



Corporation of the Municipality of South Huron
Agenda - Committee of Adjustment

Monday, October 6, 2025, 5:00 p.m.

Hybrid Meeting - South Huron Council Chambers

Live Video Feed - <https://www.southhuron.ca/en/government/agendas-and-minutes.aspx>

Accessibility of Documents:

Documents are available in alternate formats upon request. If you require an accessible format or communication support, please contact the Clerk's Department at 519-235 -0310 or by email at clerk@southhuron.ca to discuss how best we can meet your needs.

Pages

1. Call to Order

Welcome & Roll Call

Members: Chair McLeod-Haggitt, Councillor Neeb and Councillor Dietrich

2. Disclosure of Pecuniary Interest and General Nature Thereof

3. Approval of Minutes

1

Recommendation:

That South Huron Committee of Adjustment approve the May 5th, 2025 minutes as printed and circulated.

4. Purpose of Meeting

5. Minor Variance MV05-2025 Rundle

5.1 Application Package

6

5.2 Victor Kloeze - Huron County Planner Report

16

5.3 Written Comments Received

5.4 Oral Comments - Committee - Public in Attendance

6. Decision

Recommendation:

That Minor Variance MV05-2025 Rundle be _____ as per the attached decision sheet.

7. Adjournment

Recommendation:

That South Huron Committee of Adjustment hereby adjourns at pm.



Corporation of the Municipality of South Huron

Minutes-Committee of Adjustment

Monday, May 5, 2025, 5:00 p.m.

Hybrid Meeting - South Huron Council Chambers

Live Video Feed - <https://www.southhuron.ca/en/government/agendas-and-minutes.aspx>

Members Present: Aaron Neeb, Vice-Chair
Milt Dietrich, Member
Wendy McLeod-Haggitt, Chair

Staff Present: Victor Kloeze, Senior Planner
Mike Rolph, Director of Building and Planning Services/Chief Building Official
Alex Wolfe, Secretary-Treasurer
Kendra Webster, Administrative Assistant

Others Present: Jason McBride, Applicant

1. Call to Order

Chair McLeod-Haggitt called the meeting to order at 5:00 pm.

2. Disclosure of Pecuniary Interest and General Nature Thereof

None.

3. Approval of Minutes

Motion: COA#06-2025

Moved: M. Dietrich

Seconded: A. Neeb

That South Huron Committee of Adjustment approve the February 18th, 2025 minutes as printed and circulated.

Disposition: Carried

4. Purpose of Meeting

The Secretary-Treasurer noted that the purpose of this Public Meeting of the South Huron Committee of Adjustment was to allow the presentation of an application for Minor Variance and to allow interested members of the public the opportunity to ask questions or offer comments with regard to the application. She added that written comments must be submitted to herself, the secretary-treasurer of the Committee and that any members of the public who would like to be notified in writing of the Committee of Adjustment's decision on the application are to contact her directly and provide their name and mailing address to be added to the registry.

5. Minor Variance MV02-2025 McBride

The Notice for minor variance application MV02-2025 McBride was sent on April 10, 2025, to property owners within 60m (200 feet) of the subject property and to agencies requiring notice.

5.1 Application Package

5.2 Victor Kloeze - Huron County Planner Report

Planner Kloeze provided an overview of the application seeking relief from Section 7.5.1 of the Zoning By-Law to allow for the proposed two accessory buildings for livestock in their front yard, to the north of the residence.

Planner Kloeze noted that the application was circulated for comments. There were no objections or concerns. He reviewed the four tests and noted that the requested variance is both minor and appropriate. He recommended approval with the following conditions:

1. The proposed accessory buildings be constructed in general conformity with the submitted site plan and elevation drawings, to the satisfaction of the Chief Building Official, and
2. The variance approval is valid for a period of 18 months from the date of the Committee's decision.

5.3 Written Comments Received

None.

5.4 Oral Comments - Committee - Public in Attendance

None.

6. Decision

The committee noted there were no public comments or agency concerns received on the application so there was no effect on the decision and proposed the above-noted conditions be attached to the decision.

Motion: COA#07-2025

Moved: A. Neeb

Seconded: M. Dietrich

That Minor Variance MV02-2025 McBride be approved as per the attached decision sheet.

Disposition: Carried

7. Adjournment

Motion: COA#08-2025

Moved: A. Neeb

Seconded: M. Dietrich

That South Huron Committee of Adjustment hereby adjourns at 5:07 pm.

Disposition: Carried

Wendy McLeod-Haggitt, Chair

Alex Wolfe, Secretary-Treasurer



The Corporation of the Municipality of South Huron

Decision of Committee of Adjustment Pursuant to Section 45 of *The Planning Act*, R.S.O. 1990

Re: **Minor Variance Application File #SHu MV02-2025**
Location: 40377 Kirkton Rd (USBORNE CON 2 PT LOT 10 RP;22R6329
 PART 1)
Applicant/Owner: Jason McBride

Purpose and Effect

The applicant is seeking relief from Section 7.5.1 of the South Huron Zoning By-law, which requires that an accessory structure containing livestock be located in a rear or interior side yard. If approved, the applicant will be permitted to construct two accessory buildings for livestock in their front yard, to the north of the residence. The applicant is proposing to construct a horse barn and horse shelter.

Decision and Reasons of the Committee

It is the decision of the Committee of Adjustment to approve this variance application with the below conditions for the following reasons:

- The variance is minor in nature;
- The proposed minor variance represents appropriate use of the subject property;
- The requested variance conforms to the general intent and purpose of the South Huron Official Plan;
- The requested variance conforms to the general intent and purpose of the Municipality of South Huron Comprehensive Zoning By-law #69-2018.

This Decision has been made subject to the following conditions:

1. The proposed accessory buildings be constructed in general conformity with the submitted site plan and elevation drawings, to the satisfaction of the Chief Building Official, and
2. The variance approval is valid for a period of 18 months from the date of the Committee's decision.

Effect of Public and Agency Comments on Decision of Committee of Adjustment

No public or agency comments were received in relation to this application, so there was no effect on the decision.

Dated this 5th day of May, 2025

"Milt Dietrich"

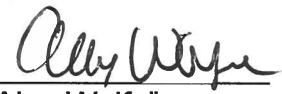


"Aaron Neeb"


"Wendy McLeod-Haggitt"

Certification of the Committee's Decision

I, Alex Wolfe, being the Secretary- Treasurer of the Committee of Adjustment for the Corporation of the Municipality of South Huron, certify that this is a true copy of the Committee's Decision.


"Alex Wolfe"
Secretary- Treasurer

May 5th, 2025
Date

Appeals

Members of the public do not have the right to appeal the decision; only the applicant, the Minister of Municipal Affairs and Housing, a specified person under the Planning Act or public body that has an interest in the matter, may appeal the decision. Please refer to the County of Huron website for details about appeal rights. Any appeals of the decision of the Committee of Adjustment must be filed with the Secretary-Treasurer of the Committee setting out the reasons for the appeal **not later than the 25th day of May, 2025**. A payment of \$400.00 to the Minister of Finance is required. A copy of the appeal form is available from the Ontario Land Tribunal website.

If no appeal is received before the date above, a Notice of No Appeal will be sent to the Applicant.

Additional Information

Additional information related to this minor variance may be obtained at the South Huron Municipal office or by contacting Vanessa Polselli, Planning Coordinator at 519-235-0310, between the hours of 8:30 a.m. and 4:30 p.m. (Monday to Friday). Information may also be posted on our website (www.southhuron.ca).

COMMITTEE OF ADJUSTMENT AGENDA RECORD

The following applications are scheduled to be heard by the Committee of Adjustment on Monday, October 6, 2025, at 5:00 P.M. at the following location and in the order stated below.

LOCATION:

Hybrid.

MEETING DESCRIPTION:

ITEM	ROLL#	PERMIT NUMBER	APPLICANTS	ADDRESS	DESCRIPTION
1	4010010019036000000	Shu-MV5-2025	Rundle Farms Ltd. (Larry Rundle) Rundle Farms Ltd. (Jane Rundle)	70053 ROAD 164	The applicant is seeking relief from Section 3.17 of the South Huron Zoning By-law, which requires a new or expanding agricultural building to comply with Minimum Distance Separation (MDS) setbacks, which for the proposed chicken layer barn would be 238 metres for a Type B setback from a settlement area boundary (Woodham). If approved, the applicant would be permitted to construct a new chicken layer barn at a reduced Minimum Distance Separation (MDS) Type B setback from the Woodham settlement area of 209 metres.

Names and addresses of any mortgages, holders, charges or other encumbrances:

FCC Farm Credit Canada

Nature and extent of relief applied for:

Requesting a reduction in distance required from neighbouring settlement area. Specifically, relief from Reg and Lucille McCurdy to the southeast of the proposed barn (South Huron municipality), a reduced setback of 209.2 metres where 238 metres is required; this is a reduction of ~ 29 metres.

Why is not possible to comply with the provisions of the by-law?

It is not possible to comply with the MDS setback measurement provisions of the by-law due to several factors. The topography (lay) of the land is not conducive to moving the proposed barn further west - this would involve a significant increase to excavation costs, due to a further 10 feet of drop off beyond the proposed westerly border of the barn. Similarly, the topography of the land north of the existing layer barn holds similar restrictions with a significant drop off on that northern most boundary. We are not able to move the proposed barn closer to the existing layer barn, as that would cause a significant bio-security hazard, with respect to disease free maintenance restrictions (eg. Avian influenza, Bronchitis challenges, Meta-Pneumovirus and other avian pathogens)

Is any of the subject land in Wellhead Protection Area C?

☐ Yes ☒ No ☐ Unknown

Property access by

Provincial Highway

Will this proposal result in adding or changing the location of any driveway/accessed/entrances?

☐ Yes ☒ No

Dimensions of Land affected:

Frontage

Area

Depth

Width of Street

336

41.8

614

23

Particulars of all buildings and structures on or proposed for the subject land (specify ground floor area, number of storeys, width, length, height, etc.)

Existing

see site map of existing landmark features

Proposed

new layer barn 46'x310'

Location of all buildings and structures on or proposed for the subject land (specify distance from side, rear, and front lot lines)

Existing

please see attached site map of existing features and measurements

Proposed

please see attached site map for proposed layer barn structure

Date of construction of all buildings and structures on subject land

various dates throughout the lifetime of ownership by Rundle Family

Date of acquisition of subject land

1986 purchased from parent

Existing uses of the subject property

agriculture and farm owner's residence

Existing uses of abutting properties

4 sides of abutting properties are agriculture and also, residences of settlement area Woodham to the southeast

Length of time the existing uses of subject property have continued over 100 years

Municipal services available (check all that apply)

- | | | |
|---|---|--|
| ☐ Water - Connected | ☐ Public owned | ☒ Privately owned |
| ☐ Communal well | ☐ Lake | ☐ Sewage disposal - Connected |
| ☐ Sanitary Sewers | ☒ Septic system | ☐ Privy |
| ☐ Storm drainage - Connected | ☐ Storm sewer | ☐ Ditches |
| ☐ Swales | ☐ Other | |

Is the property assessed to a Municipal Drain?

- ☒
- Yes
- ☐
- No

Is there a tile drain loan for this property or has an application for a tile drain loan been submitted to the Municipality within the last 90 days?

- ☐
- Yes
- ☒
- No

Present Official Plan provisions applying to the land
unknownPresent Zoning By-law provisions applying to the land
unknown

Has the owner previously applied for relief in respect of the subject property?

- ☒
- Yes
- ☐
- No

If the answer is yes, please describe briefly

26 years ago, when we built a layer barn we applied for a minor variance at that time as well.

Applicants are strongly encouraged to contact the County and speak/meet with the Planner to the Municipality before submitting an application for information.

Date of Applicant's consultation meeting with County Planner
Sept 2, 2025

Has the Planner advised the Applicant that this application needs to be reviewed by the Huron County Biologist for comments on Natural Heritage matters?

- ☐
- Yes - Please submit a fee of \$220.00 made payable to the Treasurer, County of Huron
-
- ☒
- No

Is the subject property the subject of a current application for consent or plan of subdivision under the Planning Act?

- ☐
- Yes
- ☒
- No

Instructions

Each copy of this application must be accompanied by a plan showing the dimensions of the subject land and all abutting land; the location, size and type of all existing and proposed buildings and structures on the subject land indicating the distance of the buildings from the lot lines; approximate location of all natural and artificial features on the subject and adjacent lands; location, width and name of roads; location of easements; and use of adjacent lands. The Committee of Adjustment may require that the plan be signed by an Ontario Land Surveyor.

MDS II

General information

Application date
Jul 25, 2025

Municipal file number

Applicant contact information
Larry Rundle
Rundle Farms Ltd
ON

Location of subject livestock facilities
County of Huron
Municipality of South Huron
STEPHEN
Concession SOUTHERN BOUNDARY , Lot 12
Roll number: 401001001903600

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum	Total after alteration	Estimated livestock barn area
Solid	Beef, Cows, including calves to weaning (all breeds), Confinement	50 (50 <u>NU</u>)	50 (50 <u>NU</u>)	5000 <u>ft</u> ²
Solid	Chickens, Layer hens (for eating eggs; after transfer from pullet barn), Cages	15000 (100 <u>NU</u>)	15000 (100 <u>NU</u>)	NA
Solid	Chickens, Layer pullets (day olds until transferred into layer barn), Cages	0 (0 <u>NU</u>)	15000 (30 <u>NU</u>)	4500 <u>ft</u> ²

Setback summary

Existing manure storage	V2. Solid, outside, covered		
Existing design capacity	150 <u>NU</u>		
Design capacity after alteration	180 <u>NU</u>		
Factor A (odour potential)	0.7	Factor B (design capacity)	387.87
Factor C (orderly expansion)	0.624	Factor D (manure type)	0.7
Building base distance 'F' (A x B x C x D) (minimum distance from livestock barn)			119 <u>m</u> (390 <u>ft</u>)
Storage base distance 'S' (minimum distance from manure storage)			119 <u>m</u> (390 <u>ft</u>)

Setback distance summary

Description	Building setbacks	Storage setbacks
Type A land uses	Minimum 119 (390 ft) Actual NA	Minimum 119 m (390 ft) Actual NA
Type B land uses	Minimum 238 (781 ft) Actual NA	Minimum 238 m (781 ft) Actual NA
Nearest lot line (side or rear)	Minimum 12 (39 ft) Actual NA	Minimum 12 m (39 ft) Actual NA
Nearest road allowance	Minimum 24 (78 ft) Actual NA	Minimum 24 m (78 ft) Actual NA

Preparer signoff & disclaimer

Preparer contact information

Amanda Nowell
Municipality of South Huron
322 Main St. S.
P.O. Box 759
Exeter, ON
N0M 1S6
519-235-0310
anowell@southhuron.ca

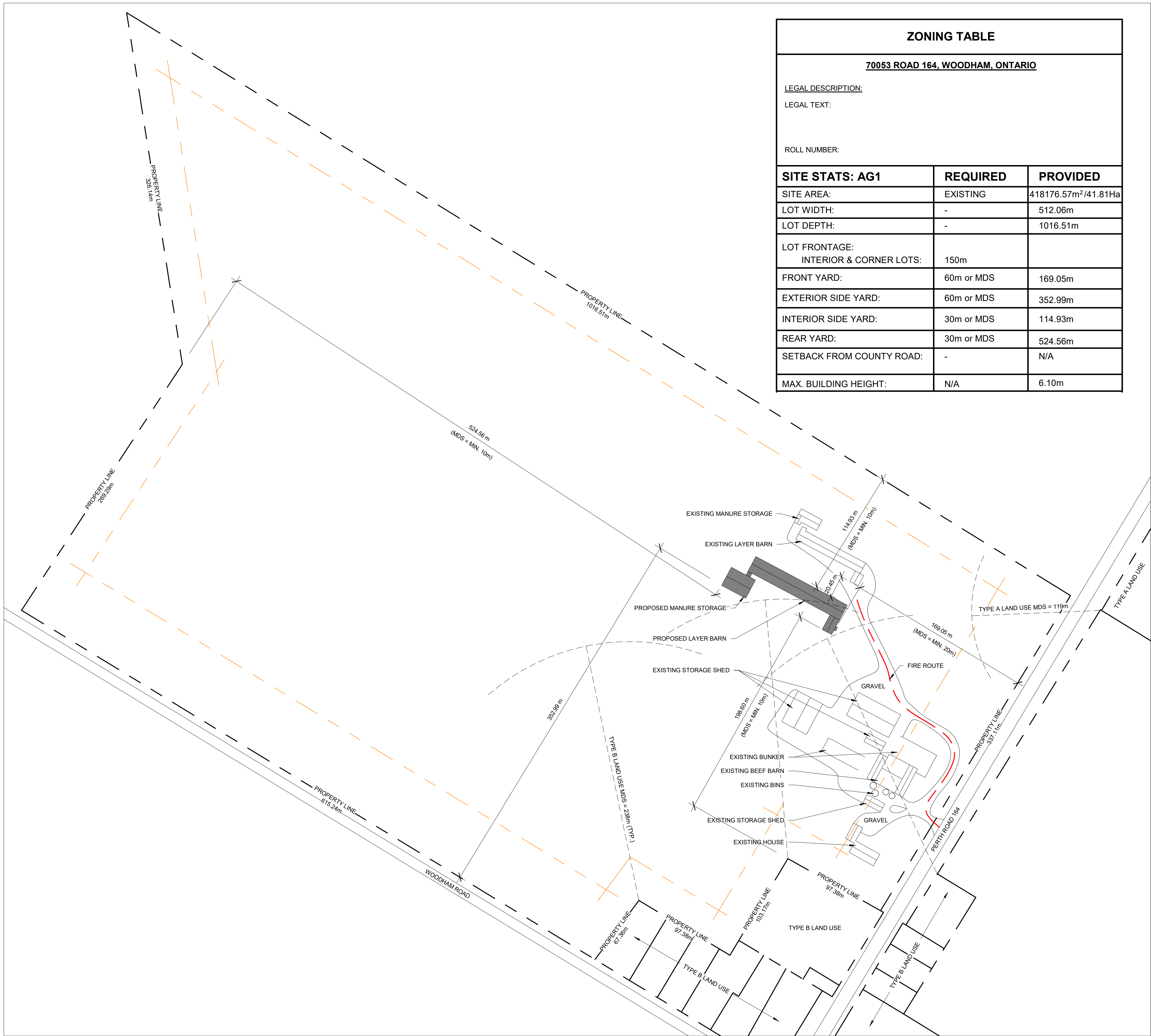
Signature of preparer

Amanda Nowell , Plans Examiner

Date (mmm-dd-yyyy)

Note to the user

The Ontario Ministry of Agriculture, Food and Agribusiness (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFA will be considered to be the official version for purposes of calculating MDS. OMAFA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.



ZONING TABLE		
70053 ROAD 164, WOODHAM, ONTARIO		
LEGAL DESCRIPTION:		
LEGAL TEXT:		
ROLL NUMBER:		
SITE STATS: AG1	REQUIRED	PROVIDED
SITE AREA:	EXISTING	418176.57m ² /41.81Ha
LOT WIDTH:	-	512.06m
LOT DEPTH:	-	1016.51m
LOT FRONTAGE:		
INTERIOR & CORNER LOTS:	150m	
FRONT YARD:	60m or MDS	169.05m
EXTERIOR SIDE YARD:	60m or MDS	352.99m
INTERIOR SIDE YARD:	30m or MDS	114.93m
REAR YARD:	30m or MDS	524.56m
SETBACK FROM COUNTY ROAD:	-	N/A
MAX. BUILDING HEIGHT:	N/A	6.10m

1 SITE PLAN (MDS DIMENSIONS)
S-12 1" = 160'-0"

2 SITE PLAN
S-12 1" = 160'-0"



DESIGNLOGIX
ENGINEERING INC.

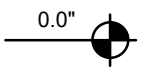
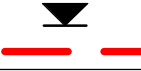
AGRICULTURE - COMMERCIAL - CIVIL

P: 905-512-2377
E: office@dlxengineering.com

DO NOT SCALE DRAWINGS

ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED
BY THE CONTRACTOR AND ANY DISCREPANCIES
REPORTED TO THE ENGINEER

ABBREVIATIONS		
Ø	AT	O.H.
ØW	COMPLETE WITH	FF
ØF	FOUNDATION	P.F.
FDN	FOUNDATION	T.D.
E.W.	EACH WAY	T&G
EX	EXISTING	T/O
HORIZ.	HORIZONTAL	TYP.
LVL	LAMINATED VENEER LUMBER	UIS
MAX.	MAXIMUM	VERT.
MIN.	MINIMUM	W
OSC	ONTARIO BUILDING CODE	W/W
CC	CENTRE TO CENTRE	W/W

LEGEND	
	WALL TAG
	WINDOW TAG
	DOOR TAG
	ELEVATION MARKER - PLAN
	ELEVATION MARKER - SECTION
	TRAVEL DISTANCE

PROJECT STATUS:		
NO.	DATE:	STATUS:
9	SEPT. 5, 2025	FOR CONSTRUCTION
10	SEPT. 12, 2025	FOR CONSTRUCTION
7	AUG. 11, 2025	FOR CONSTRUCTION
8	AUG. 27, 2025	FOR CONSTRUCTION

CONTRACTOR NAME & ADDRESS:	
PENNER CONSTRUCTION, 5716 LINE 16, ST. MARY'S, ONTARIO	
PROJECT NORTH:	TRUE NORTH:
Project #:	DLX25-400
Drawn by:	D.D.
Checked by:	N.H.

PROJECT NAME & ADDRESS:	
RUNDLE FARMS LAYER BARN, 70053 ROAD 164, WOODHAM, ONTARIO	
DRAWING TITLE:	SITE PLAN

Date	JUNE 20, 2025
Scale	1" = 160'-0"
Sheet No.	S-12





PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 **Fax:** 519.524.5677 **Toll Free:** 1.888.524.8394 Ext. 3

www.huroncounty.ca

To: Municipality of South Huron Committee of Adjustment

From: Victor Kloeze, Senior Planner

Date: September 25th, 2025

Re: Application SHU MV05-2025

CON SOUTHEAST BDY PT LOT 12, Usborne Ward, Municipality of South Huron

Address: 70053 ROAD 164

Owner/Applicant: Rundle Farms Ltd. (Larry & Jane Rundle)

RECOMMENDATION

It is recommended that the application MV05-2025 be **approved**, subject to the following conditions:

1. The proposed agricultural building be constructed in general conformity with the submitted site plan drawings, to the satisfaction of the Chief Building Official,
2. That the ventilation system for the agricultural building be designed to exhaust to the north, to the satisfaction of the Chief Building Official, and
3. The variance approval is valid for a period of 18 months from the date of the Committee's decision.

PURPOSE AND DESCRIPTION

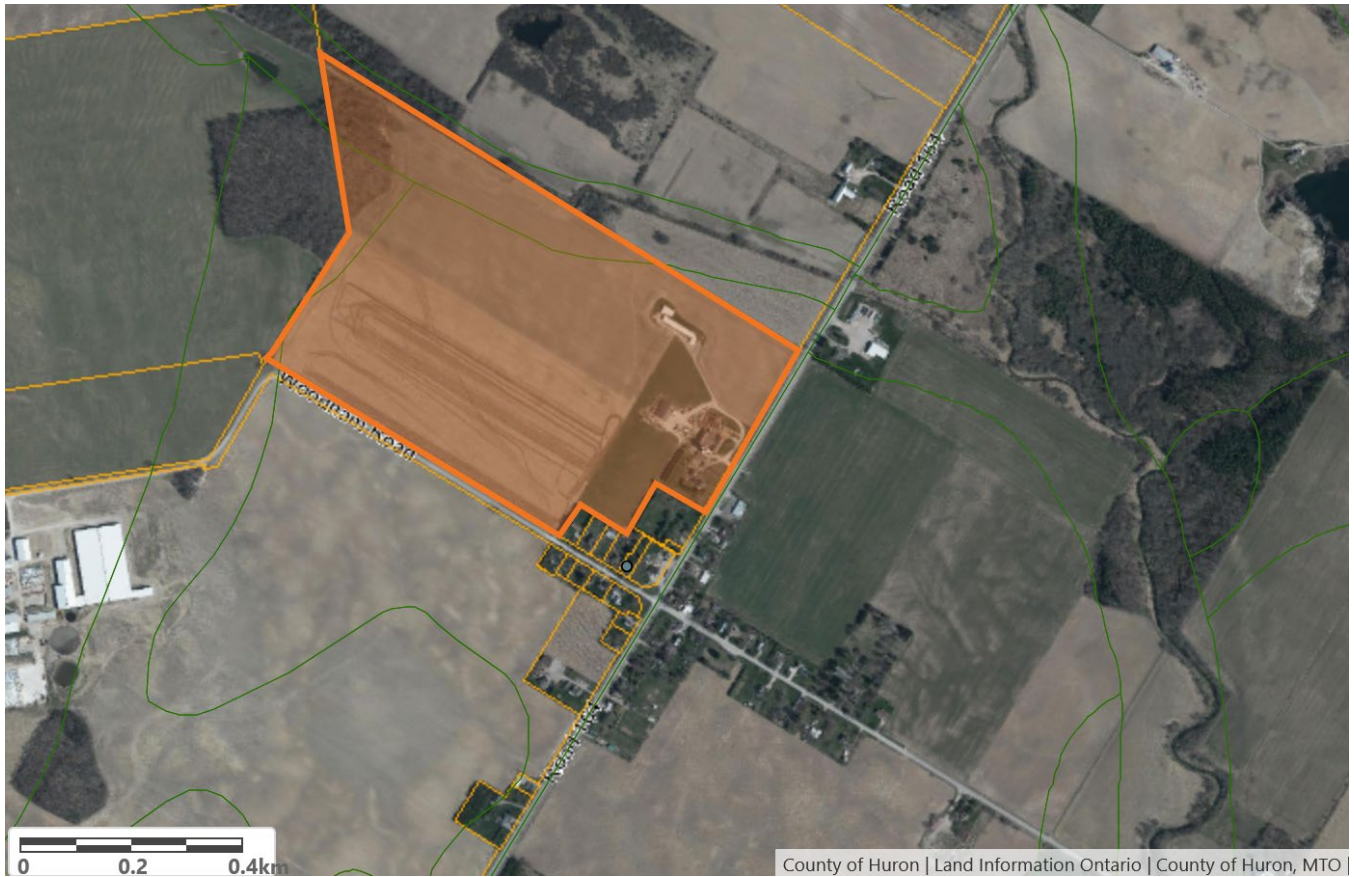
The applicant is seeking relief from Section 3.17 of the South Huron Zoning By-law, which requires a new or expanding agricultural building to comply with Minimum Distance Separation (MDS) setbacks, which for the proposed chicken layer barn would be 238 metres for a Type B setback from a settlement area boundary (Woodham).

If approved, the applicant would be permitted to construct a new chicken layer barn at a reduced Minimum Distance Separation (MDS) Type B setback from the Woodham settlement area of 209 metres.

REVIEW

The subject property is designated Agriculture in the South Huron Official Plan. It is zoned General Agriculture (AG1) and Future Development (D) in the South Huron Zoning By-Law.

Figure 1. Subject Lands – 2020 Air Photo (outlined in orange)



COMMENTS RECIEVED

At the time of writing, municipal staff and the Upper Thames River Conservation Authority have confirmed they have no concerns with the proposal. No comments were received from any members of the public.

PLANNING REVIEW

Minor variances are required to satisfy four tests under the *Planning Act* before they can be approved. To be approved the requested variance must:

- 1) be minor,
- 2) be desirable for the appropriate development or use of the land, building or structure,
- 3) maintain the general intent and purpose of the Zoning By-law, and
- 4) maintain the general intent of the Official Plan.

The variance can be considered minor when the scale and type of development is considered. The variance can be considered desirable for the appropriate development or use of the land, building or structure and maintains the general intent of the Zoning By-law and Official Plan.

The current Zoning By-law provisions require new agricultural buildings to meet the minimum setbacks of the By-law, as well as the minimum setbacks under the Provincial MDS guidelines. The MDS guidelines are designed to prevent land use conflicts and minimize nuisance complaints from odour. In the case of the subject property, higher MDS setbacks (Type B) are required between the proposed new chicken barn and the Woodham settlement area.

In discussions with the applicant, they have indicated that the new barn is required to meet enhanced livestock housing requirements, and not because of an increase in total livestock and thus odour being produced. The barn is not proposed to meet the full MDS Type B setback to Woodham, for two primary reasons – biosecurity and topography. The applicants indicate they are attempting to keep a 20 metre setback between the two barns to reduce biosecurity hazards, preventing them from moving the barn any closer to the existing barn. They further indicate that the drop in elevation to the north and west of the existing barn would have major cost impacts and complicate the construction of the buildings if they were moved further.

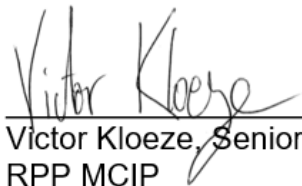
The barn meets the MDS Type B setback to the entire settlement area except for the eastmost residential lot. The proposal would meet the lower MDS Type A setback to all of the Woodham lands if they were isolated residential properties in the countryside, or the MDS Type B setback if it was measured to the residence, not the settlement area boundary; reducing the potential for odour impacts in living spaces. While there are also lands zoned for future development on the subject property, they are no longer designated as part of the Woodham settlement area and will likely be proposed for rezoning to an appropriate agricultural zone in a future Zoning update.

In discussions with the applicants to minimize potential impacts of the new barn, they have already agreed to move it further from the settlement area than the first proposal, minimizing the variance needed in the application being considered. They have also proposed to locate their packing room / cooler within the area closest to the settlement area, increasing the proposed provided MDS Type B setback from 209 metres to 223 metres, or meeting 94% of the required setback instead of 88%. Finally, the applicants have proposed to have the new barn exhaust to the north, further from the settlement area, to minimize potential odour impacts on residences in Woodham. These measures have reduced the potential impact. Allowing this new barn to support the ongoing agricultural livestock use of the property with the recommended conditions meets the intent of the Official Plan and Zoning By-law, is desirable for the appropriate development of the subject lands, and is minor both in terms of the scale of the reduction and the low potential for impact on surrounding land uses.

The requested variance meets the four tests of a minor variance. It is recommended that the application be approved subject to the recommended conditions, which would require that the proposed agricultural building be built in general conformity to the submitted site plan drawing, that the ventilation system for the agricultural building be designed to exhaust to the north, and to the variance being valid for a period of 18 months.

Please note this report is prepared without the benefit of input from the public that may be provided at the hearing. The Committee should carefully consider any comments and/or concerns expressed at the hearing prior to making their decision on this application.

Sincerely;



Victor Kloeze, Senior Planner
RPP MCIP

Minor Variance Application

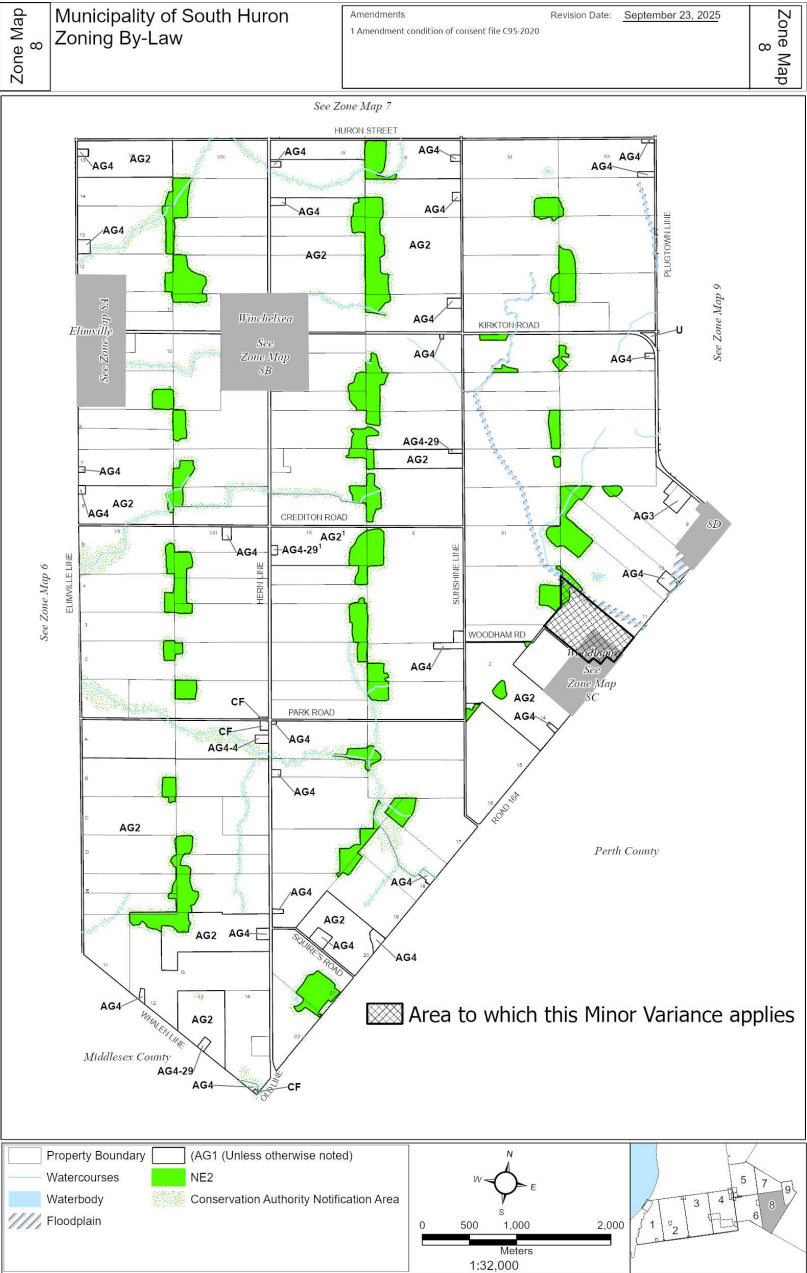
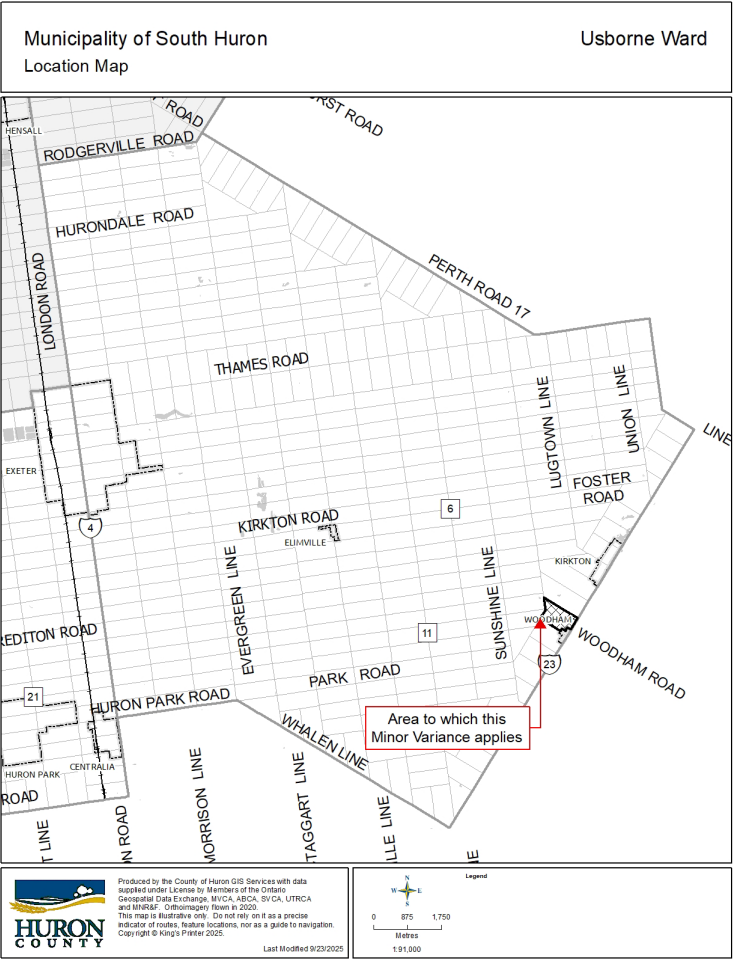
File MV05-2025

Location: CON SOUTHEAST BDY PT LOT 12, Usborne Ward,
Municipality of South Huron

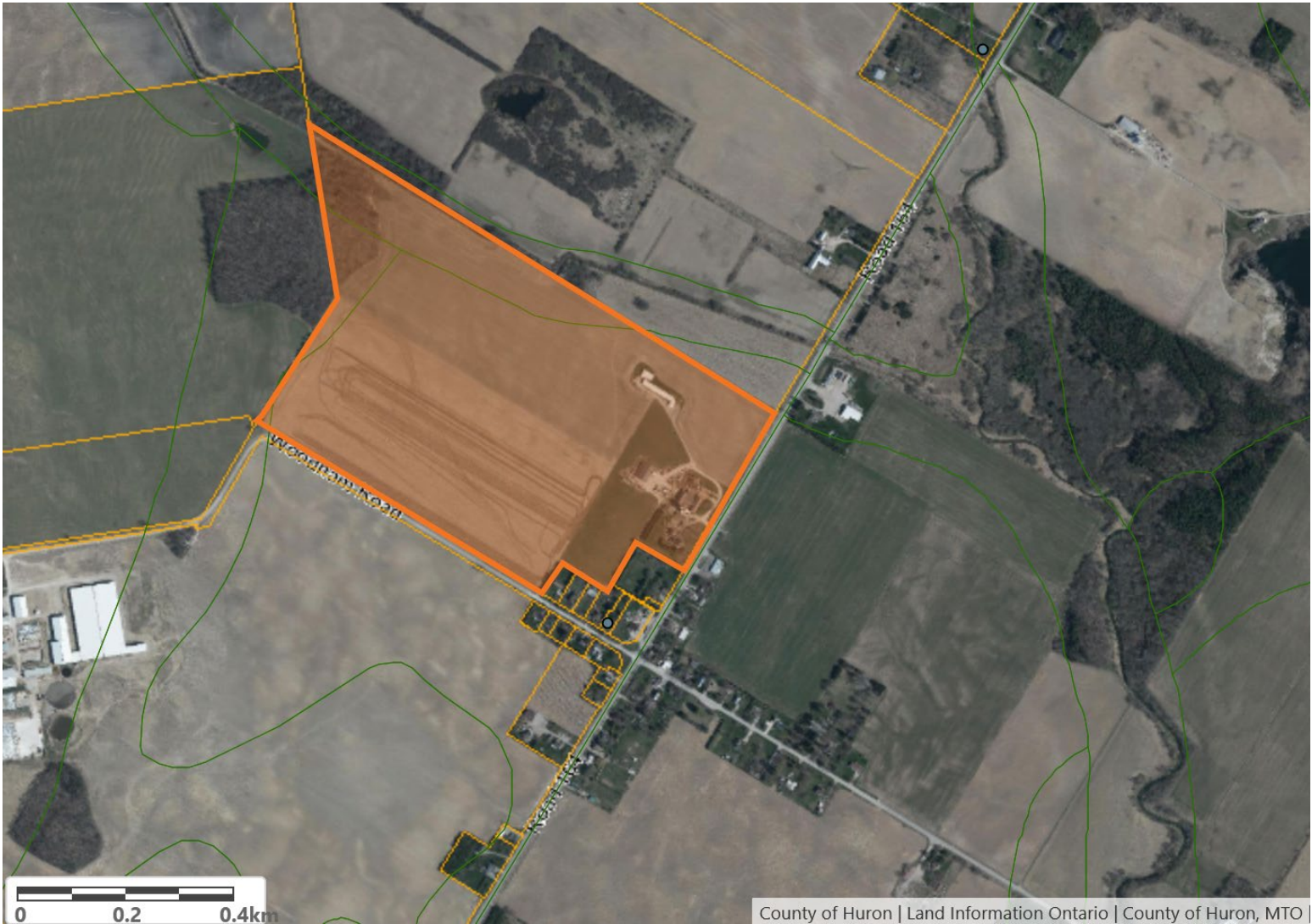
Address: 70053 ROAD 164

Owner/Applicant: Rundle Farms Ltd. (Larry & Jane Rundle)

Location Maps



2020 Air Photo (subject lands outlined in orange)



Purpose

The applicant is seeking relief from Section 3.17 of the South Huron Zoning By-law, which requires a new or expanding agricultural building to comply with Minimum Distance Separation (MDS) setbacks (238 metres for a Type B setback from a settlement area boundary).

If approved, the applicant would be permitted to construct a new chicken layer barn at a reduced Minimum Distance Separation (MDS) Type B setback (209 metres from the Woodham settlement area boundary.)



Image of Subject Lands (looking North from Perth Road 164)



Staff, Agency, & Public Comments

Public

- No comments received.

Agencies

- Municipal staff: no concerns.
- UTRCA: no objections.
- Bell Canada: no comments.

Planning Review

Minor variances are required to satisfy four tests under the *Planning Act* before they can be approved. To be approved the requested variance must:

- 1) be minor,
- 2) be desirable for the appropriate development or use of the land, building or structure,
- 3) maintain the general intent and purpose of the zoning by-law, and
- 4) maintain the general intent of the official plan.

Recommendation

It is recommended that the application MV05-2025 be **approved** with the following conditions:

1. The proposed agricultural building be constructed in general conformity with the submitted site plan drawings, to the satisfaction of the Chief Building Official,
2. That the ventilation system for the agricultural building be designed to exhaust to the north, to the satisfaction of the Chief Building Official, and
3. The variance approval is valid for a period of 18 months from the date of the Committee's decision.