

April 24, 2026

Emmanuel Baptist Church of Barrie
c/o Ian Shaule
374 Salem Road
Barrie, ON L9J 0C6

Dear Mr. Shaule,

RE: Calculation of MDS I Setbacks for 4806 Sunnidale-Tosorontio, Clearview

Thank you for retaining Colville Consulting Inc. to complete a Minimum Distance Separation (MDS) study for the property located at 4806 Sunnidale-Tosorontio Townline, Township of Clearview. It is our understanding that the owner of the property intends to rezone the lands from “Institutional (IN)” to “Institutional Exception (IN-XX)” to permit the future development of a single detached dwelling (Figure 1). The municipality has requested that this proposed rezoning be supported by an MDS I study that would demonstrate that any potential future development will conform to the minimum distance separation formulae.

The Subject Lands are located within Part of Lot 17, Concession 1 in the Township of Clearview, Simcoe County. The property is bounded partially by Sunnidale-Tosorontio Townline to the south and County Road 10 to the east.

The property is currently zoned as Institutional (IN) within the Township of Clearview Zoning By-law 06-54. Comments from Calvin Dempster, Planner at the County of Simcoe, states “It is understood that residential uses are not a permitted use in the “Institutional” zone.” Although not part of a prime agricultural area, the MDS I formulae is applicable to lands in a rural designation, which is the designation in which the client hopes to obtain. The MDS formula is to be applied in both Agricultural and Rural designations. Therefore, as per the Provincial Policy Statement (2024), and the Township of Clearview Official Plan (2024), an MDS study is required to demonstrate that the proposed residential use will conform to the MDS formula. New land uses proposed in Rural and Agricultural designated areas are required by the Provincial Policy Statement (PPS) to comply with the MDS formulae.

Section 2.6 Rural Lands in Municipalities, Subsection 2.6.5 - New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.

Throughout this report, there are references to documents and data sources prepared by the Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA). However, in June of 2024, the ministry was reorganized and two separate ministries were formed: the Ministry of Agriculture, Food and Agribusiness (OMAFA) and the Ministry of Rural Affairs (MRA). For the purposes of this report, references to OMAFA and OMAFRA are often used interchangeably.

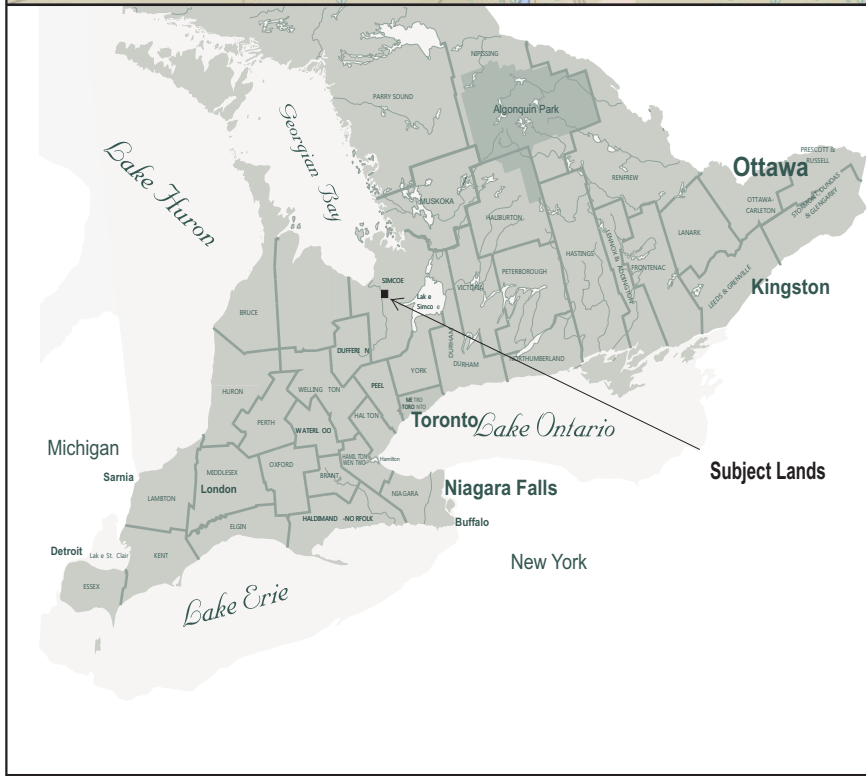
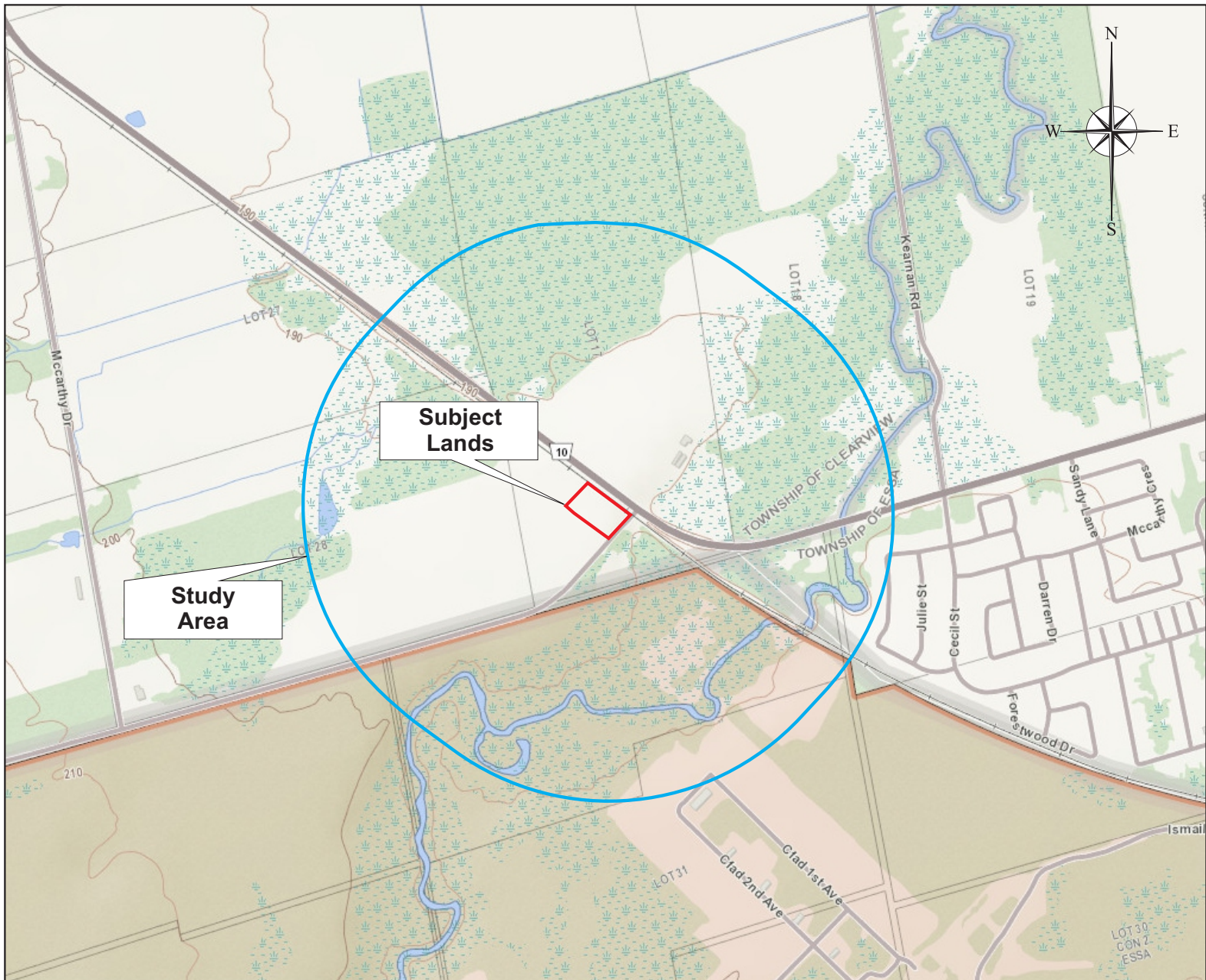


FIGURE 1
Location Map

**MDS for 2806 Sunnidale-Tosorontio
Townline, Clearview**

Prepared for:
Ian Shaule

Prepared by:
COLVILLE CONSULTING INC.

DATE: April 2026

FILE: C26020

MINIMUM DISTANCE SEPARATION

Background

According to the Ontario Ministry of Agriculture, Food and Rural Affairs, (OMAFRA) FactSheet *Farmer and Neighbour Relations Preventing and Resolving Local Conflicts* (January 2005), neighbour complaints relating to odours generated by farm operations are the number one complaint received by farmers.

The concept of applying separation distances between livestock facilities and non-farm land uses in order to minimize land use conflicts with the growing non-agricultural rural population first originated in the early 1970s with the *Suggested Code of Practice*.

The Province introduced the minimum distance separation in 1995 and created formulae designed to identify appropriate setbacks for development from existing livestock operations. The latest version of the MDS came into effect on March 1, 2017. The formulae and guidelines are provided in the "Minimum Distance Separation (MDS) Document", Publication 853 OMAFRA (2016). As with its predecessors, the MDS only addresses odour-related concerns.

The MDS only applies to Agricultural or Rural designated lands. The MDS formulae are not applied within an existing settlement area boundary unless specific wording is provided in a municipality's official plan stating that the MDS is to be applied within other land use designations.

MDS Formulae

The Province has developed two different formulae: the MDS I formula and the MDS II formula. The MDS I formula calculates the minimum distance separation requirements between existing livestock facilities and proposed new non-agricultural uses or lot creation. The MDS II calculates minimum distance separation requirements for new or expanding livestock facilities from existing or approved non-farm development.

Software developed by OMAFA is used to calculate the MDS I requirements for the livestock facilities. This includes former livestock operations which have buildings that are structurally sound and capable of housing livestock. To determine the MDS I setback requirements, specific information regarding each livestock facility is required by the formulae. *Livestock facilities* are defined in the Minimum Distance Separation (MDS) Document, Publication 853 (2016) as "All livestock barns and manure storages on a lot, as well as all unoccupied livestock barns and unused manure storages on a lot."

For the purposes of this study, the MDS I formula is used as the proposed residence is considered a new non-agricultural use. The formula requires specific information regarding neighbouring livestock operations. The information includes:

- the lot size;
- the type of livestock housed in the barn;
- the maximum capacity of the barn;
- the type of manure storage system; and
- the type of land use proposed adjacent to existing livestock facilities.

In regard to the type of land use proposed, the MDS recognizes two land use types: Type A and Type B. As per the Minimum Distance Separation (MDS) Document, Publication 853 (2016):

Type A land uses are typically characterized by uses that have a lower density of human occupancy, habitation, or activity. For the purposes of MDS I, Type A land uses include applications to rezone or redesignate agricultural lands for industrial, agricultural-related, or recreational use – low intensity purposes.

Type A land uses include applications to permit:

- construction of a dwelling on an existing lot where the municipality has determined that MDS I should be applied, or
- the creation of up to three lots either by consent or plan of subdivision.

Type B land uses generally have a higher density of human occupancy, habitation, or activity. The Minimum Distance Separation (MDS) Document, Publication 853 (2016) describes Type B land uses as follows:

Type B land uses include applications to rezone or redesignate agricultural lands for residential, institutional, recreational use – high intensity, commercial or settlement area purposes.

Type B land uses include applications to permit:

- creation of residential subdivisions in rural areas, or
- expansion of a settlement area, or
- creation of multiple residential development, or
- the creation of a lot which results in a rural residential cluster.

The MDS Guidelines consider that a proposed application for the future development of a single residential home will require a Type A land use, which has a lower potential for generating nuisance complaints. Therefore, this application will be for a Type A land use.

METHODOLOGY

Background Information Review

The Minimum Distance Separation (MDS) Document, Publication 853 (2016) and the Minimum Distance Separation and land use policies contained in the Provincial Policy Statement (PPS 2024) and the Clearview Official Plan (2024) were reviewed.

Prior to visiting the site, we reviewed aerial photography (both Google Earth® 1934-2024 imagery and OMAFA's AgMaps imagery). We used this imagery to identify potential livestock housing facilities within the study area prior to our site visit.

As per MDS Guideline #16 in the MDS Document, the information to be used in MDS calculations should be obtained from the owner of the livestock facility whenever possible. While it is always preferable to get the information specific to the livestock facility directly from the farmer or land owner, in some cases this is not possible. In the absence of this information source, we used aerial photo interpretation, professional judgement, and information provided by locals with knowledge of the area and the livestock facilities of

interest. In absence of information obtained directly from landowners/operators, we used on-line mapping tools such as Google Earth® to determine barn dimensions to calculate the maximum capacity of the livestock facilities.

Site Visit

On April 1, 2026, a reconnaissance level land use survey was completed in order to obtain the information necessary to complete MDS I calculations for all livestock operations located within 750 metres of the Subject Lands. Any structures within the study area believed to be potentially capable of housing livestock were investigated. Some potential livestock housing structures identified during aerial review were determined not to be livestock facilities during the site visit. The detailed land use notes taken during this survey are included in Appendix A. Photos taken during the site visit have been included in Appendix B.

OBSERVATIONS

Land Use

Land uses in the area surrounding the Subject Lands consist of a mix of both agricultural and non-agricultural uses, as well as a large amount of forested area. Over three quarters of the study area is currently woodland, thickets and scrublands. Cultivated lands appear to be utilized for various common field crops such as cereal grains, and forage crops (hay/pasture). There are a few non-farm residential dwellings located along County Road 10 and Sunnidale-Tosorontio Townline.

Agricultural uses observed within the Study Area include cash crop fields, and a single hobby farm operation. There is only a single farm operation with structures which may be capable of housing livestock within the Study Area, with another documented just outside of the Study Area, approximately 930 m away from the Subject Lands. The only active hobby farm consists of a small chicken coup with a total of 19 chickens, which is on the commercial dog kennel and boarding operation adjacent to the Subject Lands.

The location of each farm identified is shown in Figure 2.



Legend

- Subject Lands
- 1500 Meter Study Area
- Non-farm Residence
- Hobby Farm
- Retired Farm
- Active Farm
- Commercial
- Remnant Farm
- Recreational
- Minimum Distance Separation required from Livestock Facility
- Minimum Distance Separation Required From Manure Storage Area

0 250 M 500 M
1:12,375

Figure 2
Minimum Distance Separation

**MDS for 2806 Sunnidale-Tosorontio
Townline, Clearview**

Prepared for:

Ian Shaule

Prepared by:

COLVILLE CONSULTING INC.

ANALYSIS

Applicable MDS I Guidelines

The following MDS Guidelines are applicable to the proposed lot creation by severance. The italicized text below is sourced directly from the Minimum Distance Separation (MDS) Document, Publication 853 OMAFRA (2016).

#2. For What, and When, is an MDS Setback Required?

The MDS I setback distances shall be met prior to the approval of:

1. *proposed lot creation in accordance with Implementation Guidelines #8 and #9;*
2. *re-zonings or re-designations in accordance with Implementation Guideline #10;*
3. *building permits on a lot which exists prior to March 1, 2017, in accordance with Implementation Guideline #7; and*
4. *as directed by municipalities for local approvals for agriculture-related uses or on-farm diversified uses in accordance with Implementation Guideline #35.*

The information used to carry out an MDS I calculation must reflect the circumstances at the time that the municipality deems the planning or building permit application to be complete.

The proposal is for a future residential development, will require a building permit, therefore the MDS setback is required, and the distances must be met prior to approval in accordance with Implementation Guideline #8.

#6. Required Investigation Distances for MDS

A separate MDS I setback shall be required to be measured from all existing livestock facilities and anaerobic digesters on lots in the surrounding area that are reasonably expected by an approval authority to be impacted by the proposed application.

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

In circumstances where large livestock facilities (e.g., >1,200 Nutrient Units) exist beyond the 750 m or 1,500 m study area, MDS I setbacks from these facilities should also be calculated.

This Guideline is confirming that an MDS I calculation is required from all livestock facilities and anaerobic digesters for new land uses including for lot creation. For Type A land uses such as a building permit, the Study Area needs to include all lands within at least 750 m of the proposed new lot.

#7. MDS I Setbacks for Building Permits on Existing Lots

For lots created after March 1, 2017, MDS I setbacks shall be required for building permit applications for dwellings unless otherwise not required by this MDS Document.

Where a setback is required, MDS I measurements shall be taken as the shortest distance between the proposed building to be constructed and either the manure storages, or anaerobic digesters, or the livestock occupied portions of the livestock barns.

MDS setbacks will be required for building permits on the new residential use created.

#10. MDS I Setbacks for Zoning By-Law Amendments and Official Plan Amendments

Amendments to rezone or redesignate land already zoned or designated for a non-agricultural use, shall only need to meet the MDS I setbacks if the amendment(s) will permit a more sensitive land use than existed before.

Since an Institutional use is considered a more sensitive land use than a residential use (or creation of a residential lot that will not generate a cluster of four or more residential lots), the MDS I setback does not need to be met in regard to the rezoning. The MDS I setback only needs to be met for the future building permit.

#33. Type A Land Uses (Less Sensitive)

For the purposes of MDS I, proposed Type A land uses are characterized by a lower density of human occupancy, habitation or activity including, but not limited to:

- ♦ *industrial uses outside of a settlement area;*
- ♦ *open space uses;*
- ♦ *building permit applications on existing lots outside a settlement area for dwellings, unless otherwise specified in a municipality's zoning by-law in accordance with Implementation Guideline #7;*
- ♦ *the creation of lots for agricultural uses, in accordance with Implementation Guideline #8; and*
- ♦ *the creation of one or more lots for development on land outside of a settlement area that would NOT result in four or more lots for development in immediate proximity to one another.*

The third bullet above related to the future building permit in order to create a residential dwelling on the Subject Lands. The last bullet above relates to the proposed development outside of a settlement area that would not result in a residential cluster. The proposed creation of a single residential dwelling will not create a residential cluster. Therefore, the proposed lot creation qualifies as a Type A land use.

#34. Type B Land Uses (More Sensitive)

For the purposes of MDS I, proposed Type B land uses are characterized by a higher density of human occupancy, habitation or activity including, but not limited to:

- ♦ *new or expanded settlement area boundaries;*
- ♦ *an official plan amendment to permit development, excluding industrial uses, on land outside a settlement area;*
- ♦ *a zoning by-law amendment to permit development, excluding industrial uses or dwellings, on land outside a settlement area; and*
- ♦ *the creation of one or more lots for development on land outside a settlement area, that results in four or more lots for development, which are in immediate proximity to one another (e.g., sharing a common contiguous boundary, across the road from one another, etc.), regardless of whether any of the lots are vacant*

Because of the increased sensitivity of these uses, a new or expanding Type B land use will generate an MDS I setback that is twice the distance as the MDS I setback for a Type A land use. This is reflected in the value of Factor E which is 2.2 for Type B versus 1.1 for Type A.

As discussed above, the proposed development will not create a residential cluster and therefore, will not qualify as a Type B land use.

#37. MDS Setbacks for Churches, Schools and Cemeteries Used Primarily by a Community Reliant on Horse-Drawn Transportation

Normally churches, schools and cemeteries are considered Type B land uses as they are institutional uses; however, existing, new and expanding churches, schools and cemeteries intended to primarily serve a community which relies on horse-drawn vehicles as a predominate mode of transportation, shall be considered as Type A land uses for the purposes of both MDS I and MDS II.

The point above is added to highlight that normally institutional uses are considered Type B land uses. Therefore, since we are going from a more sensitive Type B land use to a less sensitive land use, the Type A land use study is most appropriate.

Application of MDS I Formula

The information collected during the land use survey and interpretation of aerial photography was entered into the MDS Software and used to generate the MDS setback distances for Type A land uses. The Minimum Distance Separation I (MDS I) Reports generated by the MDS I software are provided in Appendix C. Table 1 below summarizes the data collected for each livestock operation for each of the factors used to calculate the MDS I setback requirements. Table 2 shows the estimated MDS I setback requirements for the potential livestock facility identified. The hobby farm identified outside of the Study Area was not measured.

The MDS I formula was applied to all five identified barns with the potential to house livestock. The MDS separation requirements calculated for the facility was 81 meters. This distance was measured from the nearest portion of the livestock facility and/or manure storage facility to the Subject Lands. Based on these values, no operation has an MDS I setback that encroaches into the Subject Lands.

Table 1. MDS Calculation Factors					
Farm Number	Factor A Odour Potential	Factor B Nutrient Units Factor	Factor D Manure Storage Type	Factor E Encroaching Land Use	Total Lot Size
#2	0.7 Chickens, Broiler breeder growers (males/females transferred out to layer barn)	150 Estimated capacity - 19	0.7 No storage required (manure is stored for less than 14 days)	2.2 Type A – Building permit for the construction of a dwelling (farm or non- farm)	67.83 ha (167.61 ac)

The calculated MDS I setback requirements are summarized in Table 2.

Table 2. MDS Setback Requirements		
Farm Number	Calculated MDS Setback	Can MDS I Requirement be Met for the Proposed Development?
#2	81 m	Yes

As shown in Table 2, the MDS I setback requirements for the proposed future dwelling development is met from all livestock facilities.

CONCLUSIONS

The MDS I setback requirements were calculated for all livestock facilities within 750 m of the Subject Lands that had the potential of creating a constraint within the Subject Lands. The study determined that the MDS I formula applies to one livestock facility identified.

The MDS I setback requirement is met for one identified operation. No calculated setback encroaches into the Subject Lands and therefore, the proposed future dwelling will conform with Minimum Distance Separation guidelines.

Thank you for retaining our services. Please call me at 905 935-2161 or email Sean@colvilleconsultinginc.com or Nash@colvilleconsultinginc.com if you have any questions regarding the contents of this report.

Yours sincerely,



Sean Colville, B.Sc., P.Ag.
President, Colville Consulting Inc.



Nash Colville B.A., ER CISEC-IT, CERPIT.
Agricultural Consultant, Colville Consulting Inc.

COLVILLE CONSULTING INC.

APPENDIX A

Land Use Notes

Land Use Survey Notes –			
Weather	Partly Cloudy	Date (s)	August 27, 2025
Temperature	22°C	File	C25036

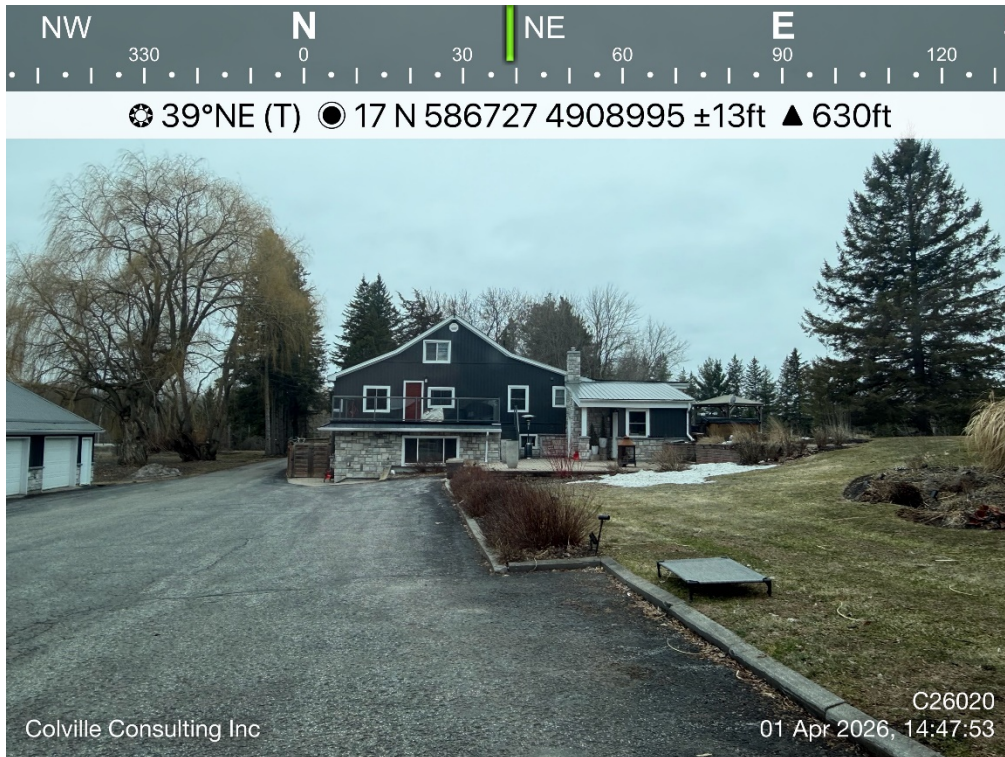
Site No.	Type of Use	Type of Operation	MDS Calculation Required?	Description of Operation
1	Non-Agricultural	Vacant Lot (Subject Lands)	No	Subject Lands. No structures on the property besides some signature by the road. A few trees and manicured lawn.
2	Non-Agricultural/ Agricultural	Commercial/Hobby Farm	Yes	Dog Boarding/Kennels – Most Barn structures being used for dog boarding or storage. Spoke with employees at the dog kennel, confirmed there is a small chicken coup with approximately 19 chickens.
3	Non-Agricultural	Commercial	No	AINGER Group, Roofing & Exteriors
4	Agricultural	Hobby Farm (Equestrian)	No	3 horses visible, barn in good condition, likely 12 stalls, no trespassing signs. Outside of study area, so MDS calculation not necessary.
5	Non-Agricultural	Recreational	No	Barrie-Collingwood Rail Trail
6	Non-Agricultural	Residential	No	Appears from mapping to be NFR – No trespassing sign at entrance.
7	Non-Agricultural	Commercial	No	Sugarhill Acres – Dog Breeder

	Total Number	Active	Retired or Remnant
Agricultural	2	1 – Hobby Farm 2 – Equestrian Operations (Outside of Study Area)	
Agriculture-related			
On-farm Diversified			
	Total Number	Type	
Non-Agricultural	11	6 – Non-Farm Residences 1 – Vacant Lot 3 – Commercial 1 – Recreational	

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APPENDIX B

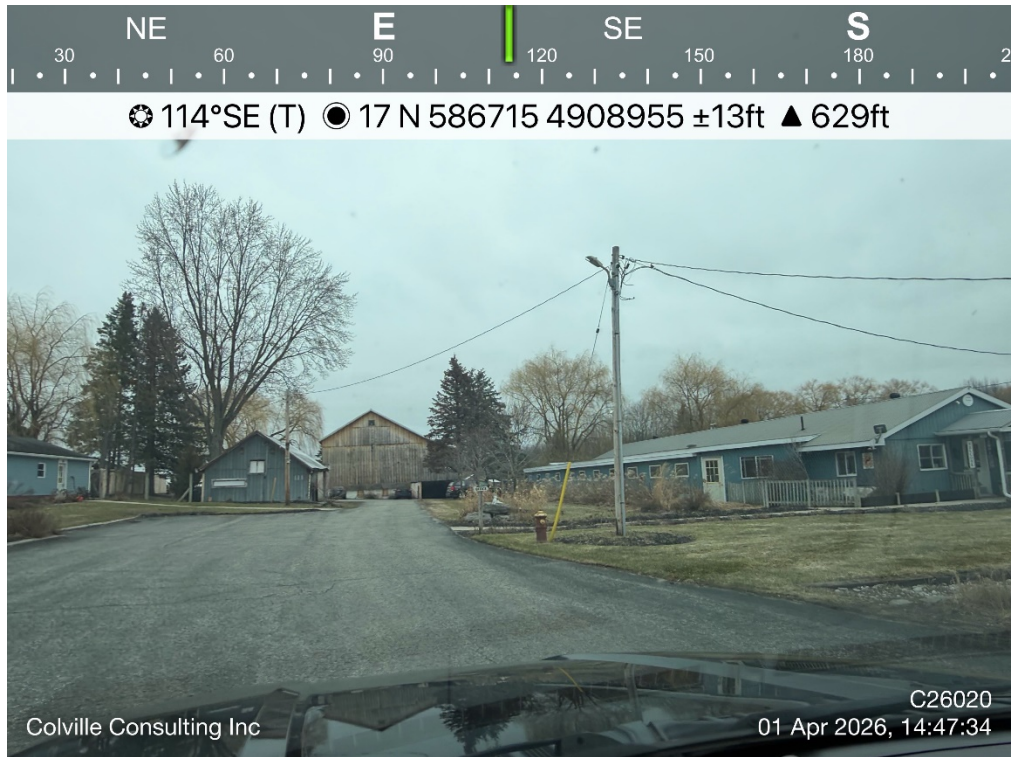
Site Photographs



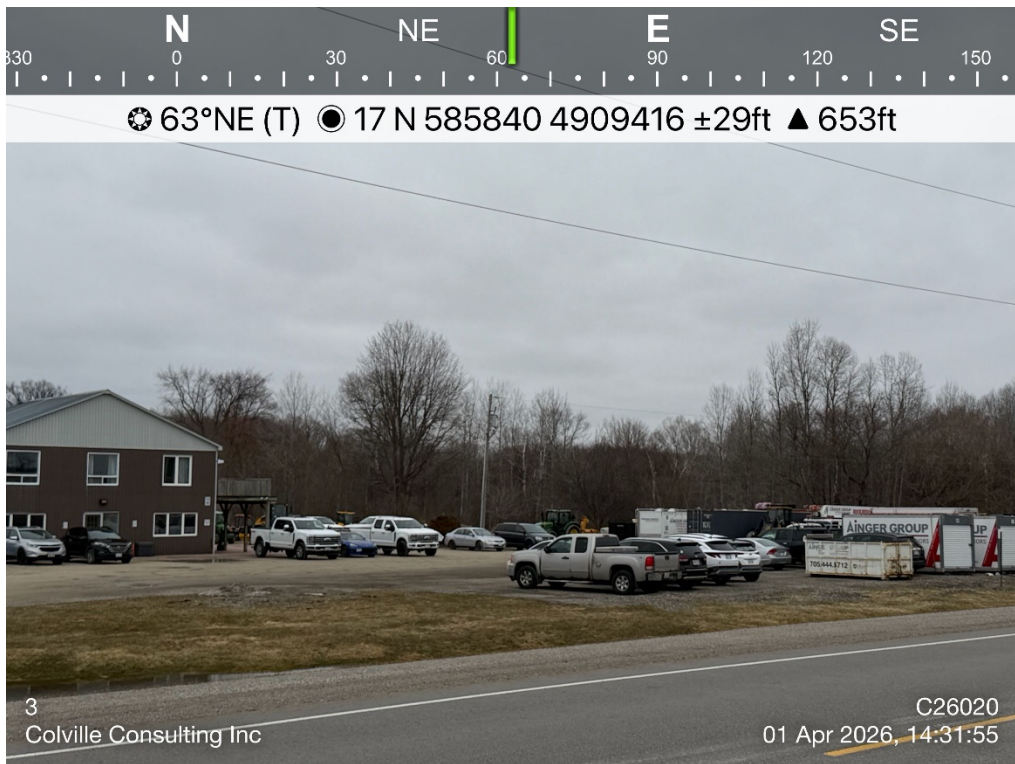
Home of Owner of Dog Kennel (Farm 2)



Entrance to Dog Kennel Main Building (Farm 2)



Dog Kennels, Barns in background being used for dogs + storage



Ainger Group, Roofing & Siding (#3)



Horse Barn (#4), outside of Study Area



Barrie-Collingwood Rail Trail (#5)

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APPENDIX C

AgriSuite Farm Data Sheets

MDS I

General information

Application date Apr 17, 2026	Municipal file number	Proposed application Building permit for the construction of a dwelling (farm or non-farm)
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Applicant contact information ON	Location of subject lands County of Simcoe Township of Clearview SUNNIDALE Concession 1 , Lot 17 Roll number: 4329040001064200000
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Calculations

Farm 2 - Hobby Farm (Chickens)

Farm contact information ON	Location of existing livestock facility or anaerobic digester County of Simcoe Township of Clearview SUNNIDALE Concession 1 , Lot 17 Roll number: 4329040001065000000	Total lot size 67.83 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	Chickens, Broiler breeder growers (males/females transferred out to layer barn)	25	0.1 NU	4 m ²

Setback summary

Existing manure storage	No storage required (manure is stored for less than 14 days)		
Design capacity	0.1 NU		
Potential design capacity	0.1 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	150
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1
<hr/>			
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			81 m (266 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

Preparer signoff & disclaimer**Preparer contact information**

Nash Colville
 Colville Consulting Inc.
 432 Niagara St.
 St. Catharines, ON
 L2M 4W3
 905-980-4396
 nash@colvilleconsultinginc.ca

Signature of preparer

<hr/>	
Nash Colville , Environmental Consultant	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.