# Minimum Distance Separation Calculation

## PURPOSE:

This document provides guidance for the preparation of a Minimum Distance Separation Calculation, which may be required for the submission of an application under the *Planning Act*. All Minimum Distance Separation Calculations shall follow the guidelines contained and referenced in this document.

A Minimum Distance Separation (MDS) calculation is a land use planning tool that provides information for the determination of setback distances needed between various types of livestock facilities (e.g. barns, manure storage, anaerobic digesters) and surrounding land uses, with the objective of minimizing land use conflicts and nuisance complaints related to odour. The main purpose of minimizing these land use conflicts is to protect prime agricultural lands for long-term agricultural use.

There are two types of Minimum Distance Separation formulae:

- Minimum Distance Separation I formulae determines setbacks between proposed new development and existing livestock facilities; and,
- Minimum Distance Separation II formulae determines setbacks between proposed new, enlarged, or renovated livestock facilities and other existing or approved development.

Municipalities are responsible for ensuring that Minimum Distance Separation setbacks are met when reviewing land use planning applications (e.g., Official Plan amendments, Zoning By-law amendments, site plan applications, lot creation applications) or building permits.

Where a proposed development involves a livestock facility or is within the rural area, an applicant may be required to demonstrate that the required Minimum Distance Separation setback is provided before a land use planning approval or building permit can be issued. The separation distance can vary depending on the type or scale of the livestock facility being assessed.

## PREPARED BY:

Minimum Distance Separation calculations must be completed by Registered Professional Planners (RPP), Certified Planning Technicians (CPT), Professional Engineers (P.Eng.), or other professionals with relevant experience in Minimum Distance Separation calculations.

## CONTENTS:

The Minimum Distance Separation Calculation must follow the City's approved Minimum Distance Separation Calculation Guidelines. All calculations shall follow the requirements outlined in the Minimum Distance Separation (MDS) Document Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks Publication 853, published by the Ministry of Agriculture, Food and Rural Affairs.

Sufficient information must be provided to illustrate how the Minimum Distance Separation setback was calculated, and the details used for the calculation.

## OTHER INFORMATION:

Ministry of Agriculture, Food and Rural Affairs information webpage.

The Minimum Distance Separation (MDS) document formulae and guidelines for livestock facility and anaerobic digester odour setbacks | ontario.ca

The Minimum Distance Separation (MDS) Document Formulae and Guidelines for Livestock Facility and Anaerobic Digester Odour Setbacks Publication 853

The Minimum Distance Separation (MDS) Document, Publication 853

## REVIEWED AND APPROVED BY:

Development Planning, Planning and Economic Development Department

## CONTACT:

Development Planning, Planning and Economic Development Department

pdgening@hamilton.ca