



ZELINKA PRIAMO LTD

A Professional Planning Practice

May 19, 2017

City of London
Planning Division
206 Dundas Street
London, ON
N6A 1G7

Attention: Mrs. Melissa Campbell

Dear Mrs. Campbell,

RE: Minimum Distance Separation (MDS) Investigation - MDS1 Calculations
2426 Wickerson Road – Boler Mountain Recreational Trail
SIS/LON/17-01

Zelinka Priamo Ltd., on behalf of Siskinds LLP, has prepared MDS1 calculations relating to a proposed new Type B land use at 2426 Wickerson Road (the 'subject lands'). It is understood that Boler Mountain is creating a new vehicular access with an abutting a recreational trail (part of the Thames Valley Parkway trail system), both of which connect from Wickerson Road to existing facilities at Boler Mountain. The subject lands, and the proposed new land use, are proximate to two (2) existing livestock facilities, and, as part of the Consent to Sever and Zoning By-Law Amendment applications, the requirement for an MDS investigation is triggered.

The subject lands are located on the east side of Wickerson Road, north of Southdale Road West. Land uses proximate to the subject lands consist of residential (north), future development (north), recreational in the form of Boler Mountain (northeast), open space (west), and agricultural (south, east). The purpose of the present Consent to Sever and Zoning By-Law Amendment applications is to facilitate a new vehicular access for Boler Mountain and to extend a recreational trail from the existing Boler Mountain facilities to Wickerson Road, thereby introducing a new Type B land use on the subject lands. Lands to the north of the proposed trail are considered for future residential development while lands to the south are to remain as agricultural lands.

A survey of lands proximate to the subject lands identified two (2) agricultural uses with livestock facilities. MDS calculations were performed on the two livestock facilities as follows:

1500 Southdale Road

The lands at 1500 Southdale Road West are located to the southwest of the subject lands proximate to the intersection of Southdale Road West and Westdel Bourne. The lands are occupied by a single detached dwelling and an unused pole barn. A site visit was conducted on Friday May 12, 2017 to determine the condition of the barn. Discussions with the landowner indicate the barn was previously used for beef cattle (including weaning) but has been unused for many years. The barn is capable of being re-used for beef cattle with minor modifications. The area of the barn, measured using City of London base mapping data and site visit information, is

approximately 177m². Manure storage is assumed to be inside bedded pack, as no exterior storage of manure exists. Based on a future beef cattle use of the barn, the MDS1 setback distance provided by Agrisuite software is 212m, whereas the actual setback to the proposed recreational trail is 227m.

2420 Westdel Bourne

The lands at 2420 Westdel Bourne are located to the west of the subject lands and are occupied by two, single detached dwellings, a two-storey bank barn, and several smaller sheds. A site visit was conducted on Friday May 12, 2017 to observe the property from the road. No livestock were visible. Discussions with the owner of 1500 Southdale Road indicate the bank barn was formerly used to house horses; the layout of the barn and paddock areas is consistent with this claim. It is understood from the neighbour that this barn is currently unoccupied. It is assumed then for MDS1 purposes that the barn may be utilized for horses in the future.

Bank barns typically house livestock on the ground floor only while the upper floor(s) are used for feed storage or a hay loft. The ground floor area of the bank barn is approximately 929m² (based on City of London base mapping). Based on aerial photography and site observations, it appears that solid manure is stored outdoors with no cover on a concrete area adjacent to the east of the barn. Based on this information, the MDS1 setback distance calculated by Agrisuite software is 321m, whereas the actual setback from the barn to the recreational trail is 420m.

MDS Calculations and Map

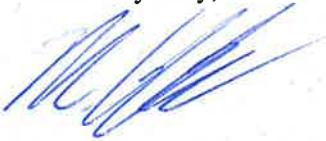
MDS calculations performed by Zelinka Priamo Ltd. using Agrisuite software and a map showing the setback distances are attached to this letter. The map, based on City of London base mapping data and aerial photography, is provided to graphically show the spatial relationship between livestock facilities, the subject lands, and MDS setbacks.

Conclusions

Based on the information obtained through aerial photography, City of London base mapping data, and a site visit, MDS1 calculations were prepared to show MDS distances from the existing unused livestock facilities. The limits of the proposed recreational trail are outside the calculated MDS1 setback distances. As such, the proposed use of a portion of the subject lands for a new Type B land use complies with MDS guidelines.

Should you have any questions or require additional information, please feel free to contact our office.

Yours very truly,



Mathew Campbell, BA, CPT
Planner

cc. John Kennedy, Siskinds LLP

Minimum Distance Separation I

1500 Southdale

Prepared By: Mathew Campbell, Planner, Zelinka Priamo Ltd.

Description: Unused beef barn (pole barn) at 1500 Southdale Road West. Confirmed by site visit by MBC on May 12, 2017.

Application Date: Monday, May 15, 2017

Municipal File Number:

Proposed Application: New or expanding zone or designation for a recreational use (e.g. sports field, golf course)
Type B Land Use

Applicant Contact Information

John Kennedy
Siskinds LLP
680 Waterloo Street
London, ON, Canada N6A 3V8
Phone #1: 519-660-7836
Email: john.kennedy@siskinds.com

Location of Subject Lands

County of Middlesex, City of London
WESTMINSTER, Concession: 1, Lot: 48
Roll Number: 3936080070137020000

Calculation Name: **1500 Southdale**

Description: Unused beef barn (pole barn and pasture)

Farm Contact Information

N/A N/A
1500 Southdale Road
London, ON, Canada

Location of existing livestock facility or anaerobic digester

County of Middlesex, City of London
WESTMINSTER, Concession: 1, Lot: 9
Roll Number: 3936080070182000000
Total Lot Size: 4.1 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), Confinement [Livestock barn is currently unoccupied]	19	19.0	177 m ²

Existing Manure Storage: V1. Solid, inside, bedded pack

Design Capacity (NU): 19.0

Potential Design Capacity (NU): 19.0

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)	Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from livestock barn)	(actual distance from manure storage)		
0.7	X	196.66	X	0.7	X	2.2	=	212 m (696 ft)	227 m (745 ft)
								212 m (696 ft)	227 m (745 ft)

Calculation Name: **2420 Westdel**

Description: Horse Farm (unused) at 2420 Westdel Bourne

Farm Contact Information

N/A N/A
2420 Westdel Bourne
London, ON, Canada

Location of existing livestock facility or anaerobic digester

County of Middlesex, City of London
WESTMINSTER, Concession: 1, Lot: 49,50
Roll Number: 3936080070180000000
Total Lot Size: 20.23 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.

Minimum Distance Separation I

1500 Southdale

Prepared By: Mathew Campbell, Planner, Zelinka Priamo Ltd.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring) [Livestock barn is currently unoccupied]	40	40.0	929 m ²



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

Existing Manure Storage: V4. Solid, outside, no cover, 18-30% DM, with covered liquid runoff storage

Design Capacity (NU): 40.0

Potential Design Capacity (NU): 80.0

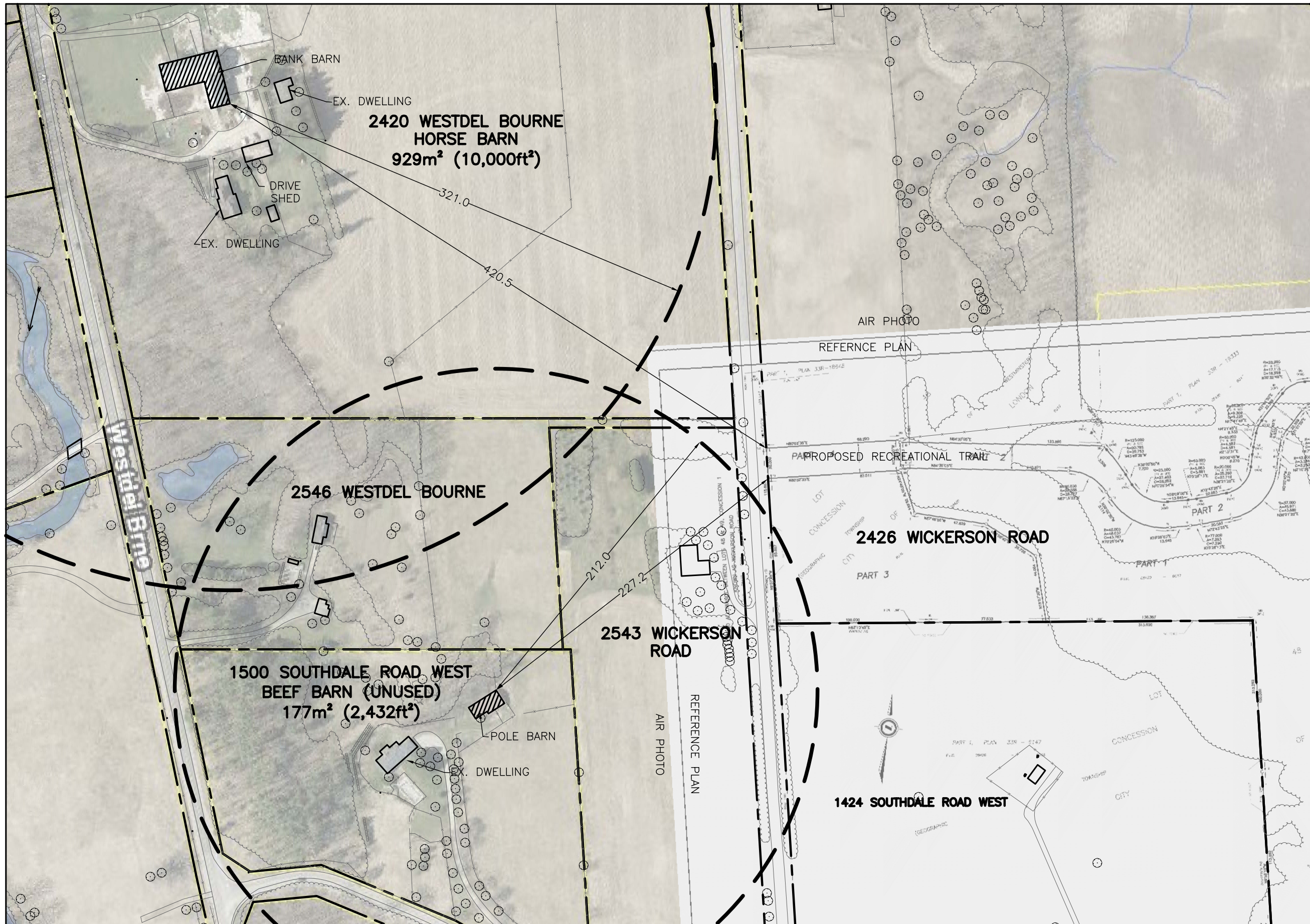
Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	Storage Base Distance 'S' (minimum distance from manure storage)
0.7	X	297.87	X	0.7 X 2.2 =	321 m (1053 ft)
				321 m (1053 ft)	420 m (1378 ft)
				321 m (1053 ft)	429 m (1407 ft)

Preparer Information

Mathew Campbell
 Planner
 Zelinka Priamo Ltd.
 318 Wellington Road
 London, ON, Canada N6C 4P4
 Email: mathew.c@zpplan.com

Signature of Preparer: _____ Date: _____
 Mathew Campbell, Planner

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.



KEY PLAN



MDS SETBACK MAP

OF
WESTMINSTER CON 1 S PT LOT 48
AND RP 33R19333 PART 2 IRREG

(GEOGRAPHIC TOWNSHIP OF WESTMINSTER)
CITY OF LONDON
COUNTY OF MIDDLESEX

SITE STATISTICS

2420 WESTDEL BOURNE

BARN TYPE	BANK BARN
LIVESTOCK TYPE	HORSES
CURRENTLY USED	N/A
BARN AREA	929m ²
REQUIRED MDS I SETBACK	321 m
ACTUAL SETBACK	420 m

1500 SOUTHDALE ROAD WEST

BARN TYPE	POLE BARN
LIVESTOCK TYPE	BEEF
CURRENTLY USED	NO
BARN AREA	177m ²
REQUIRED MDS I SETBACK	212 m
ACTUAL SETBACK	227 m

DRAWING BASED ON CITY OF LONDON
 BASE MAPPING

NO.	REVISION	DATE	INITIAL

SISKINDS LLP
 2426 WICKERSON ROAD

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DRAWN BY	PROJECT NO.
MBC	SIS/LON/17-01

DATE	SCALE
MAY 2017	1:2500