

July 8, 2021
Our File No.: 24473-005.1

VIA: E-MAIL

Ms. Julie Stewart
County Planner
Lanark County
99 Christie Lake Road
Perth, ON K7H 3C6

Dear Ms. Stewart:

Re: Mississippi Mills Settlement Area Expansion – MDS Review

The purpose of this letter is to review Provincial Policy Statement 1.1.3.8 c) in order to demonstrate that the expansion lands proposed by Mississippi Mills' Official Plan Amendment No. 22 to its Community Official Plan is in compliance with the minimum distance separation formulae.

Minimum distance formulae is a formulae and series of guidelines developed by the Province to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

THE MINIMUM DISTANCE SEPARATION (MDS) DOCUMENT

In accordance with formulae and guidelines for livestock facility and anaerobic digester odour setbacks (Publication 853), the MDS Document applies to all Planning Act, 1990, applications submitted on or after March 1, 2017. The MDS Document represents the provincial standard with respect to the calculation of MDS setbacks.

Factor B used in MDS 1 setbacks for settlement area expansions shall only be based on the design capacity for all livestock facilities on a lot. On lots greater than 5 hectares, Factor B is based on the possible future expansion of the livestock facilities on the lot.

A land use figure was prepared for the three expansions areas including a 2 km buffer identifying known dwellings and livestock facilities (See Figures in Appendix A).

Based on Implementation Guideline #12, there are many existing uses that do not conform to MDS, therefore, resulting in reduced MDS 1 setbacks (see Implementation Guideline #12 in Appendix B). As per Implementation Guideline #12, where there are 4, or more, non-agricultural uses, residential uses, and/or dwellings that fall within the intervening area, the actual MDS 1 setback may be reduced to become the distance of the furthest of the qualifying non-agricultural uses.

Ms. Julie Stewart, Lanark County

An MDS calculation was completed for two livestock facilities (barns) located in the vicinity of Area 1 being 5733 Martin Street N and in the vicinity of Area 2 being 5210 Appleton Side Road. A Minimum Distance Separation 1 Worksheet has been completed for both of these properties. Based on these calculations, the actual distance from the livestock facilities are greater than the required minimum distance from livestock barn (See Appendix C).

Based on our review, the expansion areas meet Provincial Policy Statement 1.1.3.8 c) in that all three expansion areas are in compliance with the minimum distance separation formulae.

Yours very truly,

J.L. RICHARDS & ASSOCIATES LIMITED

Prepared by:

Reviewed by:

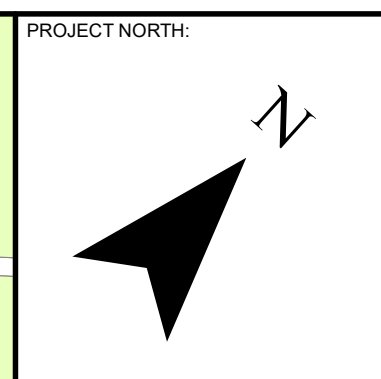
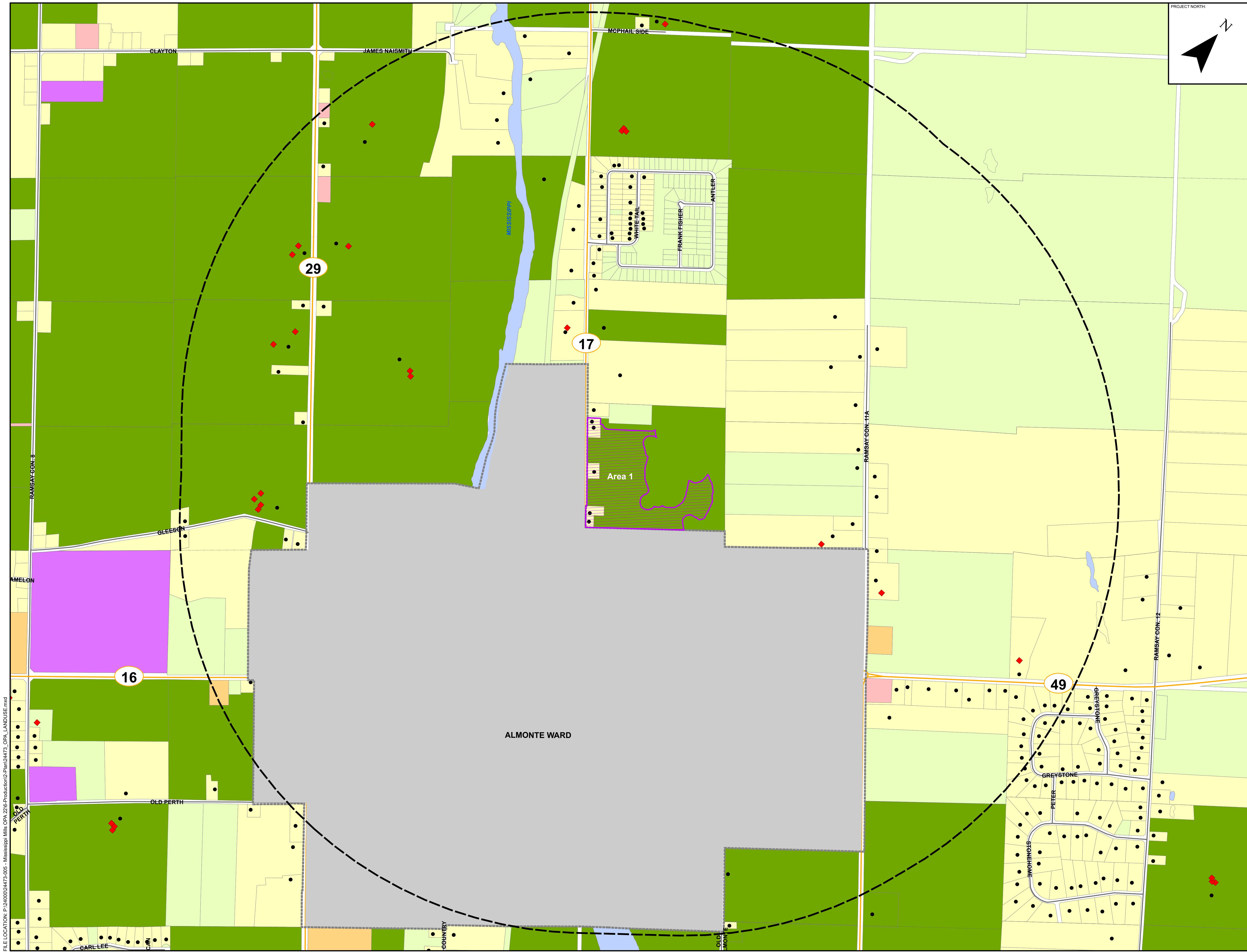
Marc Rivet, MCIP, RPP
Associate, Senior Planner

Eric Forhan
Planner

MR:EF

cc: Mr. Ken Kelly, CAO Municipality of Mississippi Mills
Attachments

APPENDIX 'A'



- Legend**
- MVCA Dwelling Location
 - MVCA Barn Location
 - Expansion Area
 - 2 km Buffer
 - ▨ Expansion Areas
- MPAC Property codes**
- 100 series: Vacant land
 - 200 series: Farm
 - 300 series: Residential
 - 400 series: Commercial
 - 500 series: Industrial
 - 600 series: Institutional
 - 700 series: Special & exempt
 - 800 series: Government
 - No Information

No.	ISSUE / REVISION	DDMMYY

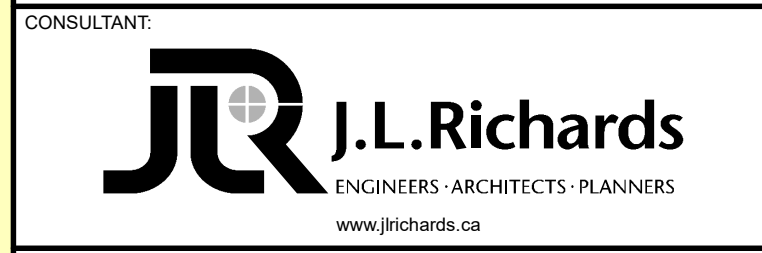
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VERIFY SHEET SIZE AND SCALES. BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING.

SCALE: 1:8,000

0 100 200 400 600 Meters

CLIENT:



CONSULTANT:

PROFESSIONAL STAMP

PROJECT:

MISSISSIPPI MILLS OPA 22
MUNICIPALITY OF MISSISSIPPI MILLS, ONTARIO

DRAWING:

**EXPANSION AREA 1
LAND USE**

DESIGN: _____

DRAWN: _____

CHECKED: _____

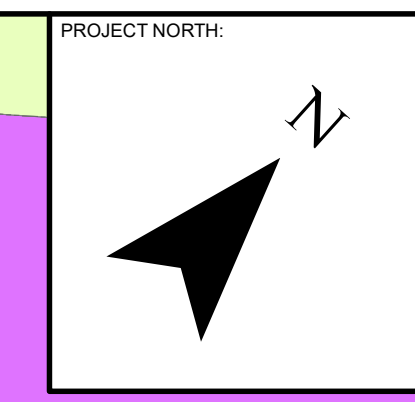
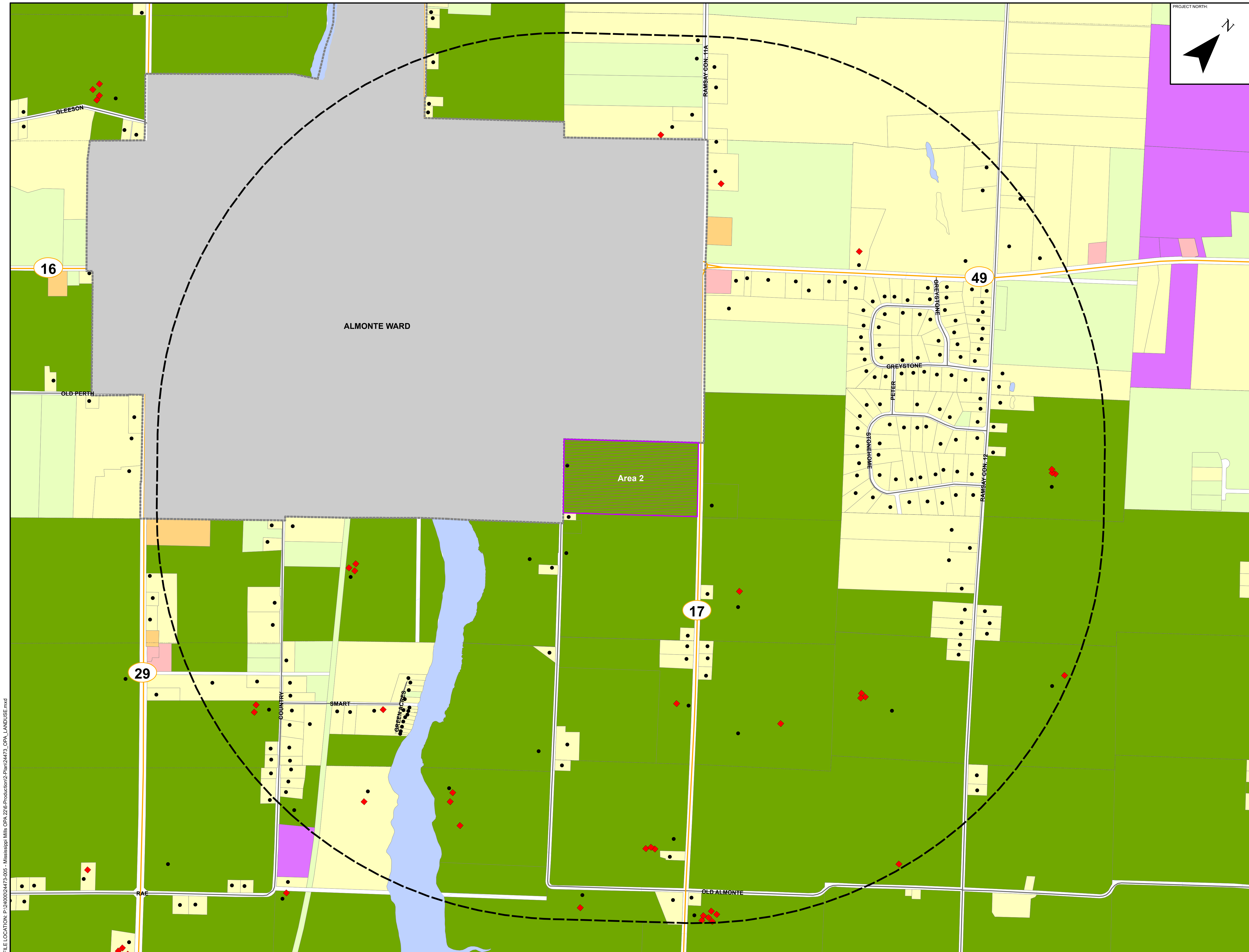
JLR #: _____

DRAWING #: _____

FIGURE 1

FILE LOCATION: P:\24000\24473-005 - Mississippi Mills OPA 22-6-Production2-Plan\24473_OPA_LANDUSE.mxd

PLOT DATE: Tuesday, June 22, 2021 3:45:31 PM



- Legend**
- MVCA Dwelling Location
 - MVCA Barn Location
 - Expansion Area
 - 2 km Buffer
 - Expansion Areas
- MPAC Property codes**
- 100 series: Vacant land
 - 200 series: Farm
 - 300 series: Residential
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 - 800 series: Government
 - No Information

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SCALE: 1:8,000

0 100 200 400 600 Meters

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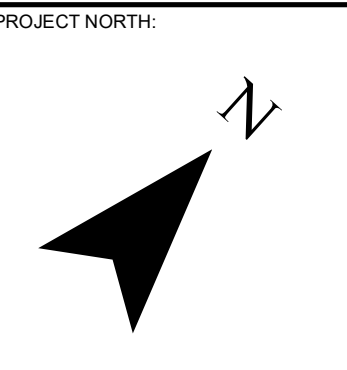
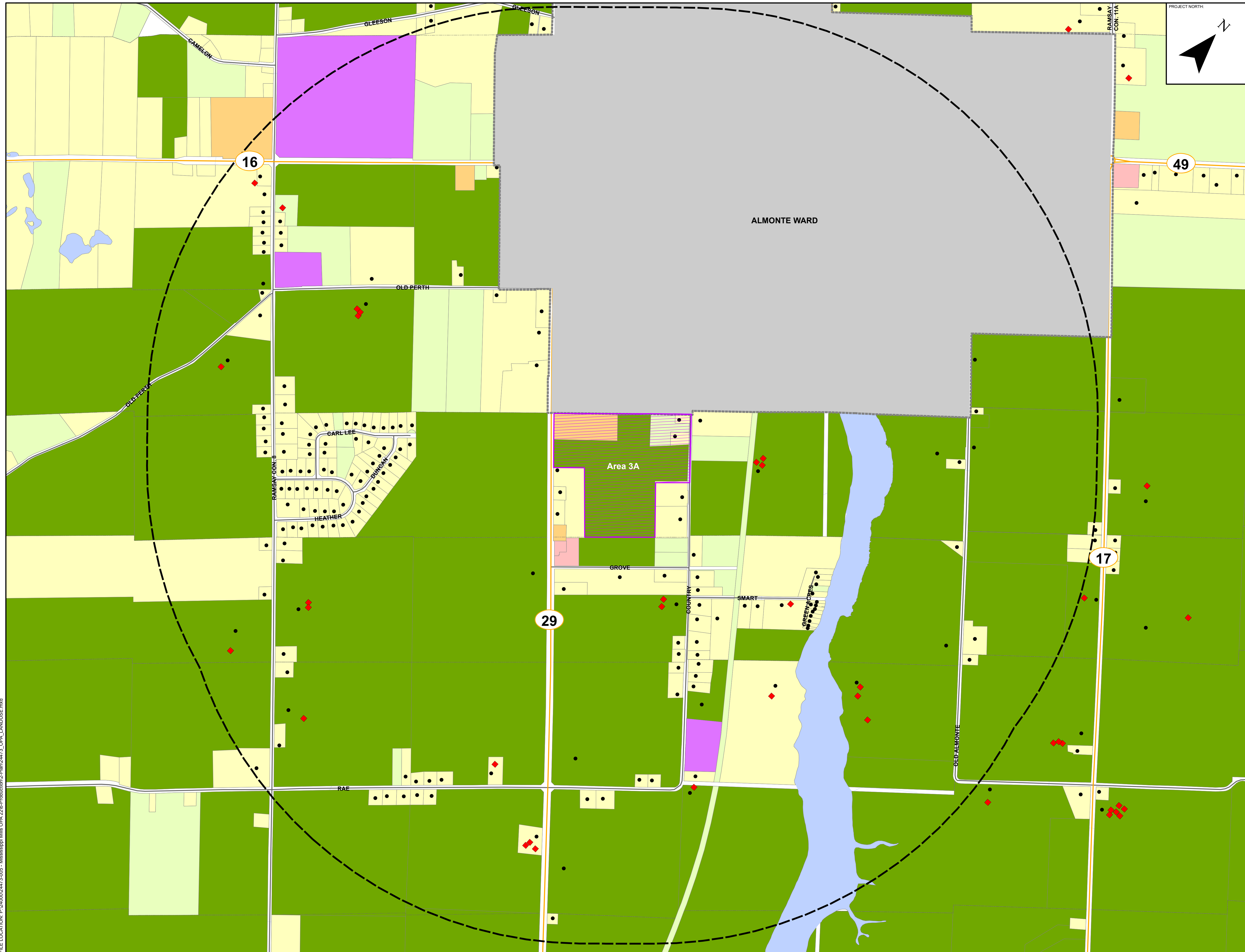
PROJECT:

MISSISSIPPI MILLS OPA 22
MUNICIPALITY OF MISSISSIPPI MILLS, ONTARIO

**EXPANSION AREA 2
LAND USE**

DESIGN: DRAWING #:
DRAWN: DRAWING #:
CHECKED: JLR #:
JLR #:

FIGURE 1



- Legend**
- MVCA Dwelling Location
 - MVCA Barn Location
 - ⬜ Expansion Area
 - ⬜ 2 km Buffer
 - ▨ Expansion Areas
- MPAC Property codes**
- 100 series: Vacant land
 - 200 series: Farm
 - 300 series: Residential
 - 400 series: Commercial
 - 500 series: Industrial
 - 600 series: Institutional
 - 700 series: Special & exempt
 - 800 series: Government
 - No Information

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SCALE: 1:8,000

0 100 200 400 600 Meters

CLIENT:

CONSULTANT:



J.L. Richards
ENGINEERS - ARCHITECTS - PLANNERS
www.jrichards.ca

CONSULTANT:

PROFESSIONAL STAMP

PROJECT:

MISSISSIPPI MILLS OPA 22
MUNICIPALITY OF MISSISSIPPI MILLS, ONTARIO

DRAWING:

EXPANSION AREA 3A
LAND USE

DESIGN: _____ DRAWING #: _____

CHECKED: _____

JLR #: _____

FIGURE 1

FILE LOCATION: P:\240000\2473-005 - Mississippi Mills OPA 226-Production2-Plan\2473_OPA_LANDUSE.mxd

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APPENDIX 'B'

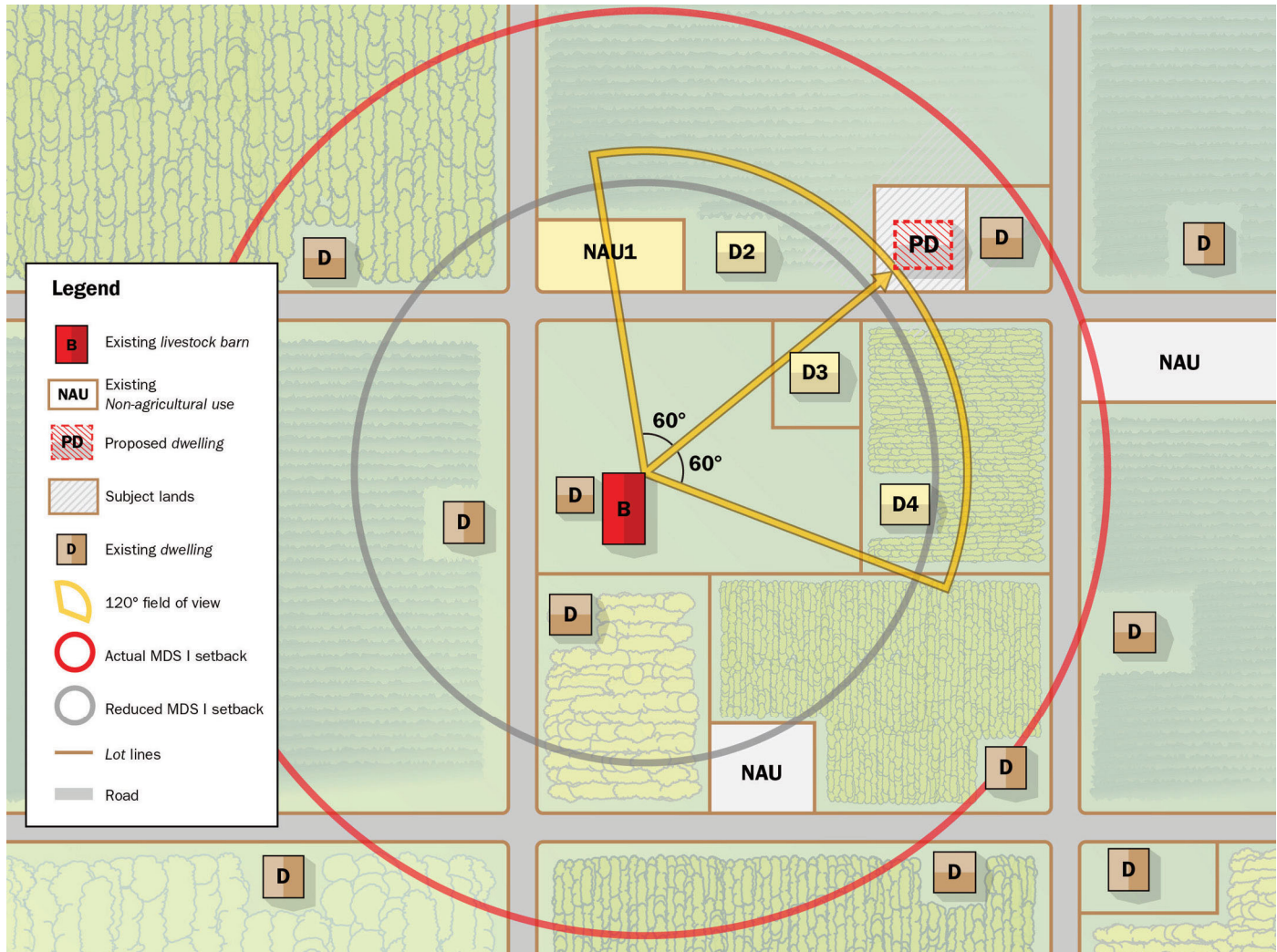


Figure 4. Implementation Guideline #12 — existing uses that do not conform to MDS.

Step 1: Draw a line (orange arrow) connecting the *livestock occupied portion* of the existing *livestock barn* and the nearest edge of the proposed *dwelling's* building envelope (or the proposed *development* — not this example).

Step 2: At the base of the arrow, looking in the direction the arrow is pointing and using a protractor, plot 60° to the right of the arrow and another 60° to the left of the arrow, effectively creating a 120° 'field of view' from the base of the arrow.

Step 3: Draw an arc using the length of the arrow from Step 1 as the radius and connect the two edges of the 120° field of view, forming a wedge shape. This wedge comprises the 'intervening area' referenced in Implementation Guideline #12.

Step 4: Count the number of existing or approved *dwelling*s or *development* partially or entirely captured within the intervening area.

Step 5: If there are 4, or more, *non-agricultural uses* (NAUs), *residential uses*, and/or *dwelling*s that fall within the intervening area, the actual MDS I setback may be reduced to become the distance of the furthest of the qualifying *non-agricultural uses*, *residential uses* and/or *dwelling*s. In this example, there is one qualifying NAU and three qualifying *dwelling*s totalling four. So a reduced MDS I may be permitted and the proposed *dwelling* can be constructed despite it not meeting the actual MDS I setback generated by the subject *livestock barn*. This process may need to be repeated for *manure storages* and/or *anaerobic digesters* that may also be located in the investigation distance area established in Implementation Guideline #6.

APPENDIX 'C'

Description:
Application Date: Wednesday, July 7, 2021


Municipal File Number:
Proposed Application: New or expanding settlement area boundary
Type B Land Use

Applicant Contact Information

Not Specified

Location of Subject Lands

 County of Lanark, Town of Mississippi Mills
RAMSAY, Concession: 11, Lot: 13

 Roll Number: 0931 
Calculation Name: *Farm 1*
Description: 5210 Appleton Side Road

Farm Contact Information

Not Specified


Location of existing livestock facility or anaerobic digester

 County of Lanark, Town of Mississippi Mills
RAMSAY, Concession: 11, Lot: 13

Roll Number: 093192902055300

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	Sheep, Ewes & rams (dairy operation; includes unweaned offspring & replacements) [Livestock barn is currently unoccupied]	300	50.0	641 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): 50.0

Potential Design Capacity (NU): 50.0

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	260	X	280 m (920 ft)	410 m (1345 ft)
		0.7	X	2.2	
				=	
				392 m (1286 ft)	

Preparer Information

 Marc Rivet
Senior Planner
JLR
864 Lady Ellen Place
Ottawa, ON, Canada K1Z 5M2
Phone #1: 613-728-3571
Email: mrivet@jlrchards.ca

 Signature of Preparer: _____ Date: _____
 Marc Rivet, Senior 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.

Minimum Distance Separation I

Worksheet 2

Prepared By: Marc Rivet, Senior Planner, JLR

Description: 5733 Martin Street N

Application Date: Wednesday, July 7, 2021

Municipal File Number:

Proposed Application: New or expanding settlement area boundary
Type B Land Use


Applicant Contact Information
Not Specified

Location of Subject Lands
County of Lanark, Town of Mississippi Mills
RAMSAY, Concession: 9, Lot: 18
Roll Number: 093192902509600

Calculation Name: *Farm 2*


Description: 5733 Martin Street N

Farm Contact Information
Not Specified

Location of existing livestock facility or anaerobic digester
County of Lanark, Town of Mississippi Mills
RAMSAY, Concession: 9, Lot: 18
Roll Number: 0931929025096000 

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	Unoccupied Livestock Barn, -	185 m ²	9.3	185 m ²

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

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


Design Capacity (NU): 9.3

Potential Design Capacity (NU): 9.3

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)	F' (actual distance from livestock barn)
1.0	X 164.16	X 0.7	X 2.2	= 253 m (829 ft)	545 m (1788 ft)

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

No storage present

 The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

Preparer Information

Marc Rivet
Senior Planner
JLR
864 Lady Ellen Place
Ottawa, ON, Canada K1Z 5M2
Phone #1: 613-728-3571
Email: mrivet@jlrichards.ca

Signature of Preparer: _____ Date: _____
Marc Rivet, Senior Planner

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