

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
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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 1**

Description: Current Use Scenario

Farm Contact Information

David McEwen
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.

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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)	3	3.0	70 m ²
Solid	Sheep, Ewes & rams (for meat lambs; includes unweaned offspring & replacements), Confinement	30	3.8	64 m ²
Solid	Llama, Adults (includes unweaned young & replacements)	1	0.2	Unavailable

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

Design Capacity (NU): 7.0

Potential Design Capacity (NU): 13.9

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	179.66	X	0.7	X	2.2	=	194 m (635 ft)	420 m (1378 ft)
<p style="margin: 0;">Storage Base Distance 'S'</p> <p style="margin: 0;">(minimum distance from manure storage) (actual distance from manure storage)</p> <p style="margin: 0;">194 m (635 ft) 429 m (1407 ft)</p>									

Calculation Name: **2420 Westdel 2**

Description: Maximum Capacity Scenario

Farm Contact Information

David McEwen

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.

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]	150	150.0	1,394 m ²
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn [Livestock barn is currently unoccupied]	75	75.0	348 m ²
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring) [Livestock barn is currently unoccupied]	6	8.6	181 m ²
Solid	Sheep, Ewes & rams (for meat lambs; includes unweaned offspring & replacements), Outside Access [Livestock barn is currently unoccupied]	200	25.0	279 m ²

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

Design Capacity (NU): 258.6

Potential Design Capacity (NU): 300.0

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	463.8	X	0.7	X	2.2	=	500 m (1640 ft)	TBD
<p style="margin: 0;">Storage Base Distance 'S'</p> <p style="margin: 0;">(minimum distance from manure storage) (actual distance from manure storage)</p> <p style="margin: 0;">500 m (1640 ft) TBD</p>									



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

Preparer Information

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

NOTE TO THE USER:

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