



September 2, 2026

Matt Rapke
Senior Planner
Municipality of West Grey
402813 Grey Road 4
Durham, ON N0G 1R0

(via email to mrapke@westgrey.com)

Dear Mr. Rapke:

**RE: Severance Application & Zoning Application to Apply a Holding Provision
H. Bye Construction
255 Watson Drive, Mount Forest
OUR FILE 24367A**

On behalf of our client, H. Bye Construction, please find enclosed an application for Consent and an application for a Zoning By-Law Amendment regarding lands with PINs 37298-0322, 37298-0326, and 37298-0263 which have collectively merged under the title of Randharr Investments Inc. (collectively 'the subject lands'). The subject lands are located in the Municipality of West Grey (Grey County).

The subject lands are located south of Norpark Avenue, east of Harry Bye Boulevard, north of the Coral Lea Avenue Road allowance and adjacent to the terminus of Viola May Crescent. The majority of the subject lands are currently farmed, with the exception of the area subject to PIN 372980322 which is currently used for outdoor storage for an industrial use.

For the purposes of this letter, the subject lands are described as consisting of three areas (see **Figure 1 – Consent Sketch**) referenced as:

- 'Severed Lands 1' – 5.6-hectare area [consisting of 2-hectare Parcel (PIN 372980322) & 3.6-hectare northern portion of PIN 372980263]
- 'Severed Lands 2' – 0.9-hectare area [consisting of southeastern portion of PIN 372980263 (lands subject to the proposed holding provision)]
- 'Retained Lands' – 19.14-hectare area [consisting of portion of PIN 372980263 & 0.04-hectare Parcel (PIN 372980326)]



BACKGROUND ON PREVIOUS PLANNING APPLICATIONS

To facilitate industrial development of a portion of the subject lands, a Zoning By-law Amendment ('ZBA') was passed and enacted by the Municipality of West Grey on January 13th, 2026. The ZBA does not come into effect until passing of a concurrent Grey County Official Plan Amendment (OPA No. 28). The approved ZBA rezoned a portion of the lands (Severed Lands 1, Severed Lands 2, and the eastern portion of the Retained Lands) to 'M1-569 Industrial Exception' and the balance of the lands (western portion of the Retained Lands) to 'A3-570 Restricted Rural Exception'.

An Official Plan Amendment (OPA) was concurrently filed with Grey County to expand the Industrial Business Park Settlement Area to include a portion of the lands owned by Randharr Investments Inc., including the Severed Lands 1, Severed Lands 2, and portion of the Retained Lands. A Stage 1 and 2 Archaeological Assessment was submitted with the application, together with an Acknowledgement Letter from the Ministry of Citizenship and Multiculturalism (MCM). The Assessment identified a single late 19th to early 20th century archaeological site that was subsequently registered with the MCM as Site AIHe-3. We understand that all matters related to the Official Plan Amendment were satisfactorily addressed, except for comments received later in the process from the Saugeen Ojibway Nation (SON), who did not accept the completed Stage 1-2 Archaeological Assessment accepted by MCM. SON requested that a new Assessment be completed. The County effectively deferred the application in the interim and as such, although the ZBA was approved by West Grey, it has not yet come into force and effect.

To address the comments and allow the OPA to proceed to County Council for consideration, a new Stage 1 and 2 Archaeological Assessment was conducted for the entirety of the property in May 2026. Through this additional work, Site AIHe-3 was reidentified, and three isolated Indigenous artifact findspots were found. The archaeologist determined that neither Site AIHe-3 nor the three isolated findspots retain any further Cultural Heritage Value or Interest (CHVI) and that no further archaeological work is required on site. Until such a time as these findings are accepted by the MCM, it is the archaeologist's recommendation that the area of the site containing these findings not be altered/developed.

In accordance with the findings, a small portion of the subject lands (the 'Severed Lands 2') where the new findspots are located is proposed to be subject to a Holding Provision requiring archaeological clearance from MCM prior to development proceeding (on that portion of the lands only). This will ensure that MCM clearance is achieved prior to site alteration/development of the Severed Lands 2 while allowing the Severed Lands 1 to proceed forward to development and the County to consider the Official Plan Amendment.

In summary, the purpose of the application is to permit the OPA to advance to Council for consideration, bring the previously approved Zoning By-law Amendment into effect, and establish a Holding provision on the Severed Lands 2 until such a time as MCM clearance is obtained for the updated archaeological work.

OVERVIEW OF CURRENT APPLICATIONS

The proposed applications are summarized as follows:

1. A consent application to create two new lots: a new 5.6-hectare (9-acre) lot (Severed Lands 1) and 0.9-hectare (2.2-acre) lot (Severed Lands 2). This will result in three lots (see **Figure 1 – Consent Sketch**) in total:
 - i. 5.6 hectare Severed Lands 1
 - ii. 0.9 hectare Severed Lands 2
 - iii. 19.14 hectare Retained Lands
2. A rezoning application to apply a holding provision to Severed Lands 2, to exempt Severed Lands 2 from the minimum lot frontage provision, and to permit a minimum lot frontage of 20 metres in the A3-570 Zone (which applies to a portion of the Retained Lands). – see **Figure 2 – Proposed Zoning By-law Amendment**.

Proposed Consent Application

The purpose of the consent application is to subdivide the subject lands to create a lot for industrial use and development (in accordance with underlying zoning permissions). The owner intends to create one new 5.6-hectare lot (Severed Lands 1) to facilitate the development of a new 3,900 m² industrial building, and an outdoor storage area for the parking of finished products awaiting delivery.

Additionally, and as discussed above, a 0.9-hectare lot is proposed to be created (Severed Lands 2) to separate the portion of the subject lands containing the noted archaeological findings; this will allow development to occur on the lands where no findings were observed.

It is anticipated that the Retained Lands will be subject to a future land division application to create industrial lots on the portion of the lands with industrial zoning. However, no development is proposed at this time on the Retained Lands.

Proposed Zoning By-law Amendment

The purpose of the Zoning By-law Amendment (ZBA) is to apply a Holding provision to the proposed Severed Lands 2 to prohibit development until such a time as the completed archaeological field work is acknowledged by the Ministry and to include a special regulation to exempt the Severed Lands 2 from requiring frontage on a public road.

The ZBA also proposes an amendment to the existing A3-570 zone that applies to a portion of the Retained Lands to permit a minimum lot frontage of 20m.

PLANNING ANALYSIS

This planning analysis is based on the premise that the proposed land use framework to be enacted through County OPA No. 28 and Municipality of West Grey Bylaw No. 2026-003 (as it relates to ZA16.2025) are in-effect on the subject lands. In this regard, should the consent application be approved, the following condition of consent should be applied: "*That Grey County Official Plan Amendment No. 28 be approved and come into force and effect*".

Grey County Official Plan

Through OPA No. 28, the subject lands will have the following designations:

- Severed Lands 1 – designated Industrial Business Park Settlement Area
- Severed Lands 2 – designated Industrial Business Park Settlement Area
- Retained Lands – portion designated Industrial Business Park Settlement Area and balance designated Rural

Section 9.12(1) of the County Official Plan sets out the following circumstances to consider prior to approval of a consent application:

a) The land division is permitted by the appropriate land use policies of Section 3 to 8;

There are no specific lot size or consent requirements for lot creation within the Industrial Business Park Settlement Area designation. The portion of the lands designated Rural land use type is not being subdivided (existing area designated Rural remains at its existing size).

b) The land division is to promote development in an orderly and contiguous manner, and should not conflict with the established development pattern of the area;

The proposed land division will result in orderly development that is contiguous with the existing built area of the Industrial Business Park Settlement Area. The industrial area exhibits varying lot sizes, and while the proposed Severed Lands 1 is larger than the majority, this is required to house an existing growing business, which currently extends over several lots in the current Industrial Business Park Settlement Area.

The Rural designated portion of the Retained Lands is not out of keeping with nearby rural properties.

c) The proposed use is compatible with existing and future permitted land uses on adjacent lands;

As evaluated through the OPA/ZBA applications, dry industrial uses permitted on the lands to be designated Industrial Business Park Settlement Area through OPA No. 28 are compatible with the surrounding Industrial Business Park Settlement Area and not anticipated to result in adverse effects on nearby sensitive uses.

Current agricultural (cropping) uses on the portion of the Retained Lands designated Rural are compatible with surrounding and existing uses within the Rural Area and Industrial Business Park Settlement Area.

d) The servicing requirements of Section 8.9 must be met;

Municipal servicing and communal servicing are not available on the subject lands. A Servicing Options Study was submitted with the OPA/ZBA applications and recommended that private individual services be used for the proposed development (on the Severed Lands 1). The

subject lands are located in an area that is already serviced by private individual systems (within the Industrial Business Park Settlement Area and on Rural Lands). The Servicing Options Study concluded that extending full municipal services through to service the manufacturing building is not recommended.

The Hydrogeological and Nitrates Study concluded that the manufacturing facility proposed on the Severed Lands 1 can be appropriately serviced by private individual services.

- e) Direct access from a Provincial Highway or a County Road may be restricted as outlined in Section 8.3. Where possible, residential lots must not be approved where access from a road would create a traffic hazard because of limited sight lines, curves, or grades;*

Access to the Severed Lands 1 is existing from Harry Bye Boulevard.

Access to the Retained Lands is provided via Viola May Crescent. It is anticipated that Viola May Crescent will be extended through future development applications.

The Severed Lands 2 have access through Watson Drive via an existing agreement whereby PIN 37298-0263 benefits from a right of way for ingress and egress over that part of the 2nd division of said lot 32, designated as Part 1 on said Plan 17R-2000 (PIN 372980264) through Instrument GS171216.

- f) Evidence that soil and drainage conditions are suitable to permit the proper siting of buildings, that a sufficient and potable water supply exists, and that conditions are suitable for sewage system construction;*

As provided above, a Servicing Options Study and Hydrogeological and Nitrates Study was prepared as part of the OPA/ZBA application for the portion of the lands within the Industrial Business Park Settlement Area. Private septic and water servicing can be achieved on the subject lands.

- g) The size of any parcel of land created must be appropriate for the proposed use, and in no case, will any parcel be created which does not conform to the minimum provisions of the zoning by-law.*

See Zoning By-law analysis section below.

- h) The proposed lots comply with Provincial Minimum Distance Separation Formulae except for lots created within settlement areas.*

As part of the OPA/ZBA application submitted for the subject lands, MDS calculations were undertaken in accordance with "The Minimum Distance Separation Implementation Document: Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks, Publication 853 of the Ontario Ministry of Agriculture, Food and Rural Affairs, 2016" (the 'MDS Guidelines'). These calculations were undertaken for a Type B (more sensitive) use, as required for settlement boundary expansions. Based on those calculations (see Table 1 – MDS Type B

column), the portion of the subject lands proposed to be brought into the Industrial Business Park Settlement Area through OPA No. 28 (including Severed Lands 1 & 2) were found to comply with the MDS formula. As such, adherence to MDS was already demonstrated for the portion of the lands proposed in the Industrial Business Park Settlement Area. See **Appendix A – MDS Calculations** for more MDS data sheets and setback figure.

Table 1. MDS I Summary Table

Address	Livestock Type	MDS Type B	MDS Type A
415 Wellington County Road 6	Beef farm	272 m	189 m
6884 ON-89	Horse farm	191 m	115 m
42487 Grey County Rd 109	Dairy farm	430 m 487 m	316 m 385 m
271087 County Road 6	Beef farm	204 m	122 m
*where only one MDS measurement is listed, that measurement applies to both the barn and manure storage (or barn only where there is no manure storage). Where two MDS measurements are listed, the first refers to the barn and the second to manure storage.			

Per the MDS Guidelines, where lot creation is proposed, including new lots for agricultural uses, an MDS I setback is required for both the severed and retained lot. Per MDS Guideline #33, lot creation outside a settlement area is considered a Type A (less sensitive) land use. As provided in Table 1 (see MDS Type A column) above, the two severed lots meet MDS setbacks for a Type B (less sensitive) land use. A portion of the retained lands that are not proposed within the Industrial Business Park Settlement Area intersect with the Type A MDS setback for a barn located at 415 Wellington County Road 6. The Type A setback is 189 and intersects with only the southern corner of the proposed retained lands. Per Guideline #41, for proposed lots without an existing dwelling that are >1 ha, MDS I setbacks are measured as the shortest distance between a 0.5 ha or larger building envelope (for a potential dwelling) and either the surrounding livestock occupied portions of the livestock barns, manure storages or anaerobic digesters. As such, a 0.5 building envelope can be sited on the Retained Lands outside of the MDS Type A arc for the barn located at 415 Wellington County Road 6.

Overall, the proposed lots comply with MDS.

Municipality of West Grey Zoning Bylaw

Through Municipality of West Grey Bylaw No. 2026-003, the subject lands will have the following zoning:

- Severed Lands 1 – zoned M1-569
- Severed Lands 2 – zoned M1-569 (holding proposed to be applied through this application)

- Retained Lands – zoned M1-569 and A3-570

The below table sets out how the proposed lots comply with the minimum requirements of the Zoning By-law. Since no buildings are currently present on the subject lands, lot area and minimum lot frontage are the relevant provisions at the consent stage.

Applicable M1-569 Zone Provisions for Consent	Severed Lands 1	Severed Lands 2
Minimum Lot Area of 0.8 hectares	5.6 ha	0.9 ha
Minimum Frontage of 20 m	110.34 m (on Harry Bye Blvd)	0 m*

*Access to the Severed Lands 2 is through Watson Drive via an existing agreement whereby PIN 37298-0263 benefits from a right of way for ingress and egress over that part of the 2nd division of said lot 32, designated as Part 1 on said Plan 17R-2000 (PIN 372980264) through Instrument GS171216. The Severed Lands 2 will not have frontage until such a time as Watson Avenue is extended. As such, a site-specific zoning exception is also proposed to exempt the Severed Lands 2 from the minimum lot frontage provision.

Applicable M1-569 Zone Provisions for Consent	Retained Lands	Applicable A3-570 Zone Provisions for Consent	Retained Lands
Minimum Lot Area of 0.8 hectares	19.14 ha	Minimum Lot Area of 10.5 hectares	19.14 ha
Minimum Frontage of 20 m	20 m (Viola May)	Minimum Frontage of 54.95 m	20 m (Viola May)**

** An amendment to the existing A3-570 zone that applies to a portion of the Retained Lands is proposed to permit a minimum lot frontage of 20m.

The Retained Lands are split zoned A3-570 and M1-569. Access to the Retained Lands is via the current terminus of Viola May Crescent which provides 20 metres of frontage on the Retained Lands. It is intended that the A3-570 and M1-569 zoned portions of the Retained Lands will be severed from each other through a future application, and at that time, Viola May Crescent will be extended to provide frontage and access on the A3-570 portion of the Retained Lands.

Planning Analysis for Zoning By-law Amendment

Proposed Holding Provision [M1-569(h)] to be applied to Severed Lands 2

Section 9.10 of the County Official Plan, pursuant to Section 36 of the Planning Act, permits the use of the holding symbol 'h' in all land use types under the Plan where there will be a need to apply preconditions to development.

Section 4.6 of the PPS provides that planning authorities shall not permit development on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved. The County of Grey Official Plan also includes policies

regarding protection of significant archaeological resources. This includes prohibiting development on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

In accordance with the policies of the PPS and the County Official Plan, a Stage 1 and 2 Archaeological Assessment was prepared by AS&G Archaeological Consulting (May 2025), submitted to the MCM, and entered into the MCM register on June 9th, 2025. The Stage 1 and 2 Archaeological Assessment and MCM acceptance letter were both submitted with the original OPA and ZBA applications for 255 Watson Drive in December 2025. Through consultation with SON, it was requested that additional archaeological work be undertaken.

Through this additional work (undertaken in May of 2026), Site AIHe-3 was reidentified, and three isolated Indigenous artifact findspots were found. The archaeologist determined that neither Site AIHe-3 or the three isolated findspots retain any further Cultural Heritage Value or Interest (CHVI) and that no further archaeological work is required on site. Until such a time as these findings are accepted by the MCM, it is the archaeologist's recommendation that the area of the site containing these findings not be altered/developed.

As a result of this recommendation, and in discussion with West Grey staff, it was agreed that a Holding provision was an appropriate planning tool to utilize to allow the application to proceed, but to prevent development of a portion of the site until such time as the final Assessment is completed and the Ministry Acknowledgement letter received. As such, it is proposed that a holding provision be applied to the existing M1-569 zoning on the Severed Lands 2. This would serve to ensure that no development would be permitted on this portion of the site until such a time as MCM acceptance is granted, while allowing development on areas of the subject lands where no resources were discovered.

Proposed Amendment to A3-570 Zone on portion of Retained Lands

An amendment to the existing A3-570 zone that applies to the Retained Lands is proposed to permit a minimum lot frontage of 20m. Access to the Retained Lands is provided via the terminus of Viola May which also provides for a 20-metre frontage. It is intended that the A3-570 and M1-569 zoned portions of the Retained Lands will be severed from each other through a future application, and at that time, Viola May Crescent will be extended to provide frontage and access on the A3-570 portion of the Retained Lands.

Proposed Site-Specific Exemption to the Severed Lands 2

The Severed Lands 2 have access through Watson Drive via an existing agreement whereby PIN 37298-0263 benefits from a right of way for ingress and egress over that part of the 2nd division of said lot 32, designated as Part 1 on said Plan 17R-2000 (PIN 372980264) through Instrument GS171216.

Through the Zoning By-law Amendment process, a site-specific provision is proposed for the Severed Lands 2 to exempt the lands from the minimum lot frontage provision. This recognizes that the

Severed Lands 2 will not have frontage on a publicly maintained road until such a time as Watson Avenue is extended.

This will facilitate the severance of the Severed Lands to allow the application of the holding provision which will ensure archaeological work is completed prior to development of the Severed Lands.

In our opinion, the proposed Zoning By-law Amendment is consistent with the Provincial Planning Statement and conforms to the Grey County Official Plan, as amended by OPA 28.

PROPOSED CONDITIONS OF CONSENT

If the application for consent is approved, the decision should be subject to the following conditions:

- That Grey County Official Plan Amendment No. 28 be approved and come into force and effect.
- That the A3-540 zone (which applies to a portion of the 'Retained Lands' as identified on the Severance Sketch) be amended to permit a frontage of 20-metres (via Viola May Crescent).
- That a site-specific provision be applied to the zoning of the 'Severed Lands 2' as identified on the Severance Sketch exempting the Severed Lands 2 from the minimum lot frontage requirement.

PROPOSED HOLDING PROVISION

A holding symbol 'h' shall be applied to the 'Severed Lands' as identified on the Severance Sketch. The holding provision shall require the completion of the remaining archaeological assessment, as included below:

"Notwithstanding Section 35 of Bylaw No. 37-2006, no development or site alteration shall be permitted on those lands identified as M1-569(h) until such time as the holding suffix "h" has been lifted and the Owner has provided a letter from the Ministry of Citizenship and Multiculturalism verifying that the archaeological assessments have been accepted, to the satisfaction of the Municipality of West Grey."

CLOSING

In support of this application, please find the following items at this SharePoint link [[Randharr Lot Consent and ZBA \(Sept 2 2026\)](#)]:

- Committee of Adjustment application for consent;
- Zoning By-law Amendment application;
- Proof of property ownership;
- Proof of property access; and,
- Stage 1-2 Archaeological Re-Assessment Status Letter.

The owner will submit a cheque in the amount of \$6,250 to the Municipality of West Grey, representing the following application fees:

- Zoning By-law Amendment (ZBA) application fee: \$3,000 (no contingency fee required)
- Consent application fee: \$1,900
- Grey County review fee: \$450 (\$400 + \$50 for the related application)

- SVCA review fee: \$900 (\$600 + \$300, 50% of the fee for the related application)

We thank you in advance for your attention to our application. Should you have any questions or require any further information, please do not hesitate to contact the undersigned.

Yours truly,

MHBC



Trevor Hawkins, M.PL, MCIP, RPP
Partner



Chelsea Brooks, MA, MSc(Plan), RPP, MCIP
Senior Planner

cc. *Harry Bye*

*Attach. Figure 1 – Consent Sketch
Figure 2 – Proposed Zoning By-law Amendment
AgriSuite Report for MDS I*

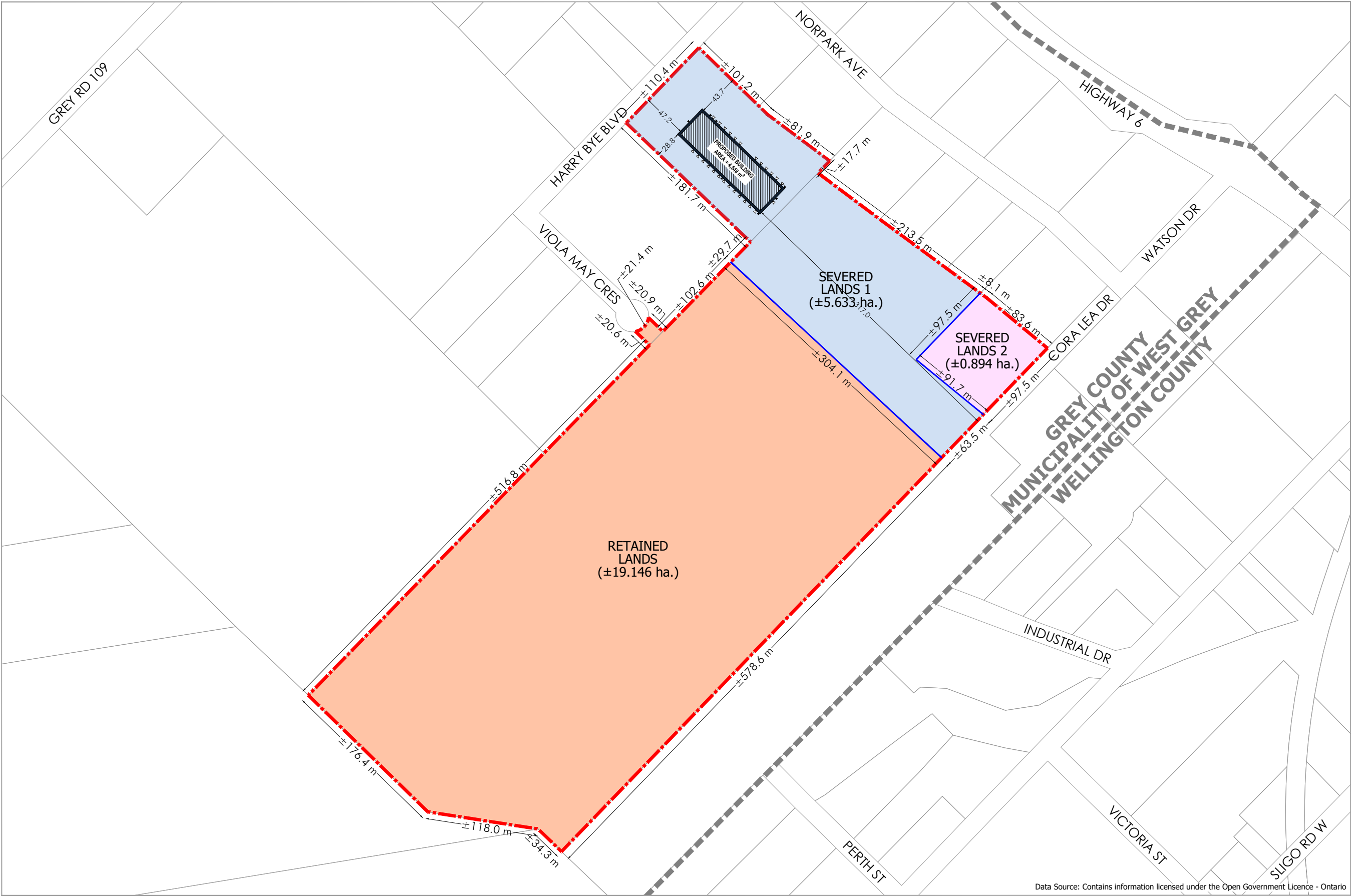


Figure 1 - Consent Sketch

- Subject Lands
- Municipal Boundaries
- Severed Lines
- Retained Lands (±19.146 ha.)
- Severed Lands 1 (±5.633 ha.)
- Severed Lands 2 (±0.894 ha.)

Data Source: Contains information licensed under the Open Government Licence - Ontario

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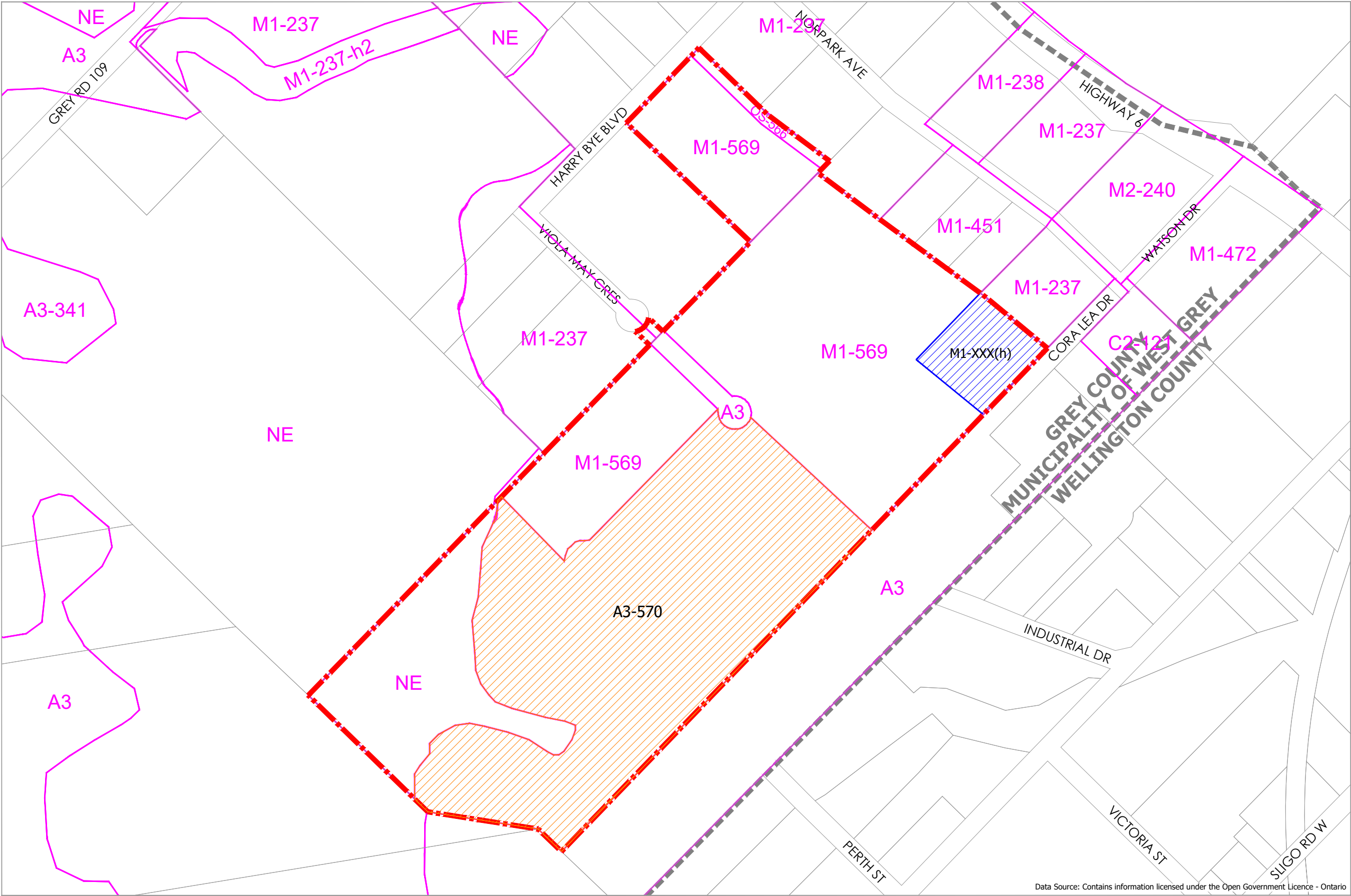


Figure 2 - Proposed Zoning By-law Amendment

Subject Lands

Municipal Boundaries

Zone limits

Lands to be rezoned to permit no lot frontage and to include a Holding provision M1-XXX(h)

Site-specific zoning on lands proposed to be amended to permit a minimum lot frontage of 20 m

A3

RESTRICTED AGRICULTURAL ZONE

C2

HIGHWAY COMMERCIAL ZONE

M1

INDUSTRIAL ZONE

M2

RESTRICTED INDUSTRIAL

OS

OPEN SPACE ZONE

NE

NATURAL ENVIRONMENT ZONE

GREY COUNTY
MUNICIPALITY OF WEST GREY
WELLINGTON COUNTY

INDUSTRIAL DR

Data Source: Contains information licensed under the Open Government Licence - Ontario

K:\24\329 - Mount Forest\BPT\24067A_Proposed ZBLA_Sheet 2024.mxd

H. Bye Consent

General information

Application date Sep 1, 2026	Municipal file number	Proposed application Lot creation for a maximum of three non-agricultural use lots
Applicant contact information ON	Location of subject lands County of Grey Township of West Grey NORMANBY Concession 1 WEST OF OWEN SOUND ROAD , Lot 32 Roll number: 4205010007025000000	

Calculations

271087 County Rd 6

Farm contact information ON	Location of existing livestock facility or anaerobic digester County of Grey Township of West Grey NORMANBY Concession A WEST OF OWEN SOUND ROAD , Lot 72 Roll number: 4205010007029000000	Total lot size 30 ha
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Backgrounders (7 - 12.5 months), Confinement	29	9.7 NU	135 m²

Confirm Livestock/Manure Information (271087 County Rd 6)
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	No storage required (manure is stored for less than 14 days)		
Design capacity	9.7 NU		
Potential design capacity	19.3 NU		
Factor A (odour potential)	0.8	Factor B (design capacity)	197.79
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			122 m (400 ft)
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			No existing manure storage
Actual distance from manure storage			NA

415 Wellington County Rd 6

Farm contact information ON	Location of existing livestock facility or anaerobic digester County of Grey Township of West Grey NORMANBY Concession A WEST OF OWEN SOUND ROAD , Lot 73 Roll number: 4205	Total lot size 53 ha
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Beef, Backgrounders (7 - 12.5 months), Confinement	90	30 NU	418 m ²

Confirm Livestock/Manure Information (415 Wellington County Rd 6)

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

Setback summary

Existing manure storage	No storage required (manure is stored for less than 14 days)		
Design capacity	30 NU		
Potential design capacity	90 NU		
Factor A (odour potential)	0.8	Factor B (design capacity)	306.81
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			189 m (620 ft)
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			No existing manure storage
Actual distance from manure storage			NA

42487 Grey County Rd 109

Farm contact information ON	Location of existing livestock facility or anaerobic digester County of Grey Township of West Grey NORMANBY Concession A WEST OF OWEN SOUND ROAD , Lot 70 Roll number: 4205010007027000000	Total lot size 35 ha
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Liquid	Dairy, Heifers Large Frame (182 - 545 kg) (eg. Holsteins), Free Stall	266	133 NU	1853 m ²

Confirm Livestock/Manure Information (42487 Grey County Rd 109)

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

Setback summary

Existing manure storage	M1. Liquid, outside, no cover, straight-walled storage		
Design capacity	133 NU		
Potential design capacity	399 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	512.48
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)		316 m (1037 ft)	
Actual distance from livestock barn		NA	
Storage base distance 'S' (minimum distance from manure storage)		385 m (1263 ft)	
Actual distance from manure storage		NA	

6884 On-89

Farm contact information ON	Location of existing livestock facility or anaerobic digester County of Grey Township of West Grey NORMANBY Concession A WEST OF OWEN SOUND ROAD , Lot 75 Roll number: 4205010007025000000	Total lot size 10 ha
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Livestock/manure summary

Manure Form	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)	13	13 NU	302 m ²

Confirm Livestock/Manure Information (6884 On-89)

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	13 NU		
Potential design capacity	26 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	212
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			115 m (377 ft)
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			115 m (377 ft)
Actual distance from manure storage			NA

Preparer signoff & disclaimer

Preparer contact information
ON

Signature of preparer

(Signature)

Date (Month-Day-Year)

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.