

**Adam Brusso**

Maplecrest Holsteins Inc  
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**Date:** August 11, 2025

**To:**

Committee of Adjustment  
Municipality of West Grey  
402813 Grey Road 4  
Durham, ON N0G 1R0  
Email: [notice@westgrey.com](mailto:notice@westgrey.com)

**Subject:** Request for Minor Variance – Manure Storage Location

Dear Committee Members,

I am writing to formally request a minor variance under Section 45 of the Planning Act for the property located at 121463 Concession 8, Lot 12, Roll Number 4205, within the Municipality of West Grey, Normanby Township.

We are seeking relief from the current zoning by-law provisions to allow for a minor adjustment in the placement of our manure storage facility. The proposed placement deviates from the stated minimum setback distance of 301 meters to 224 meters, a difference of 77 meters. The proposed location was selected based on numerous factors including topographical advantages, minimization of environmental impact on the land, optimization of operational efficiency, facilitation of future farm planning needs, and maintenance of compliance with best practices in sustainable agriculture and nutrient management. Additional strategies to reduce odour, gases and visual concerns will also be implemented following construction. These include planting a vegetative barrier (trees) around the storage and application of a permeable cover on the surface of the manure itself.

We would like to highlight that the proposed placement will result in several advantages. Current manure storage for our heifers is located 160 meters from the neighbours home. By incorporating 100% of our manure storage into a single location, we would effectively be increasing the manure set back to 224 meters, an increase in distance of 84 meters. Additionally, a single manure storage tank in the proposed location will allow us to capture both leachate from feed storage and water run-off from

bank barn, shed, feed storage area and cattle loafing yard. Placement of the liquid storage tank at an alternate location would eliminate our ability to implement these important improvements.


We believe this adjustment maintains the intent of the zoning by-law while supporting appropriate and sustainable use of the land. We have communicated with the land owner regarding our plans for expansion of our dairy operation and they have indicated their support for the proposed changes and a willingness to attend any future hearings.

Attached to this letter, please find the completed minor variance application form, required drawings as per Appendix A, and the applicable fees.

We respectfully request that the Committee consider our application and grant the variance. Should you require any further information or clarification, I would be pleased to provide it. We will also make ourselves available to attend a hearing to discuss the application in more detail.

Thank you for your time and consideration.

Sincerely,

  
Adam Brusso