

# PLANNING RATIONALE INTERNATIONAL BUDDHIST PROGRESS SOCIETY OF OTTAWA-CARLETON 6688 FRANKTOWN ROAD, CITY OF OTTAWA



Project No.: OCP-17-0503

Prepared for:

International Buddhist Progress Society of Ottawa-Carleton  
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July 26, 2018

## TABLE OF CONTENTS

<b>1.0</b>	<b>OVERVIEW / INTRODUCTION.....</b>	<b>4</b>
<b>2.0</b>	<b>SITE CONTEXT.....</b>	<b>4</b>
<b>3.0</b>	<b>DEVELOPMENT PROPOSAL .....</b>	<b>5</b>
<b>4.0</b>	<b>PLANNING POLICY &amp; REGULATORY FRAMEWORK .....</b>	<b>6</b>
4.1	<i>Provincial Policy Statement.....</i>	7
4.2	<i>City of Ottawa Official Plan.....</i>	7
4.2.1	General Rural Area .....	7
4.2.2	Natural Environment.....	8
4.2.3	Scenic-Entry Routes .....	8
4.2.4	Protection of Groundwater Resources .....	9
4.3	<i>City of Ottawa Zoning By-law 2008-250.....</i>	9
<b>5.0</b>	<b>MINIMUM DISTANCE SEPARATION (MDS) FORMULAE.....</b>	<b>11</b>
5.1	<i>Introduction.....</i>	11
5.2	<i>Methodology.....</i>	11
5.3	<i>Aerial Analysis.....</i>	12
5.4	<i>Site Visits and Property Owner Contact.....</i>	12
5.5	<i>Conclusion.....</i>	15
<b>6.0</b>	<b>INTEGRATED ENVIRONMENTAL REVIEW STATEMENT (IERS).....</b>	<b>15</b>
<b>7.0</b>	<b>CONCLUSION.....</b>	<b>15</b>

**APPENDICES**

- Appendix A: Plan 4R-7040*
- Appendix B: Site Plan for Permanent Facility, prepared by Susan D. Smith Architect*
- Appendix C: Site Plan for Interim Facility, prepared by Susan D. Smith Architect*
- Appendix D: Design Statement, content from Susan D. Smith Architect, revised by McIntosh Perry.*
- Appendix E: Floor Plans, prepared by Susan D. Smith Architect*
- Appendix F: Building Elevations, prepared by Susan D. Smith Architect*
- Appendix G: Conceptual Visualization / Rendering, prepared by the applicant, revised by McIntosh Perry*
- Appendix H: Landscape Plan, prepared by Gino J. Aiello Landscape Architect*
- Appendix I: Potential Barn/Farm Locations Identified by Aerial Imagery, prepared by McIntosh Perry*
- Appendix J: MDS I Setback Distances and Site Visit Dates, prepared by McIntosh Perry*
- Appendix K: Sites Confirmed for MDS Analysis, prepared by McIntosh Perry*
- Appendix L: OMAFRA AgriSuite - MDS I Generated Report*

## **1.0 OVERVIEW / INTRODUCTION**

This Planning Rationale is submitted in support of an application for Site Plan Control for the new Foguangshan Temple (Manager Approval, Public Consultation) and a separate but concurrent application for Site Plan Control for an Interim Prayer Facility (Rural based, Small Scale, No Public Consultation). The applications are submitted by the International Buddhist Progress Society of Ottawa-Carleton.

At a high level the following two phases of development are proposed:

- Interim Prayer Facility: a small prayer facility will be constructed and used on an interim basis until the permanent facility is built and ready for use.
- Permanent Temple Facility: a large place of worship, including a two-storey rooming house is proposed.

The subject lands are municipally known as 6688 Franktown Road and legally as “PCL 19-1, SEC GB-3; PT LT 19, CON 3, PT 1, 4R7040; GOULBOURN.” The subject lands were subject to a Zoning By-law Amendment in 2007 (By-law No. 2007-385), which amended the former Township of Goulbourn Zoning By-law No. 40-99, now reflected in the City of Ottawa Zoning By-law 2008-250. The amendment changed the zoning category applicable to the front (northern) portion of the subject lands (approximately 22 hectares) to site-specific Rural Institutional “RI[643r]” Zone. The RI[643r] Zone permits a place of worship, day nursery, accessory pagoda and accessory rooming house. The zoning category applicable to the rear (southern) portion of the subject lands (approximately 18 hectares) is site-specific Rural Countryside “RU[644r]” Zone.

This Planning Rationale discusses the suitability of the proposal in the context of applicable planning policy and zoning.

## **2.0 SITE CONTEXT**

The subject lands are located at 6688 Franktown Road, west of the Village of Richmond. The 39.89 hectare site has 259.47 metres of frontage on the south side of Franktown Road, just west of Joy’s Road, and also has frontage on Ottawa Street West to the south. The subject lands are currently vacant and largely treed. The property is bound by commercial and residential uses to the north, residential uses and vacant lands to the east, residential uses and agricultural fields to the south and agricultural and residential uses to the west. Figures 1 and 2 show the subject lands and their surroundings. The proposed development will not occur over the entirety of the subject lands; an approximate “Area of Proposed Development” is shown in Figure 1.

Plan 4R-7040, which is a legal survey of the subject lands is at Appendix A.



Figure 1: Subject Lands with Area Proposed for Development (Approximate Area)

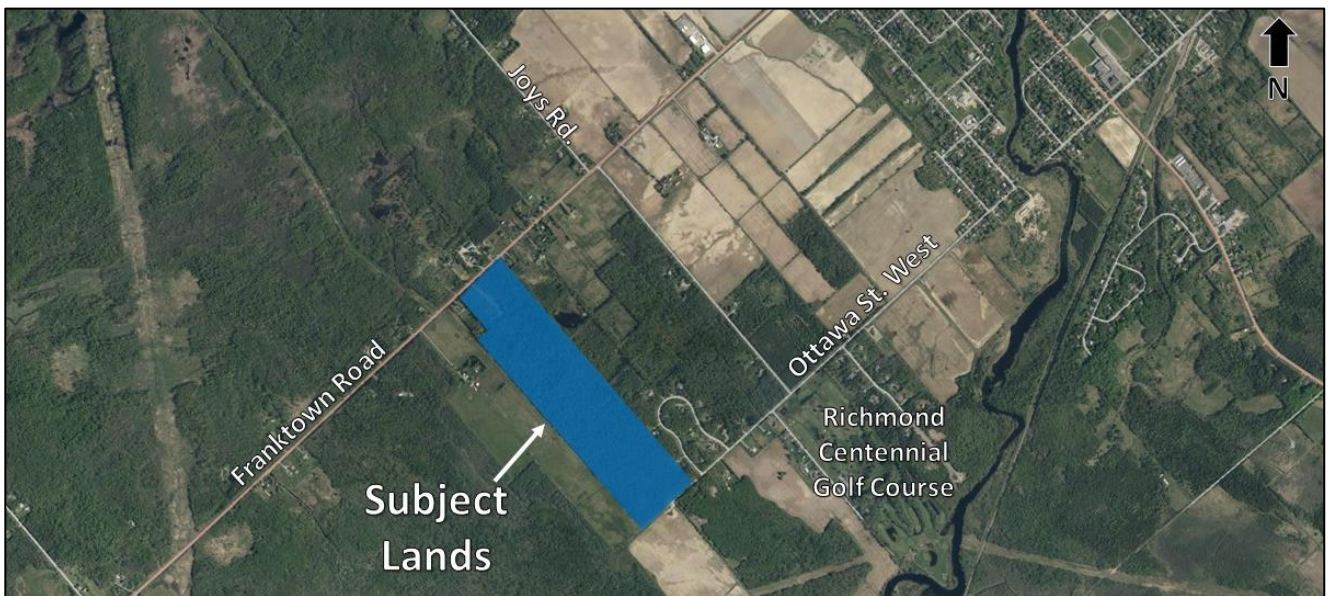


Figure 2: Surrounding Lands

### 3.0 DEVELOPMENT PROPOSAL

The proposed development involves the construction of a single-storey place of worship with an approximate overall gross floor area of 2,665 square metres, together with a connected two-storey rooming house with an approximate overall gross floor area of 635 square metres. In addition to the place of worship and rooming house, the proposed development involves associated site parking, landscaping, and infrastructure. The Site Plan is provided at Appendix B.

To address the applicant's need for prayer space while approvals for the Permanent Temple are ongoing and during its construction, a smaller facility is proposed towards the north of the site. This facility – referred to herein as the Interim Prayer Facility – is one-storey and has an approximate overall gross floor area of 327 square metres. When construction of the Permanent Temple is complete, the Interim Prayer Facility will be used as an accessory structure. The applicant's intent is to have the Interim Facility completed for use during the Fall of 2018. To enable a shorter approvals process, two separate Site Plan Control applications have been submitted. Staff have confirmed that approvals for the Interim Prayer Facility can be obtained by way of a Letter of Undertaking. Although the Interim Prayer Facility is identified on the Site Plan for the Permanent Facility (Appendix B), a separate Site Plan has been provided for the Interim Facility (see Appendix C).

As shown within the appendices, the proposed temple is oriented towards Franktown Road and a singular point of vehicular ingress and egress provides an entrance and exit for the site. Parking is located in the front and interior side yards, flanking the Permanent Facility on either side. The Site Plan illustrates a fire route at the access on Franktown Road. Two loading spaces are proposed southeast of the temple, south of a large parking area, and a garbage storage area is proposed adjacent to the loading spaces.

A two-storey residential structure, referred to as a rooming house for zoning purposes, is proposed southwest of the temple building.

A Design Statement prepared by the Architect, Susan D. Smith, is at Appendix D, and confirms that the temple has been designed "...in the traditional Chinese Style." The design statement confirms the temple includes a variety of functions that are complimentary to prayer, including classrooms, dining spaces, a library, and a museum. A Floor Plan is also provided at Appendix E and Elevations are provided at Appendix F. The Elevations indicate that the facades will be primarily brick and that metal will be used for the roofing. The Elevations confirm that the facility will be low-rise in nature. Conceptual renderings prepared by the applicant are also provided at Appendix G.

Appendix H is the Landscape Plan, which has been prepared by Gino J. Aiello Landscape Architect. It shows that most of the site's existing vegetation will be maintained wherever possible and that plantings are proposed throughout the developed portion, including on islands within the parking area. Re-vegetation is shown for areas previously cleared.

Consideration of the proposal in the context of the applicable planning policy environment and zoning is provided in the sections below.

## **4.0 PLANNING POLICY & REGULATORY FRAMEWORK**

The proposed development has regard to Section 2 of the *Planning Act* as work has been done to ensure the protection of ecological systems and that the site will be adequately serviced. The proposal supports the adequate provision and distribution of educational, social and cultural facilities in this part of Ottawa. As well, the proposal is appropriate with respect to its location within the community, in part given that the subject

lands have were the subject of a site-specific Zoning By-law Amendment carried out specifically to permit the proposed use of the subject lands.

#### 4.1 Provincial Policy Statement

The 2014 Provincial Policy Statement (PPS) provides policy direction on land use planning matters of provincial interest. The proposed development is consistent with the Provincial Policy Statement's policies to sustain healthy, liveable and safe communities. The development introduces an institutional use and promotes a range and mix of uses within the surrounding community. The proposal supports PPS Policy 1.1.1.

Pol. 1.1.1 Healthy, liveable and safe communities are sustained by:

- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

Overall, the development, as proposed, is consistent with matters of Provincial interest, as expressed in the 2014 Provincial Policy Statement.

#### 4.2 City of Ottawa Official Plan

The purpose of the City of Ottawa Official Plan is to manage growth in a sustainable manner and promote liveable communities and healthier environments. The subject lands are designed *General Rural Area* on Schedule A (Rural Policy Plan) of the City of Ottawa Official Plan. The following paragraphs discuss the conformity of the proposal with especially notable policies sections of the Official Plan.

##### 4.2.1 General Rural Area

Section 3.7.2 of the Official Plan provides policy direction for lands designated *General Rural Area*. Part of the preamble to Section 3.7.2 summarizes the intention of the designation:

“The intent of this designation is to accommodate a variety of land uses that are appropriate for a rural location and to limit the amount of residential development such that development will not preclude or resist continued agricultural and or other rural non-residential uses.”

The proposed temple supports the City's policy intention. Policy 3.7.2.5(e) is particularly noteworthy as it expressly identifies a place of worship as a permitted use, subject to a zoning by-law amendment:

Pol. 3.7.2.5 A zoning by-law amendment will be required where any of the following uses are proposed in General Rural Areas:

- (e) “New institutional uses such as places of worship and school should ideally be located within a Village but may be considered in close proximity to a Village where Village land is insufficient or inappropriate. The expansion of existing institutional

uses will be evaluated on their merits and by those matters included in policy 6 below.”

A site-specific Zoning By-law Amendment was obtained specifically to accommodate the proposal. Additional discussion is provided at Section 4.3 herein.

The proposed development conforms to Policy 3.7.2.14 , which requires new development to comply with Minimum Distance Separation (MDS) formulae. This is discussed further in Section 4.4 below.

#### 4.2.2 Natural Environment

With respect to Policy Section 3.2 of the Official Plan, an Environmental Impact Statement (EIS) was identified as a requirement for Site Plan Control. The Environmental Impact Statement is being prepared with a focus on the significant woodland and Endangered Species and Threatened Species Habitat. As discussed with Staff, the EIS will be submitted shortly following Site Plan Control submission to accommodate the completion of seasonal fieldwork.

#### 4.2.3 Scenic-Entry Routes

The subject lands are located along a portion of Franktown Road that is designated *Scenic Entry Route* on Official Plan Schedule J [Cycling, Multi-Use Pathways and Scenic Entry Routes (Rural)]. The preamble to Section 4.6.4 describes the intent of Scenic-Entry ways:

*“Scenic-Entry Routes form a network that links major tourist, recreation, heritage and natural environment destinations in and beyond Ottawa. Some of them follow historic routes, while others follow rivers and many are attractive to cyclists and pedestrians. Scenic-Entry Routes include a variety of roads, such as highways, parkways, arterial roads and local streets.”*

It appears no specific Scenic-Entry Route guidelines have been prepared in relation to this portion of Franktown Road.

Policy 4.6.4.3 affirms that “Until such time as the guidelines for Scenic-Entry Routes are prepared, development applications adjacent to these routes will be assessed against the criteria [listed within Policy 4.6.4.2]. The table below provides these criteria and identifies how the development proposal has responded to each:

a) The creation of a safe and attractive environment for travellers including, where appropriate, such amenities as lay-bys, scenic lookouts, information, and directional signs to important urban and rural cultural, heritage, environmental and tourism destinations;	The subject lands form part of the Scenic-Entry Route but do not relate to any notable features within the nearby landscape enough to warrant specific notation or mention for passersby. The suitability of the proposed access is being assessed by way of the Traffic Impact Assessment Study Process.
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<p>b) Attention to such matters as building orientation, outside storage, access and egress, landscaping, fencing, lighting and signage to create an aesthetically pleasing streetscape;</p>	<p>Passersby who take interest in the temple will see a long driveway with the temple facility at its terminus. However, owing to vehicle speeds, most passersby will only see the driveway and access area. Please refer to the Landscape Plan at Appendix H for the proposed treatment of the access area and to the Elevations at Appendix F for a graphic representation of the northern façade.</p>
<p>c) The protection of views to natural and cultural heritage features, mature trees, and roadside vegetation along and beyond the right-of-way;</p>	<p>The developable portion of the subject lands have been cleared of vegetation. Mature trees and vegetation are maintained on non-developable portions of the subject lands.</p>
<p>d) Coordination of landscaping, berming, pathways and other features within the rights-of-way with the creation of such features on adjacent land, including the potential to locate these features on adjacent property;</p>	<p>There are no notable landscaping, berming, pathways, or other similar features within the public rights-of-way in the vicinity.</p>
<p>e) Any other items determined by the City</p>	<p>No other items have been identified by the City.</p>

*Table 1: Scenic-Entry Route Design Criteria, per Official Plan Policy 4.6.4.2*

#### **4.2.4 Protection of Groundwater Resources**

With respect to Official Plan Policy Section 4.7.5 (Protection of Groundwater Resources), which includes policies that seek to “...ensure that new development can be accommodated within the system without affection supplies available to other uses,” a Hydrogeological Assessment together with a Reasonable Use Assessment were prepared and are included as part of the Site Plan Control application submission.

The proposed development conforms to applicable Official Plan policies.

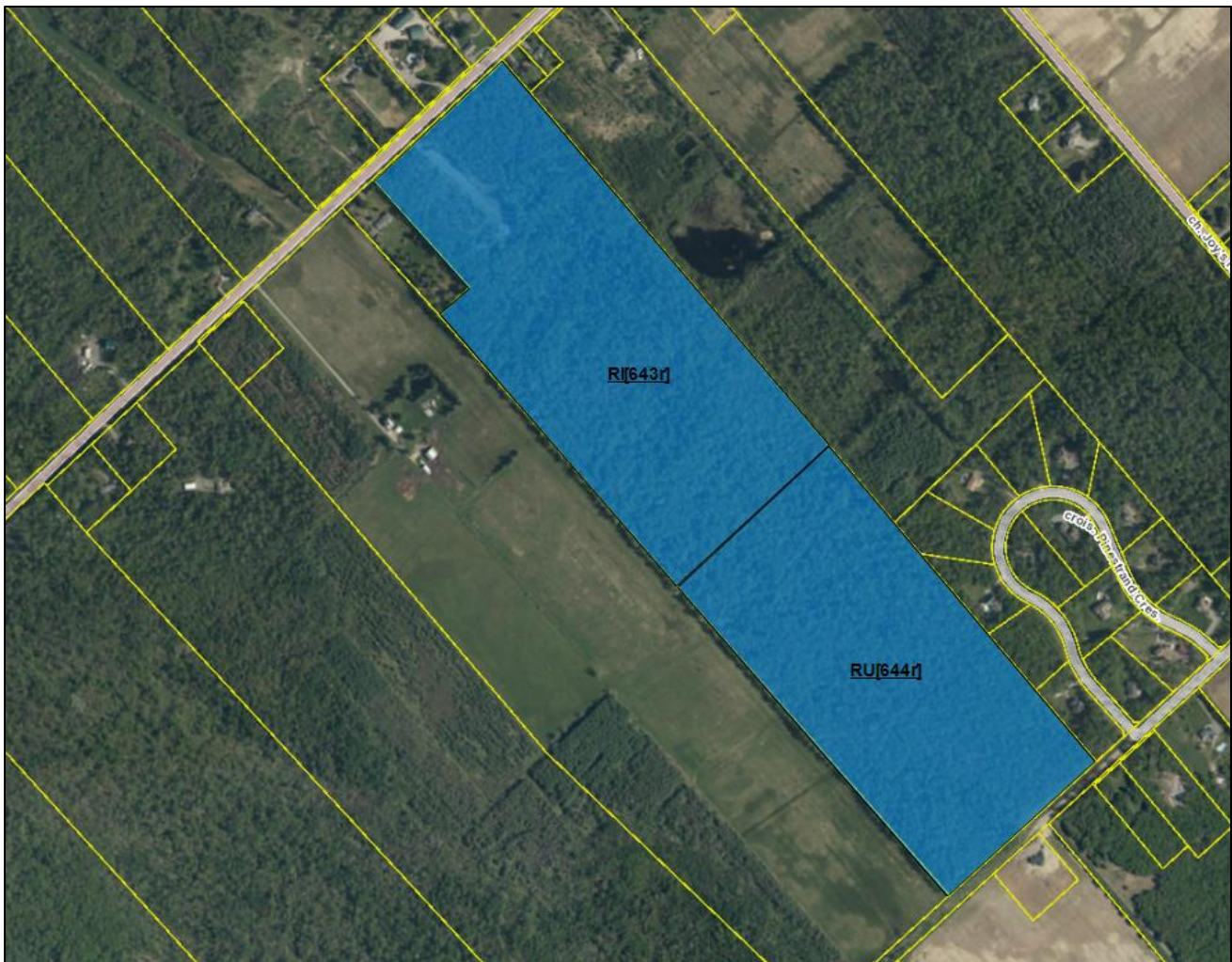
#### **4.3 City of Ottawa Zoning By-law 2008-250**

The subject lands are split-zoned site-specific Rural Institutional RI[643r] Zone and site-specific Rural Countryside RU[644r] Zone under the City’s Zoning By-law (see Figure 3). The developable portion of the subject lands (identified in Figure 1) is zoned RI[643r]. No development is proposed on the portion of the property zoned RU[644r]. The subject lands were subject to a Zoning By-law Amendment in 2007 (By-law No. 2007-385), which amended former Township of Goulbourn Zoning By-law 40-99. The amendment is now reflected in the City of Ottawa Zoning By-law No. 2008-250.

The following are among the purposes of the Rural Institutional Zone, as outlined in the preamble to Sections 223 and 224 of the By-law:

- 2) permit a limited range of educational and religious-related institutional uses where they exist in areas designated **General Rural Area** and **Agricultural Resource Area** in the Official Plan, and,
- 3) ensure that future development will have a minimal impact on adjacent land uses and will respect the character of the surrounding village or rural areas.

Within the site-specific RI[643r] zone, a place of worship and accessory rooming house are expressly permitted. The site-specific zoning dictates that all other uses are prohibited. The By-Law states that an accessory rooming house may not exceed a gross floor area of 558 square metres; as such, given that the proposed gross floor area is now 635 square metres, the development as it is proposed is non-compliant and will require a minor-variance. This was discussed with Staff during Pre-Consultation.



*Figure 3: Split-zoning of Subject Lands (Approximate)*

A schedule confirming parking compliance is included as Appendix E. The parking rate applicable to a place of worship is based upon assembly area and not gross floor area. The total number of spaces required for the proposed development is 214, as follows:

Space	Rate	No. of Spaces Required
Place of Worship Assembly Area	1,974 square metres @ 10 spaces / 100 square metres	198
Rooming House	32 rooming units @ 0.5 spaces / rooming unit	16
<b>Total</b>		<b>214</b>

A total of 226 spaces are provided, including nine accessible spaces.

Thirty spaces are provided for the Interim Prayer Facility.

The proposed development complies with the RU[644r] zoning on the rear portion of the subject lands, as no development is proposed on that portion. Within the RU[644r] zone, all uses other than passive recreational and leisure uses accessory to use on lands zoned RI[643r] are prohibited.

## **5.0 MINIMUM DISTANCE SEPARATION (MDS) FORMULAE**

### **5.1 Introduction**

The Minimum Distance Separation (MDS) Formulae is a land use planning tool developed by the Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA) used to determine setback distances between livestock barns, manure storage or anaerobic digesters, and surrounding land uses. The objective of MDS is to minimize land use conflicts and nuisance complaints related to odour. In accordance with Section 3.7.2.14 of the City of Ottawa Official Plan and Section 62(2) of the City of Ottawa Zoning By-Law, all new farm and non-farm development must comply with the MDS formulae.

There are two separate MDS formulae calculations, which are based on the type of development being proposed. The proposed development falls under the MDS I formulae as it is a new development. According to Implementation Guideline #6 of the MDS document "Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setback," all existing livestock facilities or anaerobic digesters within a 1,500 metre distance of a proposed Type B (more sensitive) land use shall be investigated.

### **5.2 Methodology**

Properties surrounding the subject lands were reviewed to determine the proper setbacks for the MDS formulae. OMAFRA MDS Implementation Guidelines were consulted for evaluating livestock facilities within a 1,500 metre buffer of the proposed development. Implementation Guideline #2 provides clarification on when an MDS Setback is required and which MDS formulae applies:

Guideline #2: The MDS I setback distances shall be met prior to the approval of: proposed lot creation in accordance with Implementation Guidelines #8 and #9; rezonings or re-designations in

accordance with Implementation Guideline #10; building permits on a lot which exists prior to March 1, 2017 in accordance with Implementation Guideline #7; and as directed by municipalities for local approvals for agriculture-related uses or on-farm diversified uses in accordance with Implementation Guideline #35.

Based on Implementation Guideline #2 and with guidance from OMAFRA, MDS I was selected as the calculation method for the subject lands. A 1,500 metre buffer distance around the proposed development was used, as required by Implementation Guideline #6:

Guideline #6: As part of municipal consideration of planning or building permit applications, all existing livestock facilities or anaerobic digesters within a 750 m distance of a proposed Type A land use and within a 1,500 m distance of a proposed Type B land use shall be investigated and MDS I setback calculations undertaken where warranted.

Guideline #40 of the MDS Implementation Guidelines was used in our analysis to acquire the proper measurement setbacks for development and dwellings.

### **5.3 Aerial Analysis**

ArcGIS mapping technology and aerial imagery (GoogleMaps, GeoOttawa, Geowarehouse) was used to assess the required 1,500 metre investigation buffer around the proposed development. Aerial analysis enabled the identification and elimination of several properties that could potentially require an MDS I setback calculation. Through aerial analysis, 12 potential livestock/manure facilities were identified. Appendix I provides a map showing parcels initially identified with a potential farm or barn within a 1,500m buffer of the subject lands. The 12 properties identified through initial aerial analysis were then subject to site visits and phone calls, seen in Appendix J. The addresses of the 12 properties are listed below:

- |                       |                       |                        |
|-----------------------|-----------------------|------------------------|
| 1. 6921 Franktown Rd. | 5. 6494 Franktown Rd. | 9. 6653 Franktown Rd.  |
| 2. 6785 Franktown Rd. | 6. 6430 Franktown Rd. | 10. 6748 Franktown Rd. |
| 3. 6581 Franktown Rd. | 7. 6950 Franktown Rd. | 11. 3756 Joys Rd.      |
| 4. 6600 Franktown Rd. | 8. 6619 Franktown Rd. | 12. 6409 Perth Rd.     |

### **5.4 Site Visits and Property Owner Contact**

Following the identification of the 12 potential livestock facilities, various attempts to contact the property owners were made via e-mail, mail, and/or telephone. Thereafter, site visits of the identified properties were conducted in June and July of 2018 (Appendix J). It was determined after site visits and contact with property owners that only six of the 12 farms have or previously had livestock (Appendix K).

Four farms were identified as “hobby” farms; one farm was identified as a small commercial farm; and one farm previously had an undisclosed number of livestock but currently has none. The six farms are discussed in further

detail below. The OMAFRA AgriSuite Generated Report, providing the results of the MDS calculations, is provided at Appendix L.

#### 5.4.1.1 6748 Franktown Road

The property at 6748 Franktown Road is occupied by a single detached dwelling and two accessory buildings. The vast majority of the property is cleared or forested. This property abuts 6688 Franktown Road to the west. After identification of the site through aerial imagery, the site was visited on June 20, 2018. Our office spoke with the property owner and confirmed that there are nine (9) cows on the property. Manure is stored outside with no cover. Based on the livestock and manure information, the MDS I calculation requires a setback of 176 metres from both the manure storage and the livestock barn. The actual distance between the manure/livestock and the proposed development is 240 metres.

*Conclusion: The proposed development conforms to the MDS I setback distance.*

#### 5.4.1.2 6619 Franktown Road

The property at 6619 Franktown Road is occupied by a single detached dwelling and one accessory building. The vast majority of the 38.46 hectare property is forested. This property is directly north of 6688 Franktown Road on the opposite side of Franktown Road and operates as a commercial farm. After identification of the site through aerial imagery, the site was visited on July 11, 2018. The property owner was not home when during the site visit; however, the property owner was contacted via telephone the same day. The property owner confirmed the number of livestock tends to fluctuate greatly. At the time of visiting the property, the livestock numbers were as follows:

- Chickens - 90 laying hens, 50 meat chickens (free range)
- Horses - 3 large-framed, 2 small-framed
- Sheep - 5 ewes/rams (for meat)

However, due to the frequent fluctuation of the commercial farm, the maximum capacity for livestock on the farm that was identified by the property owner is as follows:

- Chickens - 150 laying hens, 150 meat chickens (free range)
- Horses - 3 large-framed, 2 small-framed
- Sheep - 20 ewes/rams (for meat)
- Swine - 10 feeders

The maximum capacity numbers identified above were used in the MDS I calculation, as seen in Appendix L. All manure is solid and is stored outside on the property with no cover. Based on the livestock and manure information, the MDS I calculation requires a setback of 258 metres from both the manure storage and the livestock barn. The actual distance between the manure/livestock and the proposed development is 314 metres.

*Conclusion: The proposed development conforms to the MDS I setback distance.*

*5.4.1.3 6653 Franktown Road*

The property at 6653 Franktown Road is occupied by a single detached dwelling and an accessory building. The 0.81 hectare property is directly north of 6688 Franktown Road. After identification of the site through aerial imagery, the site was visited on June 20, 2018. The property owner confirmed that there are four (4) horses on the property. Manure is stored outside and is uncovered. Based on the livestock and manure information, the MDS I calculation requires a setback of 176 metres from both the manure storage and the livestock barn. The actual distance between the manure/livestock and the proposed development is 240 metres.

*Conclusion: The proposed development conforms to the MDS I setback distance.*

*5.4.1.4 6950 Franktown Road*

The 38.62 hectare property at 6950 Franktown Road is occupied by a single detached dwelling and an accessory building. The property is approximately 1,200 metres west of 6688 Franktown Road. After identification of the site through aerial imagery, the property owner was contacted via telephone and confirmed that there are four (4) medium frame horses on the property. Manure is stored outside on the property with no cover. Based on the livestock and manure information, the MDS I calculation requires a setback of 162 metres from both the manure storage and the livestock barn. The actual distance between the manure/livestock and the proposed development is 1,211 metres.

*Conclusion: The proposed development conforms to the MDS I setback distance.*

*5.4.1.5 6430 Franktown Road*

The 4494 Franktown Road property is occupied by a single detached dwelling and three accessories buildings. The property is approximately 1,100 metres from 6688 Franktown Road. The property owner was contacted by telephone on July 10, 2018. The property owner confirmed that there were no livestock present on the property anymore and that there is an abandoned manure pit that will be cleared within the next year. The property owner did not permit our office to conduct a site visit; however, based on the information provided by the property owner and aerial analysis, it was determined that an MDS I setback was not required.

*Conclusion: No MDS setback required as the small manure pit will be emptied before construction of the proposed development is complete.*

*5.4.1.6 6494 Franktown Road*

The 25.25 hectare property at 6494 Franktown Road is occupied by a single detached dwelling and four accessory buildings. The property is approximately 800 metres east of 6688 Franktown Road and is largely used for agriculture. Following the identification of the site through aerial imagery, a site visit was conducted on July 11, 2018. During the site visit, a family member of the property owner confirmed that there are four (4) goats on the property. The property owner later confirmed the information again via telephone. Manure is stored uncovered, outside on the property. Based on the livestock and manure information, the MDS I calculation requires a setback of 162 metres from both the manure storage and the livestock barn. The actual distance between the manure/livestock and the proposed development is 823 metres.

*Conclusion: The proposed development conforms to the MDS I setback distance.*

## **5.5 Conclusion**

The proposed development is in conformity with the generated MDS I setback requirements and the proposal is not impacted by neighboring livestock facilities. The proposed development is properly separated from the six (6) identified livestock facilities.

## **6.0 INTEGRATED ENVIRONMENTAL REVIEW STATEMENT (IERS)**

Policy 4.7.1.1 of the Official Plan identifies when an Integrated Environmental Review Statement is warranted:

Pol. 4.7.1.1      Subdivision, and site plan and rezoning applications requiring an Environmental Impact Statement, Tree Conservation Report or landform feature assessment, will be accompanied by an integrated environmental review statement demonstrating how all the studies in support of the application influence the design of the development with respect to effects on the environment and compliance with the appropriate policies of Section 4. The appropriate policies and studies will be identified through pre-consultation at the beginning of the design and review process.

As discussed with City Staff prior to the submission of this Report, although the preparation of an Environmental Impact Statement is underway, seasonal fieldwork requirements dictate that its completion will occur shortly following the submission of the Site Plan Control Application.

Discussion with Staff will occur at the time the Environmental Impact Statement is submitted to determine if an Integrated Environmental Review Statement is required.

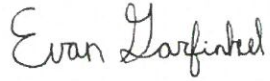
## **7.0 CONCLUSION**

The development is consistent with the Provincial Policy Statement and conforms to the City of Ottawa Official Plan. A place of worship and accessory rooming house are permitted uses under the Zoning By-law and, with the exception of the gross floor area of the proposed rooming house, the proposal complies with applicable zoning provisions.

The proposal is an appropriate use of the subject property, is in the public interest, and represents good planning.

Respectfully submitted,

Prepared By:



Evan Garfinkel, M.PL  
Junior Planner

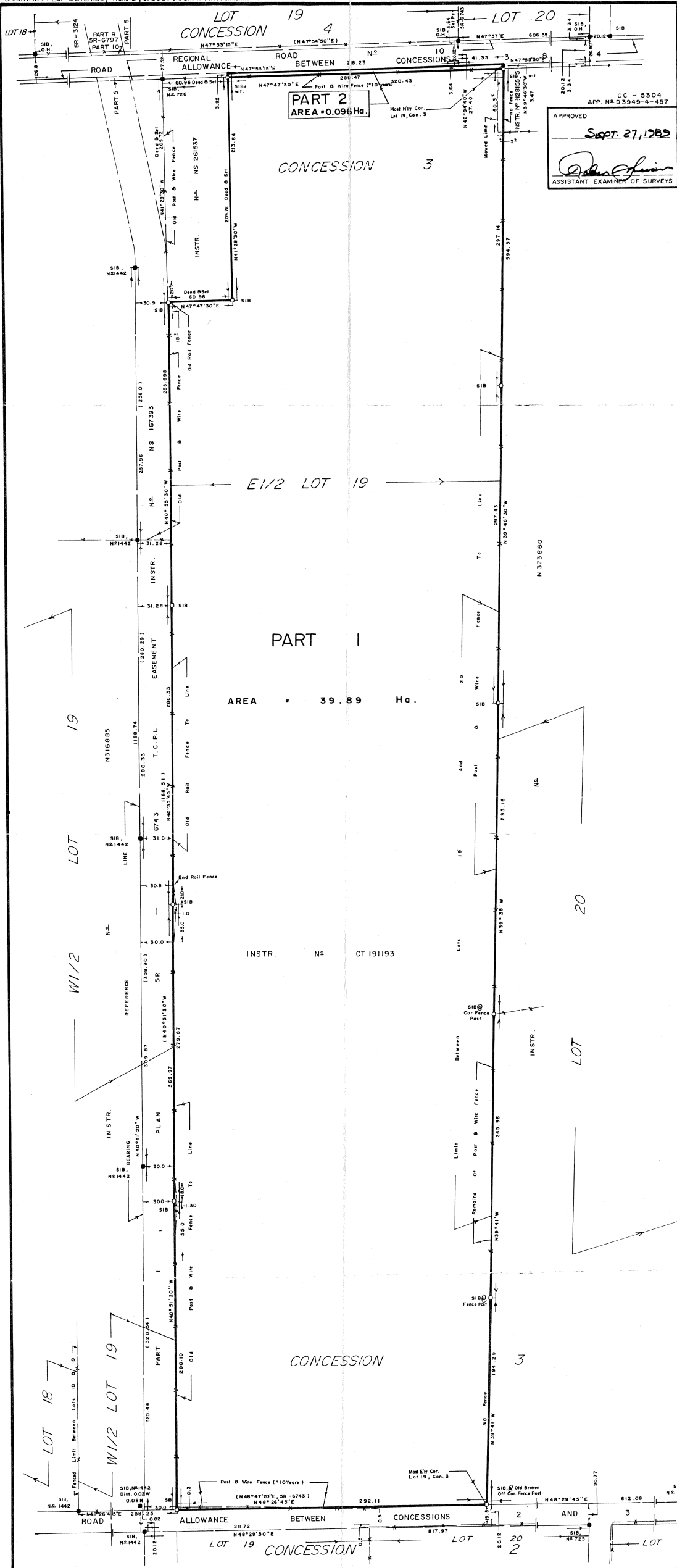
Reviewed By:





**Appendix A**

*Plan 4R-7040*



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER "THE LAND TITLES ACT."

August 24<sup>th</sup> 1987

W. J. JOHNSTON  
 ONTARIO LAND SURVEYOR  
 WINCHESTER, ONTARIO

6 October 1987  
 G. Bessall O.T.P.  
 LAND REGISTRAR FOR THE  
 LAND TITLES DIVISION OF  
 OTTAWA-CARLETON N# 4

OC - 5304  
 APP. N# O 3949-4-457

APPROVED  
 Sept. 27, 1989  
 Assistant Examiner of Surveys

SCHEDULE OF PARTS				
PART	LOT	CON.	AREA	INSTR. N#
1	19	3	39.89 Ha.	CT 191193
2	19	3	0.096 Ha.	CT 191193

PARTS 1 & 2 - ALL OF PARCEL 19-1 SECTION GOULBOURN - 3

PLAN OF SURVEY OF  
**PART 1/2 LOT 19**  
**CONCESSION 3**  
 TOWNSHIP OF GOULBOURN  
 REGIONAL MUNICIPALITY OF OTTAWA-CARLETON  
 SCALE: 1:2000  
 1987  
 W. J. JOHNSTON, OLS.

Metres  
 0 10 20 30 40 50 100 150

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**NOTES:**

- STANDARD IRON BARS SHOWN THUS  $\diamond$  SIB
- IRON BARS SHOWN THUS  $\diamond$  IB
- $\blacktriangle$  DENOTES EVIDENCE FOUND
- $\circ$  DENOTES PLANTED
- WIT. DENOTES WITNESS
- O.H. DENOTES ONTARIO HYDRO
- FENCES SHOWN THUS  $\times$
- DISTANCES PER SR-6743 SHOWN THUS (258.0)
- T.C.P.L. DENOTES TRANS CANADA PIPELINES

**BEARING REFERENCE:**

BEARINGS ARE ASTRONOMIC, AND ARE REFERRED TO THE WESTERLY LIMIT OF PART 1, PLAN SR-6743, BETWEEN MONUMENTS FOUND, THE BEARING BEING N40°51'20"W.

**CAUTION:**

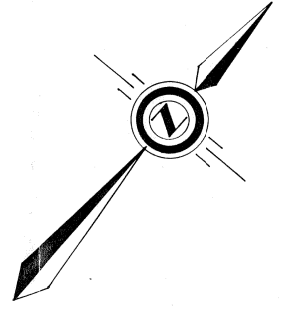
THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF "THE PLANNING ACT."

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH "THE SURVEYS ACT" AND "THE LAND TITLES ACT" AND THE REGULATIONS MADE THEREUNDER.
- THE SURVEY WAS COMPLETED ON THE 24<sup>th</sup> DAY OF AUG. 1987.

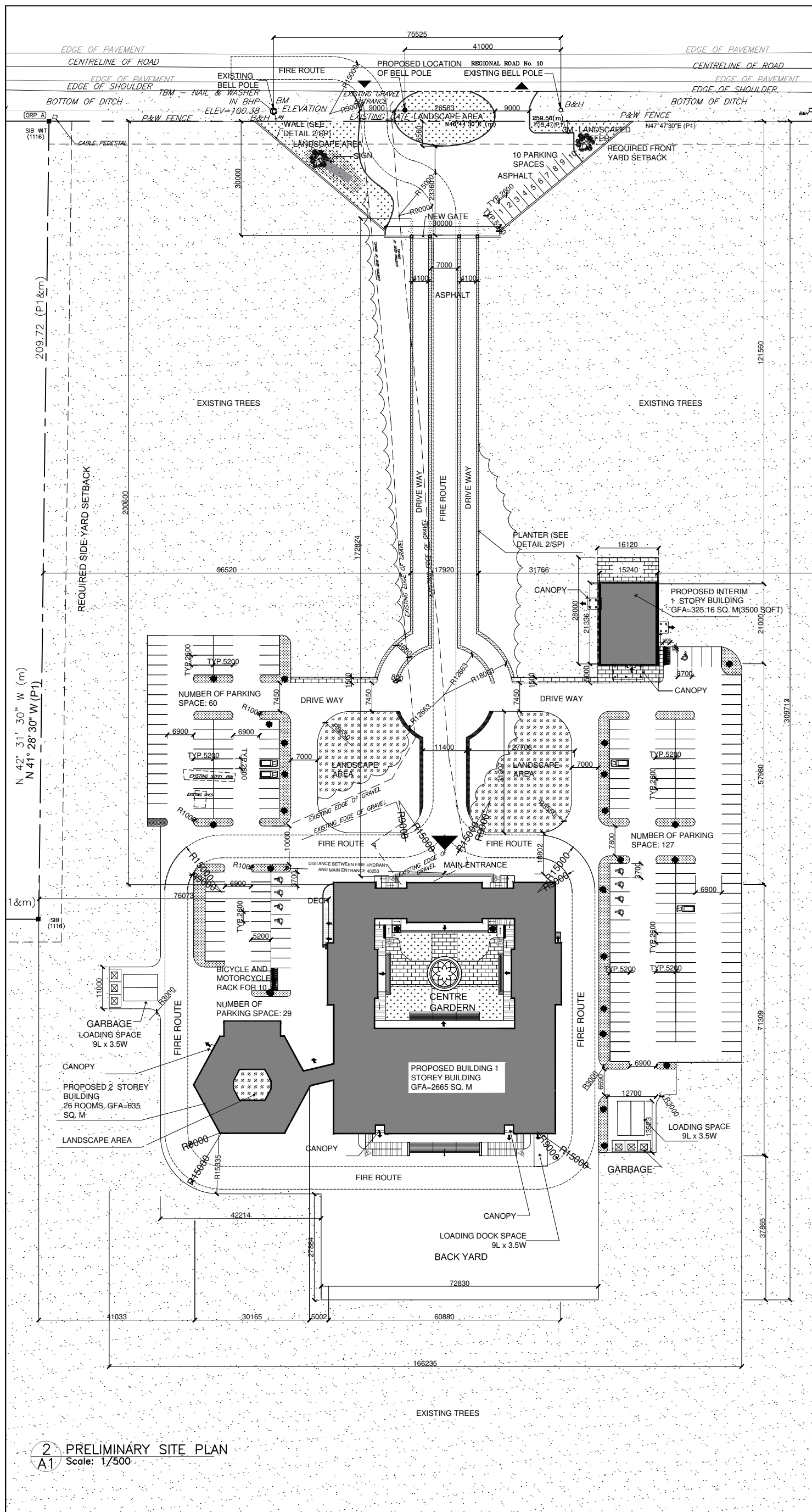
Aug. 24 1987  
 DATED  
 W. J. JOHNSTON  
 ONTARIO LAND SURVEYOR  
 WINCHESTER, ONTARIO



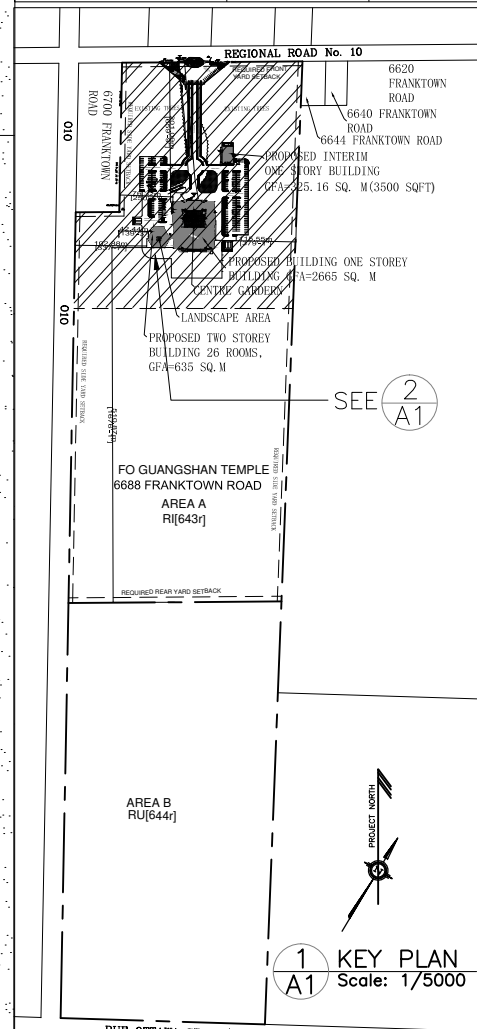
FROM THE OFFICES OF  
**HAZEN MELDRUM LIMITED**  
 ONTARIO LAND SURVEYORS  
 CORNWALL-WINCHESTER

**Appendix B**

*Site Plan for Permanent Facility, prepared by Susan D. Smith Architect*



6688 FRANKTOWN ROAD SITE STATISTICS			
LEGAL DESCRIPTION	039330007 CON 3 E PT LOT 19 RP 4R-7040; PART 1		
ZONING	RI-RURAL INSTITUTIONAL ZONE RI [643R]		
SETBACKS (TABLE 223-RI ZONE PROVISIONS)	REQUIRED(M)	PROVIDED(M)	
Minimum Front Yard	6m	6m	
Minimum Rear Yard	7.5m	7.5m	
Minimum Interior Side	6m	6m	
Minimum Corner Side Yard	6m	6m	
HEIGHT OF BUILDING	REQUIRED(M)	PROVIDED(M)	
Maximum Principal Building Height	10m	10m	
COVERAGE CALCULATIONS	SM	SF	ACRES %
Building Area(Max Lot Coverage=55%)	4604	49557.04357	1.1377 2.06%
Paved Area	33627	361958.0157	8.3094 15.01%
Landscaped Area	185800	1999934.556	45.912 82.93%
Site Area	224031	2411449.615	55.359 100%
LANDSCAPE	REQUIRED(%)	PROVIDED	
Minimum Landscaped Area	20	82.93%	
LANDSCAPED BUFFER	REQUIRED(M)	PROVIDED(M)	
Minimum Width of Landscaped buffer(Table 110)	3m	3m	
GROSS FLOOR AREA (GFA)	SM	SF	
Provided Building One	2665.0	28685.8	
Provided Building Two	635.0	6835.0	
Total GFA	3300.0	35520.8	
PARKING REQUIREMENTS (SEE TABLE 223-RI ZONE PROVISIONS FOR PLACE OF WORKSHOP APPLIES TO ASSEMBLY AREA ONLY) (LIFT SIZE = 3.0 JOINTS/UNIT)	REQUIRED	PROVIDED	
NUMBER OF PARKING SPACE			
Standard Parking-2.6W x 5.2L	207	217	
Accessible Parking-Type A 3.4W x 5.2L	7	9	
Total Number of Parking	214	226	
BICYCLE PARKING	GFA(SM)	REQUIRED	PROVIDED
All Other (On Place of Assembly)=1 Per 1500 SM Of GFA	2770.0	2	18
DRIVEWAYS AND AISLE REQUIREMENTS (SECTION 107)	REQUIRED(MIN)	PROVIDED	
Two-Way Driveway	6.7	6.9	
Two-Way Parking Aisle	6.7	6.9	
LOADING REQUIREMENTS (SECTION 113) (On Street)=1 Per 1500 SM Of GFA	REQUIRED	PROVIDED	
All Other Uses W/GFA From 2,000-4,999 SM	2	5	



**LEGEND:**

- Wheelchair Accessible Entrance
- Main Entrance
- Exit
- Property Line
- Setback lines
- Chain link fence
- Proposed Building Area
- Parking Lot
- Fire Route
- Ramp
- Waking Space(Bricks)
- Planter (See details)
- Existing Trees
- Landscape Area
- Deck

**SCALE:**  
1 5 10 20 30 40 50 60

**2 PRELIMINARY SITE PLAN**  
Scale: 1/500

**PROPOSED  
FOGUANGSHAN TEMPLE  
NEW BUILDING AT  
6688 FRANKTOWN RD.  
OTTAWA, ON**



**SUSAN D. SMITH ARCHITECT**  
941 MERIVALE RD.  
OTTAWA, ONTARIO  
K1Z 6A1  
613-722-5327  
s.smith@sdsarch.ca

**SITE PLAN**

**NOTES:**  
1. All dimensions are to be checked on site. Discrepancies or ambiguities should be reported prior to work on site or ordering of materials.  
2. All work to be in accordance with the Ontario Building Code, latest edition.

SCALE		AS NOTES
Drawn		
Checked		
Date		MAR/2018
JOB #		

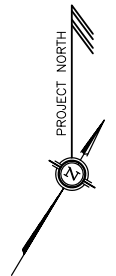
**A1**

**Appendix C**

*Site Plan for Interim Facility, prepared by Susan D. Smith Architect*

PROPOSED  
FOGUANGSHAN TEMPLE  
INTERIM BUILDING AT

6688 FRANKTOWN RD.  
OTTAWA, ON



SUSAN D. SMITH ARCHITECT  
941 Merivale Rd  
Ottawa, Ontario  
K1Z 6A1  
613-722-5327  
s.smith@sdsarch.ca

1	ISSUED FOR SITE PLAN CONTROL	JULY 25/2018
2	ISSUED FOR REVIEW	MAY 16/2017
No.	REVISION	DATE

NOTES:  
1. All dimensions are to be checked on site. Discrepancies or ambiguities should be reported prior to work on site or ordering of materials.  
2. All work to be in accordance with the Ontario Building Code, latest edition.  
3. All interior dimensions are to face of gypsum board.  
4. Drawings to be read in conjunction with mechanical and structural drawings.

SITE PLAN

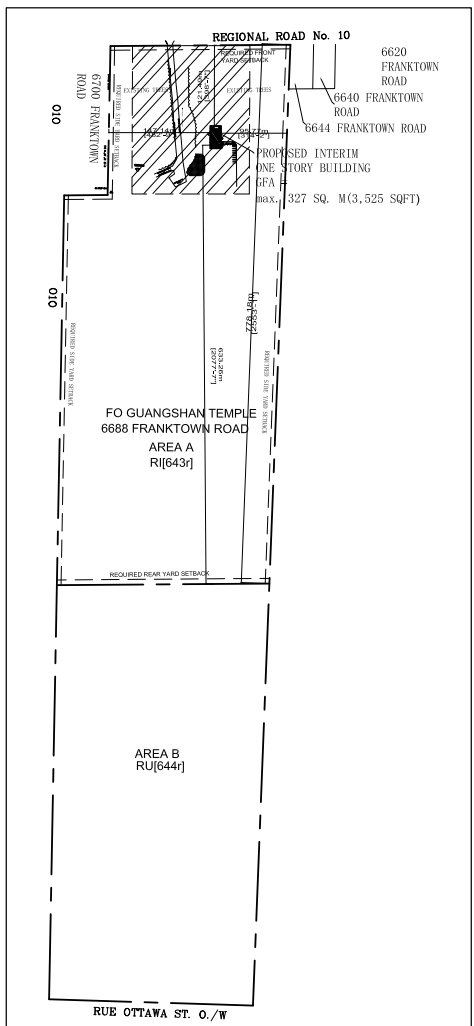
JOB #	DRAWING BY
1546	VW
DATE	SCALE
MAY 2017	1/4" = 1'-0"

A1

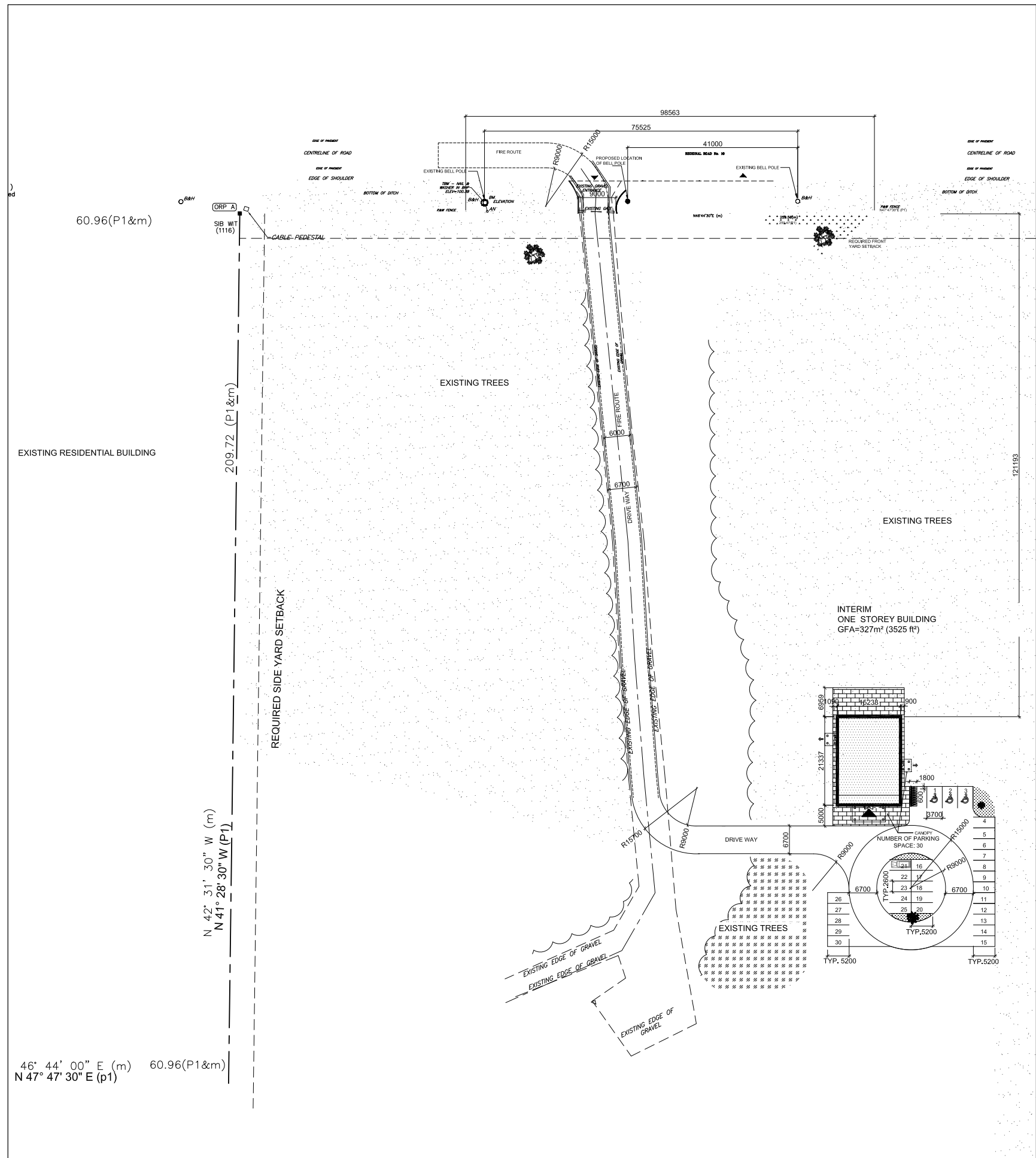
**LEGEND:**

- Wheelchair Accessible Entrance
- Main Entrance
- Exit
- Property Line
- Setback lines
- Chain link fence
- Proposed Building Area
- Parking Lot
- Fire Route
- Ramp
- Walking Space (Pavers)
- Planter (See details)
- Existing Trees
- Landscape Area
- Deck
- Wall (See details)

ZONING INFORMATION		
R1[643r]		
PRINCIPAL DWELLING TYPE	REQUIRED	PROPOSED
MINIMUM LOT WIDTH	30m	306.6m
MINIMUM LOT AREA	2000m <sup>2</sup>	230924m <sup>2</sup>
MAXIMUM BUILDING HEIGHT	10m	10m
MINIMUM FRONT YARD SETBACK	6m	121m
MINIMUM REAR YARD SETBACK	10m RES 7.5m OTHER	633m
MINIMUM INTERIOR SIDE YARD SETBACK	6m	97m AND 147m



OBC 2012 DATA MATRIX - PART 3		OBC REFERENCE
1	Project Description	Temple Building
2	Building area	327m <sup>2</sup> (3525 ft <sup>2</sup> )
3	Gross floor area	327m <sup>2</sup> (3525 ft <sup>2</sup> )
4	Major Occupancies	Group A2
5	Number of Storeys	1 storey
6	Height of Building	approx. 19'
7	Number of Street/Access Routes	1
8	Building Classification	New Building
9	Sprinkler system	No
10	Standpipe Required	No
11	Fire Alarm	No
12	Water Service/Supply is Adequate	See Mechanical
13	Actual Construction	Combustible construction or Noncombustible
14	Mezzanine Area	No.
15	Occupant load based on design	165 people
16	Barrier-free Design	yes
17	Plumbing:	Number of public wc's required = 1 for each 150 persons of each sex Number of lavs required = 2 for both One Universal washroom provided.



2 ENLARGED PHASE ONE SITE PLAN  
A1 Scale: 1/500

**Appendix D**

*Design Statement, content from Susan D. Smith Architect, revised by McIntosh Perry*

## DESIGN STATEMENT

### Introduction

Foguangshan Temple, located at 6688 Franktown Road, will act as a landmark in the City of Ottawa. The temple will be designed in the traditional Chinese Style. The proposed temple will include a worship building, rooming house, activity areas, processional walkway, and associated parking. The proposed development will be multifunctional, including interior and exterior meditation areas, visiting and reception rooms, spaces for Scouting activities, Buddhist classes, and a vegetarian dining hall. There will also be a Buddhist library and a small museum inside.

Foguangshan temple will be a communication center and will provide a bridge for people who come from different cultural, religious, and geographical backgrounds. The temple will also provide a place for people who are interested in learning about Chinese culture, such as the Dragon and Lion dance.

The design of Foguangshan Temple considers a number of important aspects, including: Chinese traditional culture, Buddhist characters, functionality, energy conservation, sustainability, and local culture.

The proposed development consists of a one-storey, 2,665 square metre GFA prayer facility and a two-storey 635 square metre GFA rooming house.

### Site

The design will create easily accessible areas for both automobiles and pedestrians. The road will have a minimum gradient which will provide level access onto each plateau. The proposed development will have one main point of vehicular ingress and egress with an associated gate. Views throughout the property will be considered.

There are 224 parking spaces, including 9 barrier-free spaces. There will be 18 bicycle and motorcycle spaces.

### Landscaping and Ecology

The design of Foguangshan temple considers the natural environment. The intent of the design is to maintain a majority of the original trees on the subject lands. The building considers not only nature, but also protection of the environment. The intent of the design is to use clean energy, such as solar panel and ground source heat pumps.

### Community Safety

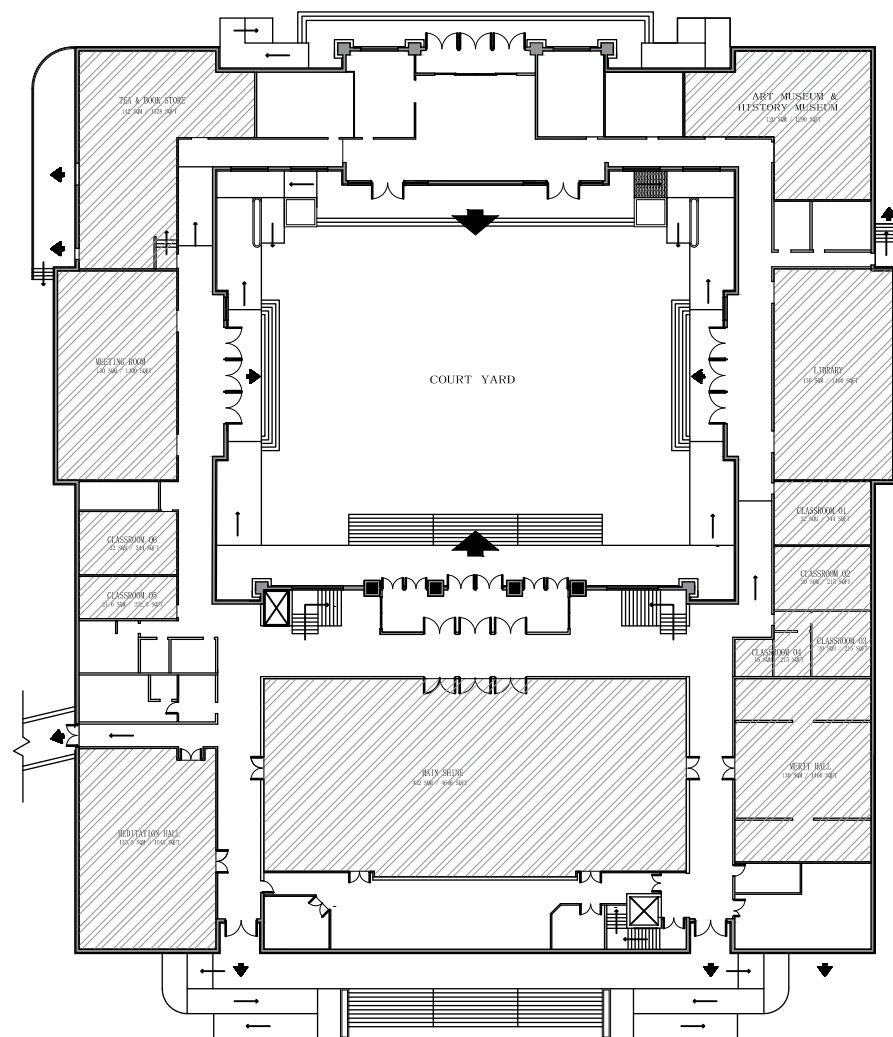
The site will be enclosed by an iron gate at the main (north) entrance and aesthetic fencing on each side. The fences will be at a minimum height of 1.5 metres for security and safety reasons.



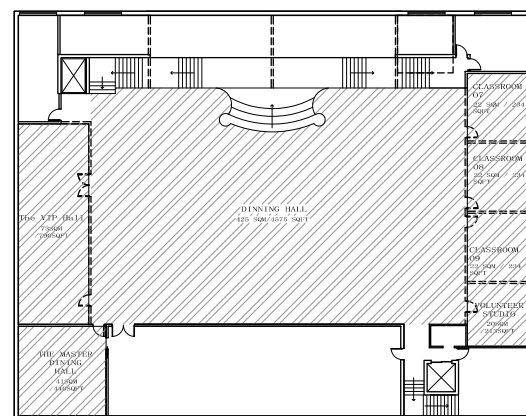
External lighting will be provided to ensure the safety and security of vehicles and pedestrians using the site. Lighting will be oriented towards the building and on columns located within the parking and storage areas.

**Appendix E**

*Floor Plans, prepared by Susan D. Smith Architect*



1 PROPOSED GROUND FLOOR PLAN  
Scale: 1/250



2 PROPOSED BASEMENT FLOOR PLAN  
Scale: 1/250

**PARKING REQUIREMENT:**

+Gross flr. area of Place of Assembly Area

- Art & History Museum: 120 m<sup>2</sup>
  - Library: 130 m<sup>2</sup>
  - Classroom 01: 32 m<sup>2</sup>
  - Classroom 02: 20 m<sup>2</sup>
  - Classroom 03: 20 m<sup>2</sup>
  - Classroom 04: 16 m<sup>2</sup>
  - Classroom 05: 21.5 m<sup>2</sup>
  - Classroom 06: 32 m<sup>2</sup>
  - Merit Hall: 130 m<sup>2</sup>
  - Main Shine: 432 m<sup>2</sup>
  - Meditation Hall: 143.5 m<sup>2</sup>
  - Meeting Room: 130 m<sup>2</sup>
  - Tea & book Store: 142 m<sup>2</sup>
- 
- Dining Hall: 425 m<sup>2</sup>
  - Master dining hall: 41 m<sup>2</sup>
  - Vip Dining Hall: 73 m<sup>2</sup>
  - Classroom 07: 22 m<sup>2</sup>
  - Classroom 08: 22 m<sup>2</sup>
  - Classroom 09: 22 m<sup>2</sup>

Total 1974 m<sup>2</sup> @10/100m<sup>2</sup> =198

- Rooming Unit: 32 rooms

Total 32 rooms @0.5/per rooming unit =16

Required for place of assembly area: 198 cars

Required for rooming unit : 16 cars

Total provide: 214 cars

**LEGEND:**



ASSEMBLY AREA

CIVIL ENGINEER AND LANDSCAPE ARCHITECT

SUSAN D. SMITH ARCHITECT

941 MERIVALE RD.  
OTTAWA, ONTARIO  
K1Z 6A1  
613-722-5327  
s.smith@edsarch.ca

NOTES:  
1. All dimensions are to be checked on site. Discrepancies or ambiguities should be reported prior to work on site or ordering of materials.  
2. All work to be in accordance with the Ontario Building Code, latest edition.

SCALE	AS NOTES
Drawn	
Checked	
Date	MAR/2018
JOB #	

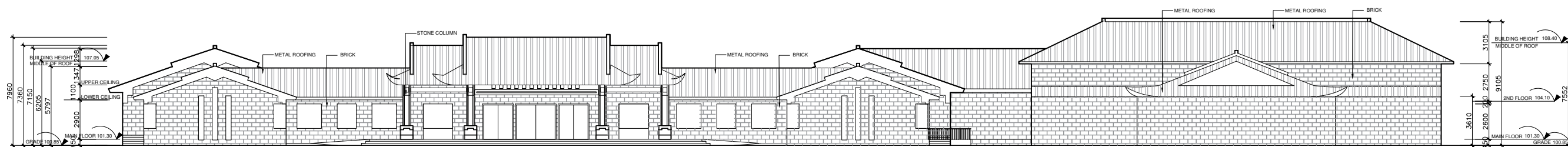
A3

**Appendix F:**

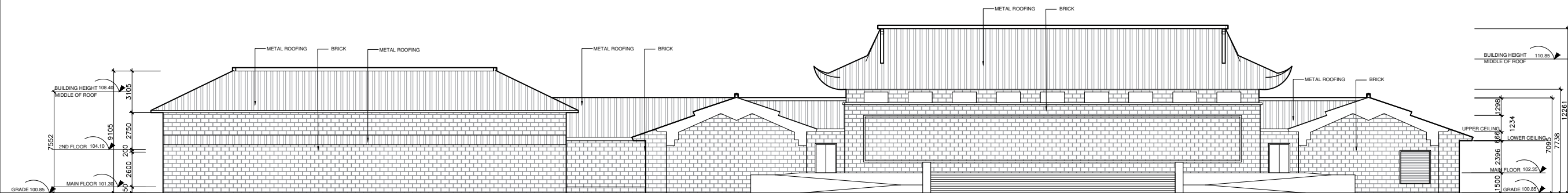
*Building Elevations, prepared by Susan D. Smith Architect*

PROPOSED  
FOGUANGSHAN TEMPLE  
NEW BUILDING AT  
6688 FRANKTOWN RD.  
OTTAWA, ON

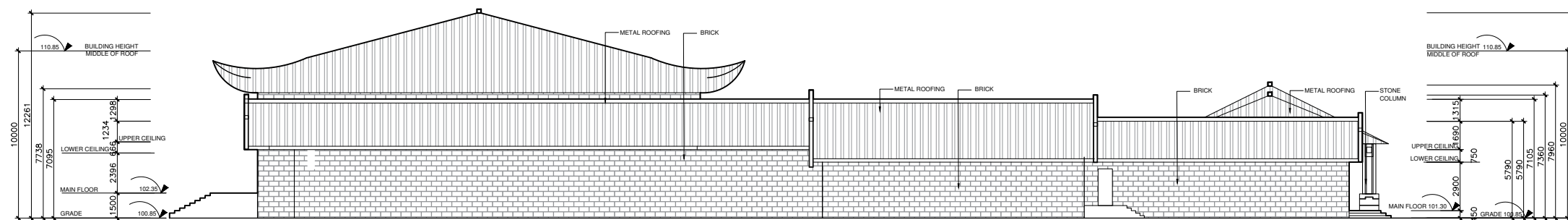
CLIENT:  
FOGUANGSHAN TEMPLE



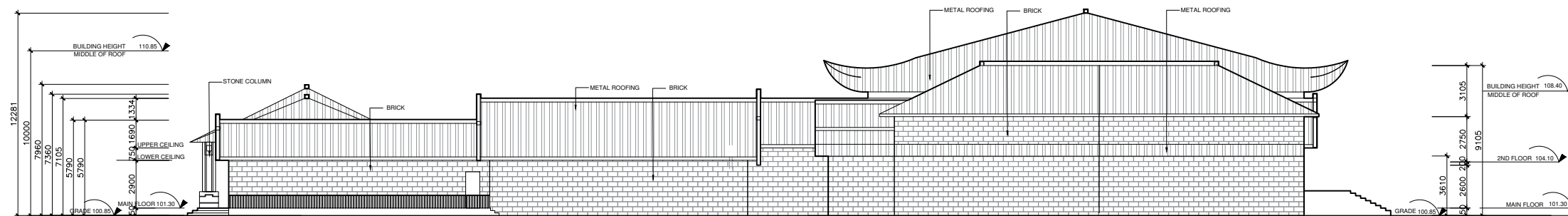
1 NORTH ELEVATION  
A2 Scale: 1/150



2 SOUTH ELEVATION  
A2 Scale: 1/150



3 EAST ELEVATION  
A2 Scale: 1/150



4 WEST ELEVATION  
A2 Scale: 1/150

CIVIL ENGINEER AND LANDSCAPE ARCHITECT

SUSAN D. SMITH ARCHITECT

941 MERIVALE RD.  
OTTAWA, ONTARIO  
K1Z 6A1  
613-722-5327  
s.smith@edsarch.ca

NOTES:  
1. All dimensions are to be checked on site. Discrepancies or ambiguities should be reported prior to work on site or ordering of materials.  
2. All work to be in accordance with the Ontario Building Code, latest edition.

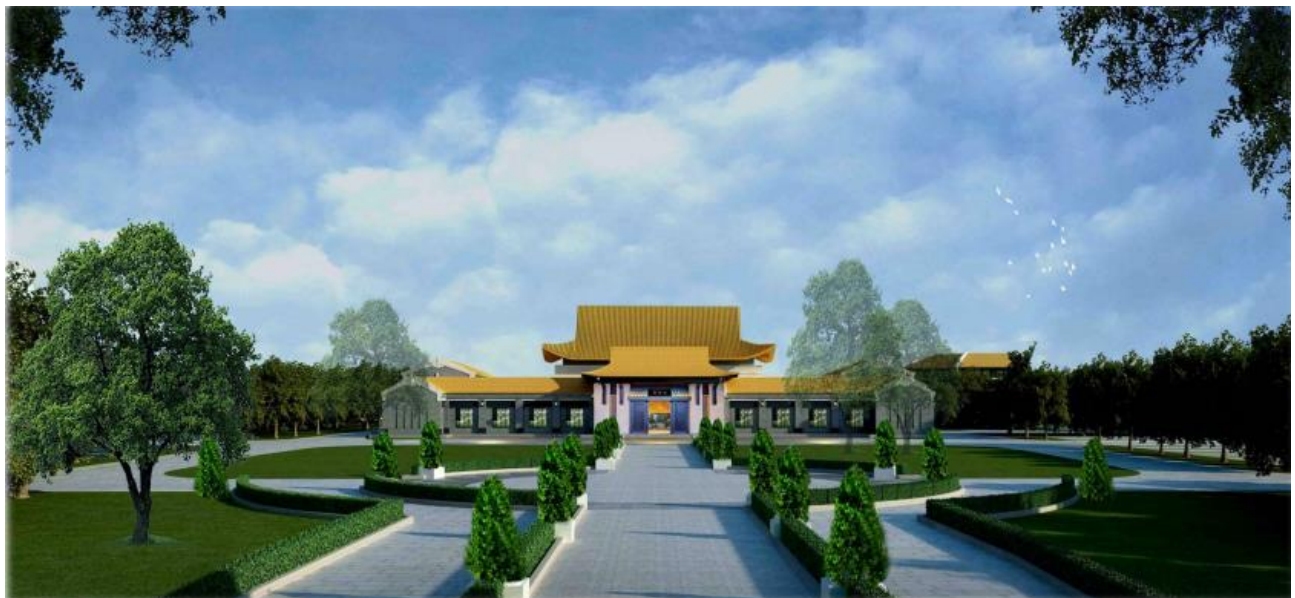
ELEVATION

SCALE	AS NOTES
Drawn	
Checked	
Date	MAR/2018
JOB #	

A2

**Appendix G**

*Conceptual Visualization / Rendering, prepared by the applicant, revised by McIntosh Perry*









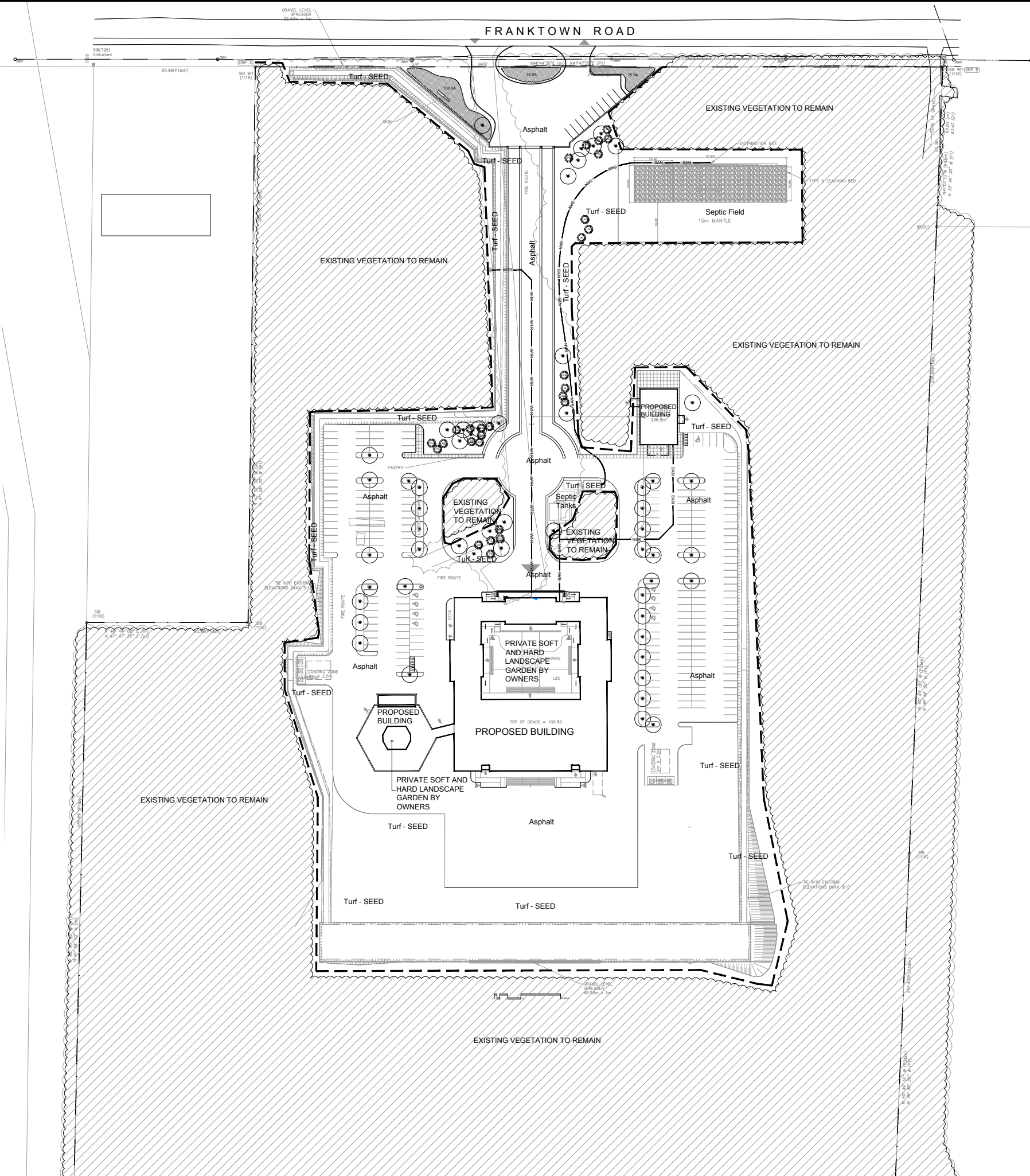
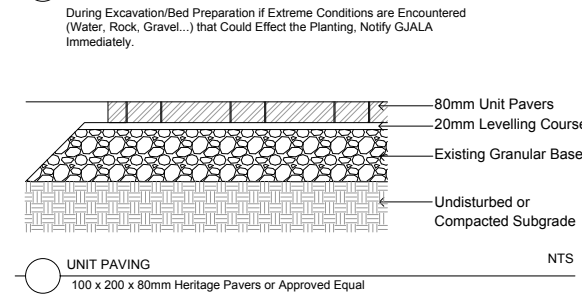
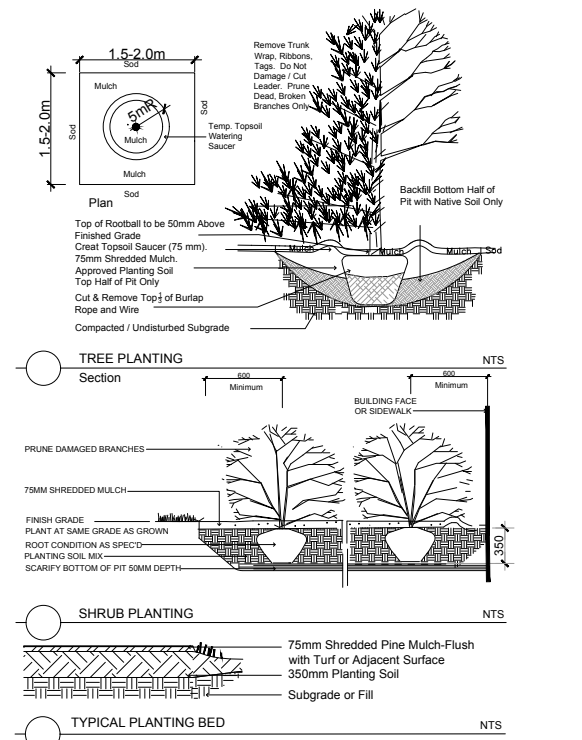
**Appendix H:**

*Landscape Plan, prepared by Gino J. Aiello Landscape Architect*

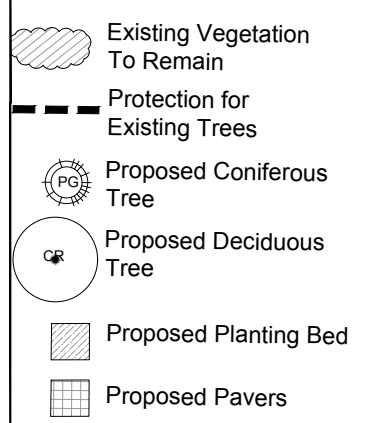
TURF AREAS TO BE SEED C/W 150MM DEPTH TOPSOIL ON APPROVED SUBGRADE.  
 Fine Fescue/Kentucky Bluegrass Sod.  
 PLANTING MIX TO BE APPROVED BY LANDSCAPE ARCHITECT.  
 ALL PLANT MATERIAL TO MEET CNLA STANDARDS, AND BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.  
 REFER TO CIVIL ENGINEER'S DRAWING FOR ELEVATIONS / GRADING.  
 ALL WORK TO INCLUDE 1 YEAR WARRANTY FROM DATE OF FINAL ACCEPTANCE.  
 MAINTAIN ALL AREAS UNTIL FINAL ACCEPTANCE, INCLUDING MOWING OF TURF, WEEDING OF BEDS, WATERING, SWEEPING HARD SURFACES.  
 PROVIDE WATERING OF ALL PLANT MATERIAL AS REQUIRED FOR PROPER ESTABLISHMENT, UNTIL END OF WARRANTY PERIOD.

The Landscape Plan is to be read in conjunction with the grading and survey plan, underground services engineering drawings, construction details and contract documents and cannot be used for construction until signed by the landscape architect. Bare root material to be planted in season only. All plant material locations to be staked on site by the landscape contractor and checked by the landscape architect prior to planting. All trees to be preserved on or directly adjacent to the site will be protected. Plant material are to be installed a minimum of: 3.0m away from any part of any hydro transformer, 3.0m corridor between a fire hydrant and the curb, a 2.5m radius beside or behind a fire hydrant, 2.0m from any servicing/utility line or structure.

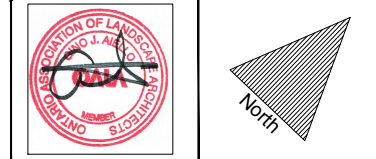
Plant List - Trees - 6688 Franktown Road					
Code	Qty.	Botanical Name	Common Name	Size	Condition
AC	12	Amelanchier canadensis	Tree Serviceberry	50mm cal	B + B specimen
AG	1	Aesculus glabra	Ohio Buckeye	50mm cal	B + B specimen
AR	7	Acer rubrum	Red Maple	50mm cal	B + B specimen
AS	5	Acer saccharum	Sugar Maple	50mm cal	B + B specimen
BP	4	Betula papyrifera	Paper Birch	50mm cal	B + B specimen
CO	7	Celtis occidentalis	Common Hackberry	50mm cal	B + B specimen
CR	2	Cornus racemosa	Grey Dogwood	50mm cal	B + B specimen
PP	6	Prunus pennsylvanica	Pin Cherry	50mm cal	B + B specimen
QM	4	Quercus macrocarpa	Burr Oak	50mm cal	B + B specimen
QR	1	Quercus rubra	Red Oak	50mm cal	B + B specimen
TA	3	Tilia americana	Basswood	50mm cal	B + B specimen
AB	5	Abies balsamea	Balsam Fir	1.5m Ht.	B + B specimen
JV	4	Juniperus virginiana	Eastern Red Cedar	1.5m Ht.	B + B specimen
LL	3	Larix laricina	Eastern Larch / Tamarack	1.5m Ht.	B + B specimen
PG	5	Picea glauca	White Spruce	1.5m Ht.	B + B specimen
PR	4	Pinus resinosa	Red Pine	1.5m Ht.	B + B specimen
PS	3	Pinus strobus	White Pine	1.5m Ht.	B + B specimen
Plant List - Shrubs - 6688 Franktown Road					
Code	Qty.	Botanical Name	Common Name	Size	Condition
SA	300	Spiraea alba	Meadowsweet	60cm Ht.	Pot



Drawing Remains the Property of Gino J. Aiello Landscape Architect. Copyright Reserved by Gino J. Aiello Landscape Architect. Do Not Use or Reproduce Without Approval of Gino J. Aiello. Do Not Use For Construction Unless Signed By Landscape Architect. Contractor is Responsible for Verification of Site Locations of all Utilities. Report any Discrepancies Between Site and Drawing Immediately to Gino J. Aiello.



No	Revision	Date
2	First Submission SPC	July 24 2018
1	Review/Coordination	June 2018
REVISIONS		



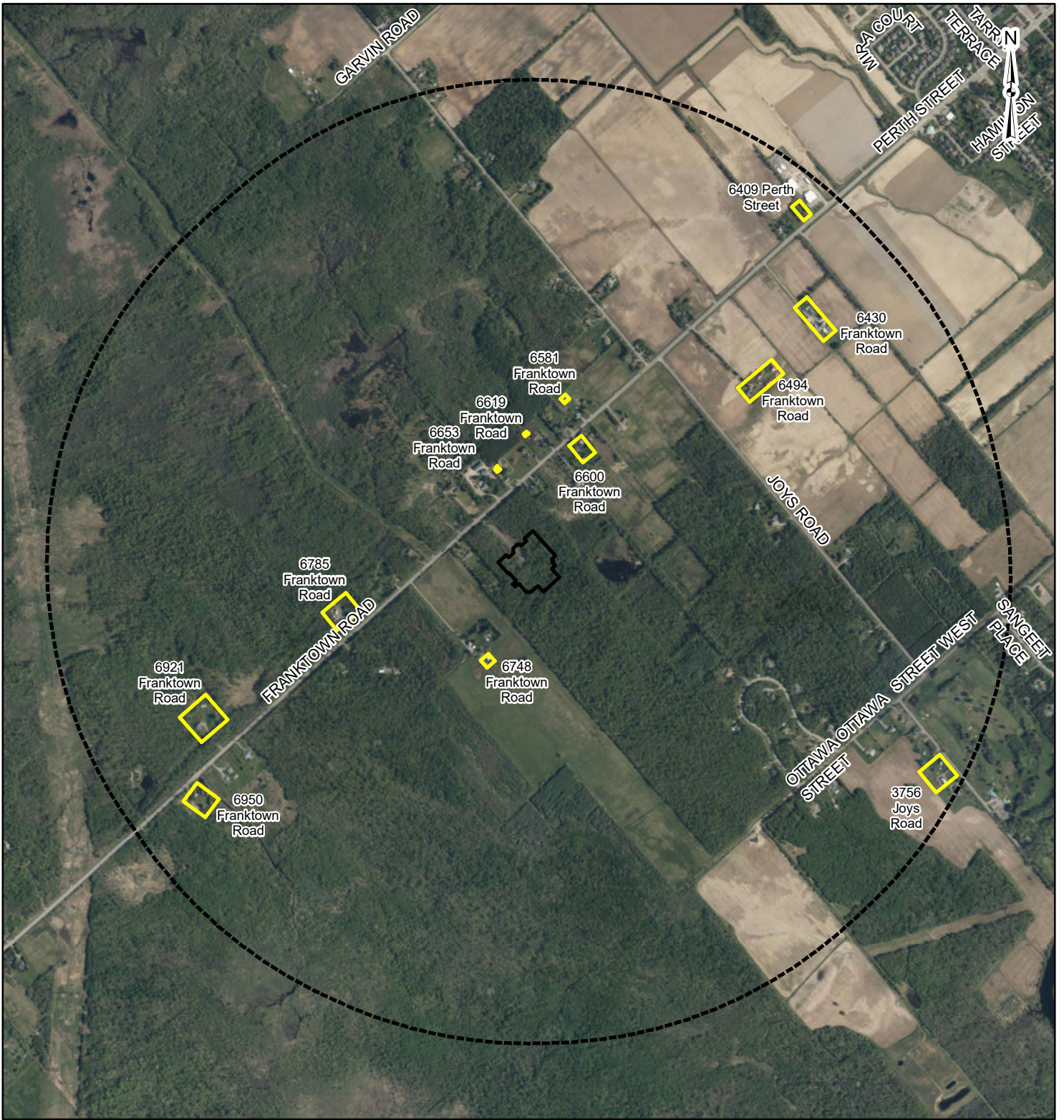
Property Owner  
 INTERNATIONAL BUDDHIST PROGRESS SOCIETY OF OTTAWA-CARLETON  
 1950 Scott Street, Ottawa, ON, K1Z 8L8

Gino J. Aiello landscape architect www.GJALA.com  
 Gino@GJALA.com (613) 852 1343  
 110 Didsbury Road Unit # 9, Ottawa, Ontario K2T 0C2

Project  
 PROPOSED FOGUANGSHAN TEMPLE  
 6688 FRANKTOWN ROAD  
 Drawing  
 LANDSCAPE  
 Date: 2018 Sheet Number  
 Scale: 1:750  
 Dwg - #####  
**L1**  
 D07-###-###

**Appendix I:**

*Potential Barn/Farm Locations Identified by Aerial Imagery, prepared by McIntosh Perry*

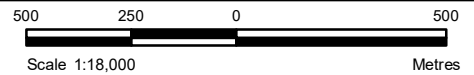


**LEGEND**

- Barn/Farm Location (approximate)
- 1.5km Radius
- Proposed Development

**REFERENCE**

GIS data provided by the Ontario Ministry of Natural Resources and Forestry, 2018.



CLIENT: <b>BING PROFESSIONAL ENGINEERING</b>		
PROJECT: <b>6688 FRANKTOWN ROAD</b>		
TITLE: <b>POTENTIAL BARN/FARM LOCATIONS IDENTIFIED BY AERIAL IMAGERY</b>		
<b>McINTOSH PERRY</b> <small>115 Walgreen Road, RR3, Carp, ON K0A1L0 Tel: 613-836-2184 Fax: 613-836-3742 www.mcintoshperry.com</small>	PROJECT NO: CP-17-0503	FIGURE:
	Date	Jul., 13, 2018
	GIS	JD
	Checked By	EG
		<b>1</b>

H:\01 Project - Proposals\2017 Jobs\CP-17-0503 Bing Professional Eng Inc - Proposed Temple SPA\_6688 Franktown Road\15 - GIS\mxd\Planning\CP-17-0503\_01\_PotentialBarnLocations\6688Franktown.mxd

**Appendix J:**

*MDS I Setback Distances and Site Visit Dates, prepared by McIntosh Perry*

# 6688 Franktown Road - MDS I Requirement Contact and Conformity Spreadsheet

## MDS Farm Contact and Site Visit Dates

Address of Farm / Barn	Phone Call	Contact Made	Letter Sent	Site Visited	Contact	Livestock (Y/N)	Comments
6921 Franktown Road	N/A	No	03-Jul	11-Jun	N/A	None Visible	Attended 2:05pm, no one home
6785 Franktown Road	N/A	Email - Jul 10	03-Jul	11-Jul	Greg Dacey	No livestock/manure	
6581 Franktown Road	N/A	Voicemail Received Jul 10	03-Jul	11-Jul	Michelle Frost	No livestock/manure	
6600 Franktown Road	11-Jul	Phone - Yes	03-Jul	11-Jul	Nancy Hossack	No	
6494 Franktown Road	11-Jul	Site Visit - Yes	03-Jul	11-Jul	Foster Shouldice	Yes	Confirmed by Larry Shouldice July 13
6430 Franktown Road	10-Jul	Phone - Yes	03-Jul	N/A	Sherry Sample	Abandoned manure pit	Refer to MDS Report
6950 Franktown Road	04-Jul	Phone - Yes	03-Jul	N/A	Cathy Chartand	Yes	Refer to MDS Report
6619 Franktown Road	11-Jul	Yes	N/A	11-Jul	Rebecca Hanbridge	Yes	Refer to MDS Report
6653 Franktown Road	13-Jun	Site Visit - Yes	08-Jun	20-Jun	Shirley Scarf	Yes	Refer to MDS Report
6748 Franktown Road	N/A	Site Visit - Yes	08-Jun	20-Jun	Cathy Craig	Yes	Refer to MDS Report
3756 Joys Road	16-Jul	Phone - Yes	03-Jul	11-Jun	Eric Ellam	No	No livestock on property since 1940
6409 Perth Road	04-Jul	Site Visit - Yes	03-Jul	11-Jun	Freda Dolan	No	

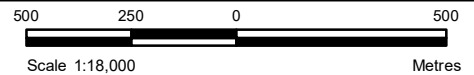
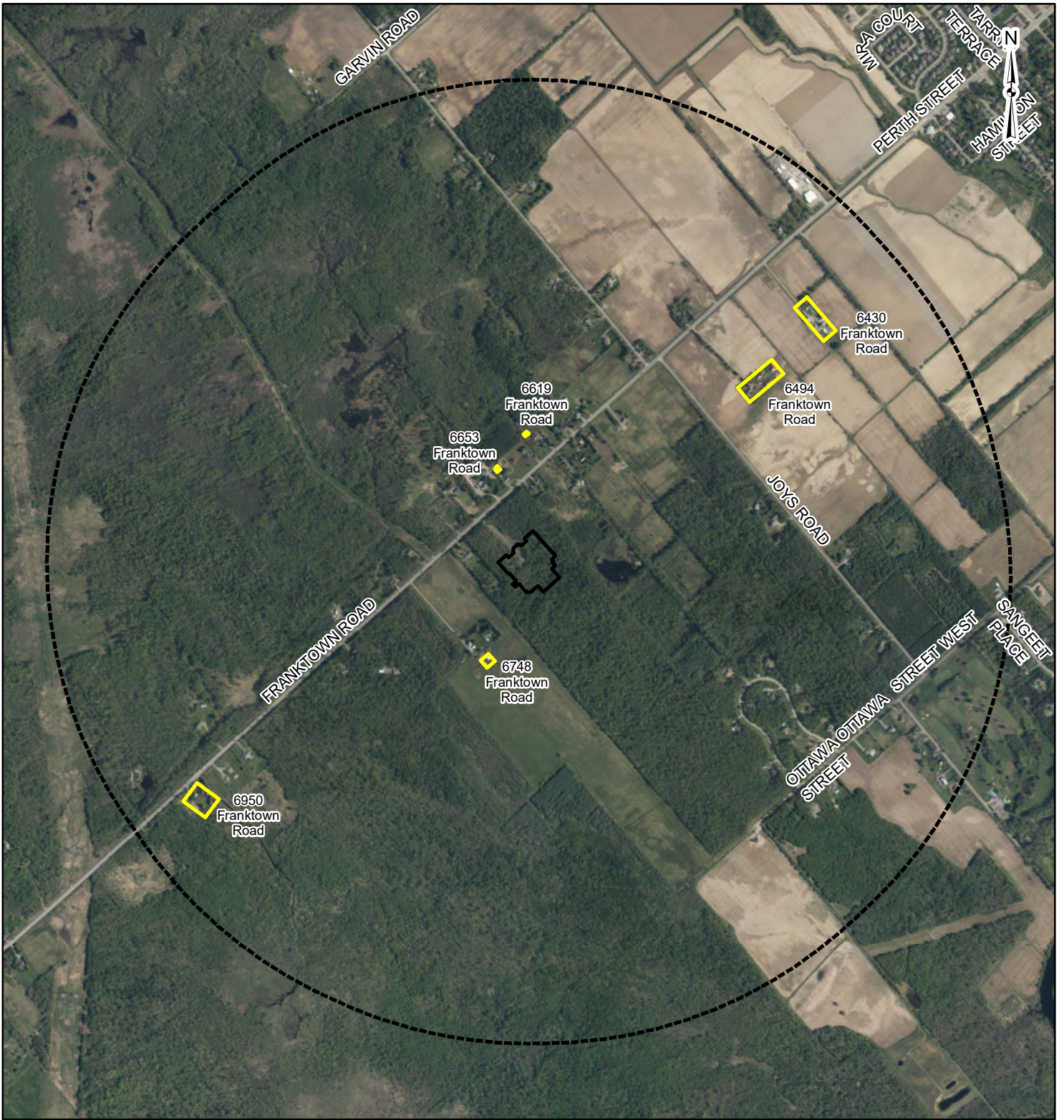
## MDS Setback Conformity

Address of Farm / Barn	Conforms?	Barn Distance from Subject Lands	MDS Setback Distance	Comments
6921 Franktown Road	N/A	1040.4 m	N/A	
6785 Franktown Road	N/A	484.7 m	N/A	
6581 Franktown Road	N/A	435.5 m	N/A	
6600 Franktown Road	N/A	281.5 m	N/A	
6494 Franktown Road	Yes	823.3 m	162 m	
6430 Franktown Road	N/A	1141.0 m	N/A	
6950 Franktown Road	Yes	1210.8 m	162 m	
6619 Franktown Road	Yes	314.0015 m	258 m	
6653 Franktown Road	Yes	227.8 m	162 m	
6748 Franktown Road	Yes	240.3 m	176 m	
3756 Joys Road	N/A	1369.1 m	N/A	
6409 Perth Road	N/A	1369.5 m	N/A	

**Appendix K:**

*Sites Confirmed for MDS Analysis, prepared by McIntosh Perry*





**LEGEND**

- Barn/Farm Location (approximate)
- 1.5km Radius
- Proposed Development

**REFERENCE**

GIS data provided by the Ontario Ministry of Natural Resources and Forestry, 2018.

CLIENT:		<b>BING PROFESSIONAL ENGINEERING</b>	
PROJECT:		<b>6688 FRANKTOWN ROAD</b>	
TITLE:		<b>SITES CONFIRMED FOR MDS ANALYSIS</b>	
PROJECT NO: CP-17-0503		FIGURE:	
Date	Jul., 13, 2018	<b>2</b>	
GIS	JD		
Checked By	EG		

**McINTOSH PERRY**  
 115 Walgreen Road, RR3, Carp, ON K0A1L0  
 Tel: 613-836-2184 Fax: 613-836-3742  
 www.mcintoshperry.com

**Appendix L:**

*OMAFRA AgriSuite – MDS I Generated Report*

## Minimum Distance Separation I

6668 Franktown

Prepared By: Evan Garfinkel, Junior Planner, McIntosh Perry Consulting Engineers Ltd.

**Description:**

**Application Date:** Monday, June 4, 2018



**Municipal File Number:**

**Proposed Application:** New or expanding zone or designation for an institutional use outside of a settlement area  
Type B Land Use

**Applicant Contact Information**

Evan Garfinkel  
McIntosh Perry Consulting Engineers Ltd  
115 Walgreen Rd  
Carp, ON, Canada K0A 1L0  
Phone #1: 613-836-2184x2279  
Email: e.garfinkel@mcintoshperry.com

**Location of Subject Lands**

City of Ottawa  
GOULBOURN, Concession: 3, Lot: 19  
Roll Number:  



**Calculation Name:** **6430 Franktown**

**Description:**

**Farm Contact Information**

Sherry Sample  
6430 Franktown Rd  
Richmond, ON, Canada K0A 2Z0

**Location of existing livestock facility or anaerobic digester**

City of Ottawa  
GOULBOURN, Concession: 3, Lot: 21  
Roll Number:  

Total Lot Size: 40.49 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

**Existing Manure Storage:** N/A

**Design Capacity (NU):** 0.0

**Potential Design Capacity (NU):** 0.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)
N/A	X	N/A	X	2.2

**= No existing livestock barn**

Storage Base Distance 'S'  
(minimum distance from manure storage)

**N/A**



**Calculation Name:** **6494 Franktown**

**Description:**

**Farm Contact Information**

Foster Shouldice  
6494 Franktown Road  
Richmond, ON, Canada K0A2Z0  
Email: shouldice1@bell.net

**Location of existing livestock facility or anaerobic digester**

City of Ottawa  
GOULBOURN, Concession: 3, Lot: 21  
Roll Number:  

Total Lot Size: 25.25 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Goats, Does & bucks (for dairy; includes unweaned offspring)	4	0.5	7 m <sup>2</sup>

## Minimum Distance Separation I

6668 Franktown

Prepared By: Evan Garfinkel, Junior Planner, McIntosh Perry Consulting Engineers Ltd.

**Existing Manure Storage:** No storage required (manure is stored for less than 14 days)

**Design Capacity (NU):** 0.5

**Potential Design Capacity (NU):** 0.5

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance F' (minimum distance from livestock barn)	Storage Base Distance 'S' (actual distance from livestock barn)
<b>0.7</b>	<b>X</b>	<b>150</b>	<b>X</b>	<b>162 m (531 ft)</b>	<b>823 m (2701 ft)</b>
		<b>0.7</b>	<b>X</b>	<b>2.2</b>	<b>=</b>

Storage Base Distance 'S'  
(minimum distance from manure storage)

**No storage present**

**Calculation Name:** **6619 Franktown**



**Description:** Cuardach Farm

**Farm Contact Information**

Rebecca Hanbidge  
Cuardach Farm  
6619 Franktown Rd  
Ottawa, ON, Canada K0A2Z0  
Phone #1: 613-799-9186  
Email: rhanbidge@gmail.com

**Location of existing livestock facility or anaerobic digester**

City of Ottawa  
GOULBOURN, Concession: 4, Lot: 20

Roll Number:  

Total Lot Size: 38.46 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	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)	3	4.3	91 m <sup>2</sup>
Solid	Chickens, Layer hens (for eating eggs; after transfer from pullet barn), floor run	150	1.0	14 m <sup>2</sup>
Solid	Horses, Small-framed, mature; < 227 kg (including unweaned offspring)	2	1.0	33 m <sup>2</sup>
Liquid	Swine, Feeders (27 - 136 kg), Full Slats	10	1.9	10 m <sup>2</sup>
Solid	Chickens, Broiler breeder layers (males/females transferred in from grower barn), Cages	150	1.5	18 m <sup>2</sup>
Solid	Sheep, Ewes & rams (dairy operation; includes unweaned offspring & replacements)	20	3.3	43 m <sup>2</sup>

**Existing Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Design Capacity (NU):** 13.0

**Potential Design Capacity (NU):** 26.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance F' (minimum distance from livestock barn)	Storage Base Distance 'S' (actual distance from livestock barn)
<b>0.77</b>	<b>X</b>	<b>212.1</b>	<b>X</b>	<b>258 m (846 ft)</b>	<b>314 m (1030 ft)</b>
		<b>0.71</b>	<b>X</b>	<b>2.2</b>	<b>=</b>

Storage Base Distance 'S'  
(minimum distance from manure storage) (actual distance from manure storage)

**258 m (846 ft)**      **314 m (1030 ft)**

## Minimum Distance Separation I

6668 Franktown

Prepared By: Evan Garfinkel, Junior Planner, McIntosh Perry Consulting Engineers Ltd.

**Calculation Name:** 6653 Franktown

**Description:**
**Farm Contact Information**

 Shirley and Wayne Scarf  
 6653 Franktown Road  
 Ottawa, ON, Canada  
 Phone #1: 613-838-2001

**Location of existing livestock facility or anaerobic digester**

 City of Ottawa  
 GOULBOURN, Concession: 4, Lot: 20  
 Roll Number:


Total Lot Size: 0.48 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	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)	3	4.3	91 m <sup>2</sup>
Solid	Horses, Small-framed, mature; < 227 kg (including unweaned offspring)	1	0.5	16 m <sup>2</sup>

**Existing Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Design Capacity (NU):** 4.8

**Potential Design Capacity (NU):** 4.8

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	=	Building Base Distance 'F' (minimum distance from livestock barn)	Building Base Distance 'F' (actual distance from livestock barn)
0.7	X 150	X 0.7	X 2.2	=	162 m (531 ft)	228 m (747 ft)

	Storage Base Distance 'S' (minimum distance from manure storage)	Storage Base Distance 'S' (actual distance from manure storage)
	162 m (531 ft)	228 m (747 ft)

**Calculation Name:** 6748 Franktown

**Description:**
**Farm Contact Information**

 Cathy Craig  
 6748 Franktown Rd  
 Ottawa, ON, Canada K0A 2Z0  
 Phone #1: 613-838-5459

**Location of existing livestock facility or anaerobic digester**

 City of Ottawa  
 GOULBOURN, Concession: 3, Lot: 19  
 Roll Number:


Total Lot Size: 0.81 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	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	9	9.0	42 m <sup>2</sup>

**Existing Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Design Capacity (NU):** 9.0

**Potential Design Capacity (NU):** 9.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	=	Building Base Distance 'F' (minimum distance from livestock barn)	Building Base Distance 'F' (actual distance from livestock barn)
0.7	X 163.33	X 0.7	X 2.2	=	176 m (578 ft)	240 m (788 ft)

	Storage Base Distance 'S' (minimum distance from manure storage)	Storage Base Distance 'S' (actual distance from manure storage)
	176 m (578 ft)	240 m (788 ft)

# Minimum Distance Separation I

6668 Franktown

Prepared By: Evan Garfinkel, Junior Planner, McIntosh Perry Consulting Engineers Ltd.

**Calculation Name:** 6950 Franktown

**Description:** 6950 Franktown Road

**Farm Contact Information**

 Charlene Chartand  
 6950 Franktown Road  
 Richmond, ON, Canada  
 Phone #1: 613-838-9301  
 Email: charc106@hotmail.com

**Location of existing livestock facility or anaerobic digester**

 City of Ottawa  
 GOULBOURN, Concession: 3, Lot: 17  
 Roll Number:


Total Lot Size: 38.62 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	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)	4	4.0	93 m <sup>2</sup>

**Existing Manure Storage:** V3. Solid, outside, no cover, >= 30% DM

**Design Capacity (NU):** 4.0

**Potential Design Capacity (NU):** 4.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
<b>0.7</b>	<b>X</b>	<b>150</b>	<b>X</b>	<b>0.7</b>	<b>X</b>
		<b>2.2</b>	<b>=</b>	<b>162 m (531 ft)</b>	<b>1211 m (3972 ft)</b>
Storage Base Distance 'S' (minimum distance from manure storage) (actual distance from manure storage)					
				<b>162 m (531 ft)</b>	<b>1211 m (3972 ft)</b>

**Preparer Information**

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 Signature of Preparer: \_\_\_\_\_  
 Evan Garfinkel, Junior Planner

 Date: July 15th, 2018
**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.