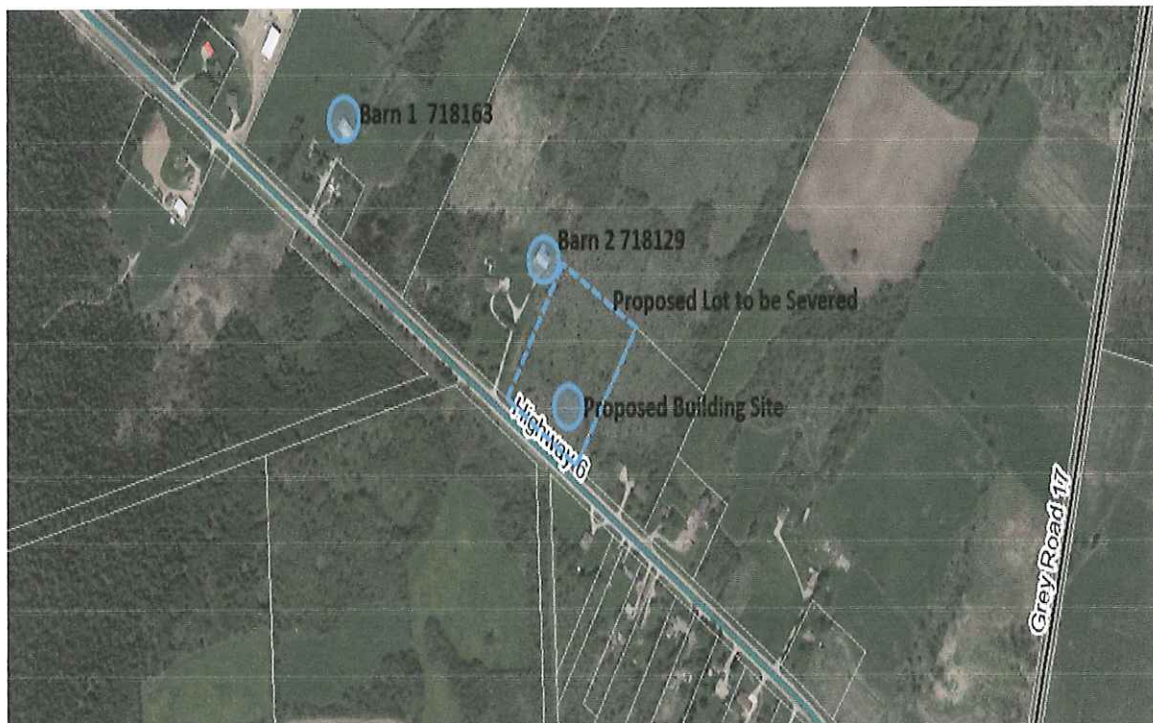


Figure 1 Location of existing Barns

Barn #1 – 718163 Hwy. 6

The property is described as Con 2 SCD Part Lot 2 in the Township of Georgian Bluffs. The property is approximately 32 hectares in size and contains an older barn. The barn is approximately 230 square metres in size (Grey County GIS mapping). The owner is not a farmer and rents the tillable acreage. The Owner was not contacted recently for details but the property and barn have not been used for livestock in many years. The barn is currently used as a work shop and for storage.

The MDS worksheet was completed and is included. The calculated Minimum Distance Separation (blue circle) is 203 metres. The actual distance (in orange) is 392 metres as shown on Figure 2.

Barn #2 – 718129 HYW 6

Barn 2 is 107 years old. It was built by my Grandfather to house work horses, milk cows and sheep. The stalls and pens were removed by my Father who pastured 30 to 35 beef cattle on the property for the summer months using the barn to receive cattle in the spring and to gather them for shipping in the fall. From the 1970's through to the late 1980's the barn was vacant and unmaintained. From 1989 to the present the interior of the barn was changed to provide equipment storage, an area for general storage and an area for a work shop. The ground surrounding the barn is now lawn. The property is 36 hectares in size.

The MDS worksheet was completed is included. The calculated Minimum Distance Separation (blue circle) is 127 metres. The proposed building site can be located outside this distance at 130 +metres (in orange) as shown on Figure 2.

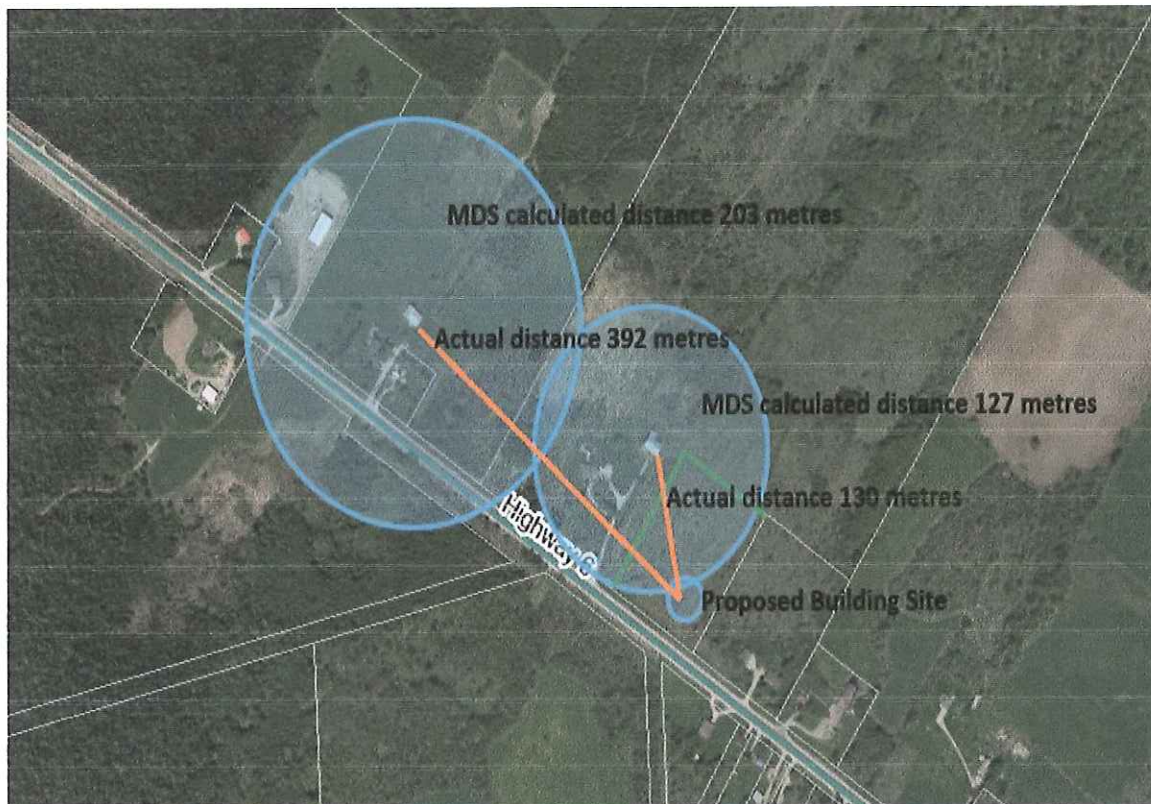


Figure 2 Minimum and Actual separations from building site

Conclusions:

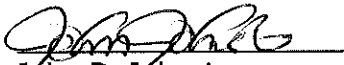
The Minimum Distance Separation requirement for Barn 1 can be met.

The Minimum Distance Separation requirement for Barn 2 can be met.

Although barn 2 will not impact the proposed building site it is important to note that the current age and condition of this barn limits its lifespan. Under OMAFRA's MDS guidelines, Section 8.5, the barn is currently not reasonably capable or functionally suited for livestock and a reasonable person would avoid spending significant amounts of money to repair the barn to make it structurally sound and reasonably capable of housing livestock.

The property is also not suited for farming. Old rail fences have collapsed or been removed and all of the wire fences are missing or collapsed. The property is registered under the Forest Management Program and has been allowed to return to a natural treed state, there is no tillable acreage. The property's current use is Family recreations for cross-country skiing, snowshoeing, hiking, snowmobiling and ATVing.

A comprehensive review of barn 2 conditions was complete, including a photo record, and can be provided should it be determined necessary.


John D. Johnston
Land Owner

Attachment:

MDS worksheets

Farm 1 Worksheet (Barn1)



Minimum Distance Separation I
Worksheet 1
Prepared By: John Johnston

Description: Con 2 SCD PT Lot 2
Application Date: Friday, June 4, 21
Municipal File Number:
Proposed Application: Other Type A land use
Type A Land Use

Applicant Contact Information
John Johnston
718129 Hwy 6
Owen Sound, ON, Canada N4K 5N7
Phone #1: 519 371 5849
Phone #2: 519 378 5430
Email: osjamm@bmts.com

Location of Subject Lands
County of Grey, Township of Georgian Bluffs
KEPPEL, Concession: , Lot:
Roll Number: 420362000218600

Calculation Name: *Farm 1*
Description:

Farm Contact Information
Not Specified

Location of existing livestock facility or anaerobic digester
County of Grey, Township of Georgian Bluffs
KEPPEL, Concession: , Lot:
Roll Number: 420362000218600
Total Lot Size: 32 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, Cows, including calves to weaning (all breeds), Yard/Barn [Livestock barn is currently unoccupied]	55	55.0	255 m ²

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): 55.0

Potential Design Capacity (NU): 165.0

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)
0.7	X 376.24	X 0.7	X 1.1	=	203 m (665 ft)	392 m (1286 ft)
					Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)
					203 m (665 ft)	392 m (1286 ft)

Preparer Information
John Johnston
718129 Hwy 6
Owen Sound, ON, Canada N4K 5N7
Phone #1: 519 371 5849
Phone #2: 519 378 4530
Email: osjamm@bmts.com

Signature of Preparer: John Johnston

Date: June 4 2021

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.

Farm 2 Worksheet (Barn2)



Minimum Distance Separation I

Worksheet 2
Prepared By: John Johnston

Description: Con 2 SCD W PT Lot 1
Application Date: Friday, June 4, 21
Municipal File Number:
Proposed Application: Other Type A land use
 Type A Land Use

Applicant Contact Information
 John Johnston
 718129 Hwy 6
 Owen Sound, ON, Canada N4K 5N7
 Phone #1: 519 371 5849
 Phone #2: 519 378 5430
 Email: osjamm@bmts.com

Location of Subject Lands
 County of Grey, Township of Georgian Bluffs
 KEPPEL, Concession: , Lot:
 Roll Number: 420362000218800

Calculation Name: *Farm 2*
Description:

Farm Contact Information
 John Johnston
 718129 Hwy 6
 Owen Sound, ON, Canada N4K 5N7
 Phone #1: 519 371 5849
 Phone #2: 519 378 5430
 Email: osjamm@bmts.com

Location of existing livestock facility or anaerobic digester
 County of Grey, Township of Georgian Bluffs
 KEPPEL, Concession: , Lot:
 Roll Number: 420362000218800
 Total Lot Size: 36 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, Feeders (7 - 16 months), Yard/Barn	35	11.7	146 m ²

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

Design Capacity (NU): 11.7

Potential Design Capacity (NU): 23.3

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)	Storage Base Distance 'S' (minimum distance from manure storage)
0.8	X 206.67	X 0.7	X 1.1	= 127 m (418 ft)	130 m (427 ft)
				(actual distance from livestock barn)	(actual distance from manure storage)
				127 m (418 ft)	130 m (427 ft)

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 Owen Sound, ON, Canada N4K 5N7
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Signature of Preparer: *John Johnston* Date: June 4 2021
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