

The Dunes Lookout Resort

General information

Application date


Aug 13, 2024

Municipal file number

Z22-24

Proposed application

New or expanding zone or designation for a commercial use outside of a settlement area

Applicant contact information 

West Lake Lodge Ltd.
1874 County Road 12
Picton, ON
K0K 2T0

Location of subject lands

County of Prince Edward
County of Prince Edward
HALLOWELL
Concession 1 SOUTH EAST SIDE OF WEST LAKE , Lot 4
Roll number: 1350135051102027700

Calculations

1919 County Road 12

Farm contact information

ON

Location of existing livestock facility or anaerobic digester

County of Prince Edward
County of Prince Edward
HALLOWELL
Concession 1 SOUTH EAST SIDE OF WEST
LAKE , Lot 3
Roll number: 135051102028750

Total lot size
26.43 ha

Notes

Estimated lot area based on PEC GIS.

Actual distance from barn taken to existing dwelling at 1910 County Rd 12 for calculation of reduced MDS I setback.

Livestock/manure summary


| Manure Form | Type of livestock/manure | Existing maximum number | Existing maximum number (NU) | Estimated livestock barn area |
|-------------|---|-------------------------|------------------------------|-------------------------------|
| Liquid | Dairy, Heifers Large Frame (182 - 545 kg) (eg. Holsteins), Manure Pack Outside Access | 75 | 37.5 NU | 279 m ² |



Confirm Livestock/Manure Information (1919 County Road 12)

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 | 37.5 NU | | |
| Potential design capacity | 112.5 NU | | |
| Factor A (odour potential) | 0.7 | Factor B (design capacity) | 329.04 |
| 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) | 406 m (1332 ft) | | |
| Actual distance from livestock barn | 167 m (548 ft)  | | |
| Storage base distance 'S' (minimum distance from manure storage) | No existing manure storage | | |
| Actual distance from manure storage | NA | | |

1949 County Road 12

Farm contact information

ON

Location of existing livestock facility or anaerobic digester

County of Prince Edward
County of Prince Edward
HALLOWELL
Concession 1 SOUTH EAST SIDE OF WEST LAKE , Lot 3
Roll number: 135051102029200

Total lot size

28.27 ha

Notes

Estimated lot area based on PEC GIS.

Actual distances from barn and manure storage taken to existing dwelling at 21 Christ Church Ln for calculation of reduced MDS I setback.

Livestock/manure summary

| Manure Form | Type of livestock/manure | Existing maximum number | Existing maximum number (NU) | Estimated livestock barn area |
|-------------|--|-------------------------|------------------------------|-------------------------------|
| Liquid | Dairy, Milking-age Cows (dry or milking) Large Frame (545 - 658 kg) (eg. Holsteins), Tie Stall | 46 | 65.7 NU | 470 m ² |



Confirm Livestock/Manure Information (1949 County Road 12)

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

Setback summary


| | | | |
|--|---|---------------------------------|--|
| Existing manure storage | M1. Liquid, outside, no cover, straight-walled storage | | |
| Design capacity | 65.7 NU | | |
| Potential design capacity | 197.1 NU | | |
| Factor A (odour potential) | 0.7 | Factor B (design capacity) | 400.41 |
| 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) | | | 494 m (1621 ft) |
| Actual distance from livestock barn | | | 296 m (971 ft)  |
| Storage base distance 'S' (minimum distance from manure storage) | | | 545 m (1788 ft) |
| Actual distance from manure storage | | | 372 m (1220 ft)  |

Preparer signoff & disclaimer

Preparer contact information

RFA Planning Consultant Inc.
202-211 Dundas Street East
Belleville, ON
K8N 1E2
613-966-9070

Signature of preparer

A handwritten signature in blue ink, appearing to read 'D. Doyle', written over a horizontal line.A handwritten date 'Dec - 02 - 2024' in blue ink, written over a horizontal line.

Date (mmm-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.

© King's Printer for Ontario, 2012-24