



# Municipality of West Elgin

## Agenda

### Committee of Adjustment

June 25, 2026, 4:00 p.m.  
Rodney Recreation Centre  
135 Queens Line  
Rodney, ON

Meetings are temporarily held in-person at 135 Queen Street, Rodney, and the post-meeting recording available at [www.westelgin.net](http://www.westelgin.net), when available (pending no technical difficulties).

Zoom Link: <https://us02web.zoom.us/j/81037792861?pwd=3jhW1s3JSLNXblbjNRtuHTx0TP7GZR.1>  
Pages

1. Call to Order
2. Adoption of Minutes

1

Recommendation:

That West Elgin Committee of Adjustment hereby adopt the minutes of April 23, 2026, Committee of Adjustment, as presented.

### **3. Purpose of Meeting**

The purpose of this Public Meeting of the West Elgin Committee of Adjustment is to allow the presentation of 1 application for Minor Variance and to allow interested members of the public an opportunity to ask questions or offer comments with regards to these applications.

Written comments must be submitted to the Secretary-Treasurer of the Committee. If any member of the public would like to be notified in writing of the Committee of Adjustment's decision on a particular application they are to provide their name and mailing address to the Secretary-Treasurer at [clerk@westelgin.net](mailto:clerk@westelgin.net). This will also entitle you to be advised of possible Local Planning Appeals Tribunal hearings in the event the decision on an application is appealed.

Notice was sent via regular mail on May 26, 2026 to property owners within 60 m (200 ft) of the subject properties and to agencies requiring notice.

### **4. Disclosure of Pecuniary Interest**

### **5. Minor Variance - 20638 McDougall Line**

#### **5.1 Planners Report**

4

Recommendation:

That West Elgin Committee of Adjustment hereby receives the report from Evan McKinstry, Junior Planner, regarding Minor Variance Application D 13 2026-02 – Recommendation Report (Planning Report 2026-16).

And that the West Elgin Committee of Adjustment grant the requested Minor Variance to obtain relief from required MDS II Setback for a new livestock barn from 532 m to 350 m.

#### **5.2 Applicant's Justification Report, Dated April 28, 2026, Oakview Land Use Planning**

19

#### **5.3 Written Comments Received**

#### **5.4 Committee Comments**

#### **5.5 Public Comment**

## 6. Adjournment

Recommendation:

That West Elgin Committee of Adjustment hereby closes this Public Meeting held pursuant the *Planning Act* at \_\_\_\_pm, and moves into Regular Session of Council.



# Municipality of West Elgin

## Minutes

### Committee of Adjustment

April 23, 2026, 4:00 p.m.

Council Chambers

160 Main Street

West Lorne

**Present:** Richard Leatham  
Taraesa Tellier  
Bill Denning  
Ryan Statham  
Philip Sousa

**Staff Present:** Terri Towstiuc, Recording Secretary/Clerk  
Robin Greenall, Chief Administrative Officer  
Evan McKinstry, Jr. Planner, County of Elgin  
Dave Charron, Manager of Infrastructure & Development

**This Meeting was held in Hybrid format, and the recording is available at [www.westelgin.net](http://www.westelgin.net)**

**1. Call to Order**

Committee of Adjustment Chair to Call Meeting to Order at 4:19 pm.

**2. Adoption of the Agenda**

**COA 2024- 06**

**Moved:** Ryan Statham

**Seconded:** Philip Sousa

That West Elgin Committee of Adjustment hereby adopt the agenda of April 23, 2026, as presented.

**Carried**

**3. Disclosure of Pecuniary Interest**

None.

**4. Adoption of Minutes**

**COA 2024- 07**

**Moved:** Taraesa Tellier

**Seconded:** Bill Denning

That West Elgin Committee of Adjustment hereby adopt the minutes of January 22, 2026, as presented.

**Carried**

**5. Purpose of Meeting**

The purpose of this Public Meeting of the West Elgin Committee of Adjustment is to allow the presentation of one (1) application for Minor Variance and to allow interested members of the public an opportunity to ask questions or offer comments with regards to this application.

Written comments must be submitted to the Secretary-Treasurer of the Committee. If any member of the public would like to be notified in writing of the Committee of Adjustment's decision on a particular application they are to provide their name and mailing address to the Secretary-Treasurer at [clerk@westelgin.net](mailto:clerk@westelgin.net). This will also entitle you to be advised of possible Local Planning Appeals Tribunal hearings in the event the decision on an application is appealed.

Notice was sent via regular mail on March 24, 2026, to property owners within 60 m (200 ft) of the subject property and to agencies requiring notice.

**6. Minor Variance, D 13 2026-01, 22295 Hoskins Line**

**6.1 Planners Report, Evan McKinstry, Jr. Planner, County of Elgin**

**COA 2024- 08**

**Moved:** Taraesa Tellier

**Seconded:** Ryan Statham

That West Elgin Committee of Adjustment hereby receives the report from Evan McKinstry, Junior Planner, regarding Minor Variance Application D 13 2026-01 – Recommendation Report (Planning Report 2026-10).

And that the West Elgin Committee of Adjustment grant the requested Minor Variance to obtain relief from section 20 Table 20-1 General Industrial (M1) Zone Standards to permit an increase in the maximum

building height from 12.0m to 15.0m. In addition, relief is requested to increase the maximum lot coverage from 40% to 45%, Further relief is sought to reduce the requested side yard width from 4.5m to 3.0m.

**Carried**

**6.2 Written Comments Received**

None received.

**6.3 Committee Comments**

Bill Denning requested confirmation from the West Elgin Fire Chief of any potential concerns regarding the structure height. Chief McArthur advised there are no concerns.

**6.4 Public Comment**

None.

**7. Adjournment**

**COA 2024- 09**

**Moved:** Bill Denning

**Seconded:** Philip Sousa

That West Elgin Committee of Adjustment hereby closes this Public Meeting held pursuant the *Planning Act* at 4:26 pm.

**Carried**

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Richard Leatham, Chair

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Terri Towstiuc, Secretary/Treasurer



## Staff Report

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**Report To:** Committee of Adjustment

**From:** Evan McKinstry, Jr. Planner, County of Elgin

**Date:** 2026-06-25

**Subject:** Minor Variance Application D-13 2026-02 – Recommendation Report  
(Planning Report – 2026-16)

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### **Recommendation:**

That West Elgin Committee of Adjustment hereby receives the report from Evan McKinstry, Junior Planner, regarding Minor Variance Application D 13 2026-02 – Recommendation Report (Planning Report 2026-16).

And that the West Elgin Committee of Adjustment grant the requested Minor Variance to obtain relief from required MDS II Setback for a new livestock barn from 532 m to 350 m.

### **Summary:**

- The requested Minor Variance is intended to facilitate the construction of a new 1,800 headed hog barn with under-barn manure storage.
- The proposal complies with all other provisions of the Zoning By law 2015-36.

### **Background:**

The Minor Variance application was submitted by Robert Brown, the agent, on behalf of the property owner Fleuren Agri Inc.

The subject lands are located at 20638 McDougall Line and are legally described as Lot 1 & Lot B, CON 5 WD in the Municipality of West Elgin. The subject lands are highlighted in figure 4.

The subject lands have a frontage of 1,198m, an irregular depth and are approximately 71.75 ha in total area. The lands are designated Agricultural Area on Schedule '4' of the Municipality of West Elgin Official Plan and zoned General Agricultural (A1) on Map '24' of the Municipality of West Elgin Zoning By-Law 2015-36. The subject property is currently used for agricultural purposes and contains an existing dwelling, accessory outbuilding, and grain storage facilities. The lands are surrounded by Agriculture uses.

The applicant Fleuren Agri Inc. owns and operates several hundred acres of agricultural land within the Municipality of West Elgin and is the owner of the residence located at 20591 McDougall Line, immediately south of the subject property.

The subject lands previously contained two dwellings and multiple farm buildings. Over the past three to four years, all farm buildings and one dwelling have been removed. The proposed hog barn is intended to support and expand the applicant's existing farming operation located to the south, which specializes in the production of weaner hogs.

The proposed location of the barn was selected based on several factors, including its proximity to the existing farming operation and home farm, access to newly constructed grain storage facilities that will supply feed ingredients, the availability of a reliable water source, the limited presence of non-farm residential dwellings in the surrounding area, and its proximity to a substantial agricultural land base suitable for manure application.

Based on the proposed livestock type, number of animals, manure storage system, and storage location, the Minimum Distance Separation Guidelines (MDS) Formula requires the feeder barn to be located a minimum of 532 m from the nearest neighbouring dwelling. The nearest dwelling is the applicant's residence at 20591 McDougall Line, which is situated approximately 350 m from the proposed livestock facility.

Figure 1.0 County Official Plan Map

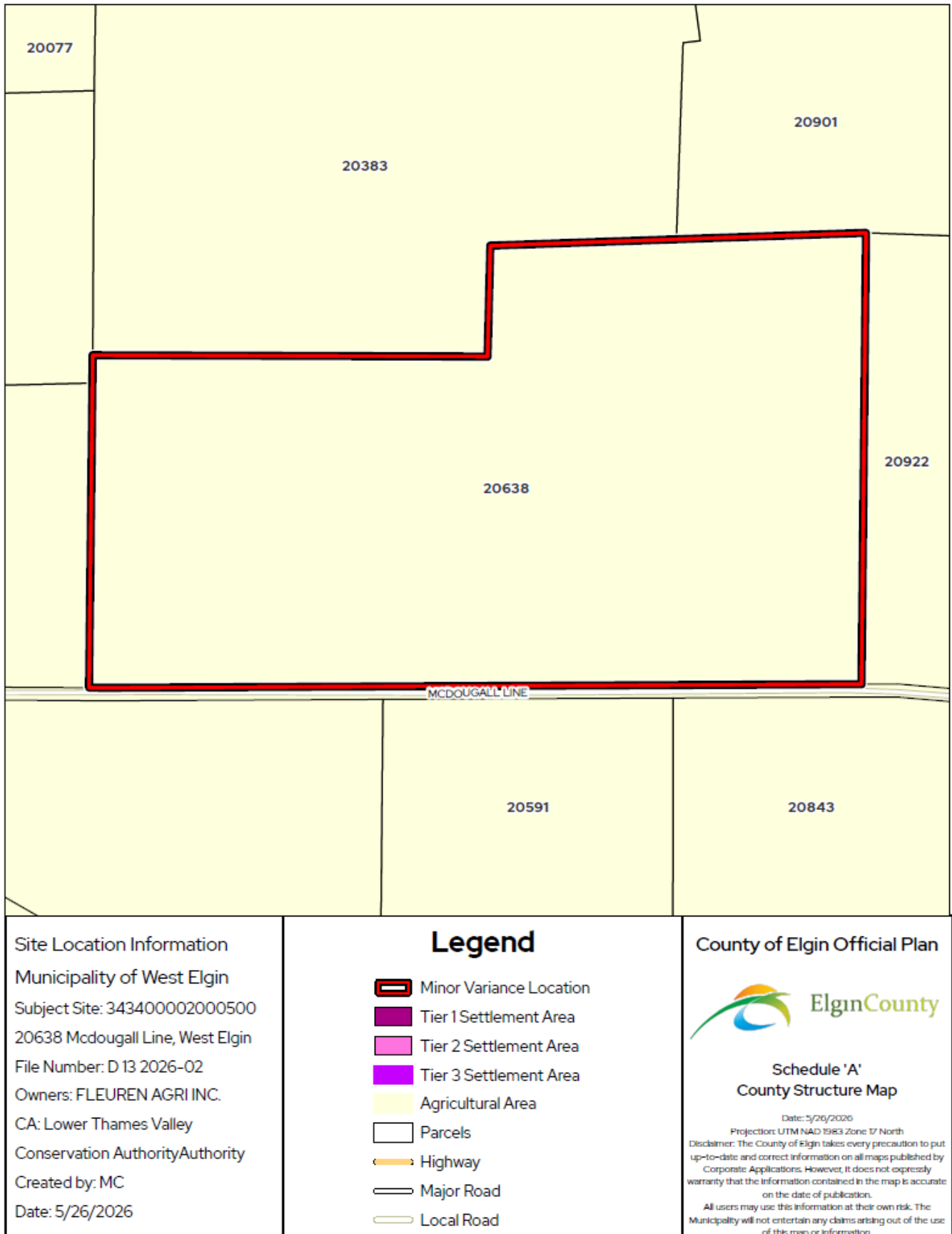


Figure 2.0 West Elgin Official Plan Map

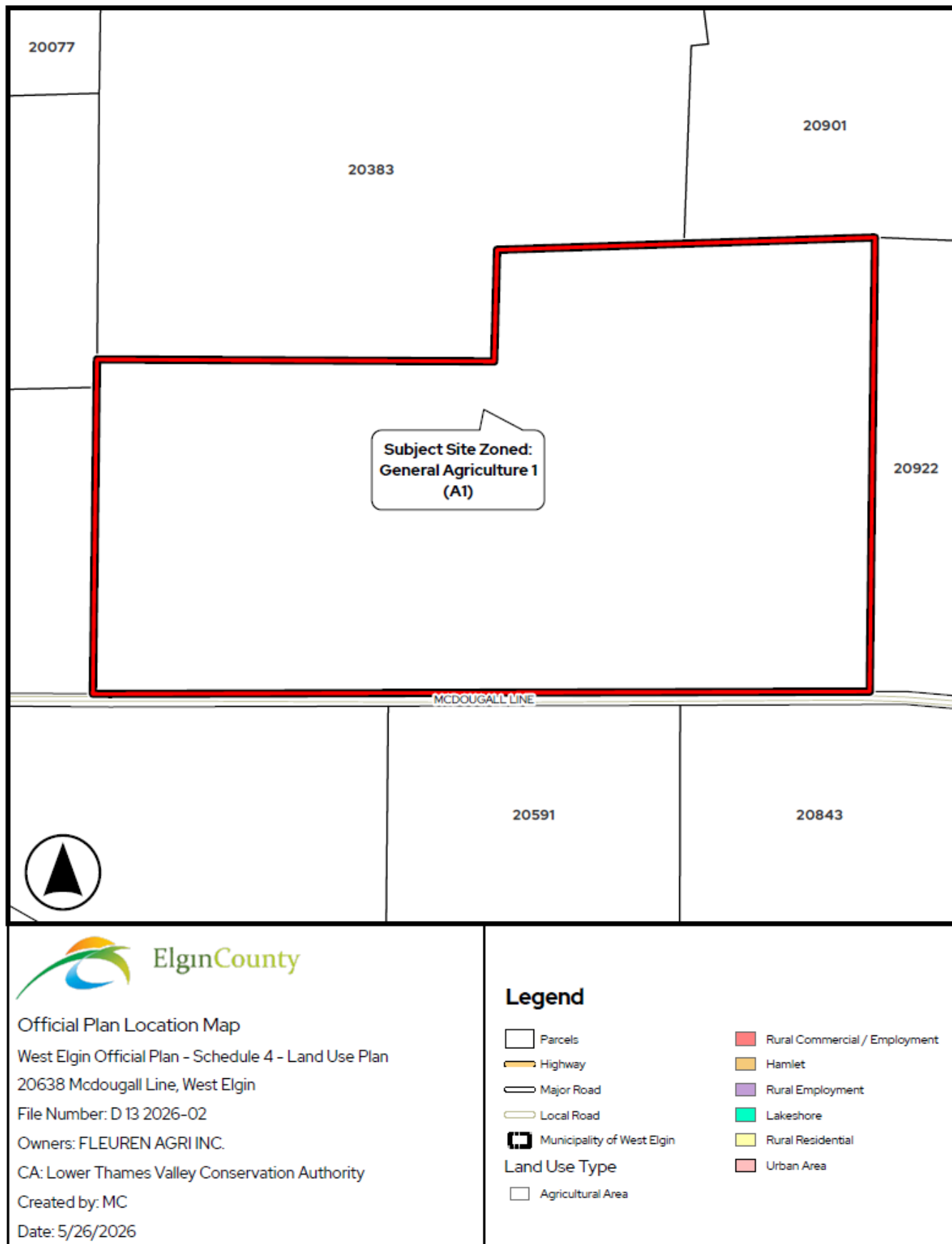
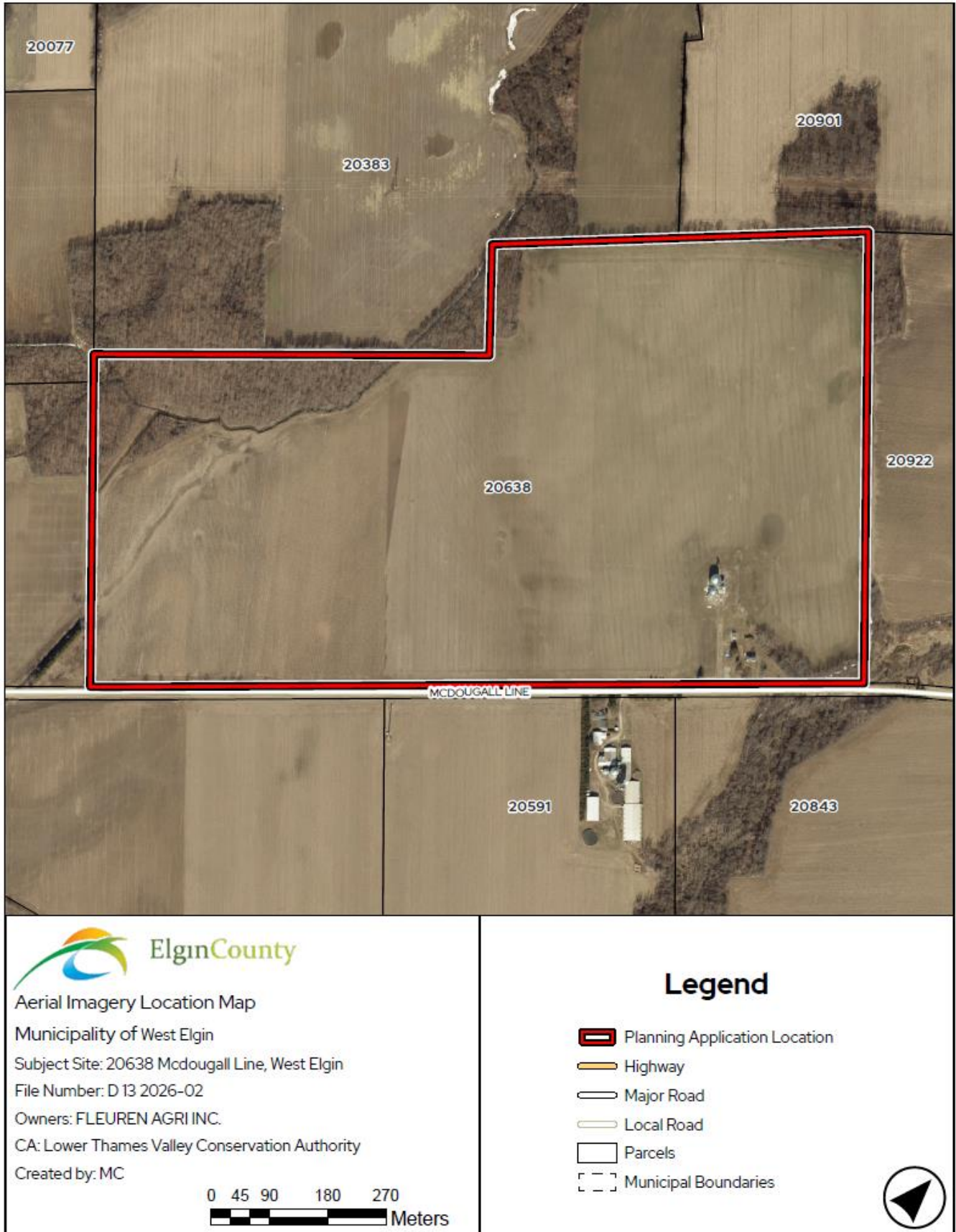


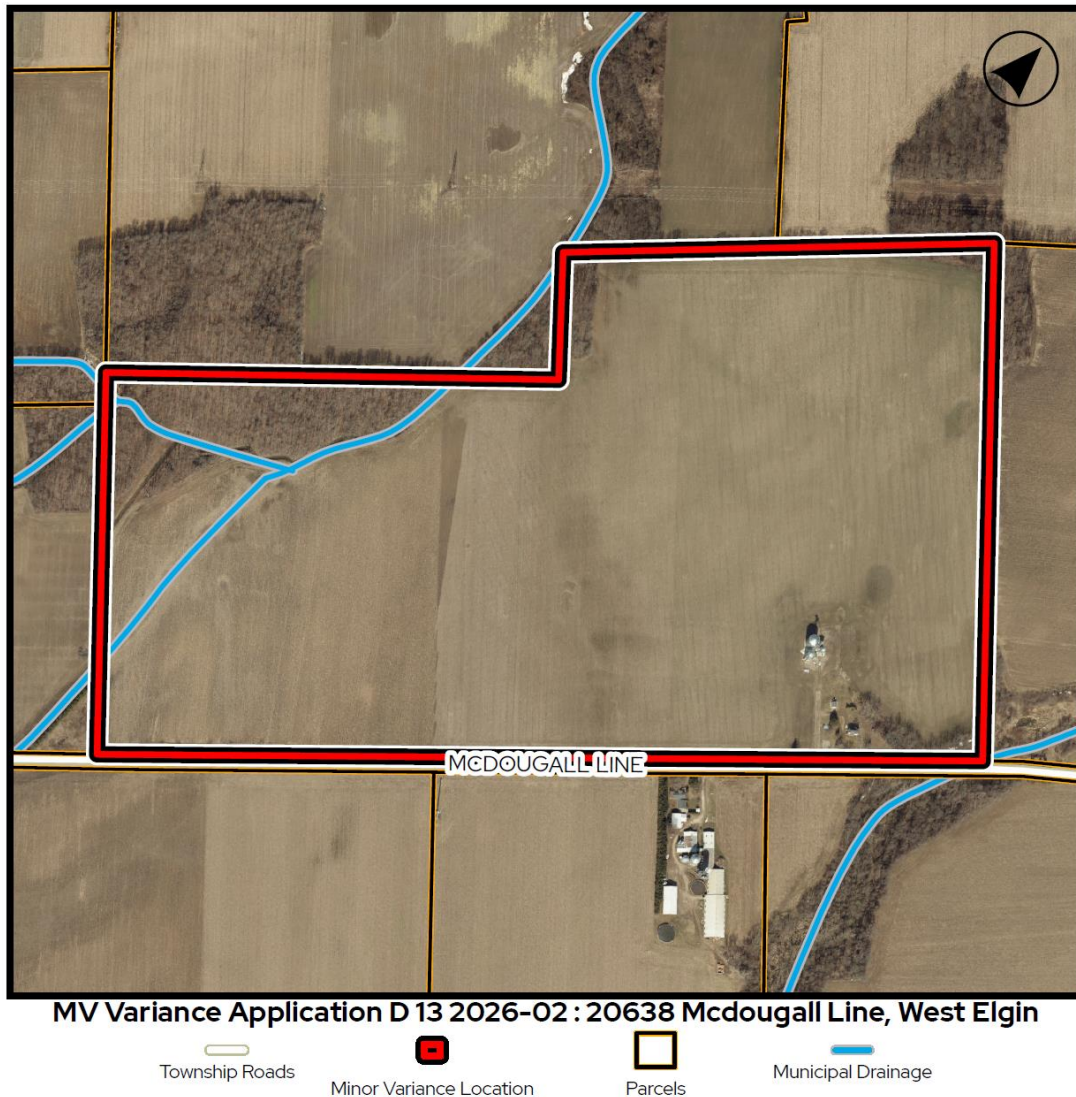
Figure 3.0 Location Map



**Purpose:**

The purpose of this Minor Variance Application is to seek relief from MDS II requirements to reduce the required setback from 532 m to 350 m to facilitate the construction of a new 1,800 headed hog barn with under-barn manure storage.

**Figure 4.0 Key Map of Subject Site**

**Consultation:****Statutory Notice Requirements**

The Notice of the Public Hearing was provided in accordance with the provisions of the *Planning Act*. Property owners within 60m of the subject lands were provided notice by hand delivery. Applicable persons and public bodies were provided notice of the Public Hearing and a request for comments via email. Signage advising of the date of the Public Hearing, as well as the purpose and effect of the application, was placed on the subject property.

### Public and Agency Comments

At the time of the writing of the report, no comments or concerns have been received from Public Agencies or surrounding property owners.

### Municipal Comments:

*West Elgin Building Department:* Building department cannot support based on failure to comply with MDS setback to nearest dwelling.

*West Elgin Utility Department:* The Utility Department has no issues as there are no Municipal water lines in the area of this property.

*West Elgin Drainage:* No concerns.

*West Elgin Development and Infrastructure:* No Concerns.

### Policies/Legislation:

**This analysis is provided prior to the Public Hearing. Should new information arise regarding this proposal, the Committee of Adjustment is advised to take such information into account when considering the recommendation provided by Municipal Staff.**

Application for Minor Variance was reviewed with consideration to the *Provincial Planning Statement (2024)*, Elgin County Official Plan, Municipality of West Elgin Official Plan, and the Municipality of West Elgin Zoning By-Law 2015-36. A summary of the applicable planning policies and regulations is provided.

	Section(s)	Relevant Policy Direction
<b><i>Provincial Planning Statement, 2024</i></b>	Section 4.3.2.2 Agriculture Permitted Uses	<ul style="list-style-type: none"> <li>In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.</li> <li>The subject property is located within the Agriculture Area, where the <i>Provincial Planning Statement</i> directs new land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.</li> <li>The proposed Minor Variance is considered consistent with the <i>Provincial Planning Statement</i>. While the proposal seeks relief from the Minimum Distance</li> </ul>
	Section 4.3.2.3 Agriculture Permitted Uses	

		<p>Separation (MDS) requirement, it continues to support the long-term protection and viability of agricultural lands and operations within the Prime Agricultural Area. Minimum Distance Separation (MDS) setbacks are implemented and regulated through the Municipal Zoning By-law, additional details provided below.</p>
<p><b>Elgin County Official Plan</b></p>	<p>Section 5.5 General Development Policies</p> <p>Section 5.7 Minimum Distance Separation (MDS) Formulae</p>	<ul style="list-style-type: none"> <li>• The County of Elgin Official Plan directs that development within the Rural Area shall, first and foremost, protect agricultural lands, agricultural operations, resource extraction activities, and the rural character of the area. In this instance, locating the proposed barn in a manner that complies with the Minimum Distance Separation (MDS) requirements would necessitate its placement within an actively farmed field, resulting in the removal and fragmentation of productive agricultural land from cultivation.</li> <li>• Development in the Rural Area shall generally comply with MDS Formulae I and II, and local municipalities shall be required to incorporate the Formulae into their zoning by-laws.</li> <li>• While the proposed Minor Variance does not comply with the applicable Minimum Distance Separation (MDS) setback requirements, it conforms to the Elgin County Official Plan, as the proposed development supports the protection and long-term viability of agricultural operations within the County. While the County Official Plan recognizes the importance of Minimum Distance Separation (MDS) requirements, the implementation and regulation of MDS II standards are carried out through the Municipality's Zoning By-law, additional details provided below.</li> </ul>
<p><b>Municipality of West Elgin Official Plan</b></p>	<p>Section 7.1.1 Goals and Objectives</p> <p>Section 7.1.8.2 Minimum Distance Separation</p>	<ul style="list-style-type: none"> <li>• The goal and objectives of the West Elgin Official Plan are to protect prime agriculture areas for long term agricultural use and support measures that lead to increased production, diversity of crops and sustainability in a changing market.</li> <li>• New land uses, including the creation of lots, and new or expanding livestock</li> </ul>

		<p>facilities shall comply with the Minimum Distance Separation formulae.</p> <ul style="list-style-type: none"> <li>The proposed Minor Variance application conforms to the policies of the West Elgin Official Plan. While the Official Plan recognizes the importance of Minimum Distance Separation (MDS) requirements, the implementation and regulation of MDS II standards are carried out through the Municipality's Zoning By-law.</li> </ul>
<p><b>The Minimum Distance Separation (MDS) Document</b></p>	<p># 15. Same ownership</p> <p># 43. Reducing MDS Setbacks</p> <p>Section 8.2 Reducing MDS Setbacks</p>	<ul style="list-style-type: none"> <li><i>MDS II setbacks are required for a proposed first or altered livestock facility or anaerobic digester even if the lot on which they are proposed is held by the same owner as the existing or approved development or dwellings nearby. This recognizes that a lot may be sold to a new owner, possibly resulting in a potential future land use conflict.</i></li> <li><i>MDS II setbacks should not be reduced except in limited site-specific circumstances that meet the intent of this MDS Document. Examples include circumstances that mitigate environmental or public health and safety impacts or avoid natural or human-made hazards. If deemed appropriate by a municipality, the process by which a reduction to MDS II may be considered would typically be through a minor variance to the local zoning by-law provisions.</i></li> <li><i>While applications to reduce MDS setbacks should be considered on their own merits, it is important to consider the broader context and the potential for cumulative impacts over the long term.</i></li> <li>In evaluating the application, staff note that locating the proposed barn to fully comply with the Minimum Distance Separation (MDS) requirements would result in further fragmentation of Agriculture lands. The proposed location is situated adjacent to existing farm infrastructure, thereby improving the efficiency and functionality of the agricultural operation. Staff further note that the parcel affected by the MDS calculation contains the applicant's dwelling and an existing livestock barn that will support the proposed hog barn. Given the functional relationship between these uses and the limited potential for the affected parcel to be severed independently in the future, staff are satisfied that the requested MDS reduction is appropriate and will not</li> </ul>

		create adverse land-use compatibility impacts.	
<b>Municipality of West Elgin Zoning By-law 2015-36</b>	General Agricultural (A1) Zone Standards	Proposed	Deficiency
	Minimum Lot Area	71.75 ha	No.
	Minimum Lot Frontage	1,198 m	No.
	Maximum Lot Coverage	Less than 20%	No.
	Maximum Building Height	Less than 10.5 m	No.
	Maximum Dwelling Lot	1	No.
	Minimum Distance Separation	350m	Yes

### **Minor Variance:**

The Applicant is requesting relief from the following provisions of the Zoning By-Law:

**Section 5.2.1 Livestock Buildings, Structures and Manure Storage Facilities Minimum Distance Separation- to seek relief from MDS II requirements to reduce the required setback from 532 m to 350 m to facilitate the construction of a new 1,800 headed hog barn with under-barn manure storage.**

### **Four Tests of the Minor Variance:**

Section 45(1) of the *Planning Act* gives the authority of granting minor relief from the provisions of the Zoning By-law to the Committee of Adjustment. Such relief can only be granted if the Minor Variance passes four tests. If the Committee is not satisfied on all four tests, then the Minor Variance cannot be approved.

#### **1. Does the variance maintain the intent and purpose of the Municipality of West Elgin Official Plan? Yes**

The subject lands are designated Agricultural Area on Schedule "4" of the Municipality of West Elgin Official Plan. The proposed Minor Variance conforms to the intent and purpose of the Official Plan, which seeks to protect prime agricultural areas for long-term agricultural use and support the viability of agricultural operations.

Livestock facilities are a permitted use within the Agricultural Area designation. While a barn location that fully complies with the Minimum Distance Separation (MDS) requirements is available, such a location would result in the barn being situated within an actively cultivated field, thereby fragmenting Agriculture uses. The proposed location allows the barn to be situated in proximity to existing farm infrastructure, supporting the efficient operation of the farm while minimizing impacts on productive agricultural lands.

Accordingly, the requested variance facilitates the continuation and expansion of an agricultural use within a designated Agricultural Area and is consistent with the Official Plan's objective of promoting and protecting long-term agricultural operations.

**2. Does the variance maintain the intent and purpose of the Municipality of West Elgin Zoning By-law? Yes**

The subject lands are zoned General Agricultural (A1) on Map '24' of the Municipality of West Elgin Zoning By-Law 2015-36. The General Agriculture Zone applies to lands designated 'Agricultural Area' in the West Elgin Official Plan. The proposed Minor Variance seeks to reduce the required MDS II setback from 532 m to 350 m to facilitate the construction of a new 1,800 headed hog barn with under-barn manure storage.

Staff are of the opinion that the proposed Minor Variance meets the general intent and purpose of the Municipality of West Elgin Zoning By-law. The intent of the MDS provisions is to minimize land-use conflicts between livestock facilities and sensitive land uses. In this case, the dwelling affected by the reduced setback is owned by the applicant and forms part of the overall farming operation. The affected residence is located on a farm property that includes an existing large-scale livestock operation, which will supply animals to the proposed barn. As such, the proposed livestock facility is functionally integrated with the existing agricultural operation affected by the MDS setback.

In addition, the applicant owns approximately 253 hectares of agricultural land across six surrounding parcels. This extensive land base provides a significant buffer between the proposed barn and neighbouring properties, reducing the potential for adverse impacts on surrounding land uses. The proposed location also allows the barn to be situated in close proximity to existing farm infrastructure and services, thereby improving operational efficiency and supporting the long-term viability of the agricultural operation.

While an alternative location could be considered to achieve full compliance with the MDS II requirements, such a location would place the barn within an actively cultivated field, resulting in the loss and fragmentation of productive agricultural land. The proposed location minimizes impacts on agricultural production while supporting the continued growth of an established farming operation.

Planning staff are required to consider long-term land use implications. In this case, the subject parcel affected by the MDS setback would be difficult to sever as a surplus farm dwelling lot in the future due to the presence of an existing livestock operation on the property. As a result, any future severance would likely require the removal of the existing barn, which would not be consistent with the continued agricultural use of the property.

Accordingly, the requested relief facilitates agricultural development within a designated Agricultural Area, preserves productive farmland, and supports the long-term sustainability of agriculture in West Elgin. For these reasons, the proposed Minor Variance is considered to maintain the general intent and purpose of the Municipality's Zoning By-law.

**3. Is the variance requested desirable for the appropriate and orderly development and use of the lands and buildings? Yes**

The subject property is designated Agricultural Area, and the nearest dwelling affected by the Minimum Distance Separation (MDS) calculation is the applicant's residence, which is situated on an existing large-scale livestock operation. The proposed barn location is in close proximity to existing agricultural facilities and infrastructure, supporting the efficient operation of the farm while avoiding the removal of actively cultivated agricultural land from production.

Livestock facilities are a permitted use within the Agricultural Area designation and form an important component of the Municipality's agricultural economy. The proposed development supports the continued growth of an established agricultural operation and represents appropriate and orderly development within the Agricultural Area designation.

#### **4. Is the variance minor in nature? Yes**

While the *Planning Act* does not define what constitutes “minor,” consideration has been given to the scale of the proposed relief and its potential impacts on surrounding uses. In this case, the Minor Variance seeks a reduction in the required MDS II setback from 532 m to 350 m, representing a 182 m reduction. The requested relief is considered minor in nature as livestock facilities are a permitted use within the Agricultural Area and are already established in the surrounding context.

The subject parcel affected by the MDS calculation contains the applicant's residence and an existing farm building that will support the proposed barn. Relocating the barn to achieve full MDS compliance would result in further fragmentation of Agriculture lands. Given these site-specific constraints, the requested variance maintains the intent of the Official Plan and Zoning By-law, supports continued agricultural operations, and is not anticipated to result in adverse impacts on surrounding uses.

#### **Conclusion:**

Subject to receiving further questions and comments from the Committee of Adjustment and members of the public, staff is in a position to state that the application, as proposed:

- i. Is in keeping with the general intent of the Official Plan.
- ii. Is in keeping with the general intent of Zoning By-law 2015-36, as amended, for the Municipality of West Elgin.
- iii. Is desirable and will result in the appropriate development of the area.
- iv. Is minor in nature not causing any adverse impact that may result from granting this application

Upon the Committee of Adjustment making a decision, the required Notice of Decision for the Minor Variance will be circulated within 15 days of the meeting. There is a 20-day appeal period during which objections to the decision can be submitted to the Ontario Land Tribunal.

The Committee of Adjustment should be able to demonstrate why the application does or does not meet the four tests for a minor variance under the *Planning Act* and state those reasons in making a decision.

**Financial Implications:**

The applicable fee was collected as outlined in the Fees and Charges By-law. There will not be any change in the assessment value of the property as a result of the requested variance.

**Alignment with Strategic Priorities:**

<b>Infrastructure Improvement</b>	<b>Recreation</b>	<b>Economic Development</b>	<b>Community Engagement</b>
<input checked="" type="checkbox"/> To improve West Elgin's infrastructure to support long-term growth.	<input type="checkbox"/> To provide recreation and leisure activities to attract and retain residents.	<input checked="" type="checkbox"/> To ensure a strong economy that supports growth and maintains a lower cost of living.	<input type="checkbox"/> To enhance communication with residents.

**Respectfully submitted by:**

Evan McKinstry  
Junior Planner

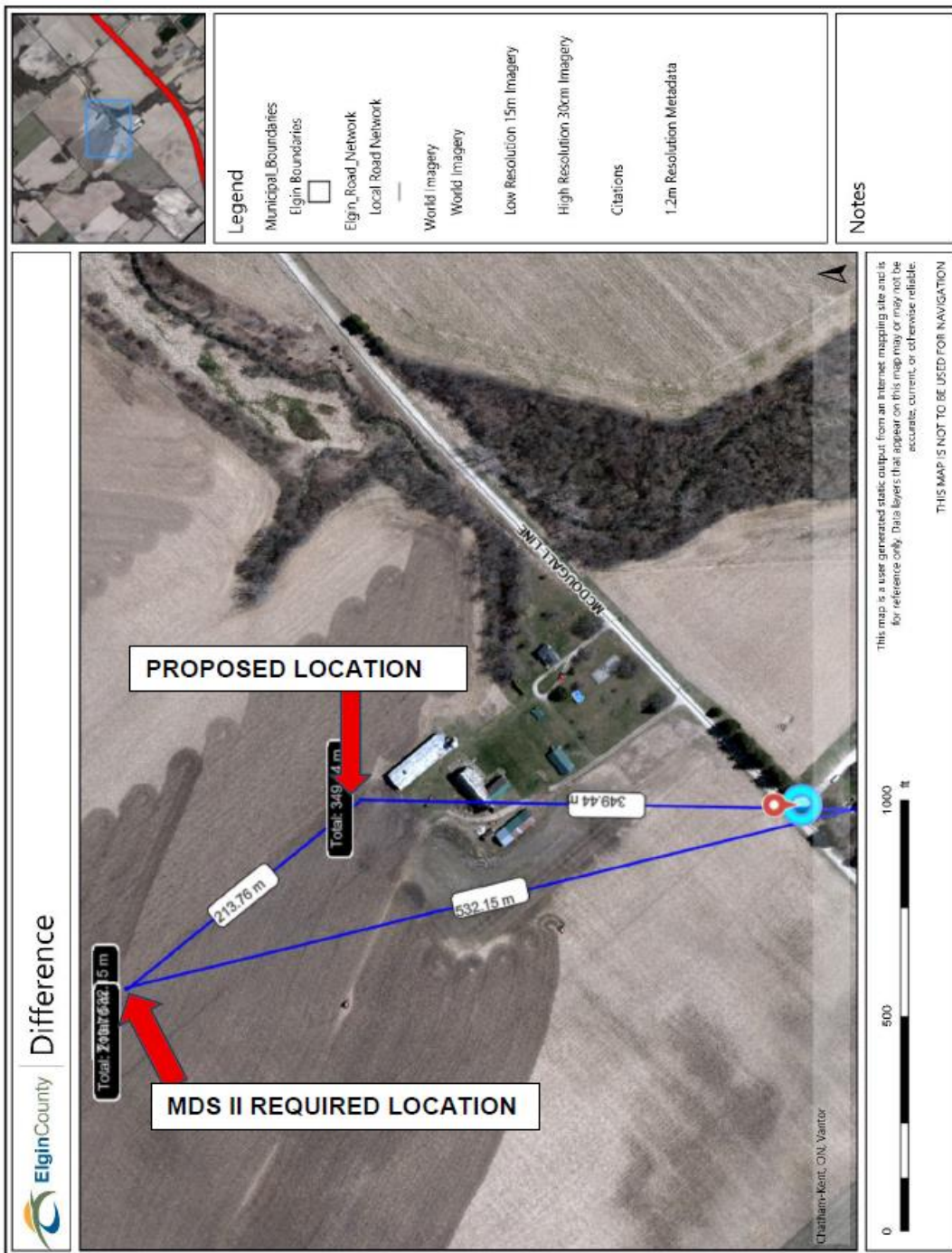
**Reviewed by:**

Mat Vaughan  
Director of Planning and Development (Elgin County)

**Approved By:**

Robin Greenall  
Chief Administrator Officer

# Appendix 1: 20638 McDougall Line



**Report Approval Details**

Document Title:	D 13 2026-02 20638 McDougall Line Planning Report - 2026-16-Planning.docx
Attachments:	
Final Approval Date:	Jun 19, 2026

This report and all of its attachments were approved and signed as outlined below:

Robin Greenall



6 Royal Cres., PO Box 188  
Pain Court, Ontario N0P 1Z0  
(519) 809-4539  
rbrown@oakviewlup.ca

**Date:** April 28, 2026

**To:** Municipality of West Elgin, Planning Department

**RE:** Planning Rationale for  
Proposed Application for Minor Variance (MDS II)  
20638 McDougall Line  
Pt. Lot 1, Concession 5, WD

Roll # 3434 000 020 00500

**Author:** Robert Brown, H. Ba, MCIP, RPP

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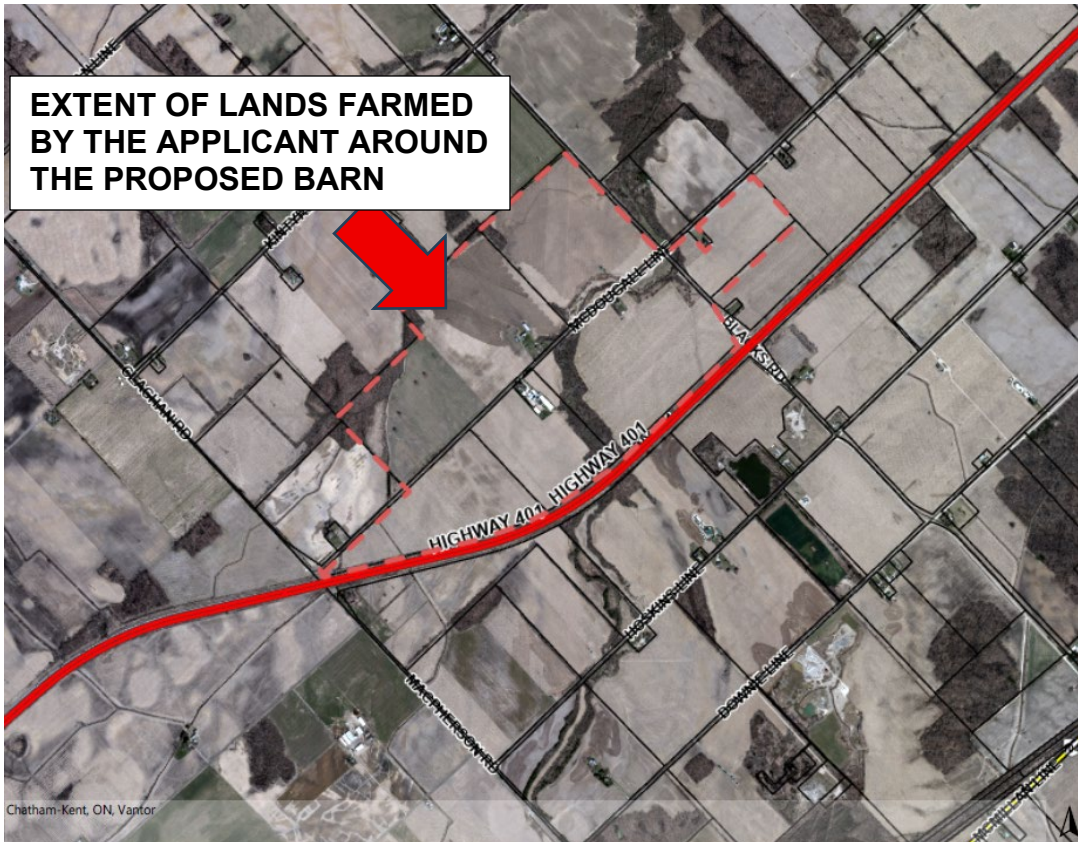
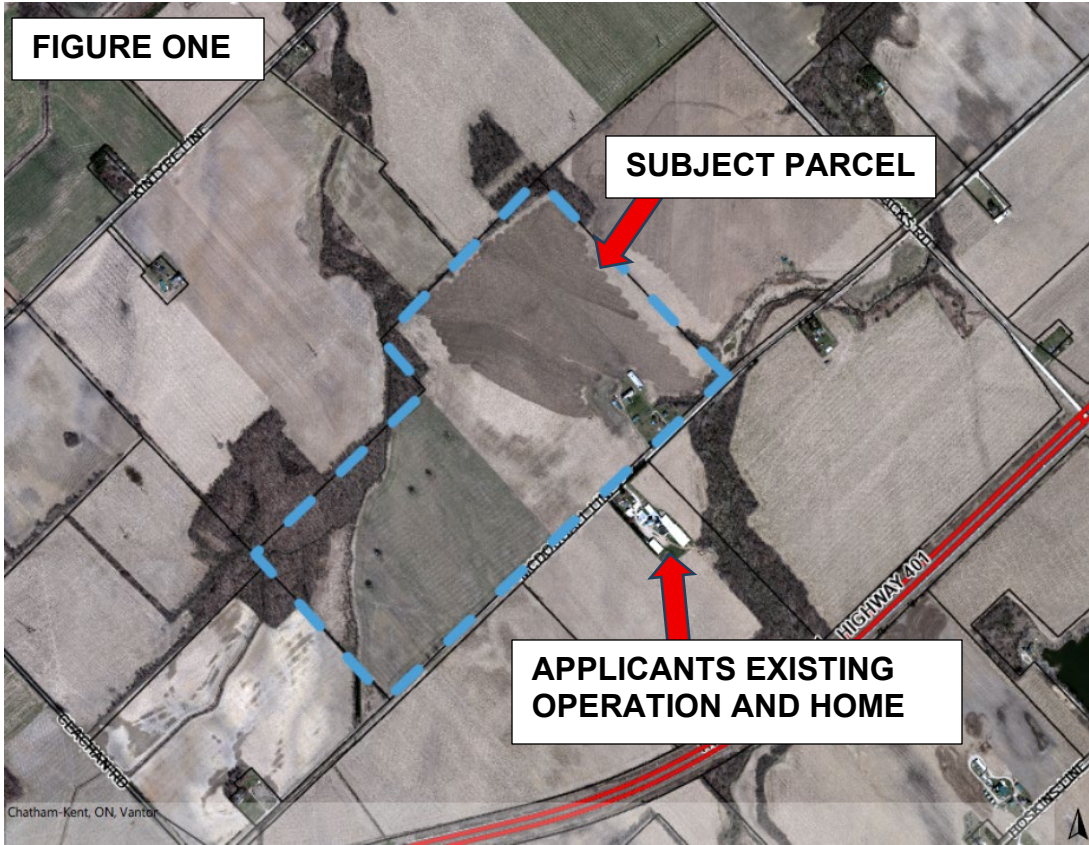
## **Purpose**

To provide an overview of the related land use planning considerations in support of a request for a minor variance to reduce the required MDS II setback as required under Section 5.2.1 of the West Elgin Zoning By-law for a new 1,800 head feeder hog barn from 532 m to 350 m.

## **Background**

The applicant, Fleuren Agri Inc. owns and farms several hundred acres in West Elgin and operates a large-scale farrow to finish hog operation located at 20591 McDougall Line, see Figure One, which is also the main base of the operation and the applicant's home. To the north of the main operation is an another farm parcel which formerly included two dwellings and a variety of farm buildings including a 700 head feeder hog barn. All of the older farm buildings and one of the dwellings were removed over the last three to four years. In place of the former buildings the applicant constructed a new grain storage and drying facility.

With the above works completed the applicant is now ready to move onto the next phase of redevelopment on the subject lands, the construction of a new 1,800 head feeder hog barn with under-barn manure storage. The new facility will help to further support the existing operation located to the south which produces weaners hogs



(25 kg/55 lbs) that are then taken from that weight to finished market weight. The location of the barn was established on this farm for several reasons including the following:

- i) Proximity to the existing operation and home farm;
- ii) The new grain storage that will provide the main ingredient for the livestock's food;
- iii) Availability of a good water source;
- iv) A general lack of non-farm dwellings in the area, and;
- v) Proximity to a large land base for application of manure (nutrient management)

Despite the list of obvious benefits to locating the new barn on the subject lands there is one item that its proposed location was not able to fully address. New or expanding livestock operations are subject to the requirements of the Minimum Distance Separation Guidelines, specifically MDS II. This is a science-based formula that provides setbacks for a wide variety of different livestock types. The main basis for the setback is the degree of odour that is generated specific to the animal type and form of manure produced and stored. The formula relies on what are called nutrient units. For example one dairy cow is equal to one nutrient unit where it takes 5.25 feeder hogs to equal the same of number of nutrient units.

The other determinant factor for livestock facility setback is the type of manure storage. There are basically two forms of manure, liquid and solid. On the storage side there are several different types depending on the type of livestock but it will be either covered or open storage. The subject facility will have inside covered storage located under the barn. The odour potential rating in MDS is a V5 which is considered to have a very low odour potential.

Based on the type and number of livestock, type of and location of manure storage the new feeder barn is required to be located 532 m (1,745 ft.) from the nearest neighbours dwelling. (See Figure Two – MDS Calculations) The nearest dwelling located on another parcel is the applicant's home on the existing livestock operation to the south which is setback 350 m (1,148 ft.). As such the applicant is seeking a variance from the MDS II requirement to reduce the required setback from 532 m to 350 m.

For a variance under Section 45(1) of the Planning Act to be considered minor it must pass four tests:

- i) Does the variance maintain the intent and purpose of the official plan?
- ii) Does the variance maintain the intent and purpose of the zoning by-law?
- iii) Is the variance requested desirable for appropriate and orderly development and use of the lands and buildings?
- iv) Is the variance minor in nature?

Each of the tests is discussed under its applicable section.

## Planning Rationale

### 1) Provincial Planning Statement (2024)

In general PPS does not deal directly with issues related to specific zoning provisions in a by-law but rather the higher-level consideration of land use. In agricultural areas this is outlined in Section 4.3.2 Permitted Uses as follows:

*Item 2. In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.*

Comment: This highlights that lands and permitted uses within the agricultural designation need to be given priority as it relates to agricultural uses. However, it does not imply that those uses should be promoted solely to the disadvantage of other existing uses. A reduction in any setback outlined in a municipal zoning by-law must be justified and may require certain mitigation measures to offset potential impacts created by that reduction.

*Item 3: New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.*

Comment: Item 2 and 3, at some level would appear to be in conflict with each other however in fact the use of MDS is intended as a potential mitigation measure in the location of livestock facilities to avoid potential land use compatibility issues. However, the comments provides as part of the pre-consultation with staff implies that the application of MDS II setbacks is a fixed requirement and, as noted by PPS, shall comply, with no consideration of reduction. This interpretation is flawed for a number of reasons.

MDS is implemented by a municipality through inclusion in its zoning by-law. MDS establishes setback requirements for new and expanding livestock facilities and for the creation of new farm or non-farm parcels. There are two items to consider here, 1) MDS is implemented via the West Elgin Zoning By-law and 2) MDS II is a setback requirement established by the MDS II formulae in the West Elgin Zoning By-law thus making it subject to consideration under a Section 45 (1) application for minor variance. If the variance meets the four tests outlined above, then the application would be consistent with Provincial Planning Statement as it would now comply with the MDS standards as relief has been granted.

The MDS guidelines under implementation guideline 43 speak to reducing MDS setbacks and minor variances. Under MDS II the guideline notes the following,

*MDS II setbacks should not be reduced except in limited site specific circumstances that meet the intent of this MDS Document. Examples include circumstances that mitigate environmental or public health and safety impacts, or avoid natural or human-made hazards. If deemed appropriate by a municipality, the process by which a reduction to MDS II may be considered would typically be through a minor variance to the local zoning by-law provisions. To a lesser extent a site specific zoning by-law amendment may also be appropriate.*

This statement in the guidelines clearly outlines that MDS II setbacks are not an absolute and can be considered case-by-case. In this circumstance a minor variance is the appropriate method as it avoids creating precedent.

As such the proposed minor variance, if approved, would maintain consistency with Provincial Planning Statement by addressing a reduction in the MDS II setback and promoting agricultural uses based on the site-specific circumstances.

## **2) Official Plan – County of Elgin,**

The County Official Plan, similar to Provincial Planning Statement, does not directly address specific zoning provision requirements or reductions but more generally is similar to PPS in its prioritization of agricultural uses.

Section 5.7 states the following, “MDS formulae are provincial planning formulae used to determine appropriate setback distances between livestock barns, manure storages, or anaerobic digesters and surrounding land uses, to minimize land use conflicts and nuisance complaints related to odour. Where livestock operations exist or are proposed, demonstrating that an MDS setback can be achieved may be required before a planning approval may be given. Development in the Rural Area shall generally comply with MDS Formulae I and II, and local municipalities shall be required to incorporate the Formulae into their zoning by-laws.

Comment: The County Official Plan does not establish an absolute compliance with MDS and also notes that it will be incorporated into local municipal zoning by-laws. This again reinforces the ability to consider reduction in the setback via minor variance.

## **3) Official Plan – Municipality of West Elgin**

Section 7.1.8.2 Minimum Distance Separation notes, “*New land uses, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.* Similar to PPS since the actual implementation of the MDS II requirement is done through the Zoning By-law, as the implementation tool, application for and approval of a minor variance to address a reduction would maintain conformity with the Official Plan.

This raises the first of the four tests.

Does the variance maintain the intent and purpose of the official plan?

Comment: In the agricultural area designation, the intent and purpose of the official plan is to “protect prime agricultural areas for long-term agricultural use.” One such agricultural use noted as a permitted use is the “raising of livestock.” West Elgin is a municipality that supports a variety of livestock operations, one of those being hog production. The applicant’s long-term goal by establishing the new facility is succession planning for his family by building a viable, diversified farming operation. This speaks directly to “long-term agricultural use”

Farm operation size has and continues to increase while the number of overall farmers decreases. The establishment of viable, family owned, diversified operations is a key aspect in the support of agriculture. The pre-consultation feedback that noted consideration has to be given to what if situations is not in keeping with the intent of protecting agricultural areas for agricultural use but rather being concerned that some non-farm individual would potentially purchase either the applicants home operation, which includes an existing large scale livestock operation, or that someone purchases the applicant’s parents’ home which is the next closest dwelling to the proposed new barn.

This does not suggest that the requested reduction is simply permitted without consideration, it does however insist that the context of the request and the details driving the application are given detailed review that maintains the intent and purpose of the official plan. The growth and compact establishment of a diversified family farming operation set-up for the long-term success of future generations of the applicant’s family clearly meets the goals and objectives of the agricultural designation with little to no impact on the surrounding agricultural area.

In combination with additional details outlined under the remaining three test the requested minor variance maintains the intent and purpose of the official plan.

#### **4) Comprehensive Zoning By-law**

Does the variance maintain the intent and purpose of the zoning by-law?

Comment: The subject property is zoned General Agricultural (A1) Zone. Section 5.2.1 of the West Elgin Zoning By-law outlines the requirement for livestock facilities and manure storage to comply with MDS. The main goal of MDS is to avoid land use compatibility issues with surrounding uses. However, this is not just about determining a setback but also must consider the context and circumstances and not ignore other rationale for a possible reduction. The subject property has a number of consideration as follows:

- i) MDS II calculations are done in one of two ways, calculation of the required setback for a completely new facility, or calculation of the setback based on existing housing capacity plus expansion;

Comment: The required setback was calculated based on the proposed barn as a new facility requiring a setback of 532 m (1,745 ft.). (Figure Two) However, the subject property did formerly include a feeder hog barn with an existing capacity of 700 hogs. This barn was removed approximately four years ago. In consultation with OMAFRA existing capacity for former barn is generally factored into the calculations if the barn was removed within the last three years. OMAFRA uses the three-year timeline as a general guide but did indicate that consideration has been given in the past to longer timelines. The applicant indicated that all of the efforts put into the site were with the goal of building a new barn. The development represents a significant investment and requires time and planning. Removal of the former barns and house, construction of the new grain storage to support the new barn, building plans, financing etc. If the existing capacity were to be considered the required setback would be 442 m (1,450 ft.). (See Figure Three – MDS II Alternate) This would still require a minor variance from the applicant's dwelling at 20591 McDougall but would comply with all other required setbacks.

- ii) The nearest neighbour's dwelling to the proposed new barn location is the applicant's home which is located on a farm property with an existing large scale hog operation;

Comment: This is one of the main factors that is rather unique about this application. It is very rare for the required MDS II setback to be at issue with the applicant's own dwelling. Typically, it is an issue with setback from a dwelling on a rural residential lot or a farm dwelling not owned by the applicant or a family member. Equally important is that the dwelling impacted by the requested reduction is itself located on a farm with a large-scale livestock operation. That operation will also be supplying the weaner pigs that go into the new barn to be raised to market weight. As such there has to be consideration given to the fact that the base of the applicant's operation and the farm on which the barn is proposed are part of a larger operation.

The flip side of this, as noted in the pre-consultation feedback, is that staff have to consider future ownership of, in this case, the applicant's farm and his parents' farm to the east both of which contain existing dwellings. While there are circumstances where planners do have to consider what if scenarios the assertion by staff is that they have to undertake a future potential owners' due diligence.

For example, if the applicant were to sell his base of operations he would be likely selling it as an active cash crop and livestock operation. The potential purchaser will know this and also be aware that there is another livestock barn to

the north. It is unclear how someone would have no issue with living 150 ft. away from their own livestock operation but somehow be negatively impacted by one that is 1,148 ft. away.

If for some reason the applicant's farm were purchased and the dwelling to be severed as surplus you are going to run into a significant issue with this as the livestock operation on the retained lands would have to be discontinued to permit the severance. Again, the purchaser is going to be aware of the remaining livestock operation to the north. This is not a valid assessment point.

Lastly there is the applicant's parents' farm parcel and dwelling to the east. This dwelling is not considered the nearest dwelling and is generally not factored into the consideration however since staff believe it is an issue let's explore the what if. The parents' dwelling is located over 600 meters east of the applicant's existing livestock operation. The same dwelling would be located over 450 m from the proposed new barn which is approximately the same setback that the former 700 head feeder barn was setback from the dwelling. As such the existing residents are technically not being impacted any more than previously.

If this farm with the dwelling was purchased or the dwelling severed from the farm the purchaser is going to be well aware of the presence and impact of livestock to the west. A failure on the part of any purchaser that does not do their due diligence on what they are purchasing and where it is located is not the fault of the municipality, its staff or the result of bad planning.

iii) Existing development in the area;

Figure One is an overview of the area and highlights the current ownership of the lands around the subject property. The applicant has a total of six parcels over approx. 253 ha (625 ac.) which extend on both sides of McDougall Line from Black's Road to Clachan Rd. There are three existing dwellings, the applicant's at 20591 McDougall Line, the applicant's parents at 20843 McDougall Line, and an abandon home at 20922 which is slated for demolition. This creates a significant buffer between the proposed new barn and surrounding uses, which are not part of the applicant's operation.

iv) Operational efficiency, compact form and impact to agricultural lands on which the facility is proposed.

Comment: These particular points are ones that play both a practical role and one that is supportive of the overall goal to promote and protect agricultural lands. Livestock operations, unlike cash cropping benefits from having a compact form and having proximity to a large land base. Livestock operations require daily attention and close monitoring so having barns in close proximity to the main operation is key to management of the facilities. Access to a large land base abutting the operation is key to the management of nutrients produced by the

animals. The applicant utilizes what is called a dragline manure application system. The manure is pumped from the central storage tanks to the field where a distribution system is mounted on a tractor and drives up and down the field. This is a highly efficient and expediated method of manure application as it does not rely on transporting hundreds of individual loads of manure over municipal roads, uses less fuel, requires less time, results in less soil compaction as you are not driving repeatedly over the field with a loaded spreader weighting several tons. This type of manure management and application requires the farm land to be in close proximity to the manure storage.

Building location and compact form in agricultural areas is a key consideration for any development. Strict and inflexible application of MDS II pushes the barn out onto actively farmed lands, results in additional loss of land, additional costs for significantly longer access laneways which have to be constructed to handle large trucks for shipping purposes, adds expense to run services further from the road, is not located near the new grain storage that was specifically located to support the new proposed hog barn, causes fragmentation of the farm parcel and reduces overall efficient cropping of the subject lands having to work around barns and laneways. Locating the barn 532 m from the applicant's home places the barn over 400 m from the road and would result in the unnecessary lose of at minimum 1 acre of actively farmed land and create an unnecessary obstruction in the middle of the field.

With this in mind the variance does maintain the intent and purpose of the zoning by-law.

The final two tests are:

Is the variance requested desirable for the appropriate and orderly development and use of the lands and buildings?

Comment: The applicant operates a significant, diversified farming operation on several hundred acres along both side of McDougall Line from Blacks Road to Clachan Road. The nearest dwelling to the proposed barn is the applicant's own house which itself is located on an existing large scale livestock operation. Livestock is not new to the area. The next closest dwelling is owned by the applicant's parents who have likely also been involved in the farming operation for many years and are not impacted any further by the new barn then they are by the existing operations. The assertion made in the record of pre-consultation that future ownership has to be considered in the requested reduction is not applicable in the context of the applicant's long-term plans to establish an operation that his family can continue to own and operate for several generations. Maintaining compact form close to where the former built up area will avoid lose of productive farmland, fragmentation of the large farm parcel and the addition of multiple unnecessary construction costs by pushing the barn almost half a kilometer into the field.

The development is a permitted agricultural use in a municipality that supports both cash crop and livestock operations of all sizes and types the proposed expansion of the operation is desirable for the appropriate and orderly development and use of the lands and buildings.

Is the variance minor in nature?

Comment: One of the first things that a planner and Committee of Adjustment members learn is that a minor variance is not solely about a number. A significant reduction can have little to no impact on surrounding lands. On the other hand, a small reduction can have a substantial impact on an area by allowing something that otherwise might not be allowed. Context is also front and centre in the assessment of a minor variance. The context and rationale that has been outlined in this report provides a clear picture of a growing agricultural operation, is not introducing something that is not permitted or that is even new to the area.

MDS is included in most municipal zoning by-laws as a tool to determine what the required setback should be, in this case, between a new or expanding livestock operation and the nearest dwelling. That setback is the as-of-right guidance for an individual farmer to obtain a building permit without any other form of planning approval. However, since MDS is part of the zoning by-law and outlines a setback requirement it is subject to the ability of that same farmer to make application under Section 45(1) of the Planning Act for a minor variance. That variance must they be supported by a planning rationale as to why a reduction in the setback should be granted. This is not an as-of-right undertaking and must be considered and approved by the Committee of Adjustment.

The assertion that new and expanding livestock operations shall comply with MDS is correct, however it is not an absolute. In fact, it is actually rare for most minor variances to even give much thought to PPS, in part, because the four tests do not include a fifth test that asks if the variance is consistent with PPS. Why is that? Quite simply it is because municipal by-laws, as a whole, have to conform to their respective official plans and those official plans have to be consistent with PPS. The West Elgin Zoning By-law includes compliance with MDS II as a requirement and, as noted earlier, any provisions of the zoning by-law are subject to application under Section 45(1) of the Planning Act. If the request meets the four tests the variance is considered minor and the request would then comply with the zoning by-law, conform to the Official Plan and be consistent with PPS.

With this in mind the requested variances can be considered minor in nature.

## Conclusions

In consultation with OMAFRA the ministry indicated clearly that it does not and has not provided comment on MDS minor variance applications, it is a municipal issue and up to the local approval authority to determine if an individual request should be granted. In that correspondence there was no indication of a concern with Provincial Planning Statement.

MDS setback requirements do have different considerations from that of your standard minor variance request. However, unlike a standard minor variance there has to be consideration given to the individual circumstances and the potential factual impacts of a requested reduction. Assessing any variance request solely on a what if basis could easily lead to no minor variance ever being granted as you are trying to include all future circumstances which is impractical, unrealistic and an unreasonable bar to set.

The key points that should be considered are the following:

- i) The subject parcel did include an existing livestock barn that had a capacity of 700 feeder hogs which was removed only four years ago. Does 3 years ago versus 4 years ago make that significant of a difference to not consider that existing capacity in the MDS II calculations?
- ii) The closest dwelling belongs to the applicant and is located only 150 ft. away from an existing large scale livestock operation. How much additional impact can be added by the proposed new barn?
- iii) Livestock and livestock associated practices are not new to the subject area.
- iv) The applicant owns a continuous block of farmland in all directions providing a significant buffer area from the new barn.
- v) The larger area around the barn is not populated by numerous rural residential lots on severed parcels.
- vi) The proposed location of the barn greatly minimizes the loss of actively farmed land and avoids making the larger farm parcel less efficient to crop.
- vii) It is not an approval authority or municipalities responsibility to undertake preemptive due diligence for future owners of any property. Perhaps minimize, mitigate and avoid but not guarantee a lack of future issues.
- viii) Consistency with PPS is not a pre-condition of consideration for a minor variance from MDS. MDS is implemented through the West Elgin Zoning By-law, all provisions in that by-law, including MDS, are subject to potential application under Section 45(1) of the Planning Act.
- ix) MDS guidelines clearly anticipate that a minor variance or zoning by-law to address any MDS setback requirement can be considered and that it is up to the local municipality to determine.

In closing, the MDS Implementation Guidelines (Publication 853) includes some statements in the document which highlight its intent and the reality of protecting agricultural lands and practice.

*Livestock agriculture in Ontario is an important economic driver that contributes many jobs and billions of dollars each year to the provincial economy. But agriculture continues to evolve and change. Farms are increasing in size and complexity, and fewer people living in rural areas are farmers. Permitting development which is incompatible with livestock facilities and anaerobic digesters can have a detrimental impact on the ability of surrounding agricultural operations to expand. (The applicant's own house should not be made into an impediment) New development in the rural area introduces potential new sources for nuisance complaints regarding odour from livestock facilities and anaerobic digesters. Increasingly, farm operators are finding it difficult to expand or establish new livestock operations, especially in parts of the province where historically there has been more fragmentation of the agricultural land base through lot creation. Livestock operations generally prefer to locate on suitable agricultural land and away from potential land use conflicts with surrounding land uses. In recognition of the need to protect agricultural land for agricultural uses, the province has a long history of land use policies protecting agricultural land and farm operations.*

*The PPS sets out policies for prime agricultural areas which are intended to protect these areas for long-term use for agriculture. The PPS also supports a diversified rural economy, and promotes protection of agricultural and other resource-related uses on rural lands. MDS applies in rural areas for both rural lands and prime agricultural areas, as directed in PPS policies*

*The Planning Act, 1990, requires that decisions on land use planning matters shall be consistent with the PPS. This MDS Document represents the Minimum Distance Separation Formulae as defined in the PPS. Land use planning matters required to be consistent with the PPS include municipal official plans and zoning by-laws. Official plans and zoning by-laws must be updated to comply with the MDS requirements.*

*Updating zoning by-laws to require compliance with MDS is also important in relation to the issuance of building permits under the Building Code Act, 1992, for the construction of buildings, including new buildings, additions, alterations or change of use, etc. A chief building official must issue a building permit unless there is a contravention of the Building Code Act, 1992, building code or 'applicable law'. Municipal zoning by-laws are included in the list of 'applicable law' set out in the building code regulation (O. Reg. 322/12). When MDS provisions are incorporated in a municipal zoning by-law, they become one of the requirements that a chief building official must consider when determining whether to issue a building permit.*


*While MDS setbacks are an important and effective tool for dealing with nuisance issues related to odour, they will not eliminate all potential odour complaints, nor will they address other nuisance issues such as noise, dust, light, smoke, vibration or flies as listed under the Farming and Food Production Protection Act, 1998. The proper*

*application of MDS may incidentally reduce potential conflicts associated with these nuisances. This document is only intended to deal with odour generated from livestock facilities and anaerobic digesters, and is not intended to address nuisance issues related to odour from the land application of manure or digestate. In addition to applying the appropriate MDS setbacks, municipalities are encouraged to develop provisions in their official plans and zoning by-laws to address PPS policies and provide for mitigation of impacts from new or expanding settlement areas and non-agricultural uses on surrounding agricultural operations.*

*The separation distances calculated by the MDS Formulae will vary according to a number of variables including type of livestock, number of Nutrient Units, the degree of expansion proposed, type of manure system and the form of development present or proposed. History shows that, where there has been sufficient separation distance between differing rural uses, there have been few odour complaints.*

To that end the requested variance represents good land use planning and meets the four tests for a minor variance under Section 45(1) of the Planning Act.

Prepared by:



Robert Brown, H, Ba, MCIP, RPP  
Principal Planner  
Oakview Land Use Planning



**FIGURE TWO**

*AgriSuite*

**MDS II**

**General information**

<b>Application date</b> Apr 24, 2026	<b>Municipal file number</b>
<b>Applicant contact information</b> Marijn Fleuren Fleuren Agri Inc. 20591 McDougall Line R.R.#1 Rodney, ON N0L 2C0 519-636-8969 marijn.fleuren@gmail.com	<b>Location of subject livestock facilities</b> County of Elgin Municipality of West Elgin ALDBOROUGH Concession 5 WESTERN DIVISION , Lot 1 Roll number: 343400002000500

**Calculations**

20668 McDougall Line

**Livestock/manure summary**

Manure Form	Type of livestock/manure	Existing maximum	Total after alteration	Estimated livestock barn area
Liquid	Swine, Feeders (27 - 136 kg), Full Slats	0 (0 NU)	1800 (342.9 NU)	1723 m <sup>2</sup>
Liquid	Swine, Breeder gilts (entire barn designed specifically for this purpose)	0 (0 NU)	0 (0 NU)	NA

**Setback summary**

Existing manure storage	<b>V5. Liquid, inside, underneath slatted floor</b>		
Existing design capacity	<b>0 NU</b>		
Design capacity after alteration	<b>342.9 NU</b>		
Factor A (odour potential)	<b>1.2</b>	Factor B (design capacity)	<b>485.99</b>
Factor C (orderly expansion)	<b>1.14</b>	Factor D (manure type)	<b>0.8</b>

Building base distance 'F' (A x B x C x D) (minimum distance from livestock barn)	<b>532 m (1745 ft)</b>
Storage base distance 'S' (minimum distance from manure storage)	<b>532 m (1745 ft)</b>

**Setback distance summary**

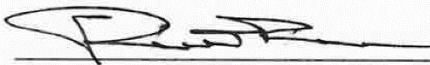
Description	Building setbacks		Storage setbacks	
	Minimum	Actual	Minimum	Actual
Type A land uses	532 m (1745 ft)	350 m (1148 ft)	532 m (1745 ft)	350 m (1148 ft)
Type B land uses	1064 m (3491 ft)	NA	1064 m (3491 ft)	NA
Nearest lot line (side or rear)	30 m (98 ft)	109 m (356 ft)	30 m (98 ft)	109 m (356 ft)
Nearest road allowance	60 m (197 ft)	209 m (686 ft)	60 m (197 ft)	209 m (686 ft)

**Preparer signoff & disclaimer**

**Preparer contact information**

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**Signature of preparer**



Robert Brown , Principal Planner

04/30/26

Date (Month-Day-Year)

**Note to the user**

The Ontario Ministry of Agriculture, Food and Agribusiness (OMAF) 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.



**FIGURE THREE – MDS II Alternate**



**MDS II**

**General information**

<b>Application date</b> Apr 24, 2026	<b>Municipal file number</b>
<b>Applicant contact information</b> Marijn Fleuren Fleuren Agri Inc. 20591 McDougall Line Rodney, ON N0L 2C0 519-636-8969 marijn.fleuren@gmail.com	<b>Location of subject livestock facilities</b> County of Elgin Municipality of West Elgin ALDBOROUGH Concession 5 WESTERN DIVISION , Lot 1 Roll number: 343400002000500

**Calculations**

**New farm**

**Livestock/manure summary**

Manure Form	Type of livestock/manure	Existing maximum	Total after alteration	Estimated livestock barn area
Liquid	Swine, Feeders (27 - 136 kg), Full Slats	700 (133.3 NU)	1800 (342.9 NU)	1723 m <sup>2</sup>

**Setback summary**

Existing manure storage	<b>V5. Liquid, inside, underneath slatted floor</b>		
Existing design capacity	<b>133.3 NU</b>		
Design capacity after alteration	<b>342.9 NU</b>		
Factor A (odour potential)	<b>1.2</b>	Factor B (design capacity)	<b>485.99</b>
Factor C (orderly expansion)	<b>0.9461</b>	Factor D (manure type)	<b>0.8</b>
<hr/>			
Building base distance 'F' (A x B x C x D) (minimum distance from livestock barn)	<b>442 m (1450 ft)</b>		
Storage base distance 'S' (minimum distance from manure storage)	<b>442 m (1450 ft)</b>		

**Setback distance summary**

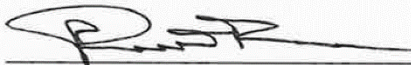
Description	Building setbacks		Storage setbacks	
	Minimum	Actual	Minimum	Actual
Type A land uses	442 m (1450 ft)	350 m (1148 ft)	442 m (1450 ft)	350 m (1148 ft)
Type B land uses	884 m (2900 ft)	NA	884 m (2900 ft)	NA
Nearest lot line (side or rear)	30 m (98 ft)	112 m (367 ft)	30 m (98 ft)	112 m (367 ft)
Nearest road allowance	60 m (197 ft)	204 m (669 ft)	60 m (197 ft)	204 m (669 ft)

**Preparer signoff & disclaimer**

**Preparer contact information**

Robert Brown  
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**Signature of preparer**



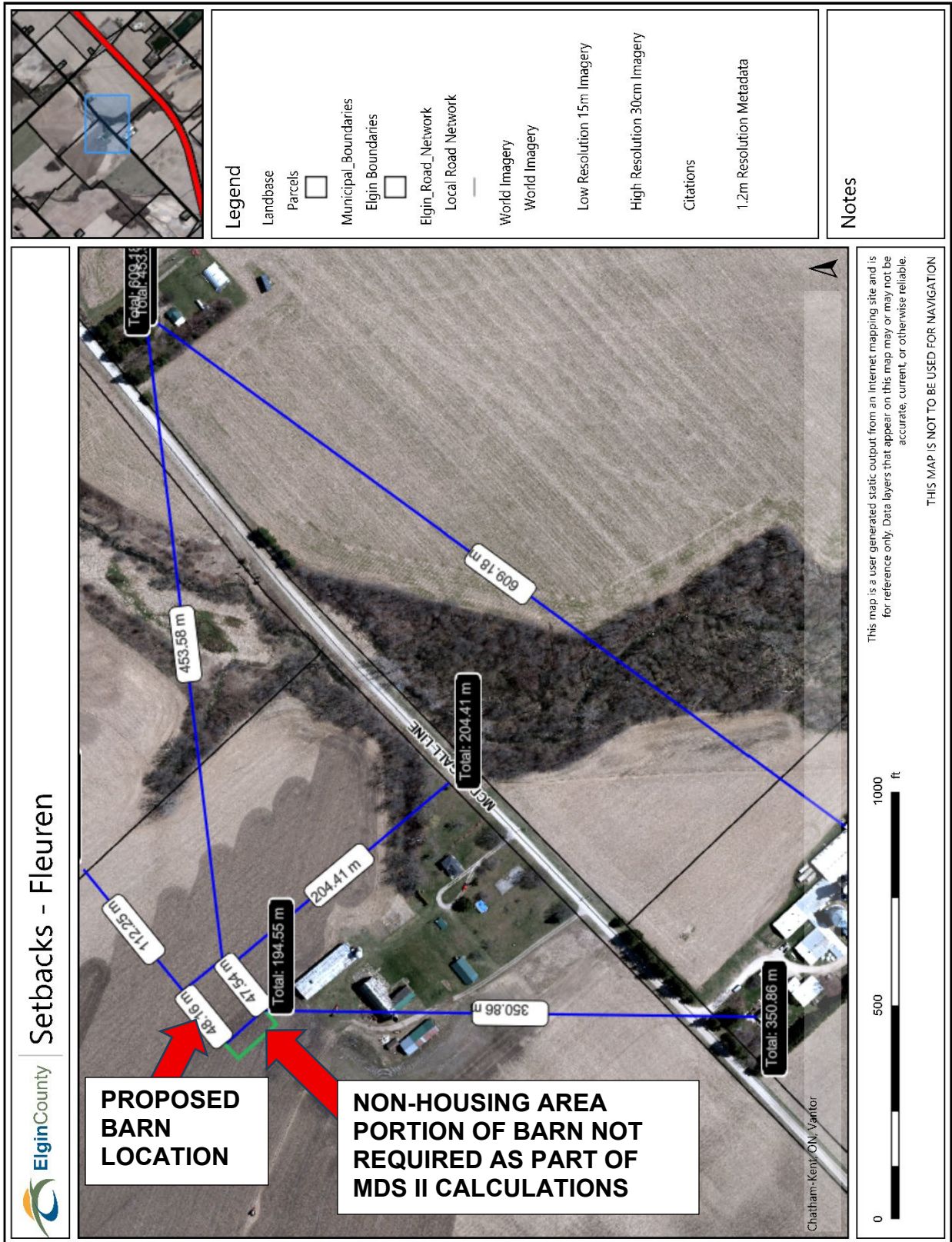
Robert Brown , Principal Planner

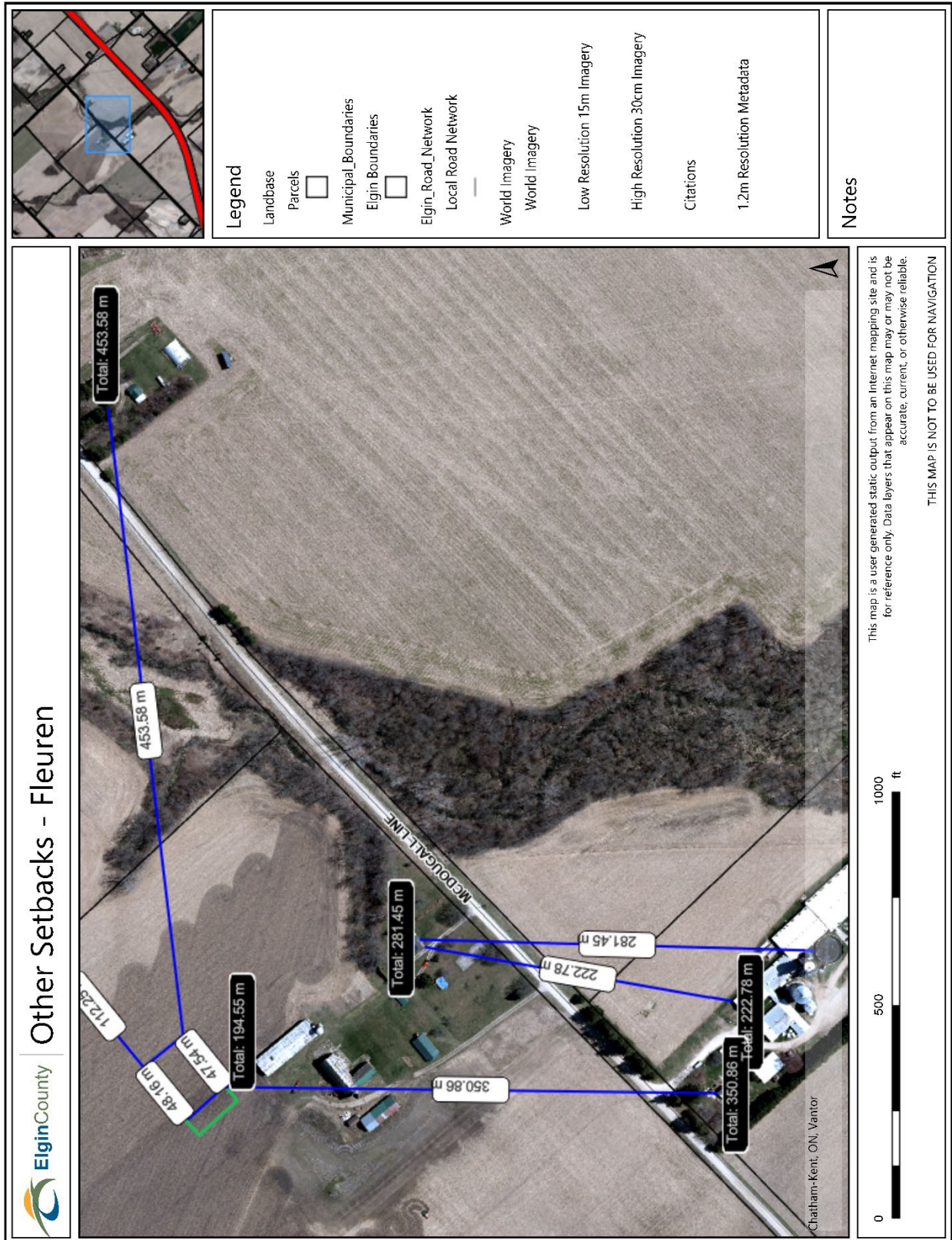
30/4/20

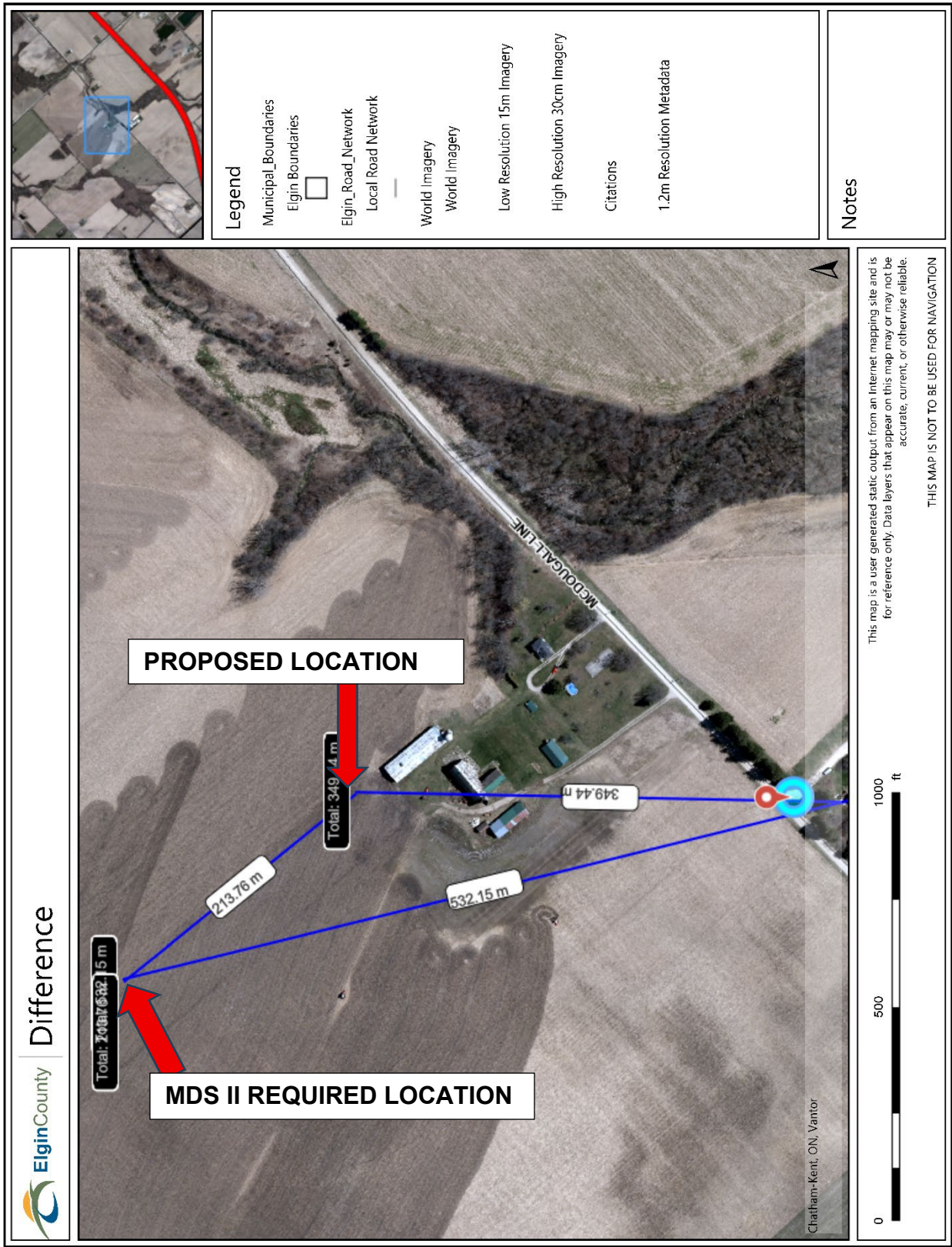
Date (Month-Day-Year)

**Note to the user**

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FORMER LIVESTOCK BARN

VIEW OF FORMER BARN AND HOUSE THAT HAVE BEEN

20638 McDougall Line  
Mulrirk, Ontario  
Google Street View  
May 2014 See latest date



**LOOKING SOUTHWEST AT THE EXISTING BASE OF OPERATIONS AND LIVESTOCK FACILITY SOUTH OF THE SUBJECT PROPERTY**



**LOOKING SOUTHWEST AT THE NEAREST DWELLING ON THE APPLICANT'S EXISTING LIVESTOCK FARM**



**LOOKING NORTHEAST TOWARD THE PROPOSED LOCATION OF THE NEW BARN**



**LOOKING EAST ALONG MCDOUGALL LINE AND THE SURROUDING FARMLANDS, FARMED BY THE APPLICANT**



**LOOKING WEST FROM THE APPLICANT'S PARENTS' PROPERTY TO THE EAST OF THE PROPOSED LOCATION OF THE NEW**



**LOOKING NORTH AT THE APPLICANT APPLYING MANURE VIA THE DRAGLINE SYSTEM ON A PARCEL EAST OF THE SUBJECT**