

**Collin and Tanya Walker**

**General information**

**Application date**  
May 31, 2025

**Municipal file number**

**Proposed application**  
Lot creation for a residence surplus to a  
farming operation (i.e. surplus dwelling  
severance)

**Applicant contact information**  
Collin and Tammy Walker  
Walkhavern Farms  
2303 Cty Road 42  
Stayner, ON  
L0M1S0  
705-333-2023  
walkhavern@gmail.com

**Location of subject lands**  
County of Simcoe  
Township of Clearview  
NOTTAWASAGA  
Concession 7, Lot 32  
Roll number: 432901000568700

## Calculations

### Horse Farm with Track

Farm contact information 

ON

Location of existing livestock facility or  
anaerobic digester  
County of Simcoe  
Town of Collingwood  
NOTTAWASAGA  
Concession 6 , Lot 31  
Roll number: 4329010005480000000

Total lot size  
93 ac

### Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number ( <u>NU</u> )	Estimated livestock barn area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	20	20 <u>NU</u>	5000 <u>ft</u> <sup>2</sup>



#### Confirm Livestock/Manure Information (Horse Farm with Track)

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

### Setback summary

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

Design capacity 20 NU

Potential design capacity 40 NU

Factor A (odour potential) 0.7

Factor D (manure type) 0.7

Factor B (design capacity) 240

Factor E (encroaching land use) 1.1

Building base distance 'F' (A x B x D x E)  
(minimum distance from livestock barn) 130 m (427 ft)

Actual distance from livestock barn 590 m (1936 ft)

Storage base distance 'S'  
(minimum distance from manure storage) No existing manure storage

Actual distance from manure storage NA

## Swine Farm

Farm contact information ⓘ  
ON

Location of existing livestock facility or  
anaerobic digester  
County of Simcoe  
Town of Collingwood  
NOTTAWASAGA  
Concession 6, Lot 31  
Roll number: 4329010005479000000

Total lot size  
98.42 ac

### Notes

Confirmed with owner that it is a vacant barn that is being used for storage. We have included this barn since it was a swine barn which would have the most restrictive MDS calculation.

### Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Liquid	Swine, Feeders (27 - 136 kg), Full Slats	1140	217.1 <u>NU</u>	11743 <u>ft²</u>



### Confirm Livestock/Manure Information (Swine Farm)

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

### Setback summary

Existing manure storage - Not Specified -  
Design capacity 217.1 NU  
Potential design capacity 450 NU

Factor A (odour potential)	1.2	Factor B (design capacity)	534.52
Factor D (manure type)	0.8	Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E)  
(minimum distance from livestock barn) 565 m (1854 ft)

Actual distance from livestock barn 1045 m (3430 ft)


Storage base distance 'S'  
(minimum distance from manure storage) No existing manure storage

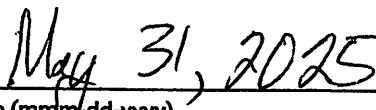
Actual distance from manure storage 1067 m (3500 ft)

### Preparer signoff & disclaimer

Preparer contact information  
Jim McComb  
The Farmer's Edge Agri-Coaching  
209 Saint Mark's Rd  
Marmora, ON  
K0K 2M0  
613-922-5466  
jimsedge@gmail.com

Signature of preparer

  
Jim McComb, Agronomist,  
Nutrient Management Planner

  
Date (mmm-dd-yyyy)

**Note to the user**

The Ontario Ministry of Agriculture, Food and Agribusiness (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFA will be considered to be the official version for purposes of calculating MDS. OMAFA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

© King's Printer for Ontario, 2012-25