



**Report for Minor Variance Committee meeting**

**File number: A-3-2025**

**Subject: Variance 1944 route 900 west**

**Prepared by: Guylain Lafleche, MCIP, RPP, Director of Planning**

**Meeting date: March 24, 2025**

The owner has applied for minor variance for the property bearing civic number 1944 Route 900 West, to build a new 38000 layer hens poultry barn.



The property is in agricultural policy on the official plan. Animal housing and manure pits are permitted uses.

The property is in Agricultural Zone (A) of zoning bylaw 2-2006.

Provision 5.16.2 of Zoning By-law 2-2006 stipulates that buildings housing animals and manure storage must comply with MDS 2.

The application is to reduce the minimum distance separation between an enlargement of a new layer hens poultry barn (38 000 hens) and the neighbouring houses from 1145 feet to 895 feet (for the house at #2004) and to 1115 feet (for the house at #2018) and reduce a new dry manure shed and the neighbouring house at 2004 Route 900 West from 1145 feet to 11138 feet and reduce the western side yard to 0 feet, as stipulated in provision 5.16.3.2 of Zoning By-law 2-2006.

The department is of the opinion that the building respects the intent of the official plan and zoning by-law and creates minimal impact on the enjoyment of neighboring homes. The site is in the middle of the countryside.

Public Works has no objection.

The Committee has already allowed this type of variance.

The department recommends that the Committee of Adjustment approve the application, file A-3-2025.

Be it resolved that the minor variance, file A-3-2025, in order to reduce the minimum distance separation between an enlargement of a new layer hens poultry barn (38 000 hens) and the neighbouring houses from 1145 feet to 895 feet (for the house at #2004) and to 1115 feet (for the house at #2018) and reduce a new dry manure shed and the neighbouring house at 2004 Route 900 West from 1145 feet to 11138 feet and reduce the western side yard to 0 feet, as stipulated in provision 5.16.3.2 of Zoning By-law 2-2006

## ANNEX 1

