



September 19, 2025

Todd Taylor
2545 County Road 13,
Milford, Ontario
K0K 2P0

Dear Mr. Taylor,

**Re: MDS I Investigation – 2544 County Road 13, Ward of South Marysburgh,
County of Prince Edward (Roll Number: 135080401011400)**

RFA Planning Consultant Inc. was retained on behalf of Mr. Todd Taylor to conduct a Minimum Distance Separation (MDS) I Investigation for the proposed creation of one (1) new rural lot, from the subject property known municipally as 2544 County Road 13, in the Ward of South Marysburgh, in the County of Prince Edward.

This MDS I Investigation was conducted through a desktop analysis, a windshield survey conducted on September 19, 2025 and review of recent development activity in the area.

Background

The subject lands are located on County Road 13 in the Ward of South Marysburgh. The lands have been assigned the Farm 911 address 2544 County Road 13 by the Municipality. The subject lands have a frontage of +/- 157 metres on County Road 143 and an area of +/- 27.8 hectares. The property is currently vacant and the northernmost portion of the property (near County Road 13) has been utilized for agricultural crop production and the remainder of the lands is covered by various vegetation. The County's GIS illustrates watercourses crossing the property.

The subject property is currently designated in the County's Official Plan as the "Rural" and "Environmental Protection Area" Land Use Designations as per Schedule 'A-4': Land Use Designations. The property is currently zoned under the County of Prince Edward Comprehensive Zoning By-law 1816-2006 as "*Rural 2 (RU2) Zone*".

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Land use planning in the Province of Ontario is guided by the policies of the Provincial Planning Statement (PPS, 2024). The Provincial Planning Statement requires that all new development within the rural area must comply with the Minimum Distance Separation Formulae. Section 2.6.5 of the Provincial Planning Statement states that *“New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae”*.

The County’s Official Plan provides additional local land use policies and guidance for all development within the County. Section 4.4.1.2.6) of the County’s Official Plan states that *“All development in the Rural Lands designation will comply with the Minimum Distance Separation Formulae established by the Province, as amended from time to time.”* All new development within the Rural land use designation, including lot creation must comply with the minimum distance separation formulae.

As such as MDS I Investigation is required to ensure that the proposed severed lot can comply with the MDS Formulae and The Minimum Distance Separation (MDS) Document (Publication 853).

Minimum Distance Separation Formulae

The Minimum Distance Separate Formulae includes two different calculations; the MDS I formula and the MDS II formula. The MDS I formula calculates the minimum distance separation requirements between existing livestock facilities and proposed new non-agricultural uses or lot creation. The MDS II formula calculates minimum distance separation requirements for new or expanded livestock facilities from existing or approved non-farm development. The MDS I formula is the correct calculation for a severance for the purposes of new lot creation in the rural area.

The MDS identifies two types of land uses: Type A and Type B. MDS Implementation Guideline No. 33 and 34 provides classification for the Type A and Type B land Uses. The MDS Implementation Guidelines characterizes Type A and B land uses as:

Type A:

For the purposes of MDS I, proposed Type A land uses are characterized by a lower density of human occupancy, habitation or activity including but not limited to: Building permit applications on existing lots outside settlement area for dwellings, unless otherwise specified in a municipality’s zoning by-law in accordance with Implementation Guideline No. 7.

Type B:

For the purposes of MDS I, proposed Type B land uses are characterized by a higher density of human occupancy, habitation or activity including, but not limited to:

- *new or expanded settlement area boundaries;*

- *an official plan amendment to permit development, excluding industrial uses, on land outside a settlement area;*
- *a zoning by-law amendment to permit development, excluding industrial uses or dwellings, on land outside a settlement area; and*
- *the creation of one or more lots for development on land outside a settlement area, that results in four or more lots for development, which are in immediate proximity to one another (e.g., sharing a common contiguous boundary, across the road from one another, etc.), regardless of whether any of the lots are vacant.*

Based on the current lot configuration of the surrounding area, it is anticipated that a proposed severance of the subject property would be classified as a “Type A” land use. The “Type A” land use is appropriate for the proposed severance given the potential of the proposed severed lots for potential agricultural uses and given the proposed lot areas of 10 hectares or greater. It is important to note that a “Type B” land use results when there is *“the creation of one or more lots for development on land outside of a settlement area that results in four or more lots for development”*. The proposed severed lots are of a size that would allow for the future use of a single detached dwelling but also for agricultural uses.

An MDS I Setback is calculated through OMAFRA’s AgriSuite software. The calculation requires specific information regarding neighbouring livestock operations. This information includes:

- The lot size;
- The type of livestock housed in the barn/livestock facility;
- The maximum capacity of the barn; and
- The type of manure storage system.

Methodology

As part of this investigation, the Minimum Distance Separation (MDS) Document Publication 853, the Provincial Planning Statement (2024), and the County’s Official Plan were reviewed.

Aerial Imagery was reviewed through Google Earth and the County of Prince Edward Public GIS software. These online resources provide various aerial imagery dating back to the early 2000’s and as recent as 2023. The aerial imagery was used to identify potential livestock facilities/barns within the required study area and confirm recent uses.

MDS Implementation Guideline No. 16 states provides guidelines for acquiring information to calculate MDS Setbacks. The MDS Document prefers that adjacent farm owners/operators are contacted so that information is obtained directly from them. While it is always preferable to get the information specific to the livestock facility directly from the farmer or land owner, in some cases this is not possible. The MDS Document does allow for acquiring this information from other sources such as aerial photography, best

professional judgement about the past/most recent use of buildings, neighbouring land owners and qualified consultant knowledgeable about livestock facilities.

For this project, we have reviewed the historic and current aerial imagery to develop a good understanding of the livestock buildings in the area. We have conducted a site visit on September 19th, 2025 to confirm the use of identified livestock buildings today and current livestock types. Additionally, we have reviewed recent development applications in the area to re-confirm livestock information.

Observations

MDS Implementation Guideline No. 6 provides the required investigation distance for the MDS I Formulae. As part of municipal consideration of Consent Applications, all existing livestock facilities within a 750 metre distance of a proposed Type A land use and within a 1500 metre distance of a proposed Type B land use shall be investigated and MDS I Setback calculations undertaken where warranted. The proposed Consent Application has been reviewed as a Type A land use, therefore we have reviewed a distance of 750 metres from the subject lands and identified 4 potential livestock buildings. Figure 1 below, illustrates the 750m review radius and the identified barns within this investigation distance.

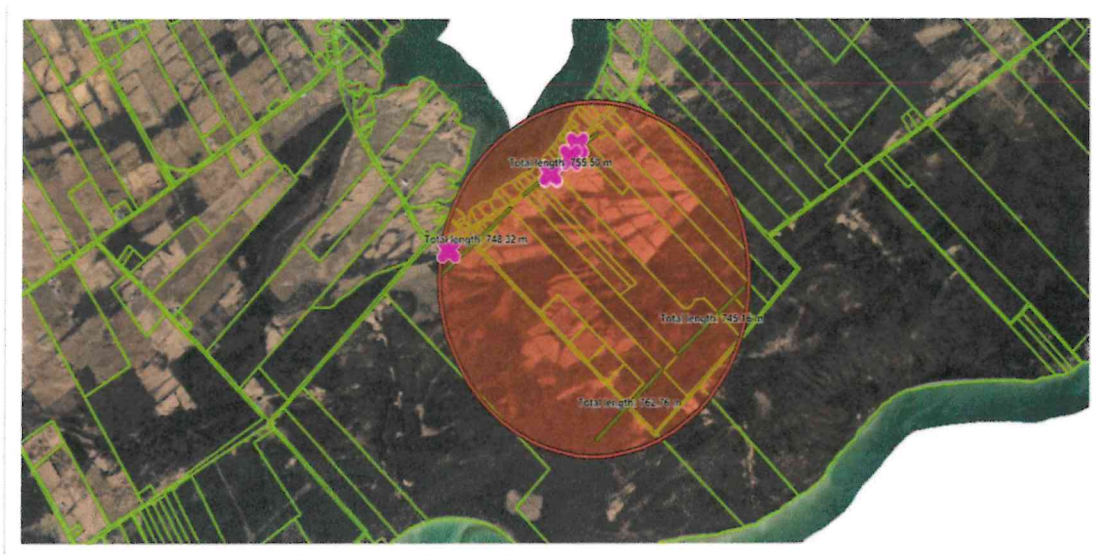


FIGURE 1: POTENTIAL LIVESTOCK BUILDINGS IDENTIFIED IN THE 750M REVIEW RADIUS

The following livestock buildings were identified and we provide an analysis of each barn based on our findings.

2390 County Road 13

A potential livestock facility was identified at 2390 County Road 13 based on Aerial Imagery from 2023. There is an existing livestock building with associated livestock holding areas around the building.

Based on Aerial Imagery the barn appears to contain beef cattle. We confirmed on September 19th, 2025 – that the barn currently house beef cattle. **Appendix A** provides a photo of this barn taken on September 19th, 2025.

This property has an area of +/- 267 hectares and the barn has a gross floor area of +/- 377 sq. metres based on aerial imagery

Based on the information collected to date, these barns have been reviewed for housing beef cattle, with yard/barn access. Based on the gross floor areas, the livestock buildings on this property have generated a setback of **233 metres**.

2594 County Road 13

Two potential livestock building were identified at 2594 County Road 13. The buildings were identified as steel Quonset hut type structures. It is recognized these are not generally utilized for livestock storage but they were reviewed for their potential to house livestock.

Based on the Aerial Imagery, there is no evidence of livestock being contained on these properties. There is no evidence of manure storage areas or associated facilities. **Appendix B** provides a photo of this barn taken on September 19th, 2025 and demonstrates that this structure is not used for housing livestock.

From a Site Visit, it was confirmed there is no livestock contained on the subject property and the existing steel structures are not livestock facilities/barns. These structures are used for agricultural storage and not for the housing of livestock. Therefore, there is no design capacity and the structures do not generate a MDS I Setback.

2643 County Road 13

The property has not been assigned a municipal address but is across from 2643 County Road 13 and has been assigned Roll Number: 135080401010601. There is an existing barn on the subject lands and the subject lands have been actively used for agricultural crop production based on aerial imagery.

Based on Aerial Imagery from 2023 the barn appears to be unoccupied. In a review of historic aerial imagery, it appears that there was livestock on the property in 2013 but not in 2018 based on the aerial imagery. It is difficult to determine the accurate livestock that were previously housed from the aerial imagery. It was

confirmed on September 19th that the barn is not being used for livestock storage currently. Appendix C provides a photo of this barn taken on September 19th, 2025 and demonstrates that this barn is currently unoccupied.

This property has an area of +/- 56 hectares and there is one barn which has a gross floor area of +/- 440 sq. metres based on aerial imagery.

Based on the information collected to date, the barn has been reviewed as an “unoccupied livestock building”. The livestock building does not appear to have been actively used since 2018 but does provide potential for housing of livestock. Therefore, the “unoccupied livestock building” appears to be the most reasonable livestock type to calculate the MDS I Setback. Based on the gross floor area, the livestock building on this property generated a setback of **191 metres**.

2664 County Road 13

A structure was identified at 2664 County Road 13 from aerial imagery that may have potential to house livestock. Aerial Imagery was reviewed dating back to 2005. Based on the Aerial Imagery, there is no indication that the structure has been utilized to house livestock in the past 20 years. The aerial imagery does not show any signs of manure storage or outdoor access for livestock (holding areas, pens, etc.). Appendix A provides a photo of this barn taken on September 19th, 2025 and demonstrates that this structure is not used for housing livestock.

It is our opinion that this structure is not used for housing of livestock and is an agricultural storage building. Therefore, there is no MDS I Setback generated from the subject property.

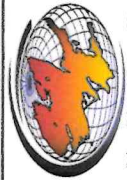
Based on our review and using the County’s GIS Viewer, it appears that a severance of the subject lands will be entirely outside of the required MDS I Setbacks from adjacent livestock buildings. Figure 2 below, illustrates the required setbacks and demonstrates that the subject lands are located entirely outside of the required MDS I Setbacks for a Type A land use.

It is worthwhile mentioning that there are a number of non-agricultural uses between the proposed severed lands and each livestock building. There would be four or more non-agricultural uses located between each livestock building and the subject property. Therefore should the MDS I Setbacks be increased for any reason, Guideline No. 12 of the MDS I Implementation Guidelines would apply and the MDS I Setback may be reduced as per the guidelines.



This map was created by a user from an online mapping site and is meant for reference only. The accuracy, currency, and reliability of the data layers on this map cannot be guaranteed. The Corporation of the County of Prince Edward (PEC) does not assure the accuracy or completeness of the data provided. This map was produced by PEC and contains content copyrighted by Queen's Printer for Ontario, 2014. The DRAPE imagery from 2008 is copyrighted by Groupe Alta. All rights reserved. The map uses the WGS 1984 Web Mercator Auxiliary Sphere projection and coordinate system.

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Prince Edward County GIS

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Scale 1: 20502

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Subject Lands Highlighted in Red.

Notes

Land Information
Property Information
Parcels



We have attached the MDS I Calculations as Appendix E to this report. We trust that this information is sufficient for the preliminary Minimum Distance Separation I Calculation for the proposed lot severance of the subject lands known as 2544 County Road 13, in the Ward of South Marysburgh. A formal survey sketch will need to be prepared by an Ontario Land Surveyor as part of the Consent Application, which will accurately illustrate the MDS I Setbacks. Based on these calculations, the proposed severed and retained lot will comply with the Minimum Distance Separation 1 Formulae.

If there are any questions related to this report or the Minimum Distance I Separation Calculations, please do not hesitate to contact the undersigned at dale@rfaplanningconsultant.ca.

Yours truly,



Dale Egan, RPP, MCIP
Senior Planner/Project Manager
RFA Planning Consultant Inc.

Appendix A:



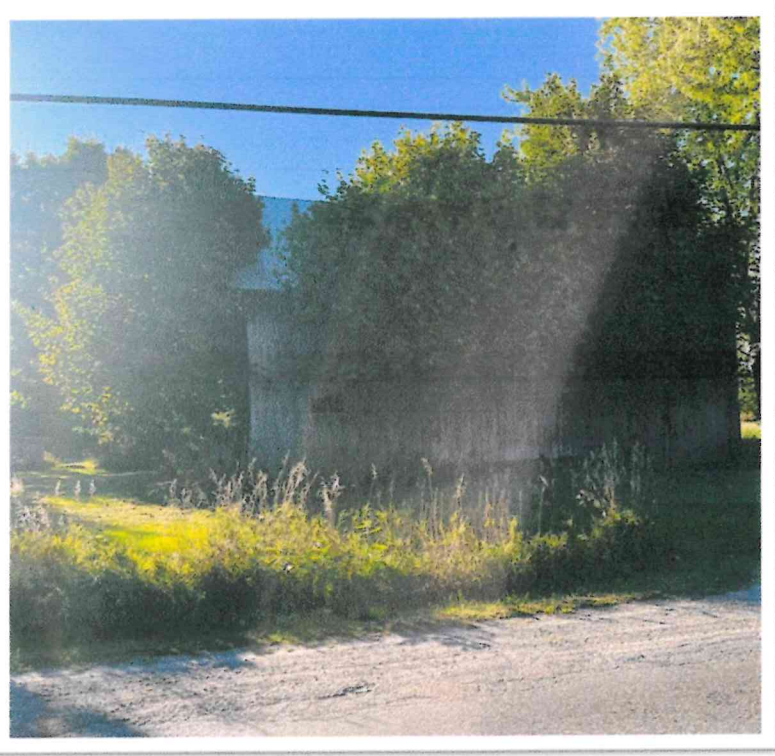
Appendix B:



Appendix C:



Appendix D:



APPENDIX E: MDS I CALCULATIONS

**Todd Taylor - MDS I Calc**
General information**Application date**
Sep 18, 2025**Municipal file number****Proposed application**
Lot creation for a maximum of three non-agricultural use lots**Applicant contact information**
Todd Taylor
2545 County Road 13
Milford, ON
K0K 2P0
tag.taylor@live.ca**Location of subject lands**
County of Prince Edward
County of Prince Edward
MARYSBURGH
Concession WEST BAY , Lot 9
Roll number: 135080401011400

Calculations**2390 County Road 13****Farm contact information**

2390 County Road 13
Milford, ON
K0K 2P0

Location of existing livestock facility or anaerobic digester

County of Prince Edward
County of Prince Edward
MARYSBURGH
Concession WEST BAY, Lot 11
Roll number: 135080401012400

Total lot size267 ha**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	81	81 <u>NU</u>	376 <u>m²</u>

**Confirm Livestock/Manure Information (2390 County Road 13)**

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	81 <u>NU</u>	
Potential design capacity	243 <u>NU</u>	
Factor A (odour potential)	0.7	Factor B (design capacity) 430.83
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)		233 <u>m</u> (764 <u>ft</u>)
Actual distance from livestock barn		585 <u>m</u> (1919 <u>ft</u>)
Storage base distance 'S' (minimum distance from manure storage)		233 <u>m</u> (764 <u>ft</u>)
Actual distance from manure storage		585 <u>m</u> (1919 <u>ft</u>)

2643 County Road 13**Farm contact information**

2643 County Road 13
 Milford, ON
 K0K 2P0

Location of existing livestock facility or anaerobic digester

County of Prince Edward
 County of Prince Edward
 MARYSBURGH
 Concession WEST BAY, Lot 8
 Roll number: 135080401010601

Total lot size
 56 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	440 m ²	22 NU	440 m ²

**Confirm Livestock/Manure Information (2643 County Road 13)**

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

**Unoccupied Barn or Unused Storage (2643 County Road 13)**

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	V3. Solid, outside, no cover, >= 30% DM			
Design capacity	22 NU			
Potential design capacity	44 NU			
Factor A (odour potential)	1	Factor B (design capacity)	248	
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)				191 m (627 ft)
Actual distance from livestock barn				450 m (1476 ft)
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
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 613-966-9070
 dale@rfaplanningconsultant.ca

Signature of preparer



Dale Egan , Senior
Planner/Project Manager

09-19-2025

Date (mmm-dd-yyyy)

Note to the user

The Ontario Ministry of Agriculture, Food and Agribusiness (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 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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