

Objection to Minor Variance Application (File A3-26)
185526 Grey Road 9, Con. 12, Lot 14, Township of Southgate.

To the Committee of Adjustment:

We oppose the requested minor variance submitted by Stephen and Veronica Martin.

The applicants are requesting Minimum Distance Separation setbacks of 290 metres for new livestock buildings and 379 metres for liquid manure storage. These distances fall far short of the Township's established requirements of 460 metres and 500 metres. These standards were developed through careful planning and are intended to protect both agricultural operations and the long-term growth of our settlement areas. Reducing them by such a significant margin is not a minor adjustment—it is a major departure from the policies that guide responsible land-use planning.

It is also important to note that property owners have a responsibility to conduct due diligence before purchasing land. The inability to meet required setbacks should not be resolved after the fact by shifting the consequences onto the surrounding community.

The Official Plan clearly directs growth toward designated settlement areas, including Hopeville. Approving reduced setbacks directly undermines that direction. Intensive livestock operations located too close to a settlement boundary create long-term land-use conflicts. Odour, noise, and the risk of water contamination can severely limit future residential and commercial development. In effect, this variance could restrict Hopeville's growth for decades.

For these reasons, we respectfully urge the Committee to deny this application and uphold the Township's established MDS requirements.

Thank you,

