

Soil Solutions Plus  
66 High Street  
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St. George, ON, N0E 1N0

### **MDS I Report**

April 7, 2021

John and Veronika Pop  
241 Langford Church Road  
Lot 7, Concession 2 Onondaga  
County of Brant

### **Description of Plan:**

The applicant plans to sever two parcels of land that front along McBay Road. The result will be "Lot creation for four, or more, residential lots outside of a settlement area" a Type B Land Use.

A livestock operation has been identified at 237 Langford Church Road, the farm is to the west across the road from the subject lands.

A more distant livestock operation has been identified at 15 Baptist Church Road, the farm is northeast of the subject lands.

### **Details of Livestock Operation at 237 Langford Church Road:**

To determine the livestock capacity I visited the site on Tuesday April 6, 2021. I met with [REDACTED] who identified as the owner of the property. He told me that there were 20 Box Stalls on the farm, 14 of which are in the main barn. An additional 6 stalls and a covered manure storage is located in the smaller building south of the main barn. The large structure on the property is a Riding Arena.

While I was on the farm I observed 15 horses on pasture, all observed horses were medium frame size.

For the purposes of this calculation the capacity for the livestock facilities is 20 medium frame horses.

The farmstead is located across two land parcels, for the purposes of this calculation I used the Agricultural Information Atlas to measure the parcel of land with the livestock facilities only. This parcel is 13.7 Acres in total.

#### **Details of Livestock Operation at 15 Baptist Church Road:**

To determine the livestock capacity I visited the site on Monday March 8, 2021. I met with [REDACTED] the operator of the farm, he indicated there are 10 horse stalls in the barn south east of the residence and the herd was composed of 3 large horses and 7 ponies.

While I was on the farm with the operator there were 3 medium frame horses visible on pasture, I suspect I may have misguided the operator with my question into suggesting the visible horses were large frame when in fact they were medium frame horses. For the purposes of this calculation I will use the information given as 3 Large Frame and 7 Medium Frame horses although I suspect the true herd may be Medium Frame Horses and Small Frame Ponies.

Mr. [REDACTED] told me that there was no livestock in the old barn south west of the house, it was equipment storage. He also indicated the indoor riding arena did not have any horse stalls.

Manure storage consisted of an outside pile on the ground, there was no structure that could be considered a permanent manure storage.

There is no existing Nutrient Management Strategy for this farm, Mr. [REDACTED] said they would like to build more horse stalls behind the indoor riding arena in the future.

Using the Agricultural Information Atlas I measured the entire parcel and farmstead area to determine a total area to be approximately 28 acres and there is approximately 16.5 acres that would be tillable or pasture.

#### **MDS I Sketch:**

For planning purposes I plotted a circle from the closest barn housing livestock/manure storage at 237 Langford Church Rd showing the required MDS I setback of 259m.

For planning purposes I plotted a circle from the closest barn housing livestock at 15 Baptist Church Rd showing the required MDS I setback of 221m.

**Result:**

Both proposed parcels are deficient of the MDS I setback distance required to the 237 Langford Church Rd Horse Barn and Manure Storage.

None of the MDS I setbacks for the 15 Baptist Church Rd property impact the subject property.

**Reducing MDS I Setbacks:**

Section 8.2 of The Minimum Distance Separation (MDS) Document provides guidance on when it may be appropriate to consider reductions to the MDS I distances. The following considerations apply to this subject property:

**Surrounding Land Uses**

***Is the proposed development similar to others on surrounding lands in the vicinity?*** Yes. A similar lot was established in 2018 on the west side of the subject property and multiple lots have been created and developed on McBay Road.

***Is the proposed location further away from the surrounding livestock facility than other existing developments and dwellings?*** Yes. The lot created in 2018 is closer to the livestock barn and the nearest neighbour to the horse barn is only 120m to the barn, much closer than the proposed development.

Yours Truly,



Matt Robillard  
Soil Solutions Plus  
PH (905)297-5328

**Enclosures:**

- Minimum Distance Separation I (MDS I) Report
- MDS I Setbacks Sketch

**Description:**
**Application Date:** Tuesday, April 6, 2021

**Municipal File Number:**
**Proposed Application:** Lot creation for four, or more, residential lots outside of a settlement area  
 Type B Land Use

**Applicant Contact Information**  
 John and Veronika Pop  
 241 Langford Church Road  
 Brantford, ON, Canada N3T 5L4  
 Phone #1: [REDACTED]

**Location of Subject Lands**  
 County of Brant, City of Brant County  
 ONONDAGA, Concession: 2, Lot: 7  
 Roll Number: 292000100029350

**Calculation Name:** **237 Langford Ch**
**Description:**
**Farm Contact Information**  
 [REDACTED]  
 Morning Star Equestrian Farm  
 237 Langford Church Rd  
 Brantford, ON, Canada N3T 5L4  
 Phone #1: [REDACTED]

**Location of existing livestock facility or anaerobic digester**  
 County of Brant, City of Brant County  
 BRANTFORD, Concession: RANGE 2 SOUTH OF HAMILTON ROAD, Lot: A  
 Roll Number: 292000406006000  
 Total Lot Size: 13.7 ac

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	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	14	14.0	3,500 ft²
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	6	6.0	1,500 ft²

**Existing Manure Storage:** V2. Solid, outside, covered

**Design Capacity (NU):** 20.0

**Potential Design Capacity (NU):** 40.0

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	240	X	0.7	X
				2.2	
				=	
				<b>259 m (849 ft)</b>	<b>TBD</b>

  

Storage Base Distance 'S'	
(minimum distance from manure storage)	(actual distance from manure storage)
<b>259 m (849 ft)</b>	<b>TBD</b>

**Calculation Name:** **15 Baptist Chur**
**Description:**
**Farm Contact Information**  
 [REDACTED]  
 Huntlands Farm  
 15 Baptist Church Road  
 Brantford, ON, Canada N3T 5L4  
 Phone #1: [REDACTED]

**Location of existing livestock facility or anaerobic digester**  
 County of Brant, City of Brant County  
 ONONDAGA, Concession: 2, Lot: 8  
 Roll Number: 292000100026800  
 Total Lot Size: 28 ac

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**  
241 Langford Ch  
Prepared By: Matt J Robillard, Soil Solutions Plus

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	3	4.3	975 ft <sup>2</sup>
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	7	7.0	1,750 ft <sup>2</sup>

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

**Design Capacity (NU):** 11.3

**Potential Design Capacity (NU):** 22.6

Factor A (Odour Potential) 0.7 X Factor B (Size) 205.14 X Factor D (Manure Type) 0.7 X Factor E (Encroaching Land Use) 2.2 = Building Base Distance 'F' (minimum distance from livestock barn) (actual distance from livestock barn) 221 m (726 ft) TBD

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

**No storage present**

**Preparer Information**

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

Matt J Robillard

Date: APRIL 7 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.

MDS I Sketch 241 Langford Church Road

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