September 14, 2026

Mr. Dale Egan
Planning Coordinator, Approvals
Department of Development Services
The Corporation of the County of Prince Edward

Via Email: degan@pecounty.on.ca

RE: 1315, 1329 & 1357 County Road 7
Minimum Distance Separation Study

Dear Mr. Egan,

Fotenn Planning + Design has been retained by 2522082 Ontario Inc., owner of the subject properties municipally known as 1315, 1329 and 1357 County Road 7, to prepare a Minimum Distance Separation (MDS) study in relation to the proposed severance of the subject property.

The subject property is located on the north side of County Road 7, abutting the Bay of Quinte, east of Glenora and Picton. The property includes the municipal addresses 1315, 1329 and 1357 County Road 7. The property is developed with a single-detached dwelling and two sheds located towards County Road 7, a single-detached dwelling and accessory building located in proximity to the water frontage and escarpment, and an accessory building located in the northwest portion of the property in proximity to the escarpment. The surrounding area consists of a mix of rural, agricultural, and rural residential uses. Rural residential properties are located to the west and east, generally along the north side of County Road 7, and rural and agricultural uses are generally located south of the property. The applicant has submitted an application for consent to sever the property to create one retained lot, which will contain an existing residential dwelling, and one severed which will include one existing dwelling with a proposed attached additional residential unit.

Our MDS study applies the March 2017 MDS formulae as provided in Publication 853 issued by the Ministry of Agriculture, Food and Rural Affairs (OMAFRA). Publication 853 includes the definitions, implementation guidelines and factor tables (i.e. calculations) which collectively make up the MDS formulae referenced in the Provincial Policy Statement, as well as additional information to assist with the interpretation and application of the MDS formulae. The factor tables or calculations are conducted using the AgriSuite software supplied by OMAFRA, while the definitions and guidelines provide necessary direction to interpret and apply the calculations.

Publication 853 provides two classes of MDS formulae: MDS I and MDS II. MDS I applies the setbacks between proposed new development and existing livestock facilities. MDS II applies to setbacks from new, enlarged or renovated livestock facilities and existing or approved development. The proposal seeks to divide the existing property resulting in one severed and one retained lot to re-establish a previously existing parcel, and is therefore subject to MDS I.

Requirement for MDS Setback

In accordance with Implementation Guideline (IG) #2 provided in Publication 853, an MDS setback is required for proposed lot creation in accordance with IG #8 and #9. IG #8 requires an MDS I setback where lot creation is proposed, and IG #9 relates to lot creation for a residence surplus to a farming operation, which is not relevant to the subject property or proposal.

MDS I setbacks are calculated based on the nature of the proposed land use and are divided into Type A (less sensitive) and Type B (more sensitive) land uses. Type A uses are described in IG #33 and are characterized by lower density of occupancy, habitation or activity and include agriculture-related and on-farm diversified uses, industrial uses, agricultural lot creation, residential lot creation that does not result in a concentration of four or more lots in immediate proximity , and building permits for dwellings on existing lots outside of a settlement area. Type B (more sensitive) uses are generally higher density in terms of occupancy, habitation or activity as described in IG #34 and include official plan and zoning by-law amendments to permit development excluding industrial uses or dwellings outside of settlement areas and creation of a new non-agricultural lot which results in a concentration of four or more lots in immediate proximity. The proposed rural residential lot creation will result in a cluster of four or more lots for development in immediate proximity and is therefore a Type B (more sensitive) land use.

Investigation Distance

IG #6 states that where an MDS setback is required, it must be measured from all existing livestock facilities and anaerobic digesters that are reasonably expected to be impacted by the proposed development. IG #6 limits the investigation distance to 1,500 metres from a proposed Type B land use. Using aerial imagery, we identified eight possible livestock facilities within 1,500 metres of the subject property, located at the following municipal addresses:

- Possible Barn #1 – 1040 County Road 7
- Possible Barn #2 – 1176 County Road 7
- Possible Barn #3 – 1296 + 1280 County Road 7
- Possible Barn #4 – 1338 County Road 7
- Possible Barn #5 – 1456 County Road 7
- Possible Barn #6 – 1530 County Road 7
- Possible Barn #7 – 1539, 1541, 1543 County Road 7
- Possible Barn #8 – 1594 County Road 7

IG #12 allows for a reduced MDS setback where there are four or more uses or dwellings of equal or greater sensitivity in the intervening area between the subject site and identified livestock facilities. The intervening area is described as an area within a 120-degree arc extending from the barn in question towards the subject site. There are four or more Type B uses separating Barns #1, #2, #5, #6, #7, and #8 from the subject property, therefore the MDS setback was not calculated for the livestock facilities on these properties. There are an insufficient number of Type B uses separating the site from Possible Barn #3 and Possible Barn #4, triggering the need for further investigation. MDS setbacks were calculated for both of these possible barns.

Barn #3: 1296 + 1280 County Road 7

The property at 1296 + 1280 County Road 7 is southwest of the subject property on the south side of County Road 7. The property contains a dwelling, three accessory buildings, and two potential livestock barns. The lot area is approximately 30 hectares (74.1 acres). A phone call with the property owner on May 6, 2026, confirmed the property is used for bison. The property and barns were therefore evaluated as being occupied by bison. For bison, the MDS formulae rely on the number of animals present on a property, rather than the area of the livestock facilities. The owner confirmed 20 bison are present on the property. Based on the number of livestock, an MDS calculation resulted in a minimum separation distance of **239 metres**. The MDS calculations are found in Appendix A to this letter. Figure 3 below illustrates that the Minimum Distance Separation setback for the livestock facilities extends to cover a portion of the subject property and existing dwelling to be located on the proposed severed lot.



Figure 1: 1296 + 1280 County Road 7, Annotated Aerial Image (Source: Fotenn, with software from OMAFRA)

Barn #4: 1338 County Road 7

The property at 1338 County Road 7 is south of the subject property on the south side of County Road 7. The property contains a potential livestock barn. The lot area is approximately 32.4 hectares (80 acres). The barn is unoccupied with an area of 150 square metres as measured using aerial imagery and Ministry of Agriculture, Food and Agribusiness AgMaps. Based on the size of the barn, an MDS calculation resulted in a minimum separation distance of **283 metres**. The MDS calculations are found in Appendix A to this letter. Figure 3 below illustrates that the Minimum Distance Separation setback for the livestock facilities extends to cover a portion of the subject property and existing dwelling to be located on the proposed severed lot.



Figure 2: 1338 County Road 7, Annotated Aerial Image (Source: Fotenn, with software from OMAFRA)

As shown in Figure 3 below, the MDS I setbacks generated by both 1296 + 1280 County Road 7 and 1338 County Road 7 extend onto the south portion of the subject property, including the existing dwelling with a proposed attached additional residential unit located in proximity to County Road 7. While the MDS guidelines do not explicitly contemplate lot creation and reduced MDS setbacks where a dwelling exists on a lot, IG #7 states MDS I setbacks are not required for dwelling additions or renovations on existing lots, even where an addition results in the existing dwelling being closer to a surrounding livestock facility or anaerobic digester. This guideline can be interpreted to exempt existing dwellings from MDS I setbacks. The dwelling located on the proposed severed lot is existing and is permitted to continue existing in its current location despite the current MDS I setbacks. Additionally, although not a vacant lot, the proposed severed lot provides an approximately 0.84 hectare building envelope outside of the MDS I setback to accommodate future potential development. Any new development on either the retained lot or severed lot will continue to comply with MDS I setbacks. The proposed consent for lot creation meets MDS requirements.

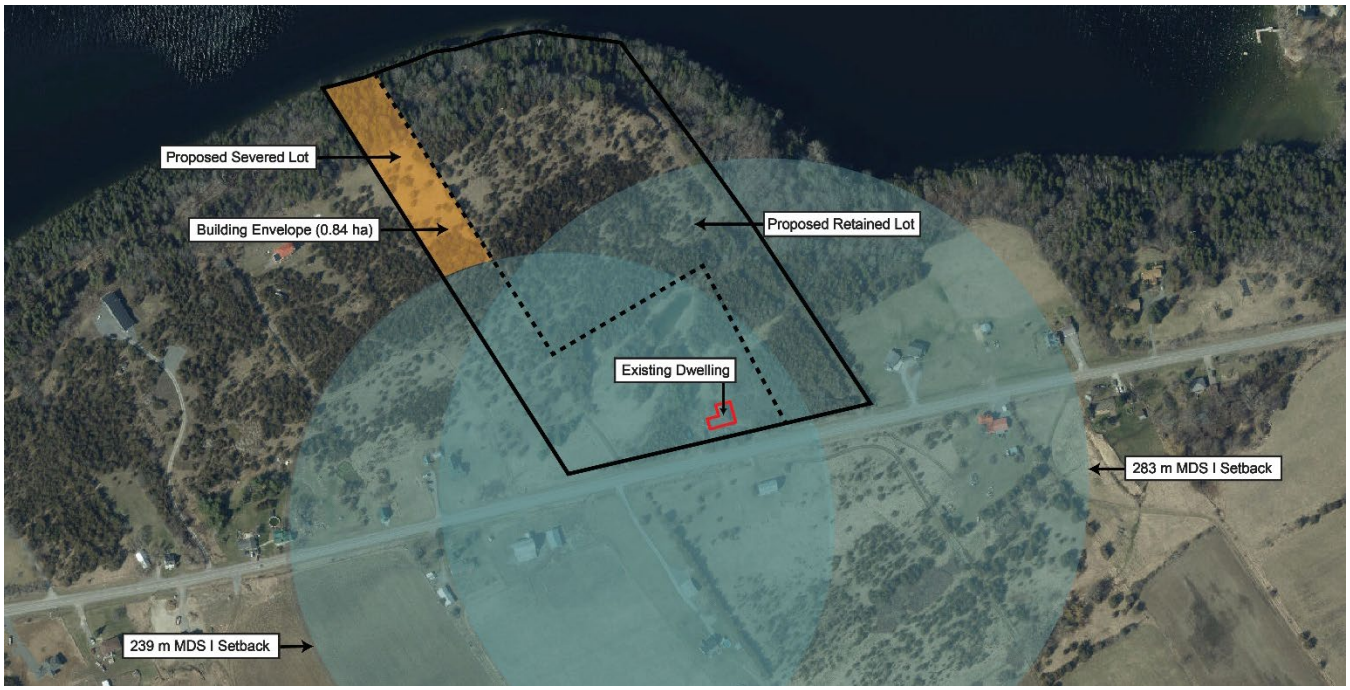


Figure 3: MDS I Setbacks (Source: Fotenn, with software from OMAFRA)

Conclusion

The applicant is seeking approval from the County of Prince Edward to re-establish one lot which will contain an existing residential dwelling with a proposed attached additional residential unit. The proposed severance meets all Minimum Distance Separation requirements, as evaluated herein, and any future development will also meet all MDS I setbacks.

Should you have any questions or comments, please do not hesitate to contact me at 613.542.5454 x 326.

Respectfully submitted,

Kelsey Jones, MCIP RPP
Senior Planner
Fotenn Planning + Design

APPENDIX A
MINIMUM DISTANCE SEPARATION CALCULATIONS

AgriSuite

Ontario

MDS I

General information

Application date
Sep 2, 2026

Municipal file number

Proposed application
Lot creation for four, or more, residential lots outside of a settlement area

Applicant contact information
2522082 Ontario Inc
240 Chrislea Road
Suite 125
Woodbridge, ON
L4L8V1

Location of subject lands
County of Prince Edward
County of Prince Edward
MARYSBURGH
Concession FRONT CON BAY OF QUINTE
Roll number: 1350

Calculations

1296 + 1280 County Road 7

Farm contact information
Leaf Lefort
1280 County Road 7
Prince Edward County, ON
519-802-1597

Location of existing livestock facility

or anaerobic digestor
County of Prince Edward
County of Prince Edward
MARYSBURGH
Concession FRONT CON BAY OF QUINTE
Roll number: 1350

Total lot size
76.5 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Bison, Adults (includes unweaned calves & replacements)	20	15.4 NU	NA

Setback summary

Existing manure storage	**V3. Solid, outside, no cover, >= 30% DM**
Design capacity	**15.4 NU**
Potential design capacity	**30.8 NU**

Factor A (odour potential)	**0.7**	Factor B (design capacity)	**221.52**
Factor D (manure type)	**0.7**	Factor E (encroaching land use)	**2.2**

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	**239 m (784 ft)**
Actual distance from livestock barn	**NA**
Storage base distance 'S' (minimum distance from manure storage)	**239 m (784 ft)**
Actual distance from manure storage	**NA**

1338 County Road 7

Farm contact information
Dennis
1338 County Road 7
Prince Edward County, ON

Location of existing livestock facility

or anaerobic digestor
County of Prince Edward
County of Prince Edward
MARYSBURGH
Concession FRONT CON BAY OF QUINTE
Roll number: 1350

Total lot size
80 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	1572 ft²	7.3 NU	1572 ft²

Confirm Livestock/Manure Information (1338 County Road 7)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Unoccupied Barn or Unused Storage (1338 County Road 7)
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	**7.3 NU**
Potential design capacity	**14.6 NU**

Factor A (odour potential)	**1**	Factor B (design capacity)	**181.99**
Factor D (manure type)	**0.7**	Factor E (encroaching land use)	**2.2**

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	**281 m (922 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

Kelsey Jones
Fotenn Planning + Design
4 Cataraqui Street
Suite 315
Kingston, ON
K7K1Z7
613-542-5454 x326
kelsey.jones@hotmail.ca

Signature of preparer



September 4, 2026

Kelsey Jones , Senior Planner — **Date (Month-Day-Year)**

Note to the user

The Ontario Ministry of Agriculture, Food and Agribusiness (OMAFA) 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 OMAFA will be considered to be the official version for purposes of calculating MDS. OMAFA 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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