

# EAS MDS I Feasibility Report

Planner: Tristan Coelho

Prepared for: Domm Construction for James Horrigan's property

Project Location: 122318 Concession Rd 8, Ayton, N0G 1C0

Project Description: Proposed building of a swimming pool house

# Notes from Publication 853

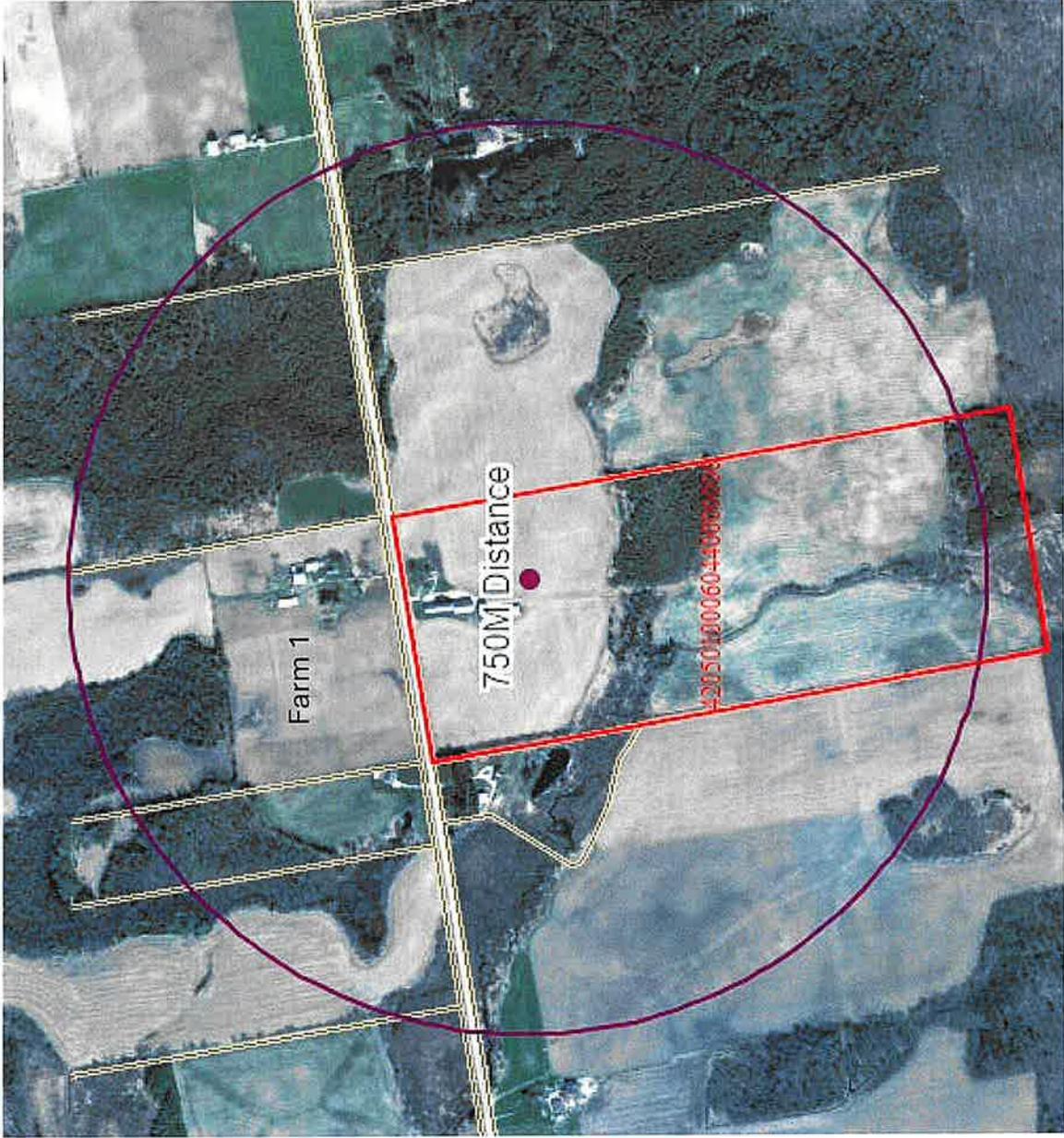
## #6. Required Investigation Distances for MDS

- 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.

## #20. MDS Setbacks for *Unoccupied Livestock Barns*

- *Design capacity* for an MDS I calculation shall include all *unoccupied livestock barns* on a lot in accordance with this Implementation Guideline.

Single farm property with old barns  
capable of housing livestock within  
the 750m area to investigate.



New house was not on the AgMaps software, therefore using coordinates we can determine the nearest corner of the house to use as setbacks



## MDS Setbacks



- For a proposed poolhouse construction, a 686ft zone is shown on the map provided

Prepared By:  
Robert Mills

### Notes:

The house does not appear on AgMaps so the coordinates to the nearest corner of the house has been used



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Map Created: 11/21/2025  
Map Center: 44.03881 N, -80.85797 W

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- The proposed construction is beyond the minimum setbacks
- The farm to the north has 2 unoccupied barns on the property owned by Piece Stealing. From the sizing of the empty barns using AgMaps software, we determined a 4,000ft<sup>2</sup> chicken barn(15NU) and a 4,685ft<sup>2</sup> barn for cows(44.3NU) are on the site.
- Calculation #1: The setbacks for these barns and associated storage have a setback of 686ft calculated using AgriSuites using the barn sizes as mentioned above.
- In conclusion, the proposed construction is outside of the minimum setback distance. If the barns were considered no longer capable of housing livestock, the MDS setbacks would not apply.