
February 17, 2023

SBM-20-3512

Attn: Michael Corby, RPP, MCIP
Manager, Planning Implementation
City of London
206 Dundas Street, N6A 1G7
London, ON

RE: MDS I Report – 1176 Crumlin Sideroad, London

1. Introduction

Strik, Baldinelli, Moniz Ltd. has been retained by Peter Drankowsky to prepare and submit a Minimum Distance Separation (MDS) I analysis and report to support consent and Zoning By-law Amendment applications for the property municipality identified as 1176 Crumlin Sideroad and two vacant parcels with no municipal addresses at the rear of 1164 and 1174 Crumlin Sideroad, respectively – these properties collectively comprise the “Subject Site”. The Subject Site is proposed to be severed to accommodate two residential lots (including the retained parcel) and one lot that would remain as a combination of open space and agricultural, as illustrated on the Concept Severance Sketch attached as Appendix B to the Planning Justification Report submitted in support of the above-noted planning applications (the “Severance Sketch”).

A pre-application consultation meeting occurred and a Record of Pre-Application Consultation dated January 18, 2022 was provided by municipal staff which identified a “MDS Calculation” as a complete application requirement on account of the equestrian facility located to the south of the Subject Site. The purpose of this report is to provide an MDS I calculation to support the proposed south residential lot identified as parcel 2 on the Severance Sketch. The other residential lot would be the retained parcel that contains an existing dwelling. The third proposed lot identified as parcel 3 on the Severance Sketch would not contain any dwellings and would be zoned to reflect this.

2. Site Description

The Subject Site is located in east London on the east side of Crumlin Sideroad approximately 500 metres southeast of the Dundas Street and Crumlin Sideroad intersection (see **Figure 1** in Appendix A). It is irregularly shaped with a lot area of 3.4 hectares and is provided with frontage and access onto Crumlin Sideroad through a narrowing of the lot frontage that creates a corridor approximately 20 metres in width. Once inside the lot, the width expands and is approximately 125 metres.

The east portion of the Subject Site is bisected by the Loveless Municipal Drain passing north to south and extending to adjacent lands – it is an open drain and tributary of the Waubano Creek to the east. Towards the north portion of

the Subject Site is the existing dwelling, detached garage and additional accessory buildings (i.e., sheds). The remainder of the Subject Site is vacant with natural vegetation communities and a few trees.

The Subject Site is located outside of the Urban Growth Boundary and is subject to multiple designations in *The London Plan – Rural Neighbourhoods, Green Space and Farmland Place Types*. It is also subject to multiple zones in the City of London Zoning By-law: the western portion fronting Crumlin Sideroad is zoned R1-11 (Residential) – this applies to the entrance (i.e., the “bottle-neck” area). The Crumlin Drain portion is zoned OS4 (Open Space), while the remainder is zoned AG1 (Agricultural). A Zoning By-law amendment application is being submitted and the proposed zoning is illustrated on the Severance Sketch.

Surrounding land uses consist of low-density residential development and agricultural uses. The abutting property to the south is a large parcel municipally identified as 1084 Crumlin Sideroad with a lot area of 21.5 hectares which operates an equestrian facility called Eastern Equestrian (see **Figures #2-3** in Appendix A). A visit to this farm property was conducted on September 14, 2022 to meet with the farm owner and gather relevant information about his livestock facilities. The photos in Appendix A were taken during this site visit (see **Figures #4-6**). Contact information for the farm owner of 1084 Crumlin Sideroad is provided in **Figure 7** in Appendix A.

3. MDS Analysis

3.1 Background

The Minimum Distance Separation (MDS) Formulae are land use planning tools that determine setback distances between livestock barns, manure storages or anaerobic digesters and surrounding land uses. The objective of MDS is to minimize land use conflicts and nuisance complaints related to odour. MDS does not account for other nuisances such as noise or dust.

MDS I – provides the minimum distance separation between proposed new development and any existing livestock barns, manure storages and/or anaerobic digesters.

MDS II – provides the minimum distance separation between proposed new, expanding or remodelled livestock barns, manure storages and/or anaerobic digesters and existing or approved development.

MDS I applies in this case since new residential lot creation and development is proposed. No changes are proposed to the existing livestock facility at 1084 Crumlin Sideroad, and no livestock facilities are proposed for the Subject Site.

The analysis in this report is based on the current Ontario Ministry of Agriculture Food and Rural Affairs (OMAFRA) Minimum Distance Separation (MDS) Document (2016) (the “MDS Document”).

As per Guideline 33, and based on the above-noted development proposal information, a Type A land use (Less Sensitive) is appropriate and would satisfy the following criterion:

- the creation of one or more lots for development on land outside of a settlement area that would NOT result in four (4) or more lots for development 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.

Note that the Subject Site and the abutting farm property of 1084 Crumlin Sideroad were assumed to be outside of a “settlement area” because they are both located outside of the City of London Urban Growth Boundary, as illustrated on Map 1 – Place Types of The London Plan. In addition, up to four (4) lots are proposed to be created. As per Guideline #36, MDS I setbacks are not required for proposed land use changes within approved settlement areas as it is generally understood that the long-term use of the land is intended to be for non-agricultural purposes.

As per Guideline #6, as the Subject Site is a Type A land use, all applicable livestock facilities within 750 metres must be considered. Only the abutting farm property at 1084 Crumlin Sideroad was found to be an applicable livestock facility. The farm owner of 1084 Crumlin Sideroad advised that only livestock facilities exist on the property and there is no anaerobic digester.

As per Guideline #23, the MDS I formula for calculating Building Base Distance (‘F’) is ‘F’=Factor A x B x D x E.

These factors are identified as follows:

Factor A is odour potential (see Guideline #25)

Factor B is the nutrient units factor (see Guideline #26)

Factor D is manure type (see Guideline #28)

Factor E is the encroaching land use factor (see Guideline #29)

3.2 Calculations for Eastwood Equestrian (1084 Crumlin Sideroad)

MDS I Calculation for Building Base Distance (‘F’)

As per Tables 1 and 2 of the MDS Guidelines, the A, B, and D factors that apply would be the following:

Factor A = 0.7 (standard for all horses, as per Table 1)

Factor B = 324 (based on 54 medium-framed mature horses x 2 = 108 potential design capacity since farm property lot area is greater than 5 hectares but less than 25 hectares)

Factor D = 0.7 (all horse systems, as per Table 1).

As per Table 4 of the MDS Document, the E factor that would apply would be the following:

Factor E = 1.1 (based on Type A land use)

Required F = 0.7 x 324 x 0.7 x 1.1 = 174.6 = 175 metres

MDS I calculation for manure storage 'S' setback

As per Guideline #24, Storage Base Distance ('S') based on manure storage type 'V3' (i.e., very low odour storages) and interpolation of Table 6 is also 175 metres.

4. Closing

Therefore 175 metres is the minimum building distance between the proposed residential use and the existing livestock facilities. **Figure 8** in Appendix A shows the actual approximate distances between the southern portion of the Subject Site and the existing livestock facilities. The existing distances of 190 metres to the small barn and 237 metres to the large barn are greater than the required MDS I setback of 175 metres. Furthermore, these distances in relation to the southern limit of the Subject Site are conservative as any residential building would not be built on or near the property limit and would likely comply with zoning side yard setback regulations. Therefore any future residential buildings would be even further away from the livestock facilities than the southern property limit.

With respect to Storage Base Distance ('S'), the existing manure locations provided by the farm owner would comply with the minimum storage base setback of 175 metres.

As has been demonstrated above, applicable MDS requirements can be met by the proposed residential use of a portion of the Subject Site. Within the 750-metre required investigation area for a Type A land use, the proposed residential lot closest to the abutting farm property identified as parcel 2 on the Severance Sketch is farther than the required MDS setback. Accordingly, no land use conflicts would be created by the proposed residential use.

Strik, Baldinelli, Moniz Ltd.

Planning • Civil • Structural • Mechanical • Electrical



Simona Rasanu, RPP, MCIP

Planner

Appendix A: Figures #1-8

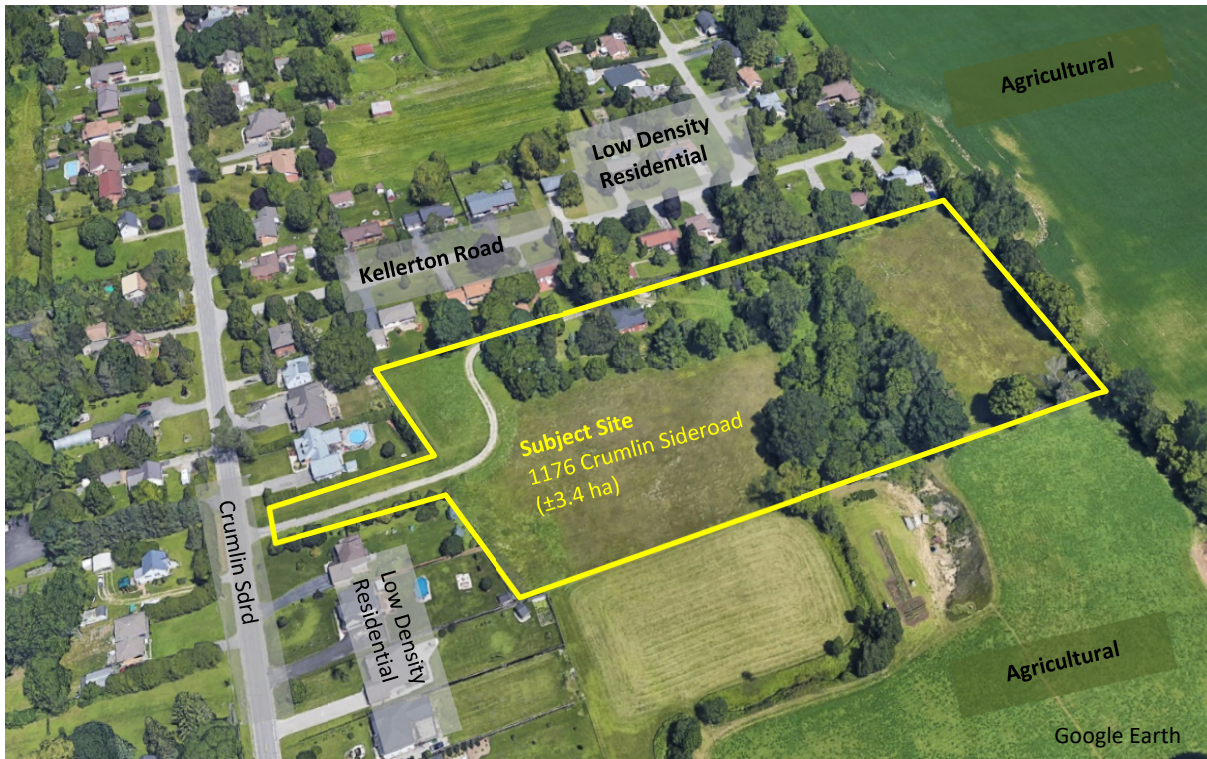


Figure 1: Aerial view of Subject Site (Source: Google Earth)

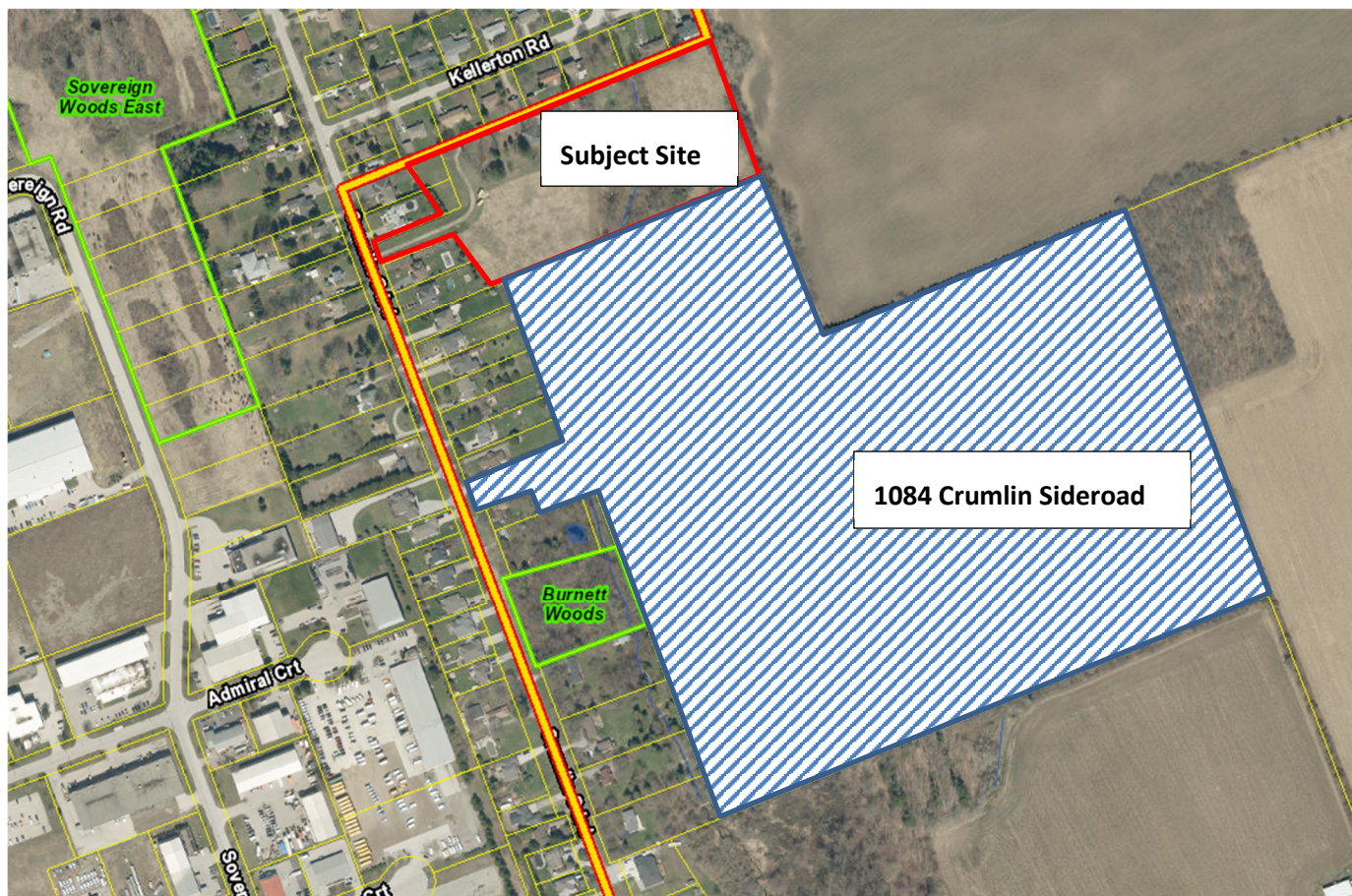


Figure 2. Subject Site and abutting farm property to the south (Source: London City Map)



Figure 3. Aerial view of Abutting Farm Property – 1084 Crumlin Sideroad (Source: London City Map)



Figure 4. 1084 Crumlin Sideroad looking east



Figure 5. 1084 Crumlin Sideroad – small barn



Figure 6. 1084 Crumlin Sideroad – large barn

Contact Information – Farm Owner or Operator	
Name	Ted Deboer
Company/organization	Eastwood Equestrian
Mailing address	1084 Crumlin Sideroad, London, ON, N5V 1R7
Email	eastwood00@rogers.com
Telephone Number	519-453-9906

Figure 7. Farm Owner contact information

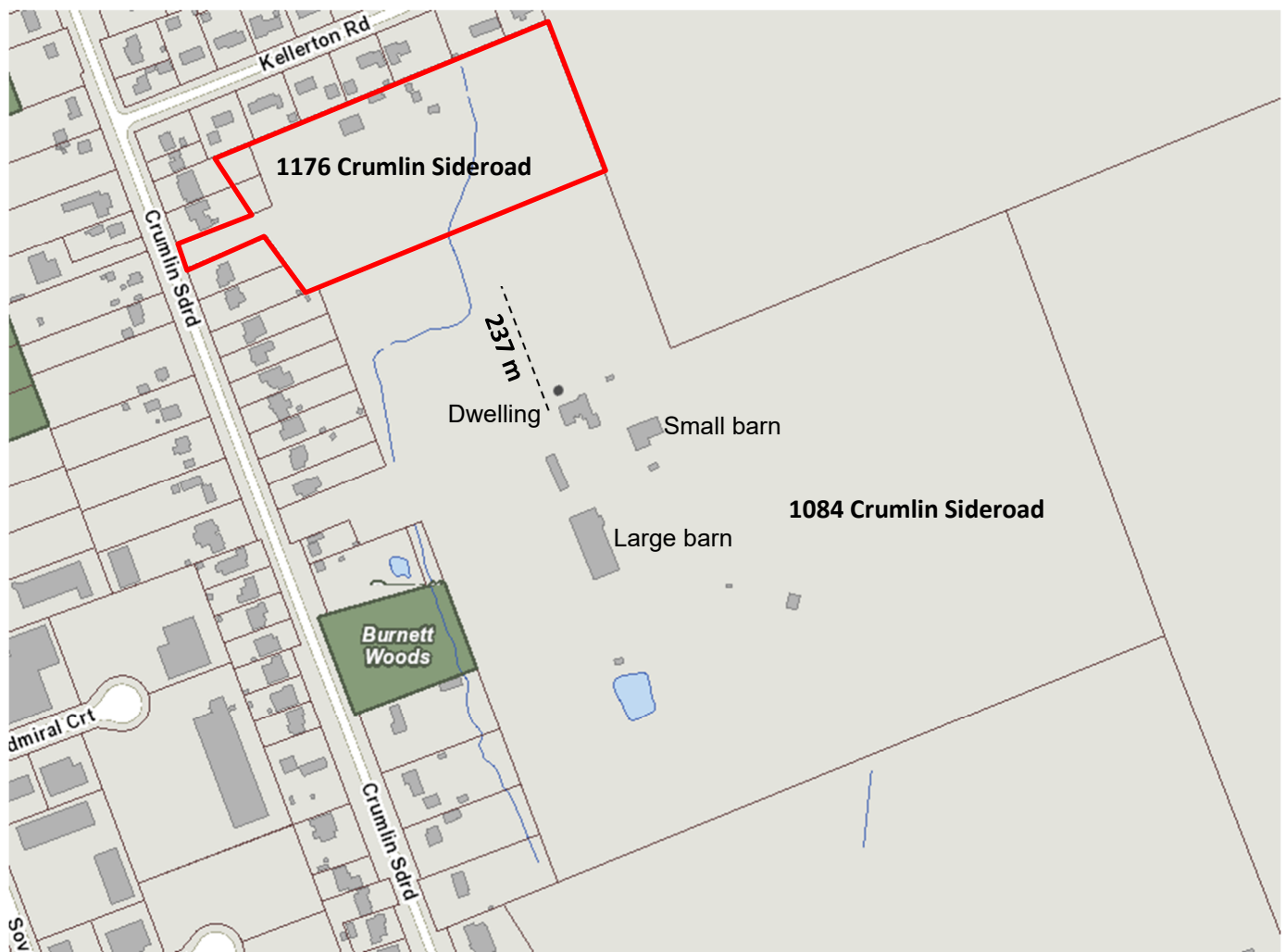


Figure 8. Subject Site and abutting farm property showing approximate distances between southern limit of Subject Site and surrounding livestock facilities.