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November 8, 2023

Committee of Adjustment  
101 Centrepointe Drive  
Ottawa, ON, K2G 5K7

**Attention: Michel Bellemare, Secretary – Treasurer**

**Reference: 5536 Downey Road  
Application for Consent and Minor Variance  
Our File No.: 118121**

**Committee of Adjustment**  
Received | Reçu le

2023-11-10

**City of Ottawa | Ville d'Ottawa  
Comité de dérogation**

Novatech has been retained by the owner of the property municipally known as 5536 Downey Road (the “subject site”) to prepare and file applications for Consent and Minor Variance to sever two new residential lots from the existing property.

This letter describes the existing conditions of the subject site, the proposed severances, the proposed minor variance, and provides a rationale in support of the consent application.

### Existing Conditions

5536 Downey Road is located between Manotick and Greely in Ward 20 (Osgoode) in the City of Ottawa. The subject site is located at the northwest corner of Downey Road and Mitch Owens Road (see Figure 1). The subject site has approximately 379 metres of frontage along Downey Road and approximately 497 metres of frontage along Mitch Owens Road. The subject site has a lot area of approximately 22.8 hectares.

**Figure 1: Subject Site. (Source: GeoOttawa).**



5536 Downey Road is legally described as Part Lot 30, Concession 2RF Gloucester as in CT178706; Gloucester.

The subject site is designated Rural Countryside Schedule B9 of the City of Ottawa Official Plan. The subject site is zoned RU – Rural Countryside Zone. It is currently developed with a single-detached dwelling and two accessory structures, including one detached garage. A driveway from Downey Road provides access to the dwelling and the detached garage.

The abutting property to the north (5480 Downey Road) is developed with three buildings that could accommodate livestock. Based on satellite imagery, the buildings were constructed or present during the property's use as an equestrian facility, which is now dissolved. The property is no longer in use as an equestrian facility but is equipped to house horses. 5404 Downey Road, which is located further north of the subject site, is developed with three buildings that could potentially accommodate livestock, but no longer hold livestock. 5965 Mitch Owens Road is located east of the subject site on the other (east) side of Downey Road. It has historically accommodated cattle livestock in one livestock barn. 5965 Mitch Owens Road no longer houses cattle. Other residential dwellings are located near the site along Downey Road and Mitch Owens Road. A residential subdivision is located on the south side of Mitch Owens Road.

**Figure 2: Area properties with livestock buildings. (Source: GeoOttawa).**



In support of the consent applications, the required Minimum Distance Separation (MDS) setback was calculated from the livestock facilities at 5480 Downey Road, 5404 Downey Road, and 5965 Mitch Owens Road.

5480 Downey Road has three livestock barns that are currently unoccupied but were formerly used as horse barns. Though 5480 Downey Road currently does not have any horses, the livestock barns are designed to accommodate horses and not other livestock. The required MDS I setback from the closest livestock barn at 5480 Downey Road is 182 metres.

5404 Downey Road has three unoccupied livestock barns that may have formerly housed cattle. The required MDS I setback from the closest livestock barn at 5404 Downey Road is 207 metres.

5965 Mitch Owens Road has one unoccupied livestock barn that formerly housed cattle. The required MDS I setback from the livestock barn at 5965 Mitch Owens Road is 190 metres.

The MDS calculations have been included in this report as Appendix A.

### **Proposed Development**

The proposed development is to create two 0.8-hectare parcels from the existing lot at 5536 Downey Road for future residential development. The two lots will be created on the northeastern portion of the existing property. Both parcels will have frontage along Downey Road and are currently undeveloped. The retained parcel will contain the existing single-detached dwelling on the property. Development of the severed lots will be on the basis of private services.

### **Consent Application**

The proposed consent applications seek to sever two 0.8-hectare parcels from the northeast corner of 5536 Downey Road for future residential development. The rear lot lines of the severed lots follow the existing watercourse. Lot 1 (the northernmost lot) will have a frontage of approximately 72.6 metres and a depth of 112.3 metres. Lot 2 (which abuts Lot 1 to the north) will have a frontage of approximately 71.6 metres and a depth of 110 metres. The retained lands will be approximately 22 hectares, with 234.8 metres of frontage along Downey Road (see Figures 3 and 4). The two lots to be created exceed the zoning requirements for lot width and lot area pertaining to the severed parcels. The retained lands exceed the zoning requirements for lot width and lot area pertaining to retained lands.

Figure 3: Consent Sketch Excerpt (Lot 1)



Figure 4: Consent Sketch Excerpt (Lot 2)



## Consent Rationale

### Planning Act

Subsection 53(1) of the Planning Act states (*emphasis added*):

*“An owner, chargee or purchaser of land, or such owner’s, chargee’s or purchaser’s agent duly authorized in writing, may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this section, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. 2021, c. 25, Sched. 24, s. 4 (1).”*

The proposed severances do not necessitate the construction of new public infrastructure such as new roads and site services. A plan of subdivision is not required for the properly and orderly development of the municipality.

Subsection 53(12) of the Planning Act states (*emphasis added*):

*“A council or the Minister in determining whether a provisional consent is to be given shall have regard to the matters under subsection 51 (24) and has the same powers as the approval authority has under subsection 51 (25) with respect to the approval of a plan of subdivision and subsections 51 (26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent. 1994, c. 23, s. 32.”*

This rationale will speak to the following criteria outlined in subsection 51(24) of the Planning Act.

*51. (24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,*

- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*

5536 Downey Road is located within the rural area of the City of Ottawa. The proposed development has proper regard to matters of provincial interest. The proposed development contributes to the development of safe and healthy communities. It results in lot creation that is locally appropriate and development that is compatible with the rural landscape and infrastructure.

The proposed severances do not adversely impact any natural areas or ecological systems. An Environmental Impact Statement (EIS) prepared by GEMTEC dated October 11, 2023 in support of the development provides 0.2-hectare building envelopes where construction may occur, minimizing impact to natural areas.

### Provincial Policy Statement

Section 3 (5) of the Planning Act states:

*“A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,*

*(a) subject to a regulation made under subsection (6.1), shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80; 2023, c. 10, Sched. 6, s. 2 (1).”*

A decision by the Committee of Adjustment with respect to a planning matter must be consistent with the Provincial Policy Statement (PPS). The PPS sets out policy direction on matters of provincial interest related to land use planning and development.

The Subject Property meets the definition of “Rural Lands” in the PPS. Section 1.1.5 sets out policies for Rural Lands in Municipalities. Section 1.1.5.2 states that:

*“On rural lands located in municipalities, permitted uses are:*

*c) residential development, including lot creation, that is locally appropriate;”*

The proposed development results in locally appropriate lot creation for future residential development. The Official Plan permits two severances from the Subject Property. The created lots are similar in size to other severed lots along Downey Street and are adequately sized to accommodate a dwelling and private services within a 0.2 hectare building envelope. The dimensions of the proposed lots and the intensity of development aligns with the local context and is appropriate for Rural Lands.

Section 1.1.5.4 states that:

*“Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.”*

Section 1.1.5.5 states that:

*“Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.”*

The proposed severances result in lots that are appropriately sized to fit within the landscape. Future residential development will be on the basis of private water and wastewater servicing, ensuring that no unjustified or uneconomical expansion of municipal infrastructure is required.

Section 2.1 of the PPS sets out policies for Natural Heritage. Section 2.1.5 states:

*“Development and site alteration shall not be permitted in:*

*d) significant wildlife habitat;*

*unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.”*

An Environmental Impact Statement (EIS) was completed for the proposed development. Candidate Reptile Hibernaculum and Wood Thrush Significant Wildlife Habitats were identified on the Subject Property. Impacts to these habitats were anticipated to be negligible in the EIS given that no reptile hibernaculum were identified during the field visit and that the woodland removed will only be 0.02% of the total woodland on the site. The EIS recommended a 30-metre setback from the watercourse on the property and prescribes development envelopes of 0.2 hectares for future development to ensure that natural heritage features and habitats are not adversely impacted. With the recommended mitigation measures in the EIS implemented, no significant negative impacts are anticipated.

**The requested severances are consistent with the policies of the PPS.**

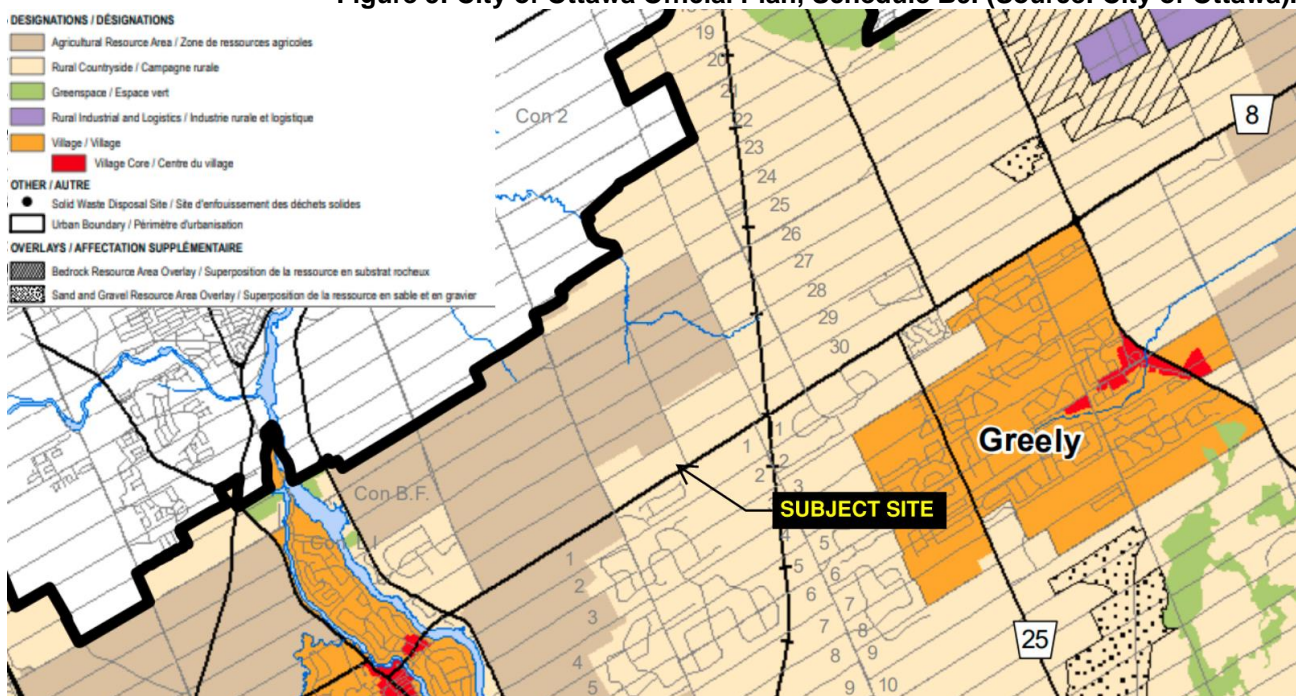
*(b) whether the proposed subdivision is premature or in the public interest;*

The proposed severances are not premature and are in the public interest. The proposal results in the creation of two lots that exceed the minimum lot width requirement and meets the minimum lot area requirement of the RU – Rural Countryside Zone. Both lots result in a suitable building envelope to accommodate potential future residential development with private services while maintaining appropriate setbacks. The created lots will have access from Downey Road, ensuring no new approaches are created along an arterial road (Mitch Owens Road). The proposed development does not result in any adverse impacts to the natural features on the site, as confirmed in the EIS submitted with this application.

*(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*

The subject site is designated Rural Countryside on Schedule B9 of the City of Ottawa Official Plan (Figure 5). Section 9.2 of the Official Plan sets out policies for to the Rural Countryside designation.

**Figure 5: City of Ottawa Official Plan, Schedule B9. (Source: City of Ottawa).**

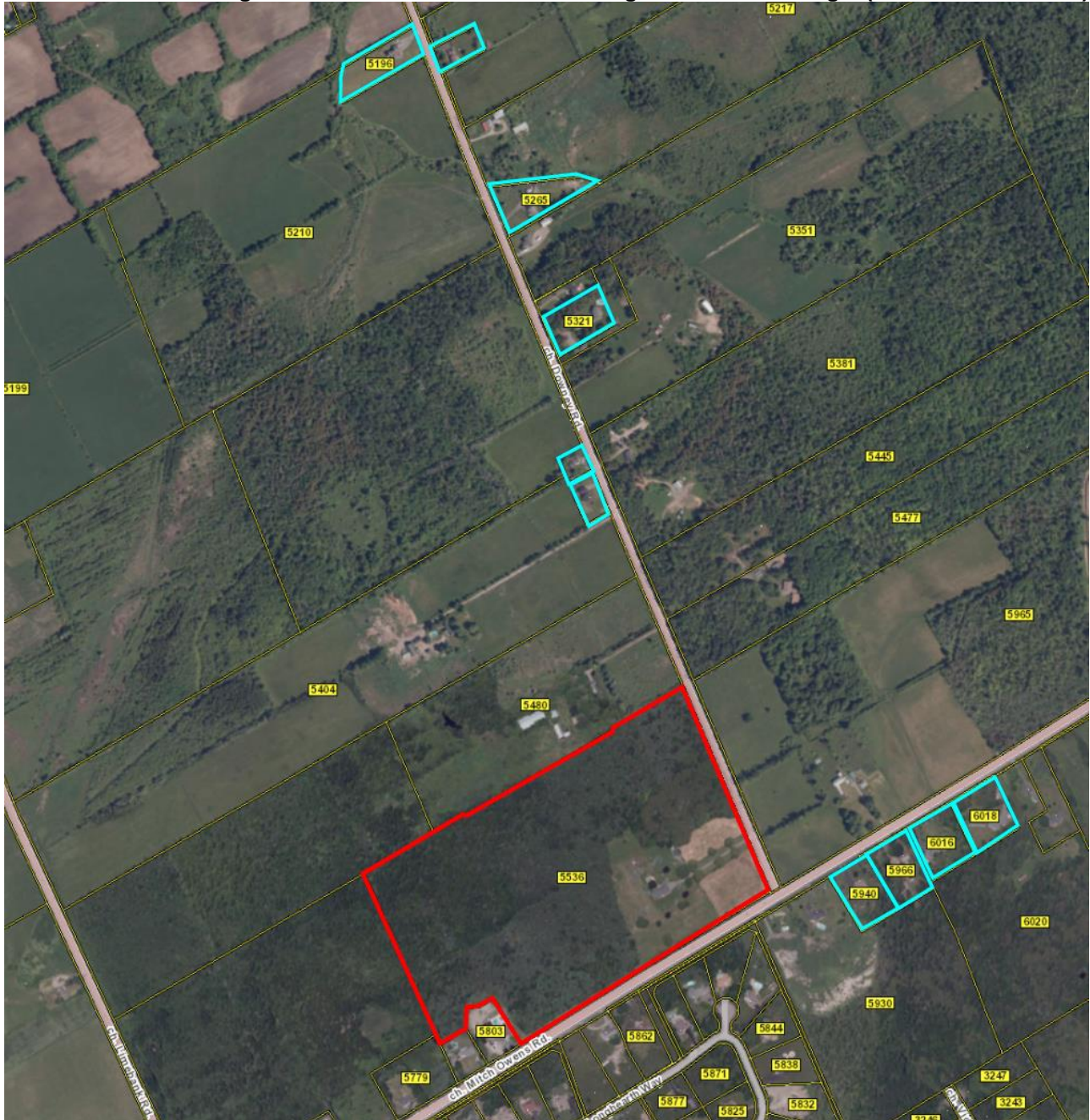


Policy 1(c) of Section 9.2.2 states that:

- 1) *The following uses may be permitted:*
  - c) Residential uses according to the policies of this plan;

Residential uses are permitted within the Rural Countryside designation. The subject site is currently developed with a detached dwelling. There are other lots developed with detached dwellings along Mitch Owens Road and Downey Road (Figure 6).

**Figure 6: Other severed lots containing detached dwellings. (Source: GeoOttawa).**





The proposed development seeks to create two new lots for residential use, which is permitted in the Rural Countryside designation.

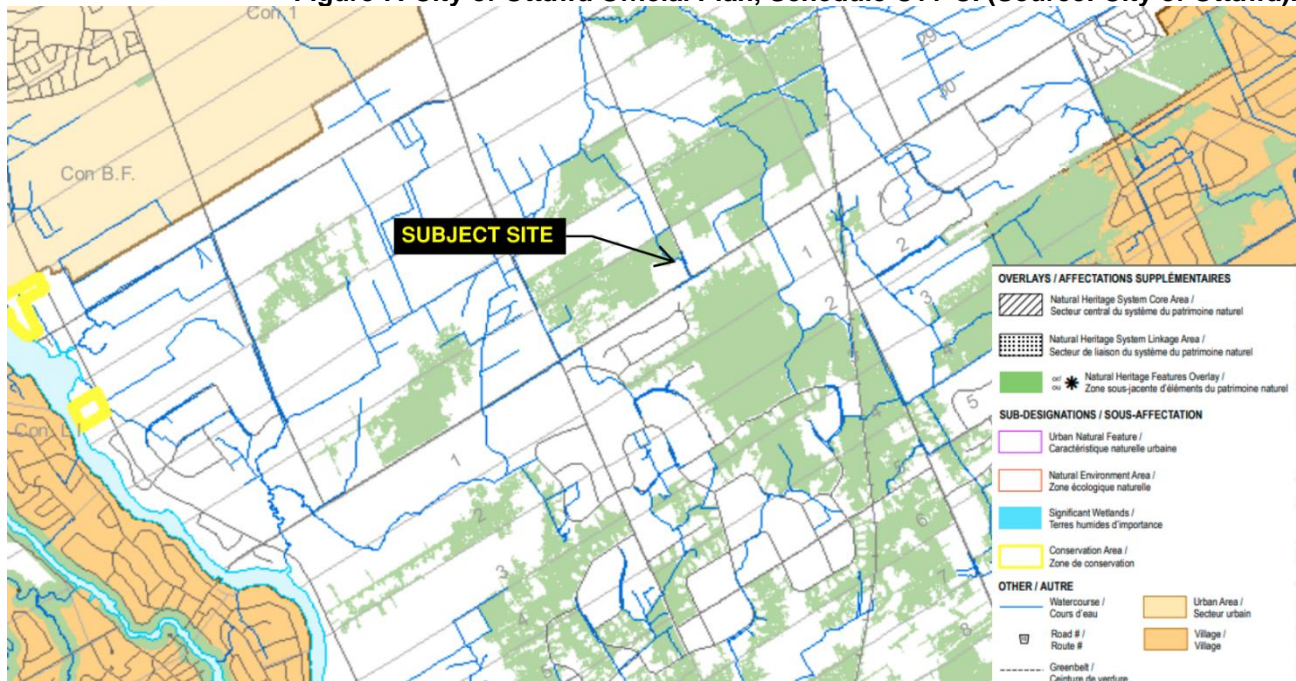
Policy 3(d) and Policy 3(e) of Section 9.2.3 state that:

- 3) *All applications for a consent to sever for a lot(s) that permits a residential use in the Rural Countryside designation must demonstrate compliance with the policies in this Plan and the following circumstances as applicable:*
- d) *In all other areas the proposed lot size is a minimum of 0.8 hectares in size and the retained lot is a minimum of 10 hectares in size*
  - e) *In all circumstances:*
    - i) *The proposed and retained lots have frontage on an open, maintained public road;*
    - ii) *The proposed and retained lots can be adequately serviced without impacting existing private services on adjacent lots;*
    - iii) *If applicable, provide confirmation of sufficient reserve sewage system capacity and/or reserve water system capacity within municipal water and sewage services, or private communal water and sewage services; and*
    - iv) *The city may require development on the lot to be directed to areas away from mature vegetation or natural features. Where the proposed lot is located in an area with mature vegetation or natural features, a development agreement may be required as a condition of severance to ensure the protection of these natural features. The development agreement shall be informed by the conclusions and recommendations of an Environmental Impact Study; and*
    - v) *Except for c) (country lot subdivision) above, no more than two lots have been created from a lot in existence on May 14, 2003.*

The proposed severances result in the creation of two lots that are 0.8 hectares in size. The retained lot is 22 hectares in size. The proposed lots will have frontage on a public road (Downey Road), can be adequately serviced, and are consistent with the recommendations of an Environmental Impact Study completed in support of the severances, which prescribes 0.2-hectare building envelopes on the severed lots.

Part of the subject site is within the Natural Heritage Features Overlay on Schedule C-11-C (Figure 7). Section 5.6.4 sets out policies for properties subject to a Natural Heritage Overlay, including those subject to the Natural Heritage Features Overlay.

**Figure 7: City of Ottawa Official Plan, Schedule C11-C. (Source: City of Ottawa).**



Policy 5 of Section 5.6.4.1 states that:

*“Development and site alteration shall have no negative impact on the Natural Heritage System and Natural Heritage Features. Development and site alteration shall be consistent with the conclusions and recommendations of an approved environmental impact study.”*

The proposed development is consistent with the findings of the Environmental Impact Statement conducted for the Subject Property. The EIS states that:

*“(…) the following natural heritage features were identified on-site or within the study area: significant wildlife habitat for candidate reptile hibernaculum, and confirmed special concern and rare wildlife habitat (wood thrush). The following SAR and their habitat were identified as having a potential to occur on-site: eastern small-foot myotis, little brown myotis, and tri-colored bat.” (pg. ii).*

The EIS further states that:

*“Potential impacts to natural heritage features on-site are to be mitigated through the implementation of a 30 m development setback from the watercourse and implementation of development envelopes on each proposed lot. Additionally, the setback will provide mitigation for the candidate reptile hibernaculum along the watercourse.” (pg. ii).*

The EIS concludes that:

*“The proposed plan of severance complies with the natural heritage policies of the Provincial Policy Statement and the City of Ottawa Official Plan. No negative impacts to identified natural heritage features or their ecological functions are anticipated as a result of the proposed*

*development as long as all mitigation measures in Section 7 are enacted and best management practices followed.” (pg. ii-iii).*

The EIS provides recommended building envelopes of 0.2 hectares for both severed parcels. It is anticipated that the recommendations of the EIS will be included in a development agreement to be registered on title as a condition of approval. The recommended building envelopes will ensure that only a maximum of 0.02% of the forested habitat on the site can be removed. Vegetation removal is also recommended to occur outside of the key bird breeding periods and the active seasons for foraging bats. Based on the findings of the EIS, the proposed severances will not result in any negative impacts to the identified natural heritage features on the site or their ecological function.

**The requested severances conform to the policies of the Official Plan.**

*(d) the suitability of the land for the purposes for which it is to be subdivided;*

The subject site is currently developed with a detached dwelling and accessory structures. The proposed severances will create two new lots in the northeastern corner of the site with frontages along Downey Road. The retained parcel will be approximately 22 hectares in area and has a lot width of 234.8 metres, which exceeds the required minimum lot area of 10 hectares for the retained lands and the minimum lot width of 50 metres. The two severed lots will be 0.8 hectares in area and will have lot widths of 72.6 metres and 71.6 metres, which meets the required minimum lot area of 0.8 hectares for the severed lots and exceeds the minimum lot width of 50 metres. The policies for the Rural Countryside designation permit the proposed severances, which provide an opportunity for future residential development. The created lots will be appropriately sized to accommodate detached dwellings and ensure that new private approaches are not added along an arterial road (Mitch Owens Road).

*(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;*

Not applicable.

*(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*

Not applicable.

*(f) the dimensions and shapes of the proposed lots;*

The severed lots are uniform, rectangular parcels that exceed the minimum lot width and meet the minimum lot area requirements for severed lots with residential uses. The retained lot exceeds the minimum lot width and minimum lot area requirements for retained lots.

*(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*

Not applicable.

*(h) conservation of natural resources and flood control;*

One watercourse runs through the northeastern portion of the subject site. There is no floodplain associated with this watercourse. The subject site is not located within the Bedrock Resource Area Overlay or the Sand and Gravel Resource Area Overlay. A 30-metre setback from the watercourse is recommended in the EIS to mitigate any potential impacts to natural heritage features.

*(i) the adequacy of utilities and municipal services;*

The subject site is already developed with a detached dwelling which utilizes private water and wastewater services. The created lots will provide for residential development on the basis of private water and wastewater services. The severance will not impact the adequacy of utilities and municipal services.

*(j) the adequacy of school sites;*

The proposed development results in two severed parcels and one retained parcel. Since only two new lots are being created, future residential development is not anticipated to impact the adequacy of school sites. The closest schools are St. Mark High School (Secondary School) and Manotick Montessori (Elementary School) are located approximately 1.5 kilometres from the severed lots. Manotick Public School (Elementary) and St. Leonard School (Elementary) are located approximately 5 kilometres and 5.5 kilometres away, respectively. There are adequate school sites for the severed lots.

*(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

Not applicable.

*(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

Not applicable.

*(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).*

Not applicable.

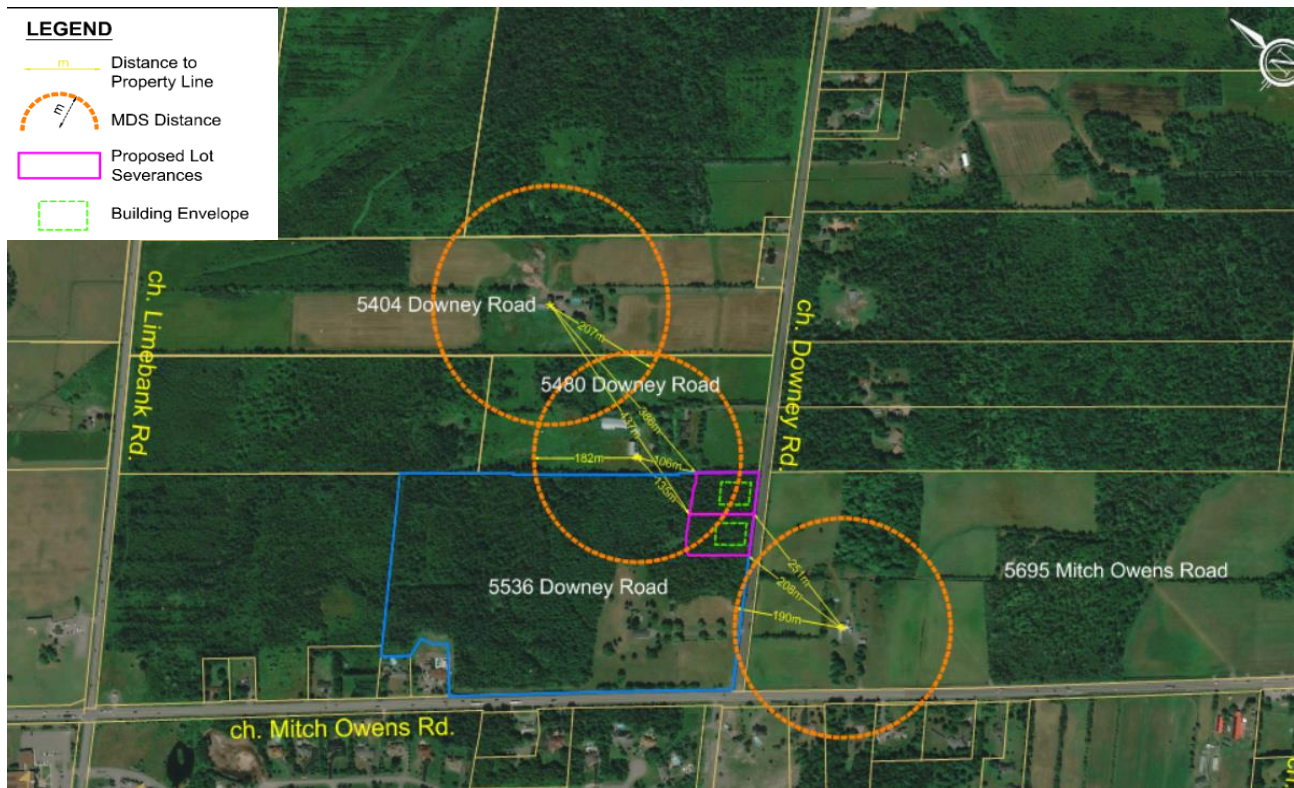
**The requested severances have regard for the criteria outlined in subsection 51(24) of the Planning Act.**

## Minor Variance Application

The proposed minor variances are as follows:

- a) To permit a reduced minimum distance separation of 106 metres from an existing livestock facility to the proposed lot line for Lot 1, whereas the Zoning By-law requires new development in proximity to existing livestock operations to comply with the Minimum Distance Separation formulae of 182 metres (Section 62(2)).
- b) To permit a reduced minimum distance separation of 135 metres from an existing livestock facility to the proposed lot line for Lot 2, whereas the Zoning By-law requires new development in proximity to existing livestock operations to comply with the Minimum Distance Separation formulae of 182 metres (Section 62(2)).

**Figure 8: Minimum Distance Separation Sketch.**



## Minor Variance Rationale

This rationale will speak to the four tests for a minor variance set out in Section 45(1) of the Planning Act. The minor variance listed above meets the four tests for minor variance.

**The first test for a minor variance is that the general intent and purpose of the Official Plan is maintained.**

The subject site is designated Rural Countryside within the Rural Transect in the City of Ottawa Official Plan. The intent of the Rural Countryside designation is to protect and enhance rural character and limit the fragmentation of rural lands, while continuing to accommodate a variety of land uses. The requested variances to the MDS I setback are in support of two consent to sever applications, which will result in the creation of two lots for residential development.

The proposed development permitted by the requested variances meets the intent of the Official Plan by creating two new lots for residential purposes, which is permitted by Section 9.2.3 of the Official Plan. The proposal results in the creation of two 0.8-hectare lots and a retained lot that exceeds 10 hectares. The proposed lots are fully compliant with the Official Plan requirements. Building envelopes recommended by the EIS prepared by GEMTEC ensure that any proposed construction will not adversely impact wildlife habitat or natural areas. The variances support the creation of two lots along Downey Road, ensuring that additional driveways through lot severances are not created along an arterial road (Mitch Owens Road).

The requested variances maintain the general intent and purpose of the Official Plan.

**The second test for a minor variance is that the general intent and purpose of the Zoning By-law is maintained.**

The subject site is zoned RU – Rural Countryside Zone in the City of Ottawa Zoning By-law 2008-250. The purpose of the Rural Countryside Zone is to:

- (1) accommodate agricultural, forestry, country residential lots created by severance and other land uses characteristic of Ottawa's countryside, in areas designated as General Rural Area, Rural Natural Features and Greenbelt Rural in the Official Plan;*
- (2) recognize and permit this range of rural-based land uses which often have large lot or distance separation requirements; and*
- (3) regulate various types of development in manners that ensure compatibility with adjacent land uses and respect the rural context.*

The requested variances meet the intent and purpose of the Zoning By-law by ensuring that the created lots align with the characteristic of Ottawa's countryside and respect the rural context. The severed lots meet the lot area requirement of 0.8 hectares and exceed the lot width requirement of 50 metres. The retained lot exceeds the 10-hectare lot area requirement by providing a lot area of 21 hectares. An EIS was conducted in support of the severance application which recommended 0.2-hectare building envelopes on each severed lot. The building envelopes ensure that natural areas and wildlife habitats will not be impacted by future construction and represent only a 0.02% loss of woodland.

The reduced MDS I setbacks of 106 metres (Lot 1) and 135 metres (Lot 2) also meet the intent of the Zoning By-law to provide distance separation and ensure compatibility between adjacent land uses. The building envelopes for the severed lots ensure that adequate space is available to construct a detached dwelling 182 metres away from the livestock building on 5480 Downey Road. Most of the building envelope on Lot 1 is outside of the 182-metre MDS setback radius while the entire building envelope on Lot 2 is outside the 182-metre radius, ensuring that adequate separation can be provided from the livestock buildings.

The requested variances meet the general intent and purpose of the Zoning By-law.

**The third test for a minor variance is that the minor variance is considered suitable and desirable for the use of land.**

The requested variances are suitable and desirable for the appropriate use of the land. Both sides of Downey Road are characterized by residential dwellings. The created lots meet the lot area criteria of the Official Plan and the Zoning By-law and are adequately sized to accommodate the development of a single-detached dwelling, which is a permitted use. The development with the requested variances does not result in negative impacts to natural areas or habitats on the subject site and maintains the existing, rurally-appropriate pattern of development in the area. The proposed minor variances for reduced MDS I setbacks will still result in adequate separation between the livestock barns and sensitive uses (detached dwellings). The building envelopes allow for construction of dwellings outside the 182-metres setback from the horse barns at 5480 Downey Road. The extensive wooded areas will be retained, providing a significant buffer that will mitigate the impact of odours generated from a future livestock operation.

The requested variances are considered suitable and desirable for the appropriate use of land.

**The fourth test for a minor variance is that the variance is considered minor in nature.**

The intent of the MDS I requirement is to protect existing livestock operations and anaerobic digesters from the introduction of new uses that can conflict with their operation and expansion. The intent of the MDS I setback requirement is also to ensure that prospective owners are not adversely impacted by livestock operations nearby. The requested variances for reduced MDS I setbacks are minor as the recommended 0.2 hectare building envelope on Lot 2 is outside the 182-metre setback from the closest livestock facility. Any development within that building envelope will be located at least 182 metres from the livestock barns at 5480 Downey Road. Vegetation removal will not occur outside the 0.2-hectare building envelopes on Lot 1 and Lot 2, in line with the recommendations of the EIS. This ensures that a dense tree buffer will be provided between the livestock barn and dwellings located on the proposed lots.

Based on the dense tree buffer and the recommended building envelopes in the EIS, which delineates where proposed development can occur on the severed lots, the impact of the reduced MDS I setback on the new homes is anticipated to be minor. For Lot 2, the proposed construction will occur entirely outside of the 182-metre setback based on the recommended building envelopes. For Lot 1, most of the building envelope is outside of the MDS setback requirement, ensuring that ample space is available to accommodate a dwelling outside the 182-metre setback.

The variances are considered minor in nature.

**Conclusion**

The consent applications for severances at 5536 Downey Road meet the criteria set out in Section 51(24) of the Planning Act. The consent applications are consistent with the policies of the Provincial Policy Statement, are not premature, are in the public interest, conform to the Official Plan, and result in appropriate lots. The severances have regard for the conservation of natural resources and flood control and are adequately serviced by utilities, municipal services and school sites.

The requested minor variances meet the four tests set out in Section 45(1) of the Planning Act. The proposed minor variances maintain the general purpose and intent of the City of Ottawa Official Plan

and Zoning By-law. The proposed minor variances are a suitable and desirable use of the land and are considered minor in nature.

The proposed development represents good land use planning.

In support of the consent and minor variance applications, please find enclosed:

- Cover Letter (this document) – One (1) copy;
- Complete Consent Application Forms – One (1) copy;
- Complete Minor Variance Application Forms – One (1) copy;
- Consent Sketch – One 11 x 17 copy and one 8.5 x 11 copy;
- Minimum Distance Separation Sketch – One 11 x 17 copy and one 8.5 x 11 copy;
- Parcel Abstract for 5536 Downey Road – One (1) copy;
- Environmental Impact Statement – One (1) copy.

Should you have any questions regarding this application, please do not hesitate to contact the undersigned.

Yours truly,

**NOVATECH**

Arjan Soor, M.PL.  
Planner



## Appendix A: Minimum Distance Separation (MDS I) Calculations


MDS I: 5536 Downey Road

General information


Application date  
Oct 4, 2023

Municipal file number

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

Applicant contact information 


ON

Location of subject lands 


City of Ottawa  
City of Ottawa

Calculations

5480 Downey Road 123 Horses

Farm contact information 

ON

Location of existing livestock facility or anaerobic digester 

City of Ottawa  
City of Ottawa  
Roll number: 0614

Total lot size  
10.13 ha

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	42	60 NU	1268 m <sup>2</sup>

Setback summary

Existing manure storage V3. Solid, outside, no cover, >= 30% DM

Design capacity 60 NU

Potential design capacity 120 NU

Factor A (odour potential) 0.7

Factor D (manure type) 0.7

Factor B (design capacity) 336.55

Factor E (encroaching land use) 1.1

Building base distance 'F' (A x B x D x E)  
(minimum distance from livestock barn) 182 m (597 ft)

Actual distance from livestock barn NA

Storage base distance 'S'  
(minimum distance from manure storage) 182 m (597 ft)

Actual distance from manure storage NA

## Preparer signoff & disclaimer

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### Preparer contact information

Arjan Soor  
Novatech  
240 Michael Cowpland Drive, Suite 200  
Ottawa, ON  
K2M 1P6  
a.soor@novatech-eng.com

### Signature of preparer

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Arjan Soor , Planner

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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.

MDS I: 5536 Downey Road


General information

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**Application date**  
Oct 4, 2023

**Municipal file number**

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

**Applicant contact information** 


ON

**Location of subject lands** 


City of Ottawa  
City of Ottawa

## Calculations

5404 Downey Road 123 Unocc

Farm contact information 

ON



Location of existing livestock facility or  
anaerobic digester 

City of Ottawa  
City of Ottawa  
Roll number: 0614

Total lot size  
22.89 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	400 m <sup>2</sup>	20 NU	400 m <sup>2</sup>
Solid	Unoccupied Livestock Barn	41 m <sup>2</sup>	2 NU	41 m <sup>2</sup>
Solid	Unoccupied Livestock Barn	101 m <sup>2</sup>	5 NU	101 m <sup>2</sup>

-  **Confirm Livestock/Manure Information (5404 Downey Road 123 Unocc)**  
The livestock/manure information has not been confirmed with the property owner and/or farm operator.
-  **Unoccupied Barn or Unused Storage (5404 Downey Road 123 Unocc)**  
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	27.1 NU		
Potential design capacity	54.2 NU		
Factor A (odour potential)	1	Factor B (design capacity)	268.4
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)			207 m (679 ft)
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			207 m (679 ft)
Actual distance from manure storage			NA

### Preparer signoff & disclaimer

Preparer contact information  
Arjan Soor  
Novatech  
240 Michael Cowpland Drive, Suite 200  
Ottawa, ON  
K2M 1P6  
a.soor@novatech-eng.com

Signature of preparer

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Arjan Soor , Planner

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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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MDS I: 5536 Downey Road


General information

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**Application date**  
Oct 4, 2023

**Municipal file number**

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

**Applicant contact information** 

ON

**Location of subject lands** 

City of Ottawa  
City of Ottawa

## Calculations

5965 Mitch Owens Road 1 Unocc

### Farm contact information

ON


### Location of existing livestock facility or anaerobic digester


City of Ottawa  
City of Ottawa  
Roll number: 0614

Total lot size  
41.64 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	431 m <sup>2</sup>	21.6 NU	431 m <sup>2</sup>

 **Confirm Livestock/Manure Information (5965 Mitch Owens Road 1 Unocc)**  
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

 **Unoccupied Barn or Unused Storage (5965 Mitch Owens Road 1 Unocc)**  
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	21.6 NU	
Potential design capacity	43.1 NU	
Factor A (odour potential)	1	Factor B (design capacity) 246.2
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)		190 m (623 ft)
Actual distance from livestock barn		NA
Storage base distance 'S' (minimum distance from manure storage)		190 m (623 ft)
Actual distance from manure storage		NA

### Preparer signoff & disclaimer

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K2M 1P6  
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Signature of preparer

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