



Attn: 2873633 Ontario Inc c/o William Kollaard  
819 County Rd 23,  
Merrickville-Wolford, ON K0G 1N0

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Re: 819 County Road 23 - Subdivision Application

As requested by 2873633 Ontario Inc, Minimum Distance Separation (MDS) calculations were completed to assess the required setbacks from existing livestock barns and manure storage for a subdivision development.

As per Section 7.7.3 (c) (xi) of the United Counties of Leeds and Grenville Official Plan (2022), Section 9.6 (3) of the Merrickville-Wolford Official Plan (2020), and Section 3.20.1 of the Merrickville-Wolford Zoning By-Law (2008), MDS calculations are required to support subdivision applications.

A total of seven properties were identified as being within 1500m of the subject property and containing evidence of a livestock barn and/or manure storage. Three of these properties showed active evidence of livestock. The remaining four properties were evaluated as unoccupied livestock barns as per Guideline 20. The method of information collection consisted of historical aerial imagery, Google streetview imagery, social media, and information provided by the client.

The information was logged, calculated, and setbacks were generated using Agrisuite by the Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA). The following pages contain the reports generated for each property including the required MDS setbacks and the actual setbacks between the barns in question and the subject property. The appendix document contains current aerial imagery, required setbacks, and provided setbacks for each property. The proposed development conforms to all required MDS setbacks.

If you have any questions, do not hesitate to contact our office.

A handwritten signature in black ink, appearing to read 'J. Paoloni'.

Jasmine Paoloni, B.A.S, LEED® Green Associate™

P-Squared Concepts Inc  
2200 Thurston Dr, Unit 203,  
Ottawa, ON K1G 6E1

## General information

Application date  
Oct 25, 2024

Municipal file number

Proposed application

Lot creation for four, or more, residential lots outside of a settlement area

### Applicant contact information

William Kollaard  
2873633 Ontario Inc  
819 County Rd 23  
Merrickville, ON  
K0G 1N0  
613-913-0282  
bill@kollaard.ca

### Location of subject lands

United Counties of Leeds and Grenville  
Village of Merrickville-Wolford  
WOLFORD  
Concession B , Lot 1  
Roll number: 07 14 711 010 00102

## Preparer signoff & disclaimer

### Preparer contact information

Jasmine Paoloni  
P-Squared Concepts  
2200 Thurston Dr  
Unit 203  
Ottawa, ON  
K1G 6E1  
613-695-0192  
planning@p2concepts.ca

Signature of preparer

*Jasmine Paoloni*  
Jasmine Paoloni, Planner

2024-11-06

Date (mm-dd-yyyy)

### 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.

## 128 Heritage Dr

### Farm contact information ⓘ

128 Heritage Dr  
Montague, ON  
K0G 1N0

### Location of existing livestock facility or anaerobic digester

County of Lanark  
Township of Montague  
MONTAGUE  
Concession 1 , Lot 1  
Roll number: 0901

### Total lot size

54 ac

## Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area ⓘ
Solid	Unoccupied Livestock Barn	3562 ft²	16.5 NU	3562 ft²

### ⚠ Confirm Livestock/Manure Information (128 Heritage Dr)

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

### ⚠ Unoccupied Barn or Unused Storage (128 Heritage Dr)

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	No storage required (manure is stored for less than 14 days)
Design capacity	16.6 NU
Potential design capacity	33.1 NU ⓘ

Factor A (odour potential) 1 ⓘ

Factor B (design capacity) 226.2 ⓘ

Factor D (manure type) 0.7 ⓘ

Factor E (encroaching land use) 2.2 ⓘ

Building base distance 'F' (A x B x D x E)  
(minimum distance from livestock barn)

349 m (1145 ft) ⓘ

Actual distance from livestock barn

410 m (1345 ft)

Storage base distance 'S'  
(minimum distance from manure storage)

No existing manure storage

Actual distance from manure storage

NA

246 Heritage Dr

Farm contact information

246 Heritage Dr  
Montague, ON  
K0G 1N0

Location of existing livestock facility or anaerobic digester

County of Lanark  
Township of Montague  
MONTAGUE  
Concession 1, Lot 1  
Roll number: 0901

Total lot size

6 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	3798 ft²	17.6 NU	3798 ft²

**Confirm Livestock/Manure Information (246 Heritage Dr)**  
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

**Unoccupied Barn or Unused Storage (246 Heritage Dr)**  
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	No storage required (manure is stored for less than 14 days)		
Design capacity	17.6 NU		
Potential design capacity	17.6 NU		
Factor A (odour potential) 1	Factor B (design capacity) 192.13	Factor D (manure type) 0.7	Factor E (encroaching land use) 2.2
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	296 m (971 ft)	Actual distance from livestock barn	469 m (1538 ft)
Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage	Actual distance from manure storage	NA

378 Heritage Dr

Farm contact information

378 Heritage Dr  
Montague, ON  
K1G 1N0

Location of existing livestock facility or anaerobic digester

County of Lanark  
Township of Montague  
MONTAGUE  
Concession A, Lot 2  
Roll number: 0901

Total lot size

6 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	1539 ft²	7.1 NU	1539 ft²

**Confirm Livestock/Manure Information (378 Heritage Dr)**  
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

**Unoccupied Barn or Unused Storage (378 Heritage Dr)**  
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	No storage required (manure is stored for less than 14 days)		
Design capacity	7.2 NU		
Potential design capacity	7.2 NU		
Factor A (odour potential) 1	Factor B (design capacity) 157.16	Factor D (manure type) 0.7	Factor E (encroaching land use) 2.2
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	243 m (797 ft)	Actual distance from livestock barn	792 m (2600 ft)
Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage	Actual distance from manure storage	NA

4636 Donnelly Dr

<p><b>Farm contact information</b> ⓘ</p> <p>4636 Donnelly Dr Ottawa, ON K0G 1B0</p>	<p><b>Location of existing livestock facility or anaerobic digester</b></p> <p>City of Ottawa City of Ottawa MARLBOROUGH Concession 1, Lot 28 Roll number: 0614</p>	<p><b>Total lot size</b></p> <p>10 ac</p>
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**Livestock/manure summary**

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area ⓘ
Solid	Unoccupied Livestock Barn	5166 ft²	24 NU	5166 ft²

⚠️ **Confirm Livestock/Manure Information (4636 Donnelly Dr)**  
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

⚠️ **Unoccupied Barn or Unused Storage (4636 Donnelly Dr)**  
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	No storage required (manure is stored for less than 14 days)		
Design capacity	24 NU		
Potential design capacity	24 NU ⓘ		
Factor A (odour potential)	1 ⓘ	Factor B (design capacity)	208 ⓘ
Factor D (manure type)	0.7 ⓘ	Factor E (encroaching land use)	2.2 ⓘ

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	321 m (1053 ft) ⓘ	Actual distance from livestock barn	958 m (3142 ft)
Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage	Actual distance from manure storage	NA

710 County Rd 23

<p><b>Farm contact information</b> ⓘ</p> <p>710 County Rd 23 Merrickville, ON K0G 1N0</p>	<p><b>Location of existing livestock facility or anaerobic digester</b></p> <p>United Counties of Leeds and Grenville Village of Merrickville-Wolford WOLFORD Concession B, Lot 1 Roll number: 0714</p>	<p><b>Total lot size</b></p> <p>84 ac</p>
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**Livestock/manure summary**

Manure Form	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 NU	750 ft²

⚠️ **Confirm Livestock/Manure Information (710 County Rd 23)**  
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

**Setback summary**

Existing manure storage	No storage required (manure is stored for less than 14 days)		
Design capacity	3 NU		
Potential design capacity	3 NU ⓘ		
Factor A (odour potential)	0.7 ⓘ	Factor B (design capacity)	150 ⓘ
Factor D (manure type)	0.7 ⓘ	Factor E (encroaching land use)	2.2 ⓘ

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	162 m (531 ft) ⓘ	Actual distance from livestock barn	446 m (1463 ft)
Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage	Actual distance from manure storage	NA

Lintonbrook Farm

<b>Farm contact information</b> ⓘ 2340 - 2420 County Rd 23 North Grenville, ON K0G 1N0	<b>Location of existing livestock facility or anaerobic digester</b> United Counties of Leeds and Grenville Municipality of North Grenville OXFORD ON RIDEAU Concession 1 , Lot 2 Roll number: 0719	<b>Total lot size</b> 123 ac
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**Livestock/manure summary**

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area ⓘ
Liquid	Dairy, Heifers Medium Frame (148 - 455 kg) (eg. Guernseys), Free Stall	98	40.8 NU	5880 ft²

⚠ **Confirm Livestock/Manure Information (Lintonbrook Farm)**  
 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

**Setback summary**

Existing manure storage	V5. Liquid, inside, underneath slatted floor			
Design capacity	40.8 NU			
Potential design capacity	122.5 NU ⓘ			
Factor A (odour potential)	0.7 ⓘ	Factor B (design capacity)	338.98 ⓘ	
Factor D (manure type)	0.8 ⓘ	Factor E (encroaching land use)	2.2 ⓘ	

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	418 m (1371 ft) ⓘ	Actual distance from livestock barn	824 m (2703 ft)
Storage base distance 'S' (minimum distance from manure storage)	418 m (1371 ft) ⓘ	Actual distance from manure storage	824 m (2703 ft)

Rideauwood Farm

<b>Farm contact information</b> ⓘ 2591 County Rd 23 North Grenville, ON K0G 1N0	<b>Location of existing livestock facility or anaerobic digester</b> United Counties of Leeds and Grenville Municipality of North Grenville OXFORD ON RIDEAU Concession 1 , Lot 2 Roll number: 0719	<b>Total lot size</b> 109 ac
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**Livestock/manure summary**

Manure Form	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)	25	25 NU	6250 ft²

⚠ **Confirm Livestock/Manure Information (Rideauwood Farm)**  
 The livestock/manure information has not been confirmed with the property owner and/or farm operator.

**Setback summary**

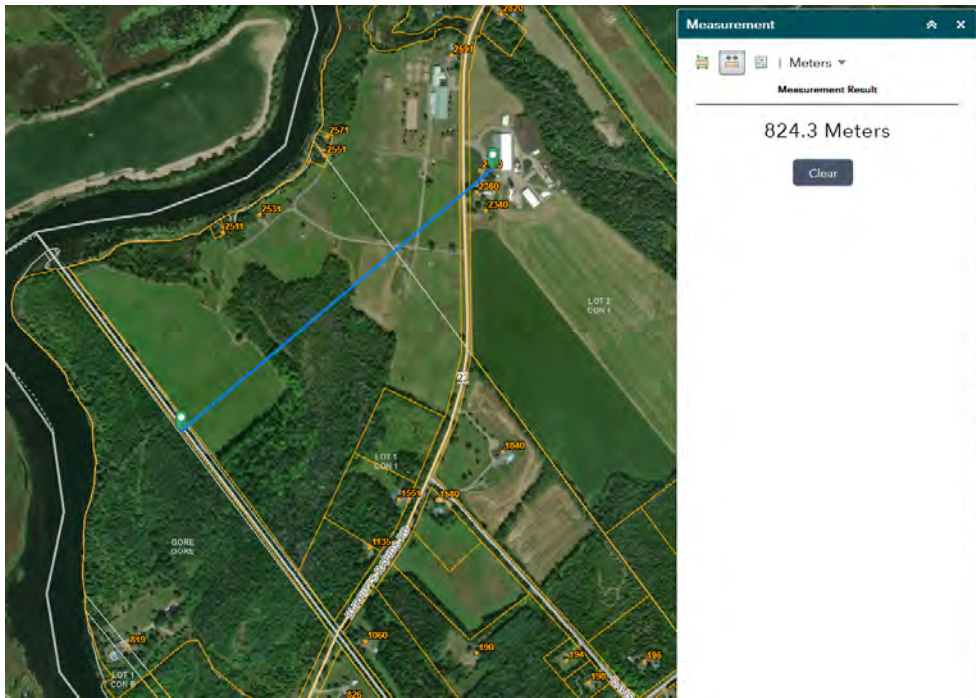
Existing manure storage	No storage required (manure is stored for less than 14 days)			
Design capacity	25 NU			
Potential design capacity	50 NU ⓘ			
Factor A (odour potential)	0.7 ⓘ	Factor B (design capacity)	260 ⓘ	
Factor D (manure type)	0.7 ⓘ	Factor E (encroaching land use)	2.2 ⓘ	

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	281 m (922 ft) ⓘ	Actual distance from livestock barn	789 m (2588 ft)
Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage	Actual distance from manure storage	NA

## APPENDIX A

Aerial imagery, required setbacks, provided setbacks

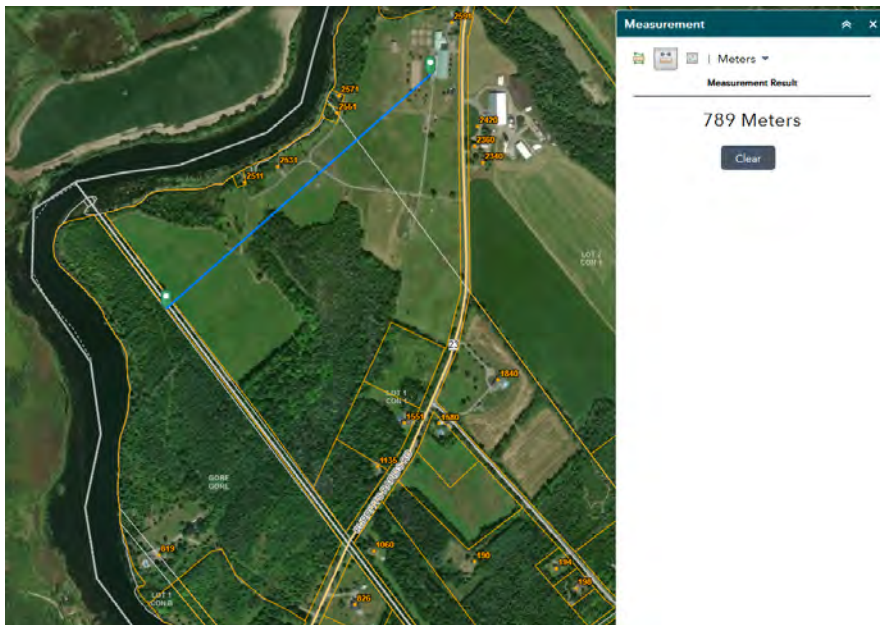
Municipality of North Grenville (UCLG)



Lintonbrook Farms

Required: 418m

<https://www.facebook.com/GEAFTCA/videos/lintonbrook-farms-part-1-a-fresh-start-with-gea-ams/446064160603870/>

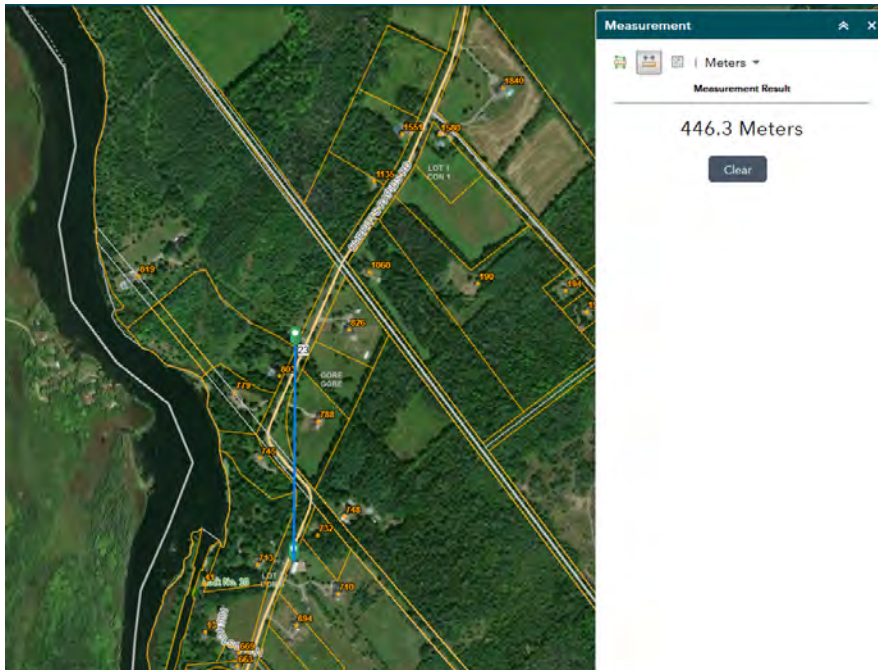


Required: 281m

<https://www.internationalstalliondistribution.com/rideauwood-farm>

Rideauwood Farm

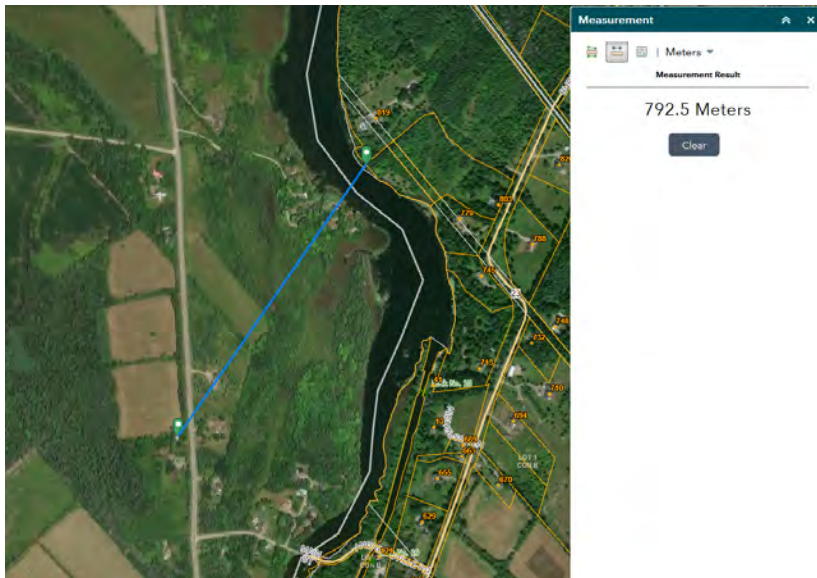
Municipality of Merrickville-Wolford (UCLG)



Required: 162m

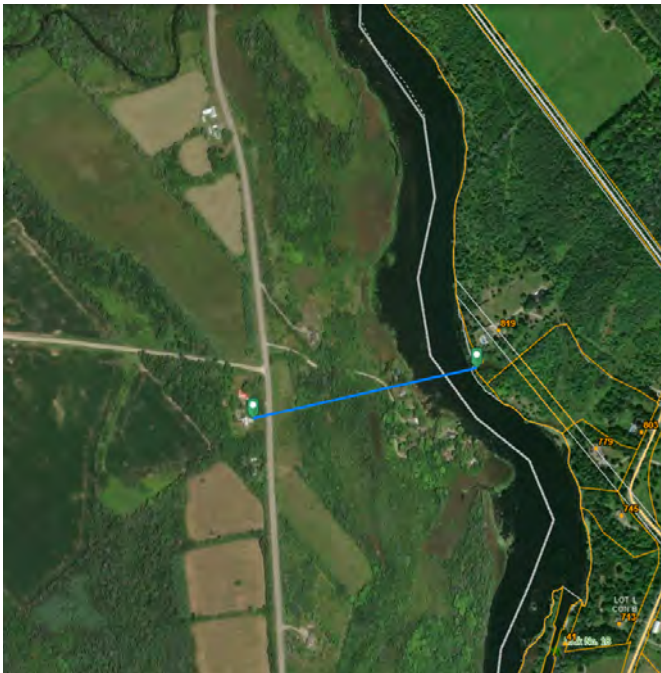
710 County Rd 23

Municipality of Montague (Lanark County)



Required: 243 m

378 Heritage Dr



Measurement

1 Meters

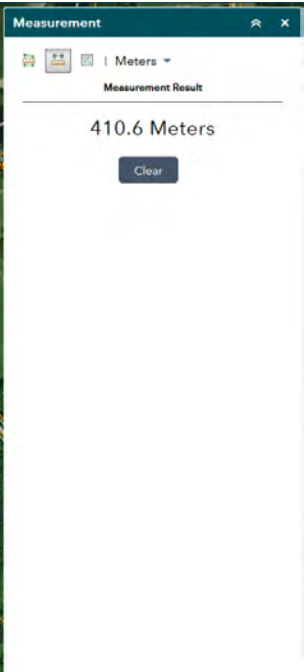
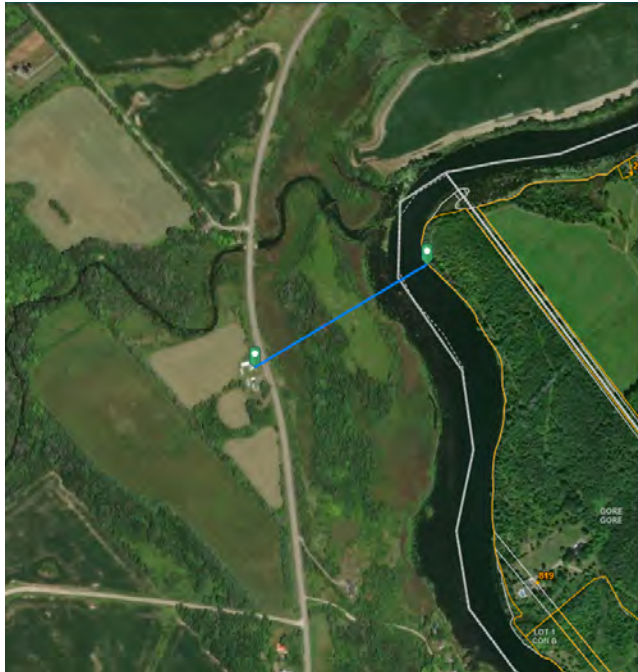
Measurement Result

469 Meters

Clear

Required: 296 m

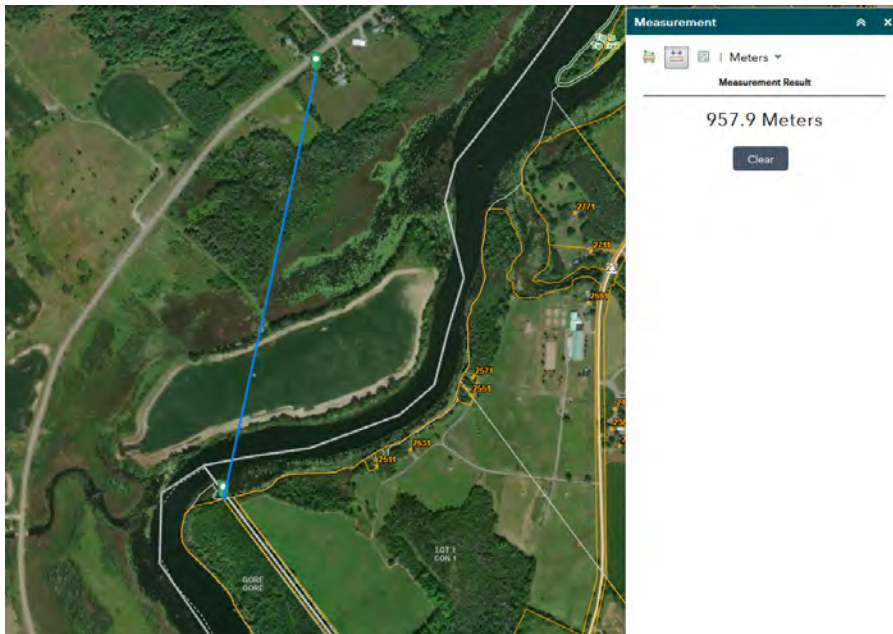
246 Heritage Dr



Required: 349 m

128 Heritage Dr

City of Ottawa



Required: 321m

4636 Donnelly Dr