



353 Lucks Xrd - Michael Reid

General information

Application date
Dec 2, 2024

Municipal file number

Proposed application
Lot creation for a maximum of three non-agricultural use lots

Applicant contact information

Michael Reid
353 Lucks Crossroad
Picton, ON
K0K 2T0
613-882-4186
michael@mdrcapital.ca

Location of subject lands


County of Prince Edward
County of Prince Edward
MARYSBURGH
Concession GORE A , Lot 2
Roll number: 135070101506500

Notes


MDS Calculated based on GIS Aerial Imagery from 2023 and Google Streetview ranging between 2023, 2015 & 2013. Confirmed through Site Visits in 2024.

Calculations

1485 Miller Road

Farm contact information 

1485 Miller Road
 Picton, ON
 K0K 2T0

Location of existing livestock facility or anaerobic digester 

County of Prince Edward
 County of Prince Edward
 MARYSBURGH
 Concession GORE A
 Roll number: 135070101506300

Total lot size
 7 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	69	69 NU	3450 ft ²



Confirm Livestock/Manure Information (1485 Miller Road)


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

Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM		
Design capacity	69 NU		
Potential design capacity	69 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	288.04
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	156 m (512 ft)
Actual distance from livestock barn	NA
Storage base distance 'S' (minimum distance from manure storage)	156 m (512 ft)
Actual distance from manure storage	NA

Farm contact information
Chris Armstrong
153 Lucks Crossroad
Picton, ON
K0K 2T0

Location of existing livestock facility or anaerobic digester 
County of Prince Edward
County of Prince Edward
MARYSBURGH
Concession GORE A
Roll number: 135070101506602

Total lot size
73 ac

Notes

Information obtained from Consent B79/20.

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Goats, Does & bucks (for meat; includes unweaned offspring)	3	0.4 NU	45 ft ²
Solid	Chickens, Broiler breeder growers (males/females transferred out to layer barn)	20	0.1 NU	34 ft ²
Liquid	Ducks, Peking, Breeders	0	0 NU	NA
Solid	Swine, Feeders (27 - 136 kg), Solid Scrape	37	7 NU	509 ft ²
Solid	Sheep, Ewes & rams (for meat lambs; includes unweaned offspring & replacements), Outside Access	2	0.3 NU	30 ft ²



Confirm Livestock/Manure Information (153 Lucks Crossroad)

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	7.7 NU		
Potential design capacity	15.5 NU		
Factor A (odour potential)	1.16	Factor B (design capacity)	184.93
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	166 m (545 ft)
Actual distance from livestock barn	NA
Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage
Actual distance from manure storage	NA

Farm contact information ⓘ
343 County Road 17
Picton, ON
K0K 2T0

Location of existing livestock facility or anaerobic digester ⓘ
County of Prince Edward
County of Prince Edward
MARYSBURGH
Concession GORE A
Roll number: 135070101506900

Total lot size
86 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	7331 ft ²	34.1 NU	7331 ft ²

⚠ **Confirm Livestock/Manure Information (343 County Road 17)**
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

⚠ **Unoccupied Barn or Unused Storage (343 County Road 17)**
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	34 NU		
Potential design capacity	102.1 NU		
Factor A (odour potential)	1	Factor B (design capacity)	318.11
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	245 m (804 ft)
Actual distance from livestock barn	NA
Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage
Actual distance from manure storage	NA

Farm contact information ⓘ
 390 County Road 17
 Picton, ON
 K0K 2T0

Location of existing livestock facility or anaerobic digester
 County of Prince Edward
 County of Prince Edward
 MARYSBURGH
 Concession GORE A , Lot 4
 Roll number: 135070101506306

Total lot size
 5.34 ac

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)	13	13 NU	3250 ft ²




Confirm Livestock/Manure Information (390 County Road 17)

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

Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM		
Design capacity	13 NU		
Potential design capacity	13 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	176.66
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			96 m (315 ft)
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			96 m (315 ft)
Actual distance from manure storage			NA

Farm contact information 

461 County Road 17
Picton, ON
K0K 2T0

Location of existing livestock facility or anaerobic digester

County of Prince Edward
County of Prince Edward
MARYSBURGH
Concession GORE A, Lot 3
Roll number: 135070101506700

Total lot size
57 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	159	159 NU	7950 ft ²



Confirm Livestock/Manure Information (461 County Road 17)

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	159 NU		
Potential design capacity	300 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	463.8
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			250 m (820 ft)
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			No existing manure storage
Actual distance from manure storage			NA

Farm contact information ⓘ
ON

Location of existing livestock facility or anaerobic digester
County of Prince Edward
County of Prince Edward
MARYSBURGH
Concession GORE A , Lot 3
Roll number: 135070101506302

Total lot size
5.89 ac

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)	9	9 NU	2250 ft ²
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	46	46 NU	2300 ft ²

⚠ **Confirm Livestock/Manure Information (466 County Road 17)**
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	55 NU		
Potential design capacity	55 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	270
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			146 m (479 ft)
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			No existing manure storage
Actual distance from manure storage			NA

Preparer signoff & disclaimer

Preparer contact information
Dale Egan
RFA Planning Consultant Inc.
211 Dundas Street East, Suite 202
Belleville, ON
K8N 1E2
613-966-9070
dale@rfaplanningconsultant.ca

Signature of preparer

Dale Egan , Senior Planner/Project
Manager

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.

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