Department of Development & Property

County of Renfrew
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MINIMUM DISTANCE SEPARATION

In accordance with Provincial Policy, Minimum Distance Separation I (MDS I) is designed to protect existing livestock operations from being negatively impacted by new residential development. All levels of government in Ontario recognize that where farms exist, they have the right to continue their current operations and expand, if desired, and new residential lots should be situated an appropriate distance from farms. MDS I is a protection mechanism for both farmers and new residents.

The information being requested is used by the County of Renfrew Development & Property Department, only for the purposes of determining how close a new residential lot can be created in relation to your current livestock and/or manure storage facilities. The information is used only for this purpose.

Applicants applying for a residential severance must provide information demonstrating adherence to Minimum Distance Separation I requirements.

If you have any questions or require clarification, please call our office to speak with one of our staff.

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MDS I - Data Sheet

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Minimum Distance Separation I (MDS I) - Applies to new non-agricultural uses (e.g. a proposed residential lot), which must meet a minimum distance separation from all livestock facilities (barns and manure storage). The separation distance is calculated depending on the type and housing capacity for livestock within a livestock facility, the type of manure storage and the size of the property where the livestock facility is located.

Please complete a Data Sheet for each livestock facility (barns and/or manure storages) within 750 metres (2460 feet) of the boundary of a proposed Type A land use and within 1500 metres (4572 feet) of the boundary of a proposed Type B land use.

Applicant:

First Name: Last Name:
Farm/Company:
Mailing Address:
City/Town: Province: **ON** Postal Code:
Telephone:
Fax:
Email:

Municipality: **- Select One -**
Geographic Township: **-----**
Lot:
Concession:
Civic Address:
Roll Number:

Owner of Adjacent Livestock Facility:

First Name: Last Name:
Farm/Company:
Mailing Address:
City/Town: Province: **ON** Postal Code:
Telephone:
Fax:
Email:

Municipality: **- Select One -**
Geographic Township: **-----**
Lot:
Concession:
Civic Address:
Roll Number:

Livestock, Material & Manure Data

Please provide the animal type and/or material and description, number of livestock, existing maximum capacity and associated form of manure, for the livestock facility located on the farm property described above. Please use the animal type and description as listed in the attached Appendix I.

Animal Type or Material	Description (as listed in attached Appendix I)	No. of Livestock Currently Housed	Existing Max Housing Capacity	Manure Form (Liquid or Solid)
- Select One -	-----			- Select One -
- Select One -	-----			- Select One -
- Select One -	-----			- Select One -
- Select One -	-----			- Select One -

Lot Size

Please provide the total lot size where the livestock facility is located. (1 acre = 0.4047 hectares) _____Ha

Actual Distances

Closest distance from livestock facility to the new use (closest lot line of proposed lot):_____ metres
Closest distance from manure storage to the new use (closest lot line of proposed lot):_____ metres

The above information was supplied by: _____ _____
FARMER'S SIGNATURE DATE

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MDS I and MDS II – Information Sheet

MDS DOES APPLY TO:

Number in brackets identifies MDS Guideline Number from Publication 707

- new lot created by severance *(8)*
- severance of an existing dwelling from same lot containing a livestock facility *(8)*
- adjacent lots regardless of ownership *(16)*
- rural residential cluster *(39)*
- cemeteries *(38)*
- earthern manure storages *(4)*
- manure transfer facilities *(3)*
- anaerobic digesters (AD) (fixed distances apply) *(22)*
- digestate storage from anaerobic digesters *(21)*
- Co-substrate Input Tanks (CSIT) (fixed distances apply) *(22)*
- empty livestock facilities that are structurally sound and reasonably capable of housing livestock or storing manure *(19 & 20)*
- Official Plan amendment for new non-agricultural development in an agricultural area *(10)*
- Zoning By-law amendment for new development in an agricultural area *(9)*

MDS DOES NOT APPLY TO:

Number in brackets identifies MDS Guideline Number from Publication 707

- abattoirs *(2)*
- accessory structures (i.e. decks gazebos, garages, patios, outbuildings) *(13)*
- apiaries *(2)*
- assembly yards *(2)*
- fairgrounds *(2)*
- feed storages *(2)*
- field shade and shelters *(2)*
- greenhouses *(2)*
- livestock facilities less than 10 m^2 (108 ft^2) in floor area *(2)*
- a proposed non-agricultural use where 4 or more non-agricultural uses are closer to (i.e. between) the livestock facility *(12)*
- livestock facilities that have been altered (with a building permit) so they are no longer capable of housing livestock or manure *(20)*
- kennels *(2)*
- machinery sheds *(2)*
- mushroom farms *(2)*
- pastures *(2)*
- slaughter houses *(2)*
- stockyards *(2)*
- temporary field nutrient storage sites *(2)*
- a dwelling located on the same lot as a livestock facility *(15)*
- livestock facilities with a capacity of less than 5 Nutrient Units *(18)*
- portions of a livestock facility where livestock are not present long enough to accumulate manure (i.e. feed bins, feed preparation areas, livestock loading chutes, milking centres, riding arenas, silos, offices, washrooms) *(14)*

DEFINITIONS:

Livestock Facility – one or more barns or permanent structures with livestock-occupied portions, intended for keeping or housing of livestock. A livestock facility also includes all manure or material storages and anaerobic digesters.

Tillable Hectares – land, including pasture that can be worked or cultivated to grow crops.

Type A Land Uses – uses that have a lower density of human occupancy, habitation or activity and include applications to rezone or redesignate agricultural lands for industrial, agricultural-related or recreational uses for low intensity purposes. Type A land uses include new and existing dwellings and the creation of up to 3 lots by consent or plan of subdivision.

Type B Land Uses – uses that have a higher density of human occupancy, habitation or activity and include applications to rezone or redesignate agricultural lands for residential, institutional or recreational uses for high intensity, commercial or settlement area purposes. Type B land uses include proposed rural residential subdivisions, expansions to settlement areas, multiple residential developments or lot creation that results in a rural residential cluster.

Measurements for MDS – are taken as the shortest distance between the livestock occupied portion or manure storage of the livestock facility and the area to be rezoned, redesignated, existing dwelling, proposed lot line and/or road allowance.

MDS II - also calculates setbacks from rear lot lines, side lot lines and road allowances, in addition to separation distances.

Source: Minimum Distance Separation (MDS) Formulae – Implementation Guidelines (Publication 707), prepared by the Ministry of Agriculture, Food and Rural Affairs (Publication 707 can be ordered from the Ontario Government website at www.gov.on.ca)

COUNTY OF RENFREW - MDS I and MDS II
APPENDIX I – Animal & Material Types & Descriptions

Animal Type or Material	Description
Swine	Sows with litter, dry sows/boars, Segregated Early Weaning (SEW)
	Sows with litter, dry sows or boars (non-SEW)
	Breeder gilts (entire barn designed specifically for this purpose)
	Weaners (7 – 27 kg)
	Feeders (27 – 105 kg)
Dairy Cattle[1]	**Milking-age cows (dry or milking)** - Large-framed; 545 – 636 kg (e.g. Holsteins)
	- Medium-framed; 455 – 545 kg (e.g. Guernseys)
	- Small-framed; 364 – 455 kg (e.g. Jerseys)
	Heifers (5 months to freshening) - Large-framed; 182 – 545 kg (e.g. Holsteins)
	- Medium-framed; 148 – 455 kg (e.g. Guernseys)
	- Small-framed; 125 – 364 kg (e.g. Jerseys)
	Calves (0 – 5 months) - Large-framed; 45 – 182 kg (e.g. Holsteins)
	- Medium-framed; 39 – 148 kg (e.g. Guerneys)
	- Small-framed; 30 - 125 kg (e.g. Jerseys)
Beef Cattle	Cows, including calves to weaning (all breeds)
	Feeders (7 – 16 months)
	Backgrounders (7 – 12.5 months)
	Shortkeepers (12.5 – 17.5 months)
Veal	Milk-fed
	Grain-fed
Goats	Does & bucks (for meat kids; includes unweaned offspring & replacements)
	Does & bucks (for dairy; includes unweaned offspring & replacements)
	Kids (dairy or feeder kids)
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)
	Lambs (dairy or feeder lambs)
Horses	Large-framed, mature; > 681 kg (including unweaned offspring)
	Medium-framed, mature; 227 – 680 kg (including unweaned offspring)
	Small-framed, mature; < 227 kg (including unweaned offspring)

Animal Type or Material	Description
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)
	Layer pullets (day olds until transferred into layer barn)
	Broiler breeder growers (males / females transferred out to layer barn)
	Broiler breeder layers (males / females transferred in from grower barn)
	Broilers on an 8 week cycle
	Broilers on a 9 week cycle
	Broilers on a 10 week cycle
	Broilers on a 12 week cycle
	Broilers on any other cycle, or if unknown, use 24.8 m^2 /NU
Turkeys	Turkey pullets (day old until transferred to layer turkey barn)
	Turkey breeder layers (males / females transferred in from grower barn)
	Breeder toms
	Broilers (day olds to 6.2 kg)
	Hens (day olds up to 6.2 - 10.8 kg; 7.5 kg is typical)
	Toms (day olds to over 10.8 - 20 kg; 14.5 kg is typical)
	Turkeys at any other weights, or if unknown, use 24.8 m^2 /NU
Quail	Use 24.8 m^2 /NU
Partridge	Use 24.8 m^2 /NU
Pheasants	Use 24.8 m^2 /NU
Squab	Use 24.8 m^2 /NU
Rheas	Adults (includes replacements & market birds)
Emus	Adults (includes replacements & market birds)
Ostriches	Adults (includes replacements & market birds)
Ducks	Peking
	Muscovy, use 24.8 m^2 /NU
Geese	Use 24.8 m^2 /NU
Rabbits	Breeding females (including males, replacements & market animals)
Chinchillas	Breeding females (including males, replacements & market animals)
Fox	Breeding females (including males, replacements & market animals)
Mink	Breeding females (including males, replacements & market animals)
Bison	Adults (includes unweaned calves & replacements)
	Feeders (170 – 477 kg)
Llama	Adults (includes unweaned young & replacements)
	Feeders (45 – 86 kg)
Alpaca	Adults (includes unweaned young & replacements) Feeders (23 – 48 kg)

Wild Boar	Breeding age sows (includes boars, replacements & weaned piglets to 27 kg)
	Finishing boars (27 – 86 kg)
Deer	**White tailed deer** - Adults > 24 mo (including unweaned offspring) - Feeders
	Red deer - Adults > 24 mo (including unweaned offspring) - Feeders
	Elk - Adults > 24 mo (including unweaned offspring) - Feeders
	Elk / deer hybrids - Adults > 24 mo (including unweaned offspring) - Feeders
	Fallow deer - Adults > 24 mo (including unweaned offspring) - Feeders
Other *livestock* not listed in this table	To determine the number per NU, add up the total maximum live weight of animals and divide by the weight of animals by 453.6 kg (1000 lbs)
Manure imported to a *lot* not generating manure[2]	Maximum capacity of permanent storages at any time: solid or liquid capacity
Storages for *digestate* from an *Anaerobic Digester* (odours reduced during this process)	Maximum capacity of permanent storages at any time: solid or liquid capacity

[1] On farms with 100 milking-age cows (dry & milking), there are usually about 20 replacement calves and 80 replacement heifers.
[2] Average value for typical types of manures that might be imported to a lot, such as poultry, dairy, beef, swine, horse or other manure.