



Town of East Gwillimbury

Minimum Distance Separation (MDS I and MDS II)



August 6, 2019



What is MDS?

Minimum Distance Separation (MDS) is a recommended distance between a livestock facility and another land use and forms part of a Building Permit Application submission.

The MDS Formulae are land use planning tools which were developed by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA). The intent of these tools is to separate incompatible land uses and minimize concerns regarding odour from livestock facilities.

The MDS Document was created to support and clarify the policies outlined in the Provincial Policy Statement (PPS). It is the responsibility of the municipality to implement MDS and apply the appropriate setbacks.

What is the difference between MDS I and MDS II Formulae?

Calculations using the MDS I Formula is required for any proposed dwelling unit within 1,500 m of any building or structure used for the raising, breeding or keeping of livestock. The MDS I Formula takes into account the type of livestock and manure storage facility for the calculation of required setbacks for the proposed dwelling unit. This calculation of setbacks is required in order to minimize the impact from odour of nearby livestock facilities.

Calculations using the MDS II Formula is required for any proposed building or structure used or intended to be used for the raising, breeding and keeping of livestock or manure storage. The MDS II Formula takes into account the odour to be produced from a proposed livestock and/or manure storage facility in an established neighborhood, and considers the impacts on surrounding land uses. This calculation is required in order to predict the implications of the proposed facility and enforce appropriate setbacks.

How do I know if MDS applies for my building permit application?

When MDS Applies:

- **MDS I** applies to new non-agricultural development (ie. A proposed residential lot or dwelling unit) that is within 1,500 m of any building or structure used for the raising, breeding or keeping of livestock or anaerobic digesters and determines the required setback from the existing adjacent livestock facilities and forms part of a complete building permit application submission.
- **MDS II** applies to proposed new or expanding livestock facilities or anaerobic digesters and determines the required setback from existing or approved development, lot lines, and road allowances and forms part of a complete building permit application.

Below is a list of developments requiring an MDS I or MDS II Calculation:

Description of Development	MDS I	MDS II
Construction of a new livestock barn		✓
Expansion of an existing livestock barn		✓
Construction of a new livestock manure storage facility (including anaerobic digester)		✓

Renovation of an existing livestock facility resulting in an altered livestock facility		✓
Change in type of livestock		✓
Construction of a new dwelling unit within a rural or agricultural zone or within 1,500 m of an existing livestock facility or anaerobic digesters	✓	

If my building permit application is subject to Minimum Distance Separation (MDS I or MDS II) what information am I required to submit?

As part of a complete building permit application the submission of Minimum Distance Separation Worksheet (MDS I or MDS II, as applicable) is required.

Where can I obtain assistance in preparing a Minimum Separation Distance (MDS I or MDS II) Worksheet?

For more information regarding MDS and help using AgriSuite, you can contact the Agricultural Information Contact Center at:
1-877-424-1300 or ag.info.omafra@ontario.ca