



CORPORATION OF THE  
MUNICIPALITY OF NORTH GRENVILLE

AGENDA

18

Wednesday, April 16, 2025, 6:30 p.m.

Held in Council Chambers, 285 County Road 44

Pages

**A. CALL TO ORDER**

This meeting of Council will begin directly following the Committee of Adjustment meeting scheduled for 6:30 p.m.

**B. LAND ACKNOWLEDGMENT**

The Municipality of North Grenville acknowledges that the Municipality operates on the territory of the Anishnabek.

We recognize all First Nations, Métis, and Inuit peoples who now call North Grenville their home. We respect and support the need for cultivating a strong relationship, and we commit to Indigenous-informed decision making to foster the path towards reconciliation.

**C. OPENING REMARKS**

C.1 Rise & Report

Council to rise and report on Closed Session during the special meeting on April 16, 2025 at 5:00 p.m.

**D. ADOPTION OF AGENDA**

**Recommendation:**

Be it resolved that:

The agenda for the regular meeting of Council on April 16, 2025 be approved as presented.

**E. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**

**F. PUBLIC MEETINGS**

F.1	ZBA-05-25 – Craig Road	1
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**Recommendation:**

THAT Council Approve By-law 34-25 to rezone a portion of unaddressed lands on Craig Road from Rural (RU) to Rural – Special Exception (RU-73) to allow a reduced lot area in the Rural Zone.

F.2	ZBA-04-25 2984 County Road 20 Zoning Amendment Report	22
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**Recommendation:**

THAT Council pass and enact by-law 35-25 to rezone the lands municipally known as 2984 County Road 20 from Rural (RU) to Special Kennel Rural Exception Eight (SRK-8) to recognize site specific zone standards for the establishment of a kennel within the principal residence. The site-specific zoning will establish a maximum of 10 dogs permitted in the kennel at any time.

## G. REPORTS

G.1	ZBA-03-25 110 Elvira Street Supplemental Report	73
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**Recommendation:**

THAT Council approve and enact By-law 27-25 to adopt site-specific Official Plan Amendment No. 13 and approve and enact By-law 28-25 to approve a Zoning By-law Amendment for the property municipally known as 110 Elvira Street.

G.2	Yard Maintenance By-Law	94
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**Recommendation:**

THAT Council enact By-Law No. 105-24, a by-law to require the owner or occupant of land to clean or clear the land, or to clear refuse from the land.

## H. MOTIONS AND NOTICE OF MOTIONS

H.1	Affordable Housing Policy
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*Deputy Mayor John Barclay*

**Recommendation:**

THAT Council direct staff to review the affordable housing policy and return with a report, no later than Q3 2025 recommending

- a. flexibility in the 25% affordable housing target while maintaining a minimum of 10 or 15% affordability; and,
- b. additional incentives for developers to achieve greater than 10 or 15% affordability.

**I. MISCELLANEOUS/UNFINISHED BUSINESS**

*None.*

**J. PERIOD FOR QUESTIONS FROM THE MEDIA AND PUBLIC**

**K. CONFIRMATION BY-LAW**

114

**Recommendation:**

Be it resolved that:

By-Law 37-25 to confirm the proceedings of Council at its regular meeting held on April 16, 2025 be adopted and passed.

**L. ADJOURNMENT**

**Recommendation:**

THAT the regular meeting of Council on April 16, 2025 adjourn at \_\_\_\_p.m.



## Municipality of North Grenville

To: **Council**

Meeting Date: April 16, 2025

Subject: ZBA-05-25 – Craig Road

Report No: PD-2025-022

Prepared by: Phil Mosher, Deputy Director of Planning

### Recommendation(s)

THAT Council Approve By-law 34-25 to rezone a portion of unaddressed lands on Craig Road from Rural (RU) to Rural – Special Exception (RU-73) to allow a reduced lot area in the Rural Zone.

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### Executive Summary

#### Purpose

- To amend the zoning at the subject property to recognize a reduced lot area and lot frontage.

#### Key Findings

- Staff deemed this application complete on March 7, 2025.
- This application is made to fulfill a condition to related application for consent (B-133-24).

#### Financial Implications

- There are no financial implications to the Municipality as a result of this application.

### Background/Analysis

The applicant submitted an application for consent (File No. B-133-24) in 2024 for the subject lands. The current zone category at the subject lands is Rural (RU) however the



minimum required lot size in the Rural (RU) zone is 1 hectare, whereas the subject lot proposes to be 0.4 hectares. Because the lands are designated Rural Residential in the Official Plan, a smaller lot size is able to be supported.

As part of this application, the following information has been submitted:

- Completed Application Form, dated July 28, 2023

Based on a review of the Municipality's Official Plan and zoning information, and the Counties' Official Plan, the following has been identified:

- The subject property is designated Rural Residential and Rural in accordance with Schedule "A" of North Grenville's Official Plan.
- The Rural land use designation is located at the north end of the property and is not the subject of this application.
- Portions of the property are identified as unevaluated wetlands under the Municipality's Official Plan, although their location is outside the location of the lands to be re-zoned and is not considered further in this analysis.
- The lands are currently zoned Rural (RU) in accordance with Schedule "A1" of the Municipality's Comprehensive Zoning By-law.
- It is designated as "Rural" by the United Counties of Leeds and Grenville Official Plan.
- It appears to be located outside of any wellhead protected area, although it does overly a highly vulnerable aquifer.

### **The Property**

The subject property is located in a rural part of the Municipality, about 2.5 kilometres west of the hamlet of Oxford Mills. It's located within Part lot 11, Concession 4 of the geographic Township of Oxford-on-Rideau.

On-site, the property is heavily treed, with portions of open meadow interspersed throughout. The property is currently vacant. The property is 35 hectares in area with a frontage and depth of approximately 83 metres and 1400 metres, respectively.

#### *Provincial Policy Statement*

The most recent Provincial Planning Statement (PPS 2024) came into effect on October 20, 2024. The PPS provides overarching policies for growth and development in Ontario.

Section 2.5 of the PPS states that Healthy, integrated and viable rural areas should be supported by "accommodating an appropriate range and mix of housing in rural settlement areas" [subsection 1[c]].

These lands are considered to be a settlement area, as defined by the PPS, because they have been designated in an official plan for development over the long term.

Section 2.3.1.1 of the PPS states that “settlement areas shall be the focus of growth and development.” Section 2.3.1.2 notes that land use patterns within settlement areas should be based on densities and a mix of land uses which:

- Efficiently use land and resources (subsection [a])

Section 2.5.2 of the PPS states that “...rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.”

There are no natural heritage features or natural hazards within the meaning of Section 4 or 5 of the PPS.

In the opinion of Municipal planning staff, the development proposal is consistent with the PPS because:

- It promotes development within a rural settlement area.
- Assists with accommodating an appropriate range and mix of housing in settlement areas.
- Promotes development land use patterns that are efficient and will not preclude future development.

### **United Counties of Leeds and Grenville Official Plan**

The subject property is designated “rural” by the Counties’ Official Plan.

Within the Counties’ Plan, UCLG supports a healthy, integrated and viable rural area (Section 3.1).

Municipal planning staff are of the opinion that the proposed development is consistent with the rural policies of the Counties’ Official Plan and the Plan in general because:

- It assists with promoting a healthy, integrated and viable rural area.

### **North Grenville Official Plan**

The lands affected by the requested amendment are presently designated on Schedule ‘A’ of the Municipality of North Grenville’s Official Plan as “Rural Residential”. Schedule ‘A1’ notes the presence of unevaluated wetlands, although these are not within the lands under consideration for re-zoning.

The Rural Residential designation includes areas where rural residential subdivisions exist or have been approved in some form.

Lands within this designation shall be developed for low density single detached dwellings. Development is primarily intended to take place by plan of subdivision, but the occasional severance may be permitted. The minimum lot size required is 0.4 hectares.

The related severance (File No. 133-24) would ultimately result in a retained lot that has a deficient frontage on Craig Road. However, that deficient frontage would be an appropriate width to form part of a road when the remaining lands are eventually developed for a subdivision. This ensures that Policy 9.2[e] of the Official Plan can be upheld, requiring that any proposed development shall not land lock other adjacent land and to ensure future connections are planned and available.

Municipal planning staff are of the opinion that the proposed re-zoning is consistent with North Grenville’s Official Plan, because:

- The development meets the minimum size requirement in the Rural Residential designation.
- The reduced lot still provides appropriate area that can be used to access future lands when developed by subdivision.
- The use is appropriate with the surrounding area, and with appropriate buffering and screening, identified through a site plan control agreement, will ensure proper blending in with the rural landscape.

**Comprehensive Zoning By-law 50-12**

- Zoning at the subject lands is currently Rural (RU). The request to change the zoning to RU-73 would recognize a reduced lot area for the proposed severed lot and a reduced lot frontage for the retained lands.
- Staff is of the opinion that the requested zone changes represent good land use planning in support of the related consent application (B-133-24).

**Relevance to Strategic Priorities**

<b>Strategic Pillar</b>	Pillar #1 - Balanced and Environmentally Sustainable Growth
<b>Goal</b>	Goal #1.5 - Explore Opportunities for Increasing Housing Supply and Mix
<b>Key Action</b>	Action #1.5.4 - Identify opportunities for residential infill and intensification

**Options and Discussion**

1. Approve the recommendation – **RECOMMENDED** the proposed development is seen to represent good land use planning and further the goals of the Municipality.
2. Do not approve the recommendation – **NOT RECOMMENDED**

**Financial Impact**

This item has been identified in the current budget:                      Yes     No     N/A **X**

This item is within the budgeted amount:

Yes  No  N/A

Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

### **Internal/External Consultation**

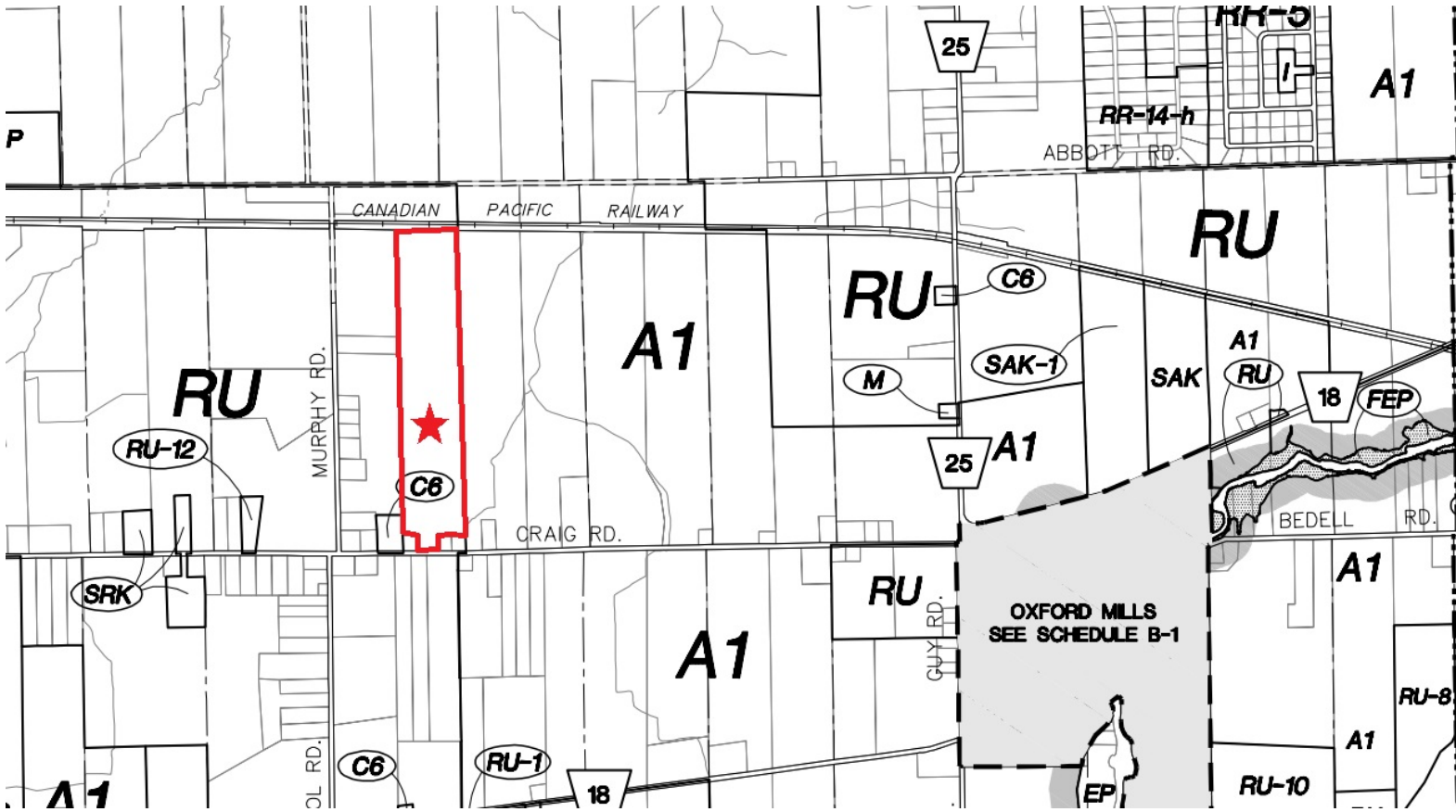
At the time this report was written no comments had been received.

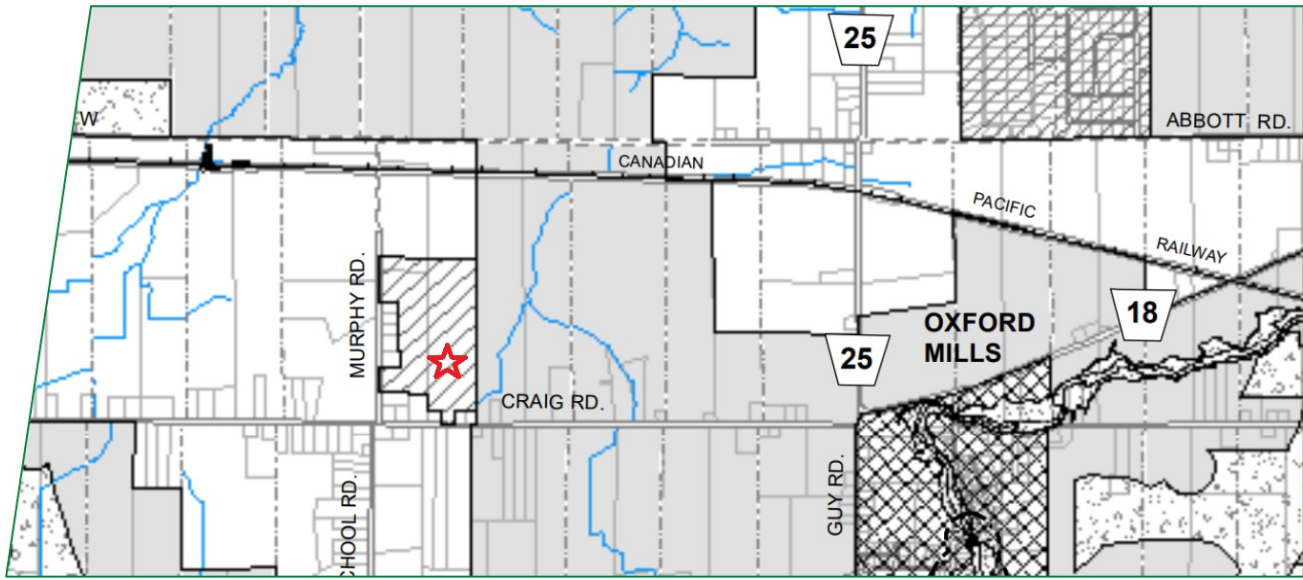
### **Communications**

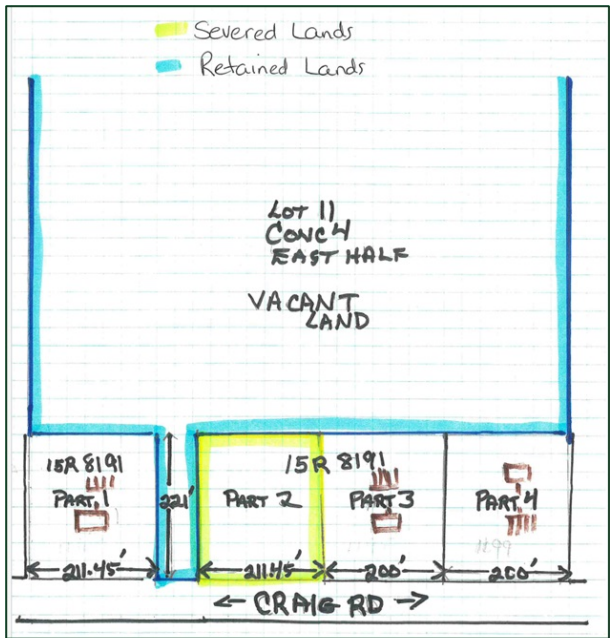
Implementing the decision of the Committee is subject to the Provisions of the Planning Act and will not require further communication resources to implement the decision of the Committee.

### **Attachments**

- Attachment #1 – Zone Map
- Attachment #2 – Official Plan
- Attachment #3 – Site Sketch







# Craig Road Part Lot 11, Con 4

ZBA-05-25

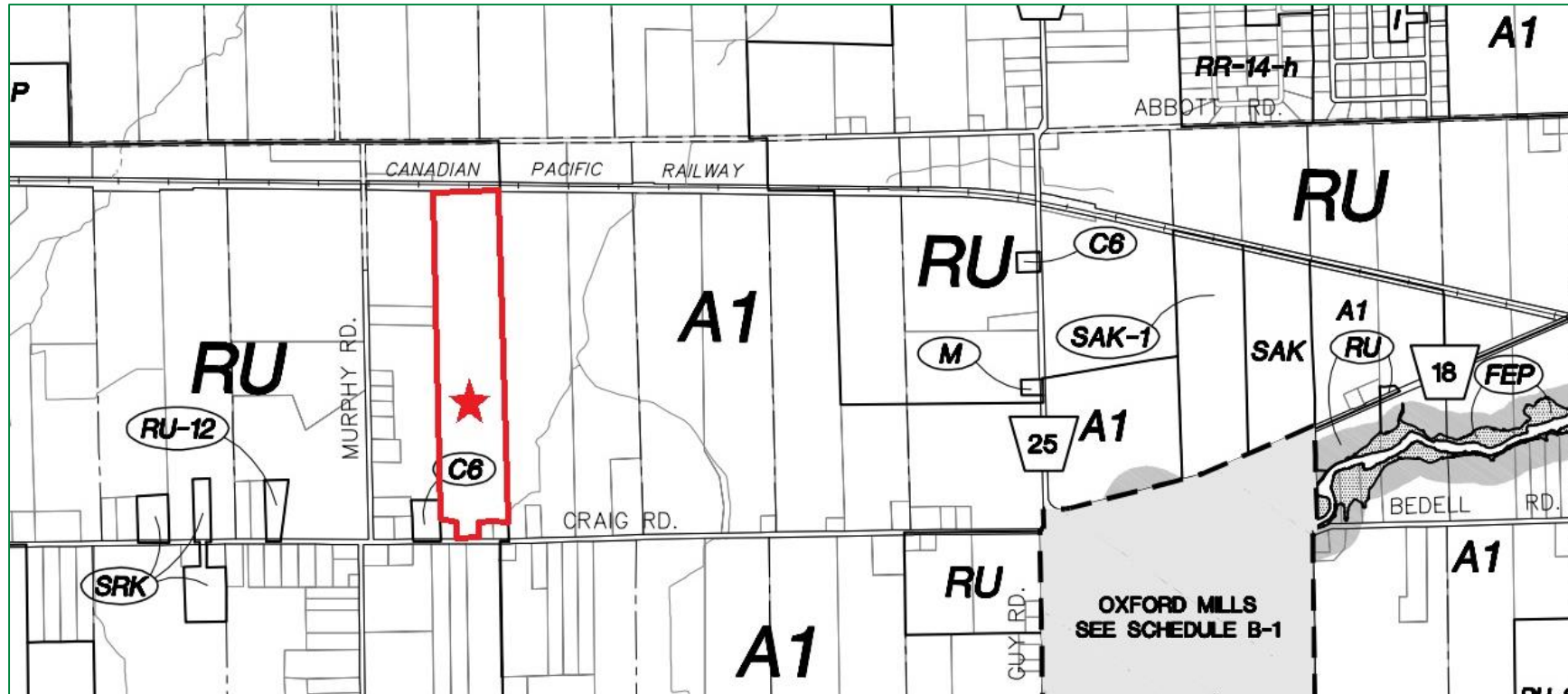
April 16, 2025



# Application Overview

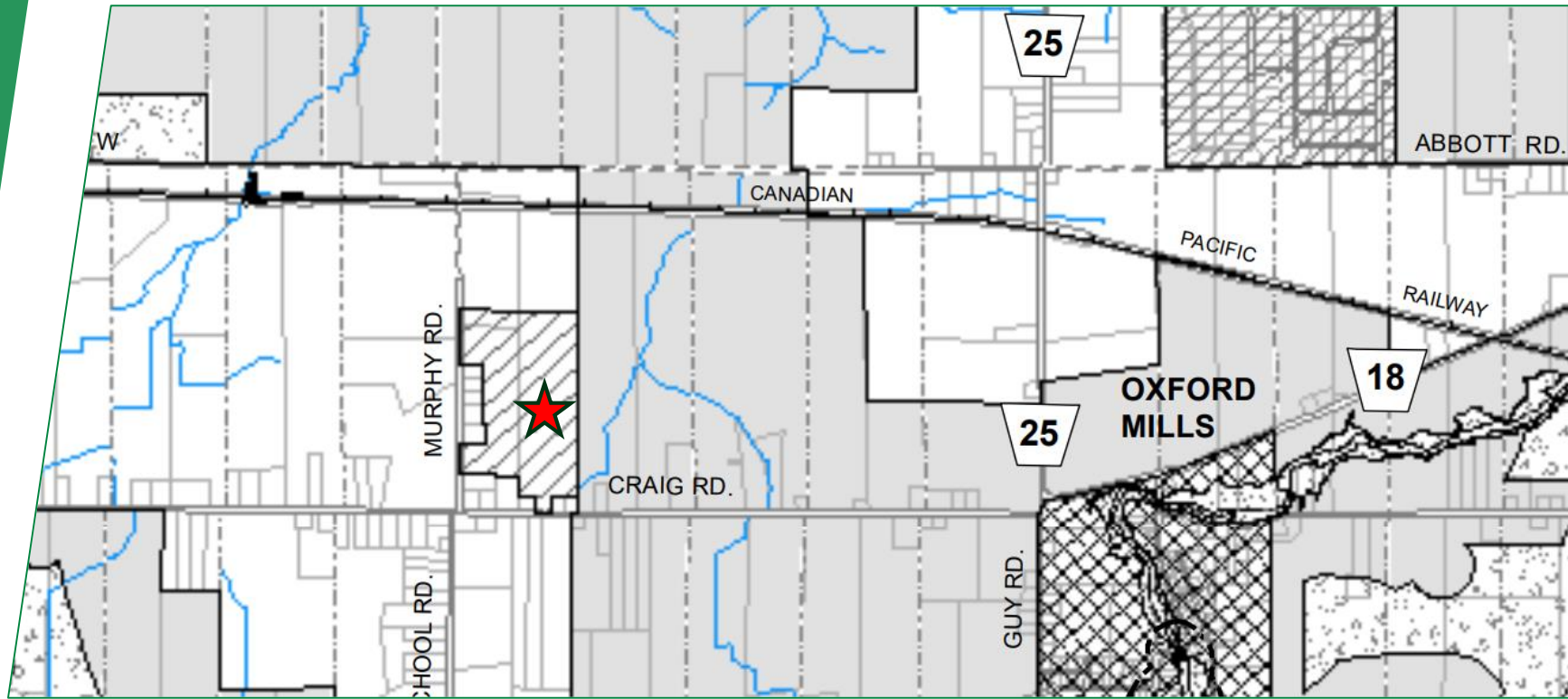
This application is being made to fulfill a condition of a related consent application (B-133-24).

The effect of the requested amendments would permit a reduced lot area for a proposed severed property and a reduced lot frontage for the proposed retained property.

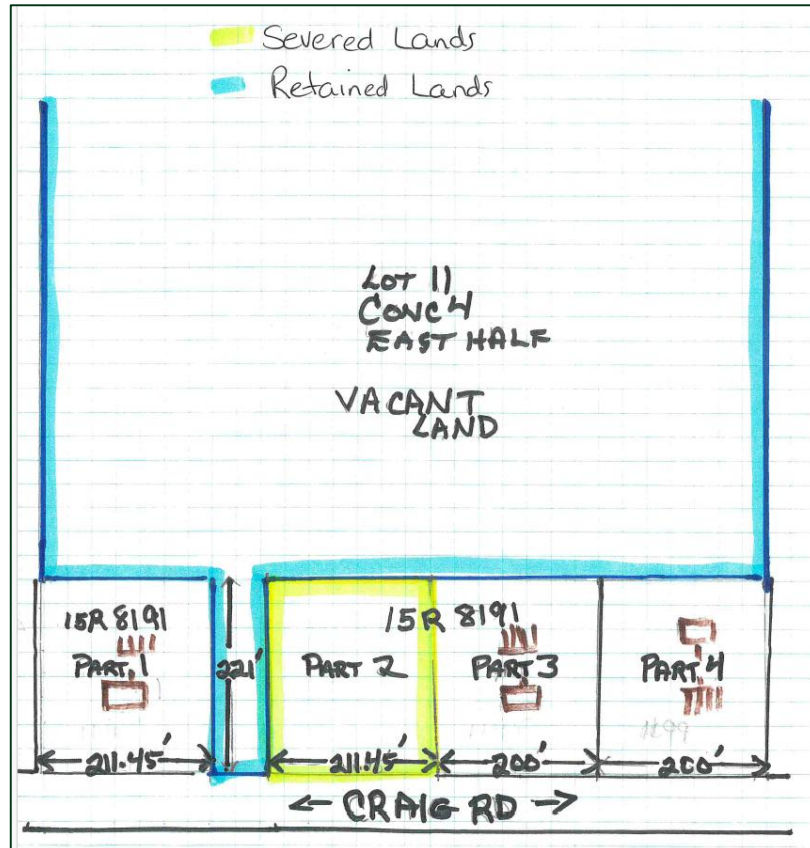


# Site Location

Source: MNG Zoning Schedule (A1)



# Official Plan



# Proposed Site Development

# PPS Consistency

- **The application is consistent with the PPS because:**
  - It promotes development within a rural settlement area.
  - Assists with accommodating an appropriate range and mix of housing in settlement areas.
  - Promotes development land use patterns that are efficient and will not preclude future development.

# **UCLG OP CONSISTENCY**

- **The application is consistent with the UCLG OP because:**
- **It assists with promoting a healthy, integrated and viable rural area.**

# Municipal Official Plan Consistency

- **The development meets the minimum size requirement in the Rural Residential designation.**
- **The reduced lot still provides appropriate area that can be used to access future lands when developed by subdivision.**
- **The use is appropriate with the surrounding area, and with appropriate buffering and screening, identified through a site plan control agreement, will ensure proper blending in with the rural landscape.**

# External / Agency Comments received

Department: Planning and Development



# Recommendation

## THAT COUNCIL:

- ▶ **Approve Zoning By-law Amendment Application ZBA-05-25 (By-law 34-25) for the lands known municipally as part of Craig Road to amend the zoning from Rural (RU) to Rural – Exception Zone (RU-73).**

# THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

## BY-LAW NO. 34-25

*A By-Law to Amend By-Law 50-12,  
being a By-Law to regulate the use of land and use of buildings and structures  
within the Municipality of North Grenville at a portion of the lands known as Craig Road*

**WHEREAS** By-Law 50-12, as amended, regulates the use of land and the use and erection of buildings and structures within the Municipality of North Grenville;

**AND WHEREAS** the Council of the Municipality of North Grenville deems it advisable to amend its current Zoning By-law provisions on the lands located at part of Craig Road, being part lot 11, concession 4, geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville, to re-zone the subject lands from Rural (RU) to Rural – Exception Zone (RU-73) to permit a reduced lot area and frontage at the lands identified in Schedule “A”.

**AND WHEREAS** the Council of the Municipality of North Grenville deems it advisable to amend its current Zoning By-Law provisions within the Municipality of North Grenville;

**NOW THEREFORE** the Council of the Corporation of the Municipality of North Grenville enacts as follows:

1. The area affected by this By-law is part of Craig Road, part lot 11, concession 4, geographic Township of Oxford-on-Rideau as indicated on Schedule ‘A’ attached hereto and forming part of this By-law.
2. That the lands on Schedule ‘A’ are re-zoned from Rural (RU) to Rural – Exception Zone (RU-73)
3. That Schedule ‘A1’ of By-law 50-12, as amended, is hereby further amended by rezoning the lands shown on Schedule ‘A’ of this By-law from Rural (RU) to Rural – Exception Zone (RU-73)

### 19.4.1 Special Provisions

4. That Section 9 of Zoning By-law 50-12, as amended, is hereby further amended by adding the following new clause to Subsection 9.4.2 as follows:
  - u) RU-73 (part of Craig Road)

Notwithstanding the provisions of Section 9.1 hereof to the contrary, on the lands zoned RU-73, the following provisions shall apply:

- |      |                                     |                 |
|------|-------------------------------------|-----------------|
| i.   | Minimum lot frontage (west portion) | 60 metres       |
| ii.  | Minimum lot frontage (east portion) | 20 metres       |
| iii. | Minimum lot area (west portion)     | 0.4 ha (1 acre) |
5. Schedule 'A' attached hereto forms part of this By-law.
6. That this by-law shall take effect on the date of passing subject to the provisions of the *Planning Act* R.S.O., 1990, as amended.
7. The Clerk of the Municipality of North Grenville is hereby authorized to make any minor modifications or corrections of an administrative, numeric, grammatical, semantic or descriptive nature or kind to the by-law and schedule(s) as may be deemed necessary after the passage of this by-law, where such modifications or corrections do not alter the intent of the by-law.

PASSED AND ENACTED  
THIS 16 DAY OF APRIL, 2025

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NANCY PECKFORD  
Mayor

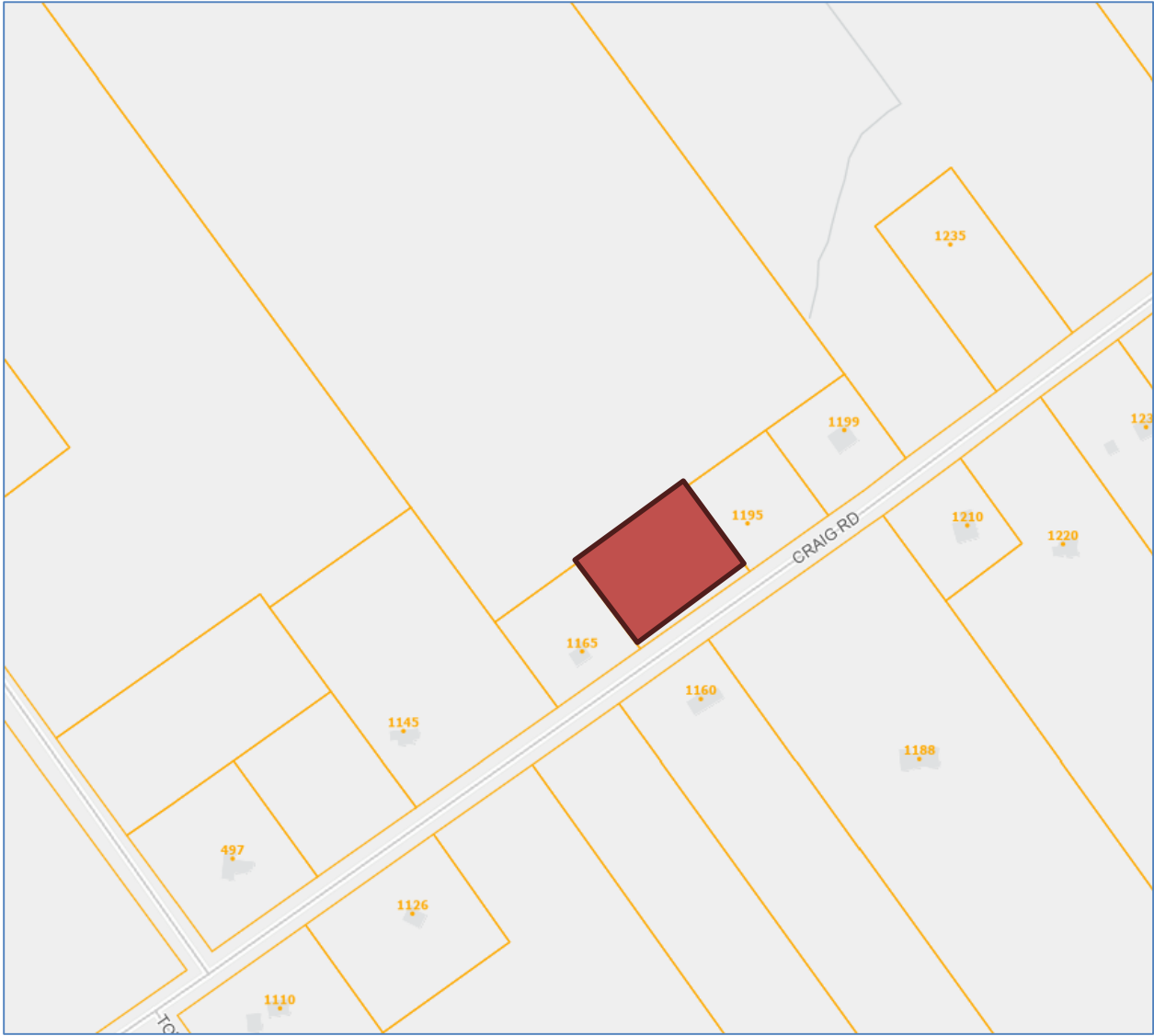
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MARY REMMIG  
Clerk

**THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE**

**Schedule "A" to By-Law No. 34-25**

This Map forms part of the By-Law



**Subject Lands:**  
Part of Craig Road, Part Lot 11, Concession 4

 **Lands to be zoned RU-73**



## Municipality of North Grenville

To: **Council**

Meeting Date: April 16, 2025

Subject: ZBA-04-25 2984 County Road 20 Zoning Amendment Report  
Report No: PD-2025-019

Prepared by: Amy Martin, Director of Planning and Development

### Recommendation(s)

THAT Council pass and enact by-law 35-25 to rezone the lands municipally known as 2984 County Road 20 from Rural (RU) to Special Kennel Rural Exception Eight (SRK-8) to recognize site specific zone standards for the establishment of a kennel within the principal residence. The site-specific zoning will establish a maximum of 10 dogs permitted in the kennel at any time.

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### Executive Summary

#### Purpose

- To rezone the lands at 2984 County Road 20 to permit the establishment of a kennel within the principal residence and recognize reductions in setbacks and frontages for the proposed use.

#### Key Findings

- The Municipality received a site-specific zoning amendment to rezone the lands at 2984 County Road 20 from Rural to Special Rural Kennel – Exception Eight.
- The exception zone would recognize reduced zoning standards for setbacks and frontage, and permit the kennel to operate out of the existing dwelling.
- Staff are proposing to cap the number of dogs permitted at any time within the kennel to 10, this would exclude the property owner's dogs.
- The zoning amendment would only permit the kennel use to the existing dwelling at this time. Expansion to a detached kennel building would require a future zoning amendment. At that time once more details are known about size and

scale of the operation, a future zoning by-law amendment would be required to add the use and address any site-specific matters at that time.

- Site Plan Control can be used to address the specific areas to be used for kennel purposes, and can be utilized to require additional provisions as it relates to screening and buffering.
- The Municipality has received letters of objection and letters of support for the proposed kennel.

### **Financial Implications**

- Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

## **Background/Analysis**

The Municipality has received a site-specific Zoning By-law amendment to rezone the lands at 2984 County Road 20 to permit a kennel within the existing residence and reduce zone performance standards within the Special Rural Kennel (SRK) zone. The applicant intends to construct a detached kennel further back on the property at a later date. The details of a future kennel are provided on the attached sketch.

The subject land is designated Rural as per Land Use Schedule A of the Official Plan and zoned Rural. Surrounding land uses include agriculture, including a farm with horses to the west and residential.

### *Provincial Planning Statement*

The Provincial Planning Statement came into effect in October of 2024. The PPS provides planning policy for development across the Province. Section 2.5 of the PPS provides policies related to development within rural areas. Specifically, healthy, integrated and viable rural areas should be supported by building upon rural character and leveraging rural amenities and assets and promoting the diversification of the economic base and employment opportunities through goods and services (section 2.5.1).

Rural land policies are further established in Section 2.6 of the PPS. On rural lands located in municipalities, permitted land uses include home occupations and home industries and other rural land uses (Section 2.6.1). Development that can be sustained by rural service levels should be promoted (Section 2.6.2). Planning authorities should support a diversified rural economy by protecting agricultural and other resource related uses and directing non-related development to areas where it will minimize constraints on these uses (Section 2.6.4).

Section 5.2 of the PPS provides policies related to natural hazards. Development shall generally be directed to areas outside of hazardous sites, including flood hazards that are adjacent to rivers and streams (Section 5.2.2(b)).

### *United Counties of Leeds and Grenville Official Plan*

The United Counties Official Plan establishes land use policies at the regional County level. The property is designated as Rural as per the United Counties Land use schedules of the Official Plan. The United Counties Official Plan establishes policies for the rural area, including rural lands under Section 3.

The Counties Official Plan recognizes that the rural area is an important component to the overall structure and economic success of the Counties. The Official Plan establishes objectives related to the rural area. This includes supporting a healthy, integrated and viable rural area through:

- Maintaining and building upon the rural character and leveraging rural amenities and assets, such as agricultural operations, recreational and tourism opportunities, natural resources and the protection and enhancement of the natural environment.
- Promoting the efficient use of existing rural infrastructure and public service facilities.
- Promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable manager or use of resources.
- Providing a range of diversified opportunities for economic activities.

The Official Plan contains specific policies for lands designated Rural. It is the objective of the Official Plan on rural lands to:

- Promote development opportunities related to the management or use of resources; resource based recreational uses (including recreational dwellings); tourism, limited residential development; home occupations and home industries; and other rural land uses that cannot be located in settlement areas, and/or are detailed in the local municipal official plan.
- Promote opportunities to support a diversified rural economy by protecting agricultural uses and other resource-related uses and directed non-related development to areas where it will minimize constraints on these uses;
- Promote limited development that is compatible with the rural landscape and character and can be sustained by rural service levels, which generally includes individual on-site sewage and individual on-site water services;
- Accommodate development that is appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of infrastructure.

Section 3.3.2 of the Counties Official Plan defines permitted uses on rural lands. The primary uses of land will be for:

- The management or use of resources, such as forestry and mineral aggregate operations;

- Resource based recreational uses, including recreational dwellings;
- Limited residential development, which will be defined in the local municipal Official Plans;
- Home occupations and home industries;
- Cemeteries;
- Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices as permitted in Section 3.2.2; and other rural land uses.

Section 3.3.3 establishes Land Use policies for rural lands, including:

- Development in rural lands will be subject to the policies of Section 6.3 with respect to servicing.
- The development of new or expanding uses must be compatible with the rural landscape and must be sustained by rural service levels;

#### *North Grenville Official Plan*

North Grenville’s Official Plan establishes policies related to development in the municipality. This includes land use policies for the rural areas.

Section 4.1 outlines permitted uses. It is recognized that lands designated rural are not intended to be the focus of rural residential or commercial development. However, a variety of land uses will be permitted, including those permitted within the Agricultural designation, as well as limited residential, commercial, industrial and outdoor recreation uses. In addition, the rural area may be used for the management or use of resources, resource-based recreational uses, home occupations and home industries, cemeteries and other rural land uses where appropriate.

The rural policies are not specific to identify a kennel as an explicit permitted use.

#### *Comprehensive Zoning By-law 50-12*

The table below provides the zone provisions for the Special Rural Kennel zone, and details how the proposed zoning amendment meets and does not meet the zone standards.

Additionally, the following definition is being proposed for the establishment of an in-home kennel:

*The definition of “kennel” on the subject lands shall exclusively mean “an in home boarding facility where animals are housed and boarded for which compensation is paid.”*



<b>Zone Provision</b>	<b>Required</b>	<b>Provided</b>
Lot Area (Minimum)	2.0 hectares (4.9 acres)	13 hectares
Lot Frontage (Minimum)	120 metres	70 metres
Front Yard (Minimum)	30 metres	17.7 metres for the house, 1 metre for penned in area
Rear Yard (Minimum)	30 metres	+ 30 metres
Interior Yard (Minimum)	30 metres	15.5 metres for the house, 1 metre for penned in area
Exterior Side Yard (Minimum)	30 metres	N/A

The applicant is seeking to establish an in-home kennel service with a future kennel building to be constructed further south on the property, as indicated on the attached site plan. Staff are recommending that the proposed Zoning Amendment restrict the use of the kennel to the existing residential building and require a future zoning amendment when the applicant is ready to proceed with a detached kennel building.

The setback provisions in Section 9.4.1 of Comprehensive Zoning By-law 50-12 defines that the zone performance standards also includes fenced in areas used for the animals. The applicants are requesting to reduce the setbacks to recognize existing fenced in areas on the property, as shown on the attached site plan. A zoning reduction is being requested of 1 metre from the fenced in area to the front yard setback and interior yard setback. The western property line is bordered by an equestrian stable, including an area utilized for riding. There is existing vegetation along the property line, including along the front property line.

The attached site plan details the fenced area for the outdoor run area for the proposed kennel use. It is acknowledged that the kennel run area is set one metre off the property line for the front and west interior side yard. The Municipality’s fence by-law does permit fences within the front yard of a dwelling. The fenced in area in front of the house is pre-existing.

Staff are further recommending that a limit on the number of dogs permitted at the kennel at any given time be capped at 10.

Limiting the location of the kennel to the existing house will allow for the Municipality to work with the property owner for a future application to establish a stand-alone structure for a future kennel building. Considerations for the size and scale of a future building would be considered at a future date.

The Municipality can regulate the operation of a kennel through site plan control. Site plan can be utilized to formalize the outdoor area and fencing requirements associated with the operation of the kennel business.

## Relevance to Strategic Priorities

<b>Strategic Pillar</b>	Pillar #2 - A Strong, Connected, and Vibrant Community
<b>Goal</b>	Goal #2.3 - Build and Grow in a Connected Way
<b>Key Action</b>	Action #2.3.3 - Promote development policies that incorporate connectivity and coordination with the surrounding area

## Options and Discussion

1. Approve the recommendation
2. Do not approve the recommendation

## Financial Impact

This item has been identified in the current budget:                      Yes     No     **N/A**

This item is within the budgeted amount:                                      Yes     No     **N/A**

Staffing implications, as they relate to implementing Council’s decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

## Internal/External Consultation

The Municipality circulated the application in accordance with the Planning Act, including to neighbours within 120 metres and external agencies. Internal departments were circulated for comment as well.

The Municipality has received 8 letters associated with the proposed rezoning. This includes both letters of objection and support. These letters are attached to the report for consideration.

Concerns raised by neighbours include the potential for noise from the kennel, fit with the surrounding area, impact to property values and enjoyment of property.

The Municipality regulates kennels through By-law 97-24, being the Animal Care and Control By-law. Kennels are inspected annually. The by-law does not restrict the number inspections that can occur within a year.

The provisions of the animal care and control by-law requires the following for kennels:

- Proper housing and accommodations
- Proper food and water supply
- Cleanliness
- Ventilation

- Disease prevention and control
- Euthanasia protocols
- Pest and rodent control
- Emergency evacuation plan
- Veterinarian Relationship

The Municipality regulates noise through By-law 100-24. Concerns related through noise can be reported through the Municipality.

Municipal By-law Services have indicated that there have been no noise complaints associated with the property at 2984 County Road 20.

The property owner will be required to have a fenced in kennel area for outdoor recreation for the dogs.

Staff are recommending that a cap of 10 dogs be permitted within the kennel at any given time. This does not include any of the property owner's personal dogs.

## **Communications**

Communication of Council's decision will be carried out in accordance with the Planning Act.

## **Attachments**

- Site Plan
- Draft By-law
- Comments from Neighbours

**THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE**

**BY-LAW NO. 35-25**

*A By-Law to Amend By-Law 50-12,  
being a By-Law to regulate the use of land and use of buildings and structures  
within the Municipality of North Grenville, for the zoning of lands located at  
2984 County Road 20*

**WHEREAS** By-Law 50-12, as amended, regulates the use of land and the use and erection of buildings and structures within the Municipality of North Grenville;

**AND WHEREAS** the Council of the Municipality of North Grenville deems it advisable to amend its current Zoning By-Law provisions on the lands at 2984 County Road 20, Part Lot 29, Concession 9, Geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville;

**AND WHEREAS** the Council of the Corporation of the Municipality of North Grenville has determined that the current zoning provisions should be amended with a by-law;

**NOW THEREFORE** the Council of the Corporation of the Municipality of North Grenville enacts as follows:

1. That the area affected by this by-law is 2984 County Road 20 as indicated on Schedule "A" attached hereto and forming part of this by-law.
2. That Schedule "A3" of By-Law 50-12, as amended, is hereby further amended by rezoning the lands shown on Schedule "A" attached hereto from Rural (Rural) to Special Rural Kennel – Exception Eight (SRK-8).
3. That Section 9 of By-law 50-12, as amended is hereby further amended by adding the following new clauses to Subsection 9.4.1 (Rural Special Exception Zones), as follows:
  - h) Special Rural Kennel – Exception Eight (SRK-8) (2984 County Road 20)
  - i. Notwithstanding the provisions of subsection 9.4.1 hereof to the contrary the term kennel defined within this by-law, on the lands zoned Special Rural Kennel – Exception Eight (SRK-8) the following definition shall apply:

The definition of "kennel" on the subject lands shall exclusively mean "an in-home boarding facility where animals are housed and boarded for which compensation is paid.

- ii. Notwithstanding the provisions of subsection 9.4.1 the following zone standards shall apply:

Minimum Lot Frontage	70 metres
Minimum Interior Yard Setback	1 metre
Minimum Front Yard Setback	1 metre
Maximum Number of Dogs in the Kennel	10

- iii. Notwithstanding the provisions of subsection 9.4.1 the kennel business will be confined to the existing residential dwelling. A future zoning by-law amendment is required to permit the establishment of a detached kennel on the subject lands.

4. That this by-law shall take effect on the date of passing subject to the provisions of the *Planning Act* R.S.O., 1990, as amended.
5. The Clerk of the Municipality of North Grenville is hereby authorized to make any minor modifications or corrections of an administrative, numeric, grammatical, semantic or descriptive nature or kind to the by-law and schedule(s) as may be deemed necessary after the passage of this by-law, where such modifications or corrections do not alter the intent of the by-law.
6. Schedule "A" constitutes part of this by-law.

PASSED AND ENACTED  
THIS 16<sup>th</sup> DAY OF APRIL, 2025

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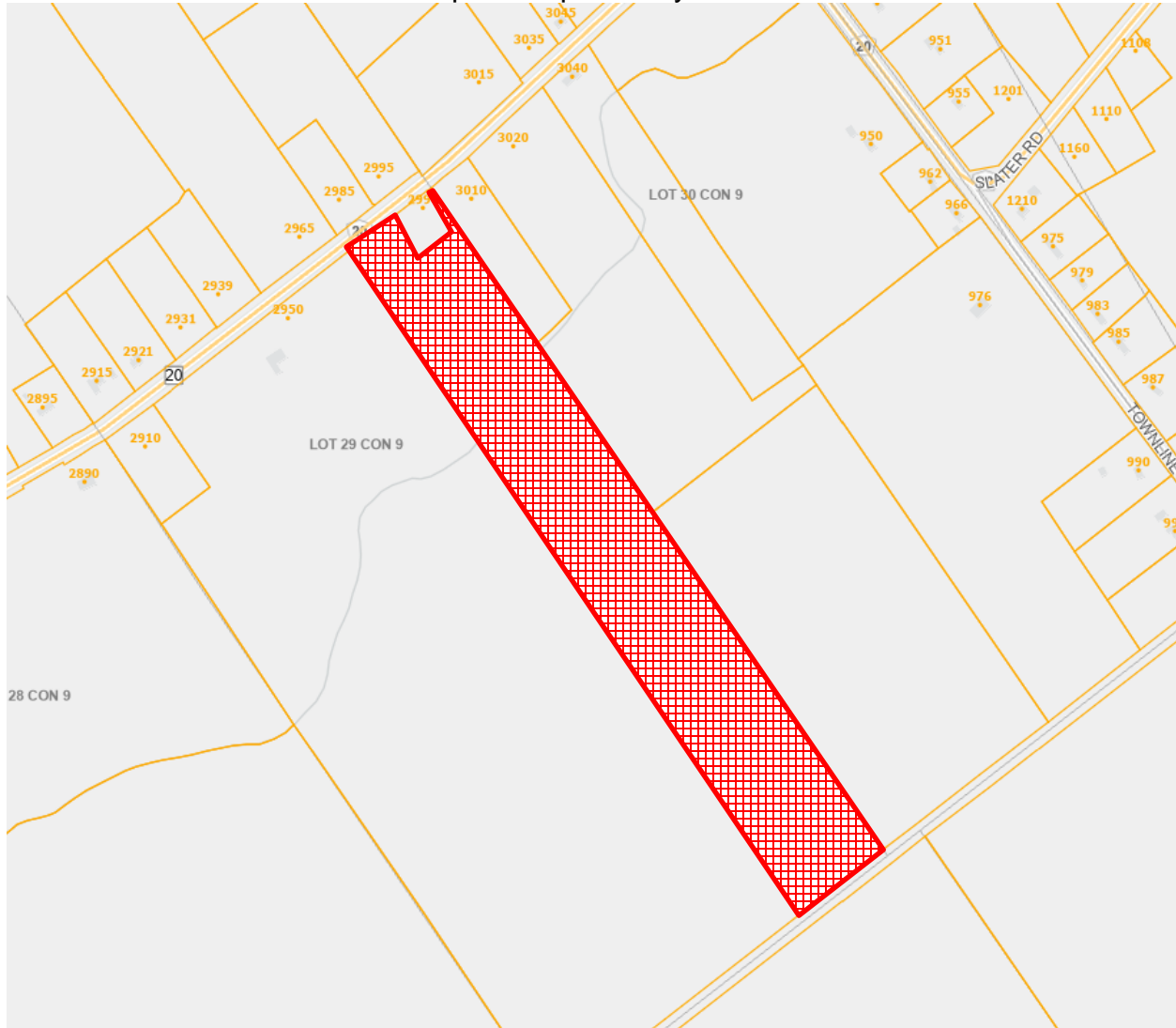
NANCY PECKFORD  
Mayor



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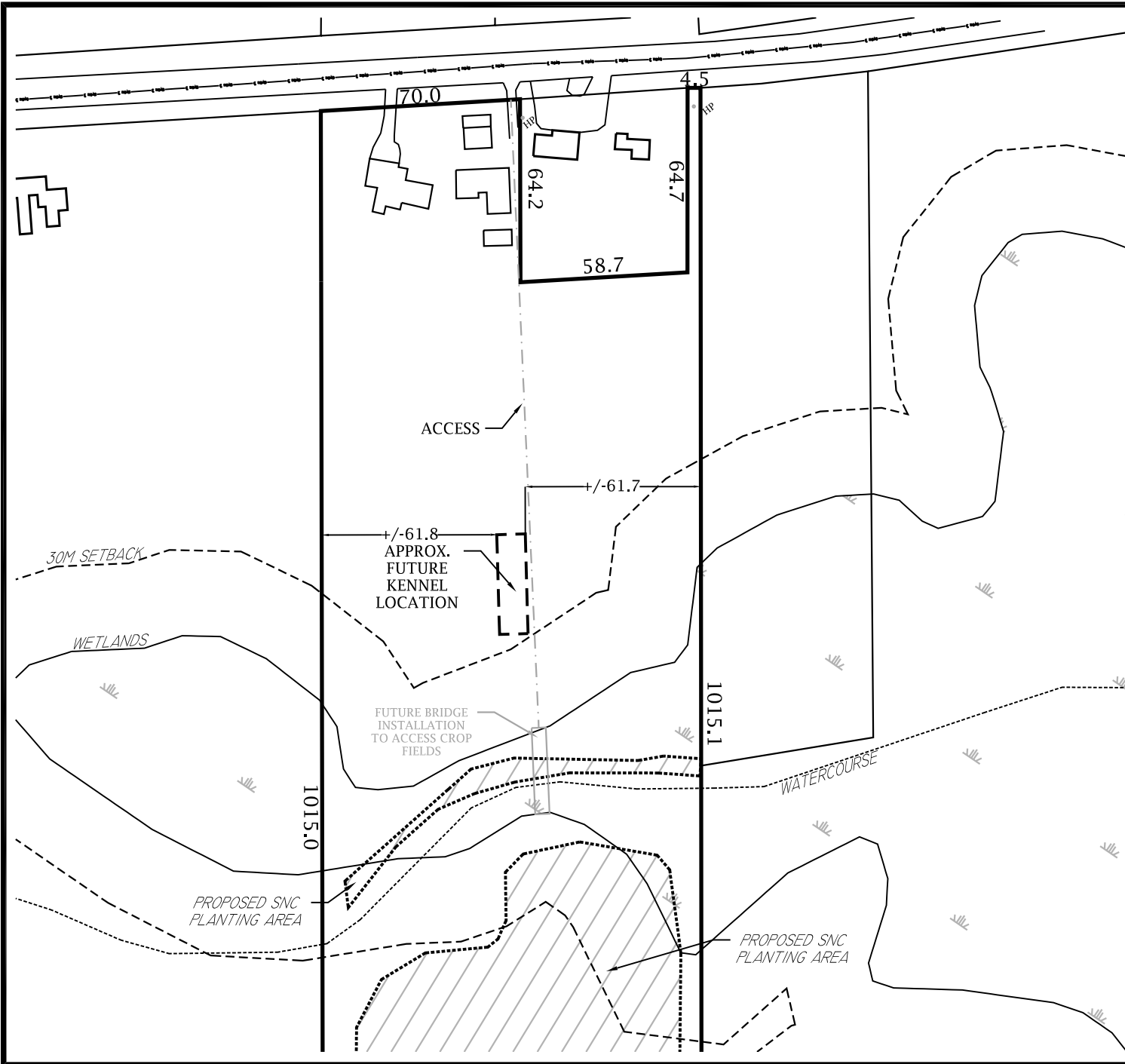
MARY REMMIG  
Deputy Clerk

**THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE**  
**Schedule "A" to By-Law 35-25**

This map forms part of By-Law 35-25



-  2984 County Road 20  
Part Lot 29, Concession 9  
Geographic Township of Oxford-on-Rideau, now the Municipality of North  
Grenville.
-  Area to be rezoned from Rural (RU) to Special Rural Kennel – Exception Eight  
(SRK-8).



PRELIMINARY SITE PLAN  
 PART OF LOT 30  
 CONCESSION 9  
 TOWNSHIP OF NORTH GRENVILLE



SCALE = 1 : 2000



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2. DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
3. THE SUBJECT PROPERTY IS PART OF LOT 30, CONCESSION 9, GEOGRAPHIC TOWNSHIP OF OXFORD, IN THE TOWNSHIP OF NORTH GRENVILLE.



**ENGINEERING + PLANNING**

BROCKVILLE, KINGSTON, OTTAWA

TEL. 613-498-3508

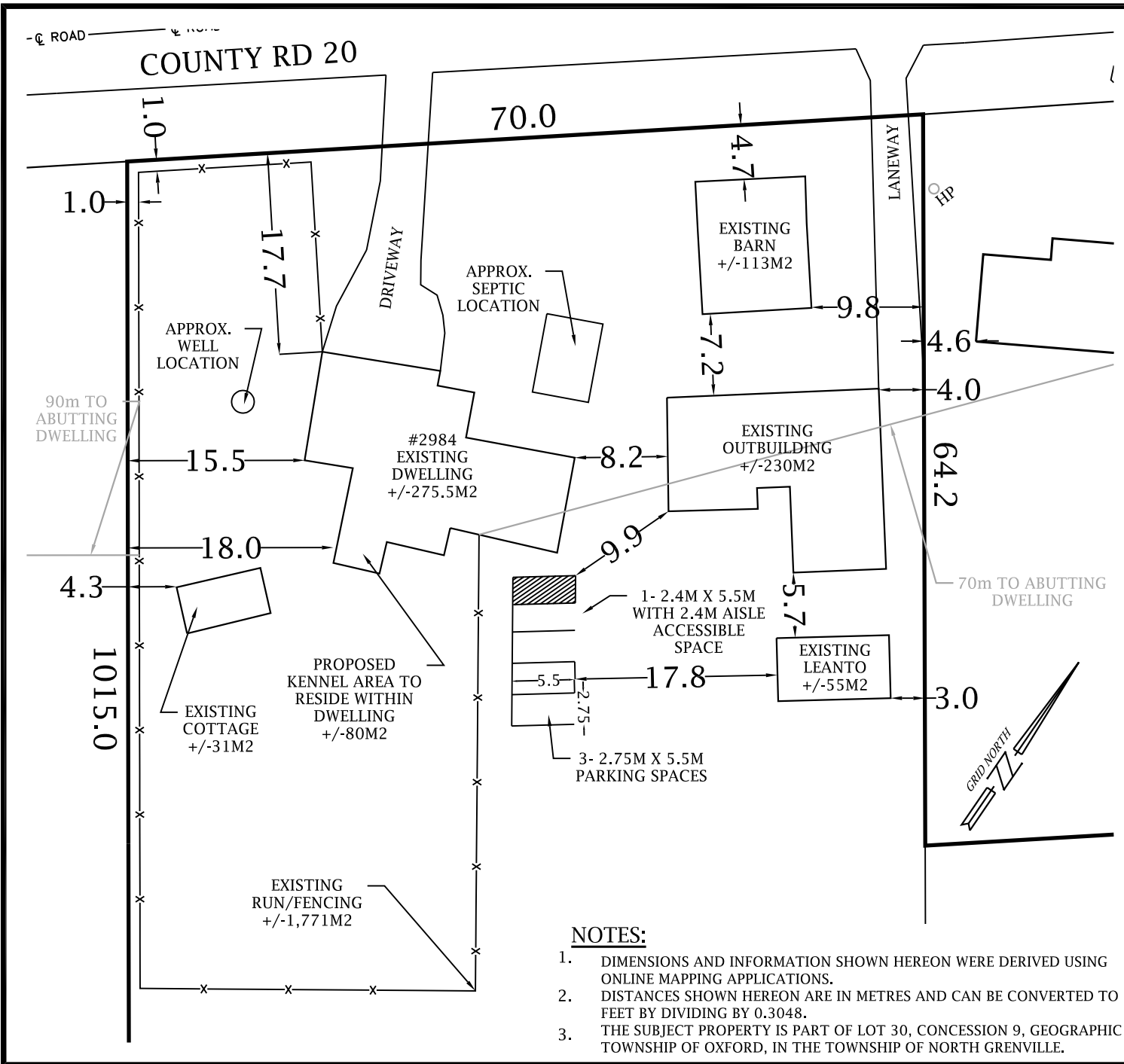
E-MAIL : info@ineng.ca

www.inengineering.ca

DATE  
 JANUARY 24, 2025

DRN. BY  
 T.G.

FILE NO.  
 12367SK



SKETCH FOR ZONING AMENDMENT APPLICATION  
 PART OF LOT 30  
 CONCESSION 9  
 TOWNSHIP OF NORTH GRENVILLE  
 SCALE = 1 : 500



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SITE STATISTICS - RU (RURAL ZONE)			
	REQUIRED	EXISTING	PROPOSED
SITE AREA	1 HA	13.09HA	NO CHANGE
FRONTAGE	60M	70M	NO CHANGE
FRONT YARD	12M	17.7M	NO CHANGE
INT. SIDE YARD	6M	15.5M	NO CHANGE
EXT. SIDE YARD	12M	N/A	NO CHANGE
REAR YARD	12M	>12M	NO CHANGE
HEIGHT OF DWELLING	11M	<11M	NO CHANGE
LOT COVERAGE	15%	0.5%	NO CHANGE
HEIGHT OF ACCESSORY	6M	<6M	NO CHANGE
KENNEL SETBACK	30M	N/A	+/-15.5M
ACCESSORY SETBACKS	1.2M	>1.2M	NO CHANGE
PARKING	1/DWELLING UNIT 1/20M <sup>2</sup> GFA	1	NO CHANGE 4

**NOTES:**

1. DIMENSIONS AND INFORMATION SHOWN HEREON WERE DERIVED USING ONLINE MAPPING APPLICATIONS.
2. DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
3. THE SUBJECT PROPERTY IS PART OF LOT 30, CONCESSION 9, GEOGRAPHIC TOWNSHIP OF OXFORD, IN THE TOWNSHIP OF NORTH GRENVILLE.

iN

**ENGINEERING + PLANNING**  
 BROCKVILLE, KINGSTON, OTTAWA  
 TEL. 613-498-3508  
 E-MAIL : info@ineng.ca  
 www.inengineering.ca

DATE FEBRUARY 07, 2025	DRN. BY T.G.	FILE NO. 12367SK
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4/7/2025

Randy & Terry Olmstead  
Fairstead Stables  
County Road 20  
Kemptonville, ON

Planning Department-File # ZBA-04-25  
Municipality of North Grenville  
285 County Road 44, PO Box 130  
Kemptonville, ON

### **Proposed Zoning bylaw Amendment**

This letter is to express our strong objection to the rezoning of the property, 2984 County road 20 from Rural (RU) to Special Rural Kennel-Exception Zone (SRK-8) for the proposed kennel.

The property, as we understand, does not fit the requirements for a kennel hence the rezoning request.

Prior to our objection points, it has come to our attention by another concerned neighbour that they have been running a kennel operation on this property without a kennel license since 2023.

According to their own website, [www.aubois.ca](http://www.aubois.ca), they have been offering in-home boarding services for canines and have completed fenced in areas for the boarding dogs on the property. They are also advertising their plans to expand to offer services with a cat hotel...a cattery.

At Fairstead Stables we have been providing boarding, training, and teaching services for horses for 13 years. We have invested hundreds of thousands of dollars on our 100-acre property to provide these services. We have a number of riders who use our trails, our indoor arena and outdoor riding rings on our property. Our specialty is carriage driving, which is a rare service in our geographical area. Our clientele are females where a majority are senior and retired ladies.

A boarding kennel will be devastating for our business. Dogs and horses do not mix. The current kennel they have set up and are using boarders right on our fence line. This is right beside our driving area. South of that, along the fence line is our competitive cones course. We have invested thousands of dollars preparing those areas for driving purposes.

With a kennel at a minimum 30 m from the driving area, the horses will be spooked, and this will create a dangerous situation for both the horses and the drivers.

At Fairstead Stables we host a number of clinics and group teaching/training events. With the potential kennel our boarders have already let us know that if the kennel is approved, they will need to find another facility to board their horses. With clinics and events, it would only take 1 incident of excessive barking during an event to not only ruin that event but also jeopardize future events as word within the driving and riding community would spread quickly. We understand there are barking/noise bylaws, but in reality with weekend events the damage is already done before bylaw can act.

The property, 2984 County Road 20 has a stand of planted pine trees that have been there for 20+ years. There are a large number of deer, coyote and foxes in our area. Not only would they be displaced, they would also create a barking situation with boarder dogs as on the Aubios.ca website, they will have open run dog pens for the boarding dogs. With the buffer zone criteria, any kennel building would need to not only have a buffer of 30 m from the neighbouring properties on both sides, they will also need the 120 m buffer from the creek (South Nation Conservation Authority).

The approval of a kennel will change the serenity of the area. With 2 homes across the road with young families, 2 homes with growing families and a farm (Fairstead Stables) adjacent to the property, it is a quiet, peaceful area. A kennel with numerous dogs will disrupt the enjoyment of the neighbour properties (Bill 190 Properties Rights and Responsibilities Act)

In conclusion, this is an example of why there is specific criteria to have a kennel on one's property. 2984 County Road 20 does not fit the requirements in frontage, buffering, flood plain criteria, and location. Approval of a re-zoning to accommodate to a Special Rural Kennel – Exception Zone (SRK-8) will have a negative impact on many property owners, property values, and the rural country setting we all bought into when we purchased and moved into this area. With Randy and Terry Olmstead having Fairstead Stables, it would be devastating for our business and our way of life in this community, both mentally and financially.

We are strongly against the re-zoning to a Special Rural Kennel-Exception Zone (SRK-8) for either an in-home or out of home kennel.

Randy Olmstead  
County Road 20  
Kemptville, ON  
K0G 1J0

## Amy Martin

---

**From:** Jeff Baribeau  
**Sent:** Thursday, April 3, 2025 11:55 AM  
**To:** Debbie Wood  
**Subject:** RE: ZBA-04-25 (MacDonald & Fified c/o iN Engineering + Planning) 2984 County Rd 20 - Circulation

Hi Debbie,

Here are my comments.

1. The sketch illustrates an existing fence. The fence would need to comply with our Fence By-Law No. 99-24.
2. If zoning amendment is approved, the property owner would need to obtain a yearly Kennel licence from the Municipality and would need to comply with the Animal Care & Control By-Law No. 97-24.
  - The Kennel licence application can be found by going to <https://www.northgrenville.ca/services-and-payments/municipal-services/animal-services>.
  - The Kennel licence application fee can be paid in person at the Municipal Office. The current yearly fee is \$125.00.
  - As part of the approval process, an inspection of the Kennel facility would be conducted to make sure it complies with the by-law.

Thank you,



**Jeff Baribeau**  
*Manager of By-Law Services*  
Municipality of North Grenville  
613-258-9569 ext.143  
[www.northgrenville.ca](http://www.northgrenville.ca)



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**From:** Debbie Wood <dwood@northgrenville.on.ca>  
**Sent:** Friday, February 28, 2025 8:53 AM  
**To:** David McGurrin <dmcgurrin@northgrenville.on.ca>; Cale Rowan <crowan@northgrenville.on.ca>; Lindsay Brenning <lbrenning@northgrenville.on.ca>; Jeff Baribeau <jbaribeau@northgrenville.on.ca>; Mark Guy <mguy@northgrenville.on.ca>; Public Works <publicworks@northgrenville.on.ca>  
**Cc:** Amy Martin <amartin@northgrenville.on.ca>; Phil Mosher <pmosher@northgrenville.on.ca>; Randy Urslak

<rurslak@northgrenville.on.ca>; EPS Admin <epsadmin@northgrenville.on.ca>

**Subject:** ZBA-04-25 (MacDonald & Fified c/o iN Engineering + Planning) 2984 County Rd 20 - Circulation

Good morning,

Planning requests your review and comments in support of the **zoning by-law amendment** application for the address listed above. This application is for a kennel/cattery.

The following document(s) attached to this mail are stored on the FileHold server. Please click on a link next to the document name to go directly to the document.

- ZBA-04-25\_03. Sketch ([Default FileHold Desktop App](#))
- ZBA-04-25\_03.1. Site Plan ([Default FileHold Desktop App](#))
- ZBA-04-25\_01. Application Form ([Default FileHold Desktop App](#))
- ZBA-04-25\_03.3. LRO 15 - Parcel Register (PIN 68137-0157) ([Default FileHold Desktop App](#))
- ZBA-04-25\_03.2. Parcel Map ([Default FileHold Desktop App](#))
- ZBA-04-25\_02. Planning Rationale\_Updated ([Default FileHold Desktop App](#))

Please have your comments to me prior to **March 28** – reminder added.

Thank you,



**Debbie Wood**  
*Planning Clerk*  
Municipality of North Grenville  
613-258-9569 ext.116  
[www.northgrenville.ca](http://www.northgrenville.ca)



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## Amy Martin

---

**From:** Darcy Wither  
**Sent:** Tuesday, March 25, 2025 7:30 PM  
**To:** Planning  
**Subject:** Proposed Zoning By-law Amendment—2984 County Road 20

[EXTERNAL SENDER] Links, attachments and senders may not always be safe. Use discretion.

To whom it may concern,

I am a resident of County Road 20 and I am writing to formally express my opposition to the proposed Zoning By-law Amendment to allow for the development of a dog boarding kennel at 2984 County Road 20, CON 9 PT LOT 29. As a resident directly affected by this project, I strongly believe that changing the zoning use of this property to allow a kennel is inappropriate for our neighbourhood and would have significant negative consequences for nearby homeowners.

My primary concerns include:

- 1. Noise Pollution** – Dog kennels are known to generate persistent barking, which would disrupt the peaceful enjoyment of our residential community, especially for those of us living in close proximity to the proposed site. It already appears that the residents of 2984 County Road 20 own multiple dogs or may even be operating a kennel informally. Given the near-constant sound of barking that currently emanates from the property, I am deeply concerned about how much worse the noise will become if they receive approval to build a kennel on this property.
- 2. Property Value Impact** – The introduction of a commercial kennel in a primarily residential area could deter potential buyers and negatively affect property values. Many prospective homeowners prioritize peaceful surroundings, and a kennel may be seen as a significant detractor.
- 3. Quality of Life** – The increased noise, traffic, and potential odour associated with a kennel would diminish the quality of life for my family and the many residents living near the property in question. While my neighbourhood is technically rural, it was not designed to accommodate a business of this nature. The property at 2984 County Road 20 is relatively large in area but is unusually narrow, with all dwellings and outbuildings situated close to the road. Due to its unique layout, no fewer than five residences share a direct property line, with most of these—along with homes across the street—situated in very close proximity. In my experience, kennels are usually located much further from other residences.

I fully support small businesses, but 2984 County Road 20 is an unsuitable location for a kennel. A more remote, rural area with fewer neighbouring homes would be far more appropriate. Approving this zoning change could also set a concerning precedent, potentially altering the character of our community.

I urge the North Grenville Planning Committee to consider the impact this proposal would have on the residents who have built their lives in this community. I respectfully request that the Planning Department of North Grenville reject the zoning change and preserve the character, tranquility and integrity of our neighbourhood.

Thank you for your time and consideration. I appreciate your commitment to maintaining a well-balanced and livable community.

Respectfully,



## Amy Martin

---

**From:** Municipal Planning <MunicipalPlanning@enbridge.com>  
**Sent:** Monday, March 17, 2025 2:38 PM  
**To:** Debbie Wood  
**Subject:** RE: ZBA-04-25 (MacDonald & Fified c/o iN Engineering + Planning) 2984 County Rd 20 - Notice of Public Meeting

[EXTERNAL SENDER] Links, attachments and senders may not always be safe. Use discretion.

Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details: <https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Please continue to forward all municipal circulations and clearance letter requests electronically to [MunicipalPlanning@Enbridge.com](mailto:MunicipalPlanning@Enbridge.com).

Regards,

**Willie Cornelio** CET (he/him)

Sr Analyst, Municipal Planning  
Engineering

---

**ENBRIDGE**

TEL: 416-495-6411

500 Consumers Rd, North York, ON M2J1P8

[enbridge.com](http://enbridge.com)

**Safety. Integrity. Respect. Inclusion.**

---

**From:** Debbie Wood <dwood@northgrenville.on.ca>

**Sent:** Thursday, March 13, 2025 1:42 PM

**To:** ROWCC <rowcentre@bell.ca>; Municipal Planning <MunicipalPlanning@enbridge.com>; Hydro One Networks (landuseplanning@hydroone.com) <landuseplanning@hydroone.com>; Ontario Power Generation (executivevp.lawanddevelopment@opg.com) <executivevp.lawanddevelopment@opg.com>; Newdevelopment@rci.rogers.com; planning@cdsbeo.on.ca; planning <planning@ucdsb.on.ca>; planification@cepeo.on.ca; planification@ecolecatholique.ca; Peggy Deslaurier (peggy.deslauriers@canadapost.ca) <peggy.deslauriers@canadapost.ca>; Ottawa Septic System Office <septic@rvca.ca>; Cherie Mills (cherie.mills@uclg.on.ca) <cherie.mills@uclg.on.ca>; Christina.Conklin@uclg.on.ca; Mallory, Elaine <elaine.mallory@uclg.on.ca>; Carss, Jeff <Jeff.Carss@uclg.on.ca>; RVCA (planning@rvca.ca) <planning@rvca.ca>

**Cc:** Amy Martin <amartin@northgrenville.on.ca>; Phil Mosher <pmosher@northgrenville.on.ca>

**Subject:** [External] ZBA-04-25 (MacDonald & Fified c/o iN Engineering + Planning) 2984 County Rd 20 - Notice of Public Meeting

**CAUTION! EXTERNAL SENDER**

Were you expecting this email? TAKE A CLOSER LOOK. Is the sender legitimate?

DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Good afternoon,

Please see attached notice.

Sincerely,



**Debbie Wood**

*Planning Clerk*

Municipality of North Grenville

613-258-9569 ext.116

[www.northgrenville.ca](http://www.northgrenville.ca)



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## Amy Martin

---

**From:** Laura Crites <lrites@nation.on.ca>  
**Sent:** Tuesday, March 25, 2025 9:38 AM  
**To:** Debbie Wood  
**Cc:** Amy Martin; Planning  
**Subject:** RE: ZBA-04-25 (MacDonald & Fified c/o iN Engineering + Planning) 2984 County Rd 20 - Circulation

[EXTERNAL SENDER] Links, attachments and senders may not always be safe. Use discretion.

Good morning Debbie,

Thanks for the response.

Since there is no engineered floodplain mapping, or mapping in the zoning or OP, I don't have any objections. I understand the 30m setback on the site plan to be from the unevaluated wetlands.

My only comment is the site plan shows a "future bridge installation" over the Van Camp Municipal Drain. The applicant should be aware that any interference with a watercourse (including crossings), requires a permit from South Nation.

We do not require payment – Annie has notified the applicant of this.

Thank you,  
Laura

---

**From:** Debbie Wood <dwood@northgrenville.on.ca>  
**Sent:** March 24, 2025 4:06 PM  
**To:** Laura Crites <lrites@nation.on.ca>  
**Subject:** RE: ZBA-04-25 (MacDonald & Fified c/o iN Engineering + Planning) 2984 County Rd 20 - Circulation

Hi Laura,

Here is the response from Amy:

We do not have a zoning category or official plan designation for Municipal Flood Risk Area. I'm not seeing on the map this area that Laura is referencing. The site plan shows the proposed building to be located outside of the 30 metre setback and the Flood Plain.

Thanks,



**Debbie Wood**  
*Planning Clerk*  
Municipality of North Grenville  
613-258-9569 ext.116  
[www.northgrenville.ca](http://www.northgrenville.ca)



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---

**From:** Laura Crites <lrites@nation.on.ca>  
**Sent:** Tuesday, March 18, 2025 11:01 AM  
**To:** Amy Martin <amartin@northgrenville.on.ca>  
**Cc:** Debbie Wood <dwood@northgrenville.on.ca>; Planning <planning@nation.on.ca>  
**Subject:** FW: ZBA-04-25 (MacDonald & Filed c/o iN Engineering + Planning) 2984 County Rd 20 - Circulation

**[EXTERNAL SENDER]** Links, attachments and senders may not always be safe. Use discretion.

Hi Amy,

Based on our mapping, the proposed kennel is located in a “Municipal Flood Risk Area” (apparently identified on the NG Official Plan?):



The origin of the “Municipal Flood Risk Area” layer has always been a mystery to me. I did a scan of the NG OP and ZBL mapping, but I don’t see this flood risk area in the mapping.

Can you confirm if this is in your mapping? Am I missing something?

Thanks,  
Laura

---

**From:** Planning <[planning@nation.on.ca](mailto:planning@nation.on.ca)>  
**Sent:** March 17, 2025 9:27 AM  
**To:** Laura Crites <[lcrites@nation.on.ca](mailto:lcrites@nation.on.ca)>  
**Subject:** FW: ZBA-04-25 (MacDonald & Fified c/o iN Engineering + Planning) 2984 County Rd 20 - Circulation

Good morning,

Just wondering if we had any comments on this ZBLA?

Best,  
Annie 😊

---

**From:** Planning  
**Sent:** March 4, 2025 2:31 PM  
**To:** Laura Crites <[lcrites@nation.on.ca](mailto:lcrites@nation.on.ca)>  
**Subject:** FW: ZBA-04-25 (MacDonald & Fified c/o iN Engineering + Planning) 2984 County Rd 20 - Circulation

Hi Laura,

Do we have any comments on this ZBLA?

Best,  
Annie

---

**From:** Debbie Wood <[dwood@northgrenville.on.ca](mailto:dwood@northgrenville.on.ca)>  
**Sent:** February 28, 2025 3:17 PM  
**To:** Planning <[planning@nation.on.ca](mailto:planning@nation.on.ca)>  
**Cc:** Amy Martin <[amartin@northgrenville.on.ca](mailto:amartin@northgrenville.on.ca)>  
**Subject:** FW: ZBA-04-25 (MacDonald & Fified c/o iN Engineering + Planning) 2984 County Rd 20 - Circulation

**External email** - if you don't know or can't confirm the identity of the sender, please exercise caution and do not open links or attachments.

Good afternoon,

Planning requests your review and comments in support of the **zoning by-law amendment** application for the address listed above. This application is for a kennel/cattery. See attached planning application form and related documents (apologies for them being out of order).

Please have your comments to me prior to **March 28**.

Note: The RVCA was circulated in error, so we will need to get a new cheque from the applicant. Unless no fee is required? Though there is a watercourse on the property. Please advise.

Sincerely,



**Debbie Wood**  
*Planning Clerk*  
Municipality of North Grenville  
613-258-9569 ext.116  
[www.northgrenville.ca](http://www.northgrenville.ca)



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**Laura Crites | Environmental Planner**  
38 Victoria Street, Box 29, Finch, ON K0C 1K0  
Tel: 613-984-2948 or 1-877-984-2948 | Fax: 613-984-2872  
[nation.on.ca](http://nation.on.ca) | [make a donation](#)

**Our local environment, we're in it together.**  
**Notre environnement local, protégeons-le ensemble.**

## Amy Martin

---

**From:** Gary Bruton  
**Sent:** Monday, March 24, 2025 3:43 PM  
**To:** Planning  
**Subject:** kennel zoning @ 2984 county road 20

**[EXTERNAL SENDER]** Links, attachments and senders may not always be safe. Use discretion.

Talk of the neighborhood. Planning of a kennel in close proximity of my property would be a bad idea. I have lived her for 28 yrs and over this time have had to deal with neighbors dogs. From constant barking, feces, and annoyance when I would mow the grass. Their dogs used my property as their own. This went on for 13 yrs, my closest neighbor had three dogs, this was a daily occurrence, even in the winter. I called the by-law numerous occasions with no avail. Upon talking matters into my own hands, they called the police, where the officer advised them to control the dogs Those neighbors finally moved away, now there is peace. Should this situation arise again,I would not know where to turn.

Therefore, the potential negative impact on my life and property value is very concerning. Dog kennels belong on a more private property, this way neighbors are not annoyed.

This is my opinion and any neighbors I have spoken to.

## Amy Martin

---

**From:** Jennifer Wubs  
**Sent:** Monday, March 24, 2025 12:26 PM  
**To:** Planning  
**Subject:** File # ZBA-04-25

[EXTERNAL SENDER] Links, attachments and senders may not always be safe. Use discretion.

March 24, 2025

Jennifer Wubs  
County Rd 20  
Kemptville, ON

Re: Proposed Dog Kennel

Dear Planning Committee

I have lived and owned here over 30 years. Have raised my family, and invested a lot of time, money and energy to make this house a home. The proposed kennel is across the road (adjacent) to me. I am absolutely opposed to having a dog kennel.

Right now there are a few dogs living there and if they are outside and I am outside in the front of my home - they bark incessantly at me. I can't imagine the noise more dogs would make. It will definitely affect my peace and relaxation at home. Sometimes I need to close my windows for the racket. I fear more dogs (no matter where they are located on the property) will definitely have an impact on my enjoyment at home.

I have also done some research and it will lower my house value which also is a huge concern for me.

Regards

Jennifer Wubs

## Amy Martin

---

**From:** Alain cayer  
**Sent:** Monday, March 24, 2025 5:43 PM  
**To:** Planning  
**Subject:** 2984 county rd 20: zba-04-25

**[EXTERNAL SENDER]** Links, attachments and senders may not always be safe. Use discretion.

Kemptville Township  
Municipal Office  
285 County Rd 44  
Kemptville, ON K0G 1J0

Dear Kemptville Township Council,

Subject: Opposition to the Establishment of a Dog Kennel at 2984 county rd 20

I am writing to express my opposition to the proposed establishment of a dog kennel at 2984 county rd 20 (zba-04-25). As an adjacent property owner, I have serious concerns regarding the potential negative impacts this operation may have on the quality of life, property value, and overall well-being of our community.

One of my primary concerns is the significant increase in noise levels that a dog kennel would inevitably produce. Constant barking and the sounds associated with maintaining a kennel can greatly disrupt the peace and tranquility that is fundamental to rural living. This disturbance would not only affect my enjoyment of my property but could also impact the value of my home and surrounding properties.

Additionally, I am deeply concerned about the safety and welfare of animals. The property owner has demonstrated a lack of proper animal control, as evidenced by his chickens frequently roaming onto my property. This lack of oversight has already led to unfortunate incidents, including the loss of two rabbits, which I had to put down after being struck by vehicles. If similar neglect is applied to a dog kennel, it could pose serious risks not only to the animals housed there but also to neighbors.

Sincerely,  
Resident  
County Rd 20, Kemptville, ON  
Alain Cayer, Katelyn Magee

Joanne Duval

Williamsburg, ON K0C 2H0

April 7, 2025

Municipality of North Grenville

Planning and Development Department

285 County Rd 44, P.O. Box 130

Kemptville, ON K0G 1J0

Re: File # ZBA-04-25

Subject: Support for opening a kennel in North Grenville

To whom it may concern,

I am writing to express my full support for the proposed opening of a kennel in North Grenville. As a resident of a nearby community / pet owner, I believe this initiative would greatly benefit your community by addressing a **growing need** for **reliable and professional** animal care services.

A kennel provides a safe and nurturing environment for pets when their owners are away and contributes to promoting responsible pet ownership. Additionally, a well-managed facility would stimulate the local economy by creating jobs and attracting pet owners from neighbouring areas.

As someone who has experienced challenges finding **quality care** for my pet locally, I can attest to how valuable a service this would be.

I trust that the implementation of proper regulations, inspections, and guidelines will ensure the facility operates responsibly and with the welfare of the animals as a top priority. This would also address any potential concerns from the community about noise or environmental impact.

I kindly urge the municipality to approve and support the opening of this kennel, as it promises to be a valuable resource for the community and its beloved pets. Please feel free to reach out to me if you would like to discuss my support further.

Thank you for your consideration.

Sincerely,

Joanne Duval



**Tim and Sandra Stratton**  
Oxford Mills, Ontario, K0G 1S0

**April 7, 2025**

Clerk's Office  
Municipality of North Grenville  
285 County Road 44  
P.O. Box 130  
Kemptonville, ON K0G 1J0  
Email: [clerks@northgrenville.on.ca](mailto:clerks@northgrenville.on.ca)

**RE: Support for Zoning Amendment Application ZBA-04-25 (2984 County Road 20)**

Dear Members of the North Grenville Planning Committee,

I am writing to express my **strong support** for the proposed zoning amendment (File # ZBA-04-25) for the property located at **2984 County Road 20**, which would permit the establishment of a small in-home dog kennel.

As a resident of North Grenville, I believe that **encouraging small, independent businesses** is essential to the long-term health and vibrancy of our rural community. This proposal aligns well with the municipality's values of responsible rural development and entrepreneurship.

The applicant is a friend and someone I know to be responsible, compassionate, and deeply committed to animal care. The proposed kennel is not a large commercial operation, but a thoughtfully scaled, in-home service that will **serve local demand, create local economic activity, and demonstrate a model of sustainable rural business.**

I also appreciate that this application includes future planning for a purpose-built kennel structure and seeks to follow all municipal requirements, including zoning amendments and site plan agreements. This reflects a respectful and forward-thinking approach to development.

Small businesses like this one are the **backbone of rural Ontario**, providing services, jobs, and meaningful community connections. Supporting this zoning amendment is a step toward building a more self-reliant and diversified local economy.

Thank you for your time and consideration.

Sincerely,  
**Tim Stratton**

## Amy Martin

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**From:** Joelle Piche  
**Sent:** Wednesday, April 9, 2025 11:06 AM  
**To:** Planning  
**Cc:** Cindy MacDonald  
**Subject:** Support for opening a kennel in North Grenville

[EXTERNAL SENDER] Links, attachments and senders may not always be safe. Use discretion.

Joelle Piche  
Greely, On

April 7, 2025  
Municipality of North Grenville  
Planning and Development Department  
285 County Rd 44, P.O. Box 130  
Kemptville, ON K0G 1J0  
Re: File # ZBA-04-25  
Subject: Support for opening a kennel in North Grenville

To whom it may concern,

I am writing to express my full support for the proposed opening of a kennel in North Grenville. As a resident of a nearby community / pet owner, I believe this initiative would greatly benefit your community by addressing a growing need for reliable and professional animal care services.

A kennel provides a safe and nurturing environment for pets when their owners are away and contributes to promoting responsible pet ownership. Additionally, a well-managed facility would stimulate the local economy by creating jobs and attracting pet owners from neighbouring areas.

As someone who has experienced challenges finding quality care for my pet locally, I can attest to how valuable a service this would be.

I trust that the implementation of proper regulations, inspections, and guidelines will ensure the facility operates responsibly and with the welfare of the animals as a top priority. This would also address any potential concerns from the community about noise or environmental. I believe that encouraging small, independent businesses is essential to the long-term health and vibrancy of our rural community. This proposal aligns well with the municipality's values of responsible rural development and entrepreneurship.

The applicant is a friend and someone I know to be responsible, compassionate, and deeply committed to animal care. The proposed kennel is not a large commercial operation, but a thoughtfully scaled, in-home service that will serve local demand, create local economic activity, and demonstrate a model of sustainable rural business.

I also appreciate that this application includes future planning for a purpose-built kennel structure and seeks to follow all municipal requirements, including zoning amendments and site plan agreements. This reflects a respectful and forward-thinking approach to development.

Small businesses like this one are the backbone of rural areas.

Thank you for your consideration.

Sincerely,

Joelle Piche

Sent from my iPhone

2984 County Rd. 20  
**Zoning By-Law Amendment**

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From: IN Engineering + Planning  
P.O. Box 403  
Brockville, ON, K6V 5V6  
613.498.3508 x 205  
tomlyn.graovac@ineng.ca

February 07<sup>th</sup>, 2025

Municipality of North Grenville  
285 County Road 44  
Kemptville, ON  
K0G 1J0

**RE: Application for Zoning By-Law Amendment  
2984 County Rd. 20  
Part Lot 29, Concession 9  
Oxford (on Rideau)- North Grenville  
Owners: Cindy McDonald and Gordon Fifield**

Dear Council Members,

IN Engineering + Planning has been retained by property owners Cindy Macdonald and Gordon Fifield to assist with a Zoning By-Law Amendment application for the property located at 2984 County Road 20, described as Part Lot 29, Concession 9, within the rural area of the Municipality of North Grenville, east of Highway 416.

The proposed amendment seeks to accommodate the introduction of a rural home business in the form of a kennel with in-home boarding option. The primary use of the lot is rural residential, and the property owners intend to establish an in-home kennel and boarding operation within the existing single-detached dwelling, accommodating a maximum of 20 dogs at a time (dedicating 80m<sup>2</sup> to in-home boarding allocating approximately 4m<sup>2</sup>/pet). Additionally, they propose construction of a new kennel building on the southern portion of the property to support future business expansion (Figure 3). This new structure will comply with all zoning setback requirements, maintaining a minimum 30-meter distance from property lines and ensuring appropriate separation and buffering from identified wetlands and watercourses on the property.

2984 County Rd. 20  
**Zoning By-Law Amendment**

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To enable these proposed uses, the property owners are requesting a Site-Specific Rural Zoning (RU-x) to include the following:

- To permit the use of an in-home animal boarding facility with the following provisions:
  - 15m interior side yard setback
  - 17m front yard setback
  - 1m setback to front and interior side yard in relation to the fenced in run areas
  - frontage of 74.5m.
  - with a maximum occupancy of 20 animals.
- To permit the use of a kennel structure to adhere to zone provisions in section 9.4.1 with a frontage of 74.5m

The amendment will ensure compliance with municipal zoning requirements while supporting the proposed rural home-based business.

**SITE LOCATION AND DESCRIPTION**

The subject property is located within the rural area, east of Highway 416, with direct access from the south side of County Road 20, just west of the intersection of County Road 20 and Townline Road (Figure 1).

The lot features a frontage of 74.5 meters, which is partially interrupted by a smaller lot known as # 2994, and extends as a long, narrow parcel encompassing 13.09 hectares. To the north of County Road 20, the area is characterized by small to large rural residential lots. The property immediately west of the subject lands houses a large equine facility and dwelling, located approximately 93 meters from the eastern property line of #2984.

The property to the east, which divides the frontage of the subject property, is zoned M (Industrial) but appears to function as a residential use with a larger accessory building. The dwelling at #2994 is situated approximately 32 meters from the western property line of #2984. To the south of the subject property, the lands are heavily treed and include identified wetlands and a watercourse, which transitions into open fields actively used for various crop production and farming practices.

## 2984 County Rd. 20 Zoning By-Law Amendment

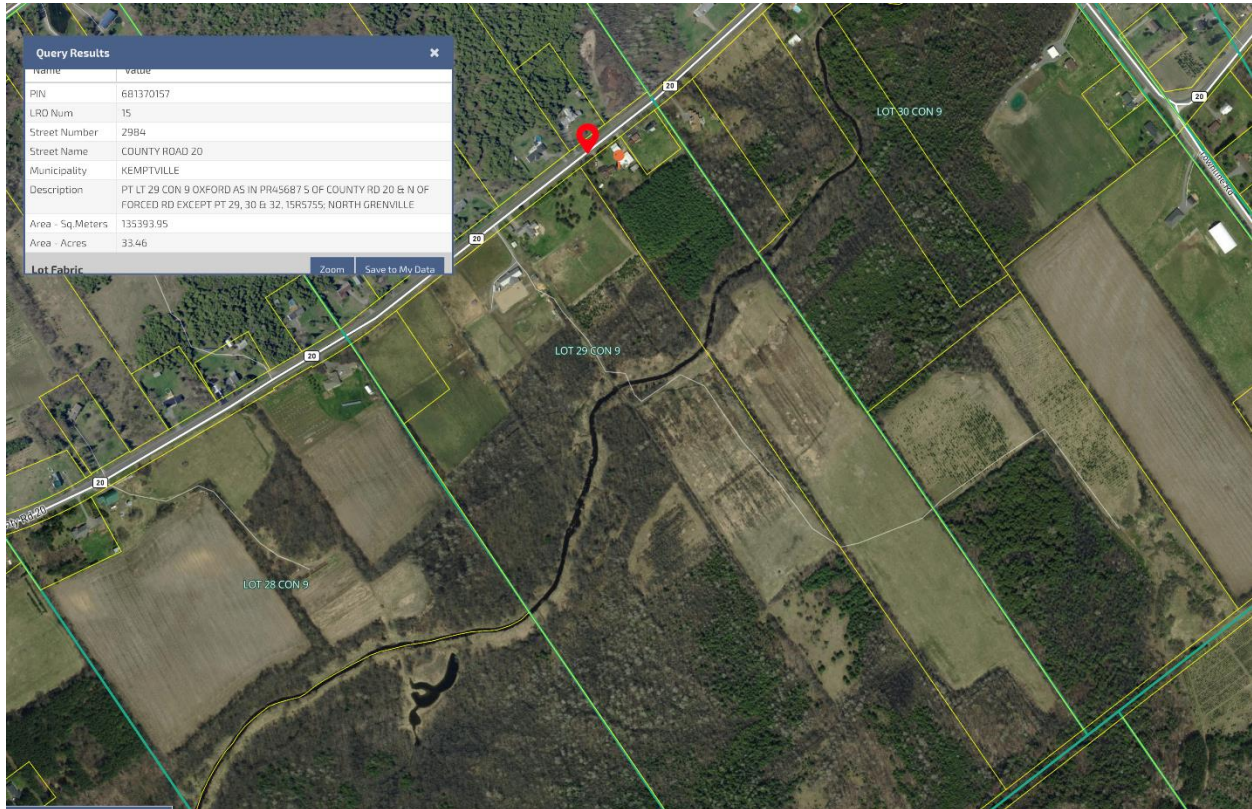


Figure 1. Aerial Image of 2984 County Rd 20 to show location.

### **DEVELOPMENT PROPOSAL**

The following figures illustrate the existing buildings designated for the proposed uses, as well as the location of the proposed kennel building, which will operate separately from the in-home boarding facility.

2984 County Rd. 20  
**Zoning By-Law Amendment**

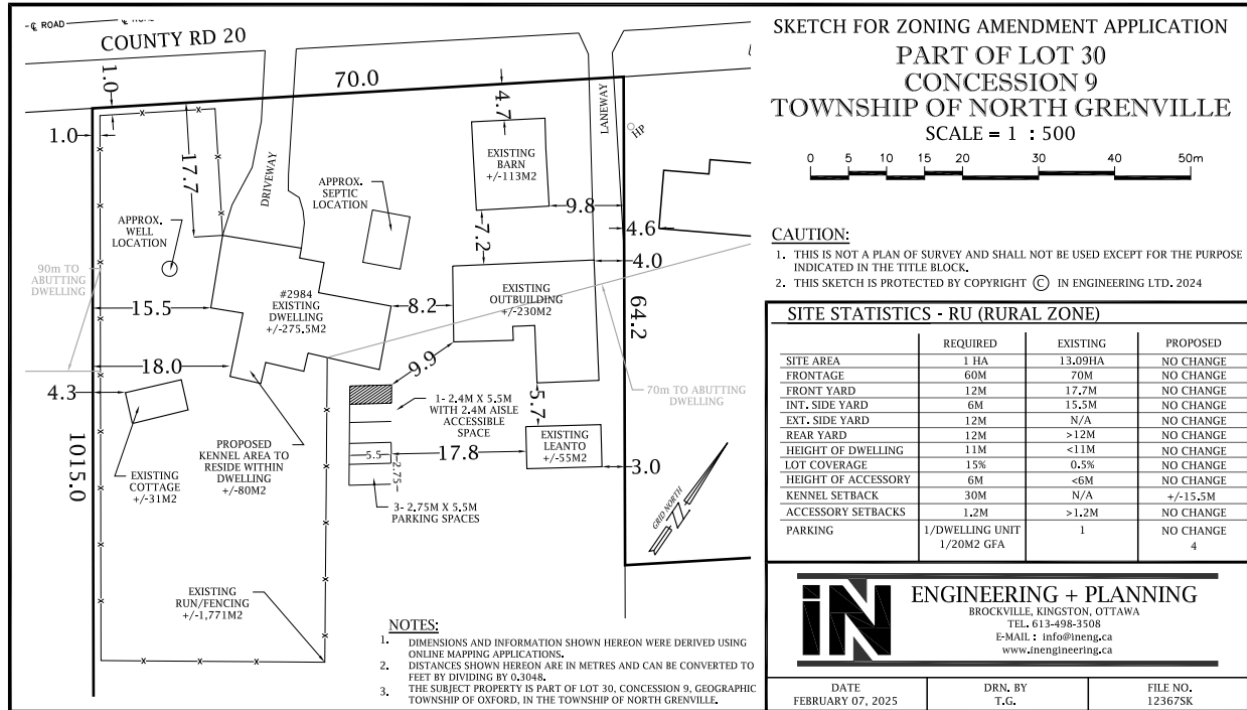


Figure 2. Site Plan – Existing Buildings and Proposed Uses

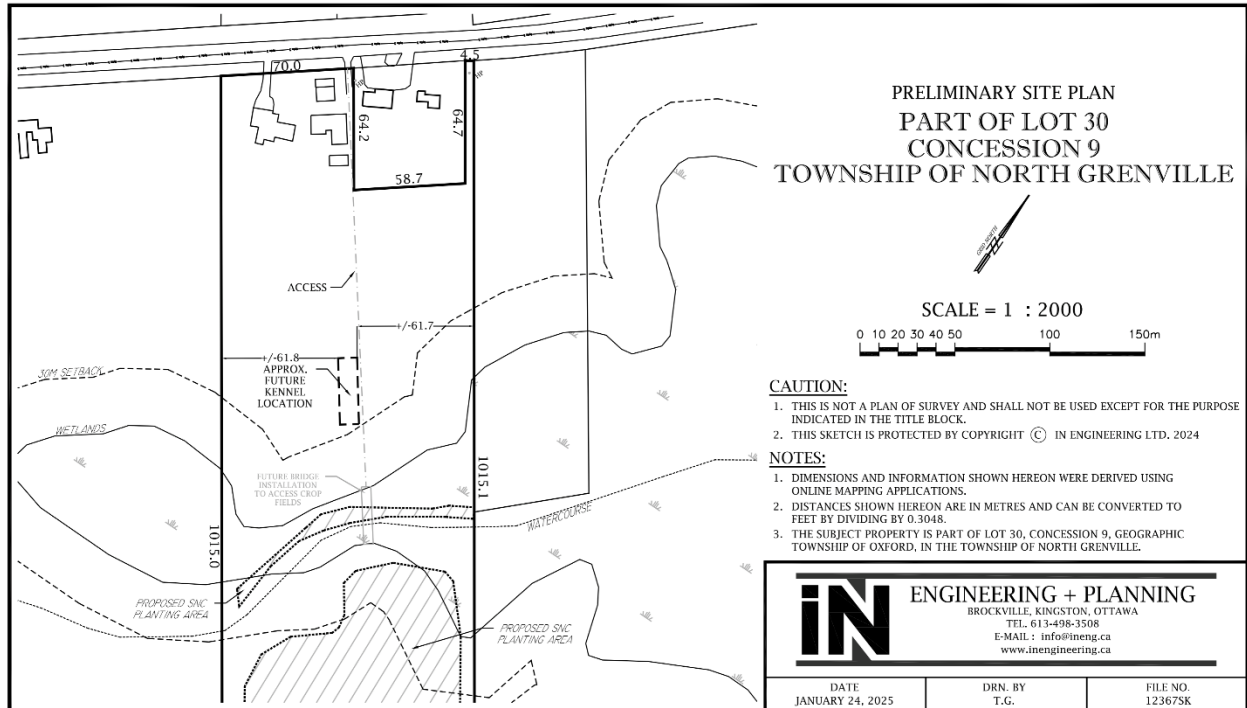


Figure 3. Site Plan - Proposed Kennel Location



2984 County Rd. 20  
**Zoning By-Law Amendment**

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**PROVINCIAL PLANNING STATEMENT, 2024**

The Provincial Planning Statement (PPS), 2024, is Ontario's comprehensive policy framework that directs land use planning across the province. Effective as of October 20, 2024, it replaces the 2020 Provincial Policy Statement, consolidating policies related to development, resource management, and growth management into a cohesive planning tool.

The proposed use of the existing developed residential rural property at 2984 County Road 20 aligns with several key policies outlined in the 2024 Provincial Planning Statement (PPS), specifically those related to fostering sustainable and diversified rural development.

Section 2.5 of the PPS emphasizes the importance of supporting healthy, integrated, and viable rural areas by leveraging rural character, amenities, and assets. It highlights the need to diversify rural economies by fostering industries related to goods, services, and resource management, as well as promoting sustainable tourism that draws upon cultural, historical, and natural assets. Additionally, the PPS underscores the importance of conserving biodiversity, maintaining ecological balance, and supporting economic activities that align with broader agricultural and land-use policies. These principles collectively aim to promote inclusive, sustainable, and balanced rural development.

The proposed uses for the property, requiring a Zoning By-Law amendment, directly contributes to fostering a balanced rural area by introducing new services and amenities while utilizing existing infrastructure and preserving identified natural features. The proposed kennel and in-home boarding business will provide economic value through the establishment of a new rural business providing future employment opportunities within the area as it flourishes.

The scale and scope of the proposed uses remain appropriately aligned with the size and capacity of the property and its existing buildings, ensuring minimal impact on the surrounding rural landscape.

Section 2.9 speaks to energy conservation, air quality, and climate resilience. By utilizing the existing building stock, the proposal minimizes the need for mass construction, thereby reducing resource consumption and the associated environmental impact. Any future expansion and new development on the property will incorporate energy-efficient design principles and orientation, further supporting the PPS's objectives for sustainable development.

2984 County Rd. 20  
**Zoning By-Law Amendment**

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The proposal also ensures the preservation of existing vegetation by strategically locating the proposed kennel building within the property. In addition, the property owner is actively enhancing the site's environmental sustainability by planting 2,850 trees throughout the property. This initiative not only supports biodiversity but also contributes to improved local air quality and aligns with broader climate change mitigation goals.

Section 3.1 emphasizes the efficient use and optimization of infrastructure and facilities. The proposal aligns with this objective by making effective use of an existing lower-density rural residential lot, thereby contributing to the diversification of the rural area. The property's location near Highway 416 and along County Road 20, a higher-traffic corridor, offers significant advantages in terms of accessibility and infrastructure utilization. By leveraging these existing transportation networks, the proposal enhances the efficient use of land and infrastructure within a rural context, supporting the broader goals of sustainable land-use optimization.

Section 3.5 speaks to land use compatibility. The proposed development is compatible with surrounding land uses. As it is not a major facility and is not located near significant facilities that could create conflicts such as odour or noise, the proposal respects the PPS's guidelines on minimizing adverse effects from incompatible land use.

Section 3.6.2 addresses the management of sewage, water, and stormwater. The proposed development seeks to utilize existing buildings, ensuring minimal to no impact on the current stormwater management systems in place on the property. The future development of the proposed kennel building will be carefully planned to ensure that any changes to the property do not negatively affect neighboring lots. The property currently operates off private well and septic system, and the proposed use is not expected to alter or impact the existing services.

Section 4.1 focuses on natural heritage and environmental protection. While the property contains areas of woodlands, wetlands, and floodplains, the proposed development will not impact these identified natural heritage features or water resources. This is ensured through the application of appropriate buffering and setbacks to protect the surrounding environment. Additionally, there are no known or identified agricultural lands, significant mineral or petroleum resources, cultural heritage, or archaeological resources present on the property. The proposal is designed to respect and preserve the natural landscape while aligning with the environmental protection policies of the PPS.



2984 County Rd. 20  
**Zoning By-Law Amendment**

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Section 5 speaks to the protection of public health and safety. The proposed uses and development area of the subject property is free from natural hazards and does not contain any known public health or safety risks, ensuring it meets the PPS's requirements for safeguarding public health and safety.

The proposed Zoning By-law Amendment to permit the establishment of an in-home kennel and boarding facility, and the construction of an additional kennel building is consistent with the goals and policies set forth in the Provincial Planning Statement (PPS), 2024. This proposal supports efficient land use and the diversification of the rural area, contributing to the broader objectives of sustainable development. Additionally, the proposal adheres to all relevant environmental, safety, and public health guidelines, ensuring that the development is in harmony with the surrounding area and compliant with provincial standards.

**UNITED COUNTIES OF LEEDS AND GRENVILLE OFFICIAL PLAN, 2022**

The United Counties of Leeds and Grenville Official Plan provides a framework of broad policies to guide growth and development, with specific policies tailored to various land use designations. The subject lands are designated as Rural Lands under Schedule A of the Official Plan.

Section 3.3 of the Official Plan outlines policies and objectives aimed at protecting natural amenities and maintaining the rural character of these areas, while supporting agricultural uses, resource-based activities, recreation, tourism, and other compatible rural land uses. The proposed uses align with these objectives by facilitating home-based occupation opportunities outside of the designated Settlement Area, as outlined in Section 3.3.1a. Moreover, the largest portion of the property, located to the south, will remain undeveloped to support existing farming practices and preserve surrounding natural heritage features, consistent with Sections 3.3.1b and 3.3.1i.

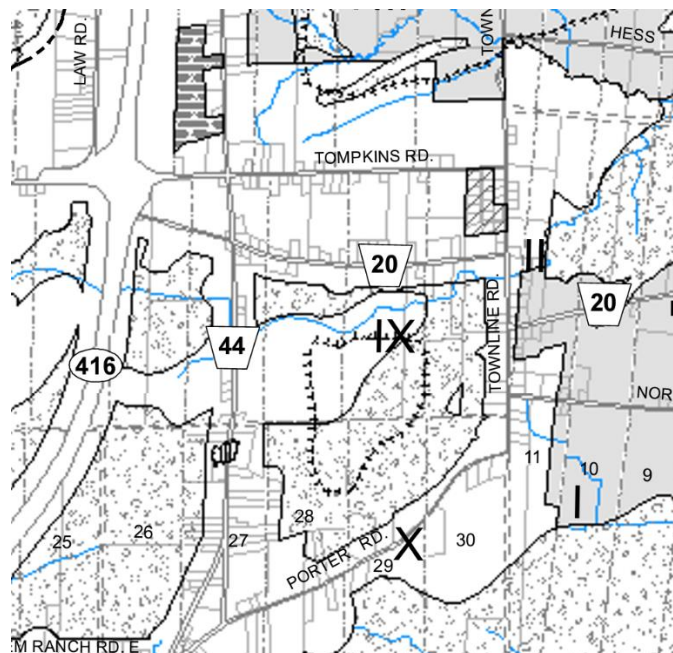
The proposal is designed to ensure that future development remains compatible with the rural landscape and character, harmonizing with the surrounding environment. Sustainable servicing is a cornerstone of the development, with all uses supported by individual on-site sewage and well systems in accordance with Section 3.3.1e. By utilizing existing buildings on the property, the proposal avoids unjustified or uneconomical infrastructure expansion, as required under Section 3.3.1g, while fostering a diversified rural economy, consistent with Section 3.3.1d.

2984 County Rd. 20  
**Zoning By-Law Amendment**

Furthermore, Section 3.3.32 confirms that the proposed uses comply with the permitted uses outlined for the Rural Lands designation. Section 3.3.3 outlines additional land use policies designed to ensure that rural development remains compatible with the existing landscape and service levels. While the proposed in-home kennel does not meet the required 30-meter setbacks from abutting property lines as stipulated in the Zoning By-Law, the layout of the surrounding lots and the presence of surrounding vegetation provide sufficient buffering to allow the use to operate without negatively impacting neighboring properties. This ensures that the proposed remains harmonious with the character of the surrounding rural community. Accordingly, this proposal remains fully consistent with the Rural Land Use policies of the Official Plan.

**MUNICIPALITY OF NORTH GRENVILLE OFFICIAL PLAN, 2018**

The Municipality of North Grenville's Official Plan establishes key policies and provisions to guide future growth, development, and land use changes. The subject property is designated as Rural on Schedule A of the Official Plan. Schedule A1 of the Official Plan identifies the property as containing local wetlands, woodlands, and potential bedrock resources located to the south of the lot. These features are situated outside the areas proposed for development as well as the existing development footprint, ensuring their preservation and alignment with the environmental protection goals of the Official Plan.



## 2984 County Rd. 20 Zoning By-Law Amendment

Figure 4. Official Plan Schedule A Rural Land Use Designation – 2984 County Rd. 20

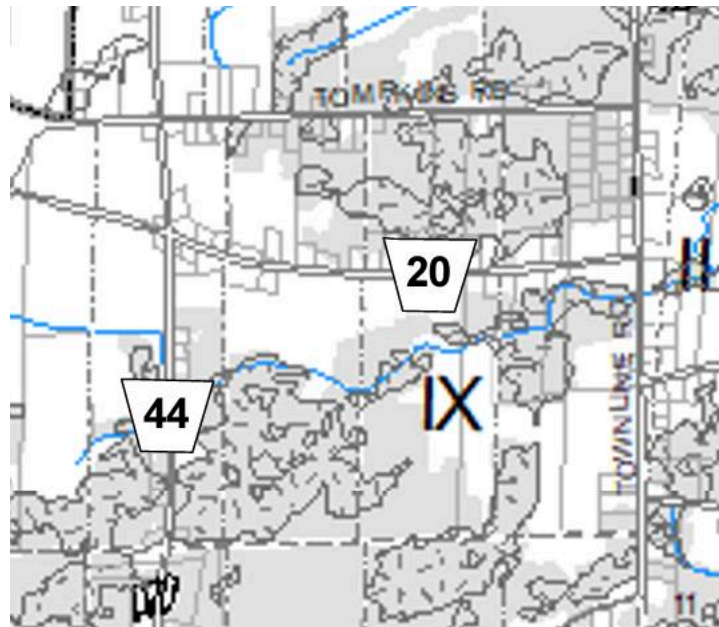


Figure 5. Official Plan Schedule A1 Rural Natural Heritage and Constraints – 2984 County Rd. 20

Section 2.2.1 outlines a vision for the future of North Grenville, emphasizing the preservation of its architectural heritage while fostering a vibrant and thriving community for residents, workers, and visitors. The proposed zoning request aligns with this vision by introducing additional services to the rural community while thoughtfully preserving the Township’s distinctive rural character. This is achieved through the re-utilization of existing buildings on the lot and the strategic placement of future development to the south of the property, away from the streetscape, ensuring minimal impact on the visual and cultural integrity of the area.

Section 2.2.5 focuses on economic development, emphasizing the importance of diversifying the local economy, attracting a wide range of businesses, fostering entrepreneurship, and supporting the continued success of the home-based business sector. The proposed uses—including an in-home boarding kennel, and a separate kennel structure on a rural residential lot—align with these goals by introducing new opportunities and services to the rural area.

This proposal leverages the rural character, and natural heritage features of the property, creating unique business ventures. For example, the kennel use offers vast trails and a natural landscape, providing a more appealing alternative to urban kennels with limited outdoor space.

2984 County Rd. 20  
**Zoning By-Law Amendment**

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Ultimately, this development has the potential to contribute to North Grenville’s rural economy by promoting economic growth, creating employment opportunities while maintaining the rural character and enhancing the community’s appeal.

Section 2.6 addresses environmental planning and the preservation of natural heritage features. The subject property, located within the rural area, contains identified natural heritage features, including woodlands, wetlands, and a watercourse. The proposed uses, such as the in-home boarding kennel, will be confined to existing structures and developed areas on the lot, which are situated closer to County Road 20 and outside these natural heritage areas.

Future development of the kennel structure is planned to reside within the southern portion of the property, but it will be carefully situated outside of the identified natural features, as illustrated on the Site Plan (Figure 3). As previously noted, ongoing tree planting efforts in collaboration with the South Nation Conservation Authority will further enhance and preserve the property’s natural features, habitats, and ecological functions, ensuring the long-term environmental sustainability of the site and surrounding area.

Section 2.7 of the Official Plan focuses on heritage, urban hamlet, and rural design. Specifically, Sections 2.7.4 and 2.7.8 outline rural design goals and strategies, emphasizing that development should be limited to existing lots of record, preserve features that contribute to the rural character, and implement designs that are appropriate for North Grenville’s rural context.

The proposal aligns with the general intent of these rural design goals and strategies by confining development to an existing lot of record, preserving the natural and architectural features that contribute to the property’s rural charm, and incorporating thoughtful rural design principles. These considerations ensure that the proposed uses complement and enhance the rural character of North Grenville while supporting sustainable development and providing diversified uses to the rural area.

Section 4 speaks to rural land use policies, outlining permitted uses, residential and commercial policies. Within the rural designation, a variety of uses are permitted, ranging from agricultural and low-density residential to smaller-scale commercial and industrial uses. The primary use of the subject property is residential, with no exterior modifications or additions proposed to the existing residence. However, the additional proposed uses align more closely with a commercial

2984 County Rd. 20  
**Zoning By-Law Amendment**

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home business function, as they will provide a new service to the rural area and its surrounding population.

The proposed use is well-suited for the location and maintains compatibility with the surrounding environment (Section 4.3.c)i.), benefiting from natural vegetation and existing buildings that provide adequate buffering and screening (Section 4.3.c) iii.). Due to the smaller scale of the proposed uses, dictated by the footprint of the existing residential dwelling, access to and from the property is expected to be manageable, with minimal traffic hazards anticipated (Section 4.3.c) ii.).

The property can comfortably accommodate all required parking needs, considering the proposed size and nature of the uses (Section 4.3.c) iv.). Parking areas will be appropriately located, and the proposed zoning by-law amendment will place the property in a separate zoning category to reflect these specific uses and requirements (Section 4.3.c) vi.). As such this proposal complies with the Rural land use designation policies of the official plan.

Section 5 addresses environmental hazards and constraints. A portion of the subject property is designated with Floodplain and Environmental Protection (FEP) zoning due to the watercourse that meanders across the lot. The proposed use, including the future development of the kennel structure, will be situated outside of these identified areas. Adequate buffering and spacing shall be incorporated into the site design to ensure there will be no adverse effects on the watercourse or the surrounding environmental features. These measures also safeguard the proposed and existing uses on the lot, ensuring compliance with environmental policies and the long-term sustainability of the site.

Section 6 of the Official Plan addresses natural heritage, specifically Section 6.2.1, which pertains to local wetlands, and Section 6.2.4.1, which focuses on identified woodlands on the subject property. The proposed use is primarily confined to the existing buildings on the lot, minimizing the need for significant site alterations. The request to permit a new kennel structure has been strategically planned for the southern portion of the property to ensure adequate setbacks while leveraging the surrounding natural heritage features for buffering and privacy. The site plan shows a minimum of 30m from the identified local wetlands, but there is adequate spacing to increase this buffering if deemed necessary.



2984 County Rd. 20  
**Zoning By-Law Amendment**

The development will result in little to no impact on the identified woodlands, wetlands, and surrounding habitats. The property owners are committed to preserving these features throughout the development process and have collaborated with the local conservation authority to implement additional tree plantings around these sensitive areas. These efforts aim to enhance and expand existing habitats, ensuring the long-term protection, rehabilitation and management of the natural heritage features on the property (Figure 6).

Cindy Fifield, 2984 Leeds and Grenville Rd 20, Kemptville  
 2025 Tree Planting Project



Figure 6. SNC Tree Planting Map – 2984 County Rd. 2

Section 12 of the Official Plan outlines general development policies, including access to public roads (Section 12.1). This section emphasizes the importance of ensuring adequate frontage and access to a public road with sufficient capacity to accommodate traffic generated by new developments and uses. The subject property has over 70 meters of frontage onto County Road 20, an established road. No new access points are requested at this time, as the existing driveway

2984 County Rd. 20  
**Zoning By-Law Amendment**

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and laneway will continue to serve both residential and proposed business access and parking needs.

Section 12.10 outlines policies for home-based businesses, emphasizing support for entrepreneurial ventures within rural residential properties. The proposed in-home boarding kennel use will occupy approximately 80 square meters of the 275.5-square-meter dwelling, with the potential for future expansion as these ventures grow.

To enable these initiatives, a site-specific Zoning By-Law Amendment is sought requesting to permit the proposed use. This use aligns with the intent of Section 12.10 by fostering the development of a home-based business while ensuring compatibility with the rural residential character and the surrounding community.

Section 12.13 reflects land use compatibility, acknowledging potential concerns raised during pre-consultation regarding increased noise or larger volumes of people due to the proposed use. The site-specific requests being sought aim to address these concerns while maintaining compatibility with the surrounding neighborhood.

While the Zoning By-Law requires a minimum 30-meter setback for kennel or boarding facilities, the narrow configuration of the lot and the placement of the existing dwelling near County Road 20 make full compliance impractical. However, several existing site-specific factors mitigate potential impacts and support the compatibility of the proposed in-home kennel:

1. **Natural Buffering:** Existing natural vegetation, fencing, and built structures provide effective physical and visual separation between the subject property and surrounding residences.
2. **Adequate Distances:** Although the in-home kennel does not meet the required 30-meter setback from the property line, all neighboring dwellings are located beyond this threshold, reducing potential impacts.
3. **Eastern Neighboring Property:** A large accessory building on the adjacent lot to the east serves as a sound and visual buffer between the proposed outbuilding and the neighboring dwelling. Additionally, the residence on this property is set back 30 meters from the shared lot line, further reinforced by existing vegetation, ensuring minimal impact (Figure 7).

2984 County Rd. 20  
**Zoning By-Law Amendment**

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4. Western Neighboring Property: The nearest dwelling to the west is situated more than 90 meters away and is part of a large equine facility, which itself is subject to setback requirements for odor and operational impacts (Figure 8).

For properties north of County Road 20, additional factors ensure land use compatibility:

- County Road Buffer: The roadway acts as a natural noise barrier, mitigating any potential sound impacts from the proposed use.
- Vegetation and Screening: Dense roadside vegetation provides privacy and further reduces both visual and auditory impacts (As seen in Figure 8)
- Responsible Management: The property owners are committed to carefully screening future boarding pets to ensure minimal disruption to the surrounding community.

Given these site characteristics and operational commitments, the proposed in-home kennel is expected to integrate well with the surrounding area while maintaining land use compatibility.



Figure 7 East Side of Subject Property Westerly Streetscape View



2984 County Rd. 20  
**Zoning By-Law Amendment**

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Figure 8 West Side of Subject Property Easternly Streetscape View

Section 12.19 addresses servicing requirements for development. The subject property, situated in a rural area, is already serviced through private individual systems. The proposed use is expected to have minimal impact on the existing servicing infrastructure.

Section 13.2.2 highlights the requirement for approval of entrances onto county roads for proposed developments. The subject property is currently developed with an existing, permitted access point onto County Road 20. This access will continue to be utilized for the proposed use, ensuring compliance with this policy without necessitating any additional entrances.

Section 13.4 highlights the need for appropriate parking facilities to support new developments and uses. Considering the proposed additional use, a site plan has been provided demonstrating how access, parking, and vehicular flow can be effectively accommodated on the property. Parking calculations were completed based on the size of the area within the dwelling to be designated for the in-home boarding facility. These calculations indicate a total requirement of 4 parking spaces, which can be accommodated on-site.

Additional parking and maneuvering areas can also be situated further down the property, closer to the proposed kennel structure. These areas will be reviewed and evaluated at a later stage, prior to permitting, to ensure they meet the necessary requirements. The proposed parking

2984 County Rd. 20  
**Zoning By-Law Amendment**

layout aligns with the policies under Section 13.4, providing sufficient capacity while maintaining the rural character of the property.

In summary, following a detailed review of the Official Plan, the requested Zoning By-Law Amendment is consistent with the general policies and objectives of the Official Plan. The proposal introduces new services, fosters economic opportunities, and diversifies the rural community while maintaining compatibility with the rural character and ensuring alignment with environmental, land use, and community design policies.

**MUNICIPALITY OF NORTH GRENVILLE ZONING BY-LAW, 50-12**

The North Grenville Zoning By-Law provides regulations on land use and development, establishing specific provisions for how land can be used, developed, and built upon. These regulations ensure that growth is orderly, compatible with surrounding areas, and aligned with the Municipality’s Official Plan.

The subject property is currently zoned Rural (RU), as identified in the North Grenville Zoning By-Law Schedule “A3” (Figure 9).

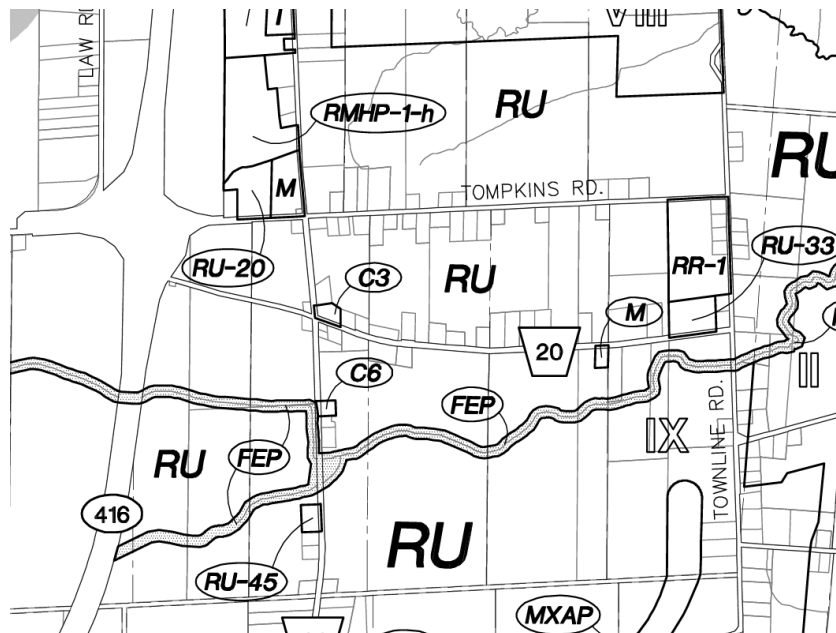


Figure 9. Rural Zone – 2984 County Rd. 20

2984 County Rd. 20  
**Zoning By-Law Amendment**

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Section 6 of the North Grenville Zoning By-Law outlines general provisions, with Section 6.1 specifically addressing accessory buildings and uses. According to the by-law, the total lot coverage for all accessory buildings and structures on a lot greater than 0.4 hectares should not exceed 3 percent of the total lot area.

The subject property has an area of 13.09 hectares. The existing accessory buildings on the property cover a total of 429m<sup>2</sup>, which represents 0.3% of the total lot area. This provides ample opportunity for future development of an additional kennel structure.

All existing accessory structures on the property, as shown on the site plan, are considered legal non-conforming in terms of location. The proposed development of the additional kennel structure will comply with the specific accessory use provisions outlined in the Zoning By-Law.

Section 6.20 addresses home occupations, specifically rural businesses. The property owners are seeking to establish an additional business opportunity as a secondary use to the primary residential function of the lot. They propose to utilize approximately 80m<sup>2</sup> of their existing dwelling, which has an approximate footprint of 275.5m<sup>2</sup>, in accordance with Section 6.20.c) for in-home boarding opportunities.

The proposed additional kennel structure will be situated at a distance of at least 70 meters from any part of a dwelling on surrounding properties, ensuring compatibility with the surrounding area.

As emphasized throughout the Official Plan review, the intended home occupation uses will not disrupt the rural character of the property. These activities will be operated by the property owners themselves and any advertising associated with the proposed use will comply with Section 6.20.g) of the Zoning By-Law.

Section 6.23 of the North Grenville Zoning By-Law specifically addresses kennels, stipulating that all kennels must be set back a minimum of 30 meters from adjacent lot lines. The by-law also requires that kennels be subject to a site-specific amendment and site plan agreement. As part of this application, the property owners are requesting a site-specific zoning amendment to permit the proposed secondary use of the property for in-home boarding opportunities, and a future additional kennel structure.

2984 County Rd. 20  
**Zoning By-Law Amendment**

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Since the in-home boarding use is intended to be located within the existing dwelling, the property owners are requesting specific setbacks to accommodate this use. Additionally, the proposal includes a request to acknowledge the deficient lot frontage, as noted throughout this review.

Section 6.24 pertains to lands adjacent to Environmental Protection (EP) Zones. The subject property contains a small portion of land within the Floodplain and Environmental Protection (FEP) zone, which surrounds the watercourse that meanders through the property. No proposed development or changes will occur within this specific area. The property owners are committed to ensuring that all development respects the provisions set forth in the zoning by-law and remains compliant with the regulations governing the Environmental Protection Zone.

Section 6.25 also addresses lands adjacent to waterbodies and watercourses. As mentioned, there are no proposed changes or developments occurring within the 30-meter buffer of the identified watercourse on the property. The property owners are committed to remaining fully compliant with the zoning by-law provisions related to water courses. In addition, tree planting efforts will be undertaken to enhance the natural features of the lot, specifically within the wetlands and along the watercourse banks, further promoting environmental conservation and habitat preservation.

Section 6.38 speaks to parking provisions where the existing detached dwelling requires and maintains 1 parking space per unit, using the existing driveway.

With the proposed additional use, a preliminary site plan has been prepared to illustrate access, maneuverability, aisles, and available parking areas. The parking requirements for the home-based business are based on the zoning by-law's specification of 1 space per 20m<sup>2</sup> of space used.

For the in-home boarding use, approximately 80m<sup>2</sup> of the dwelling will be utilized. The calculation for parking requirements is as follows:

1 space per 20m<sup>2</sup> of space:  $20/80 = 4$  spaces required.

In total, the proposal requires 4 parking spaces for the proposed additional use. The site plan depicts the minimum parking spaces required, ensuring adequate privacy, buffering, ingress, egress, and maneuverability for the varying uses across the property. Future development of the additional kennel structure will necessitate further parking spaces, which will be calculated based

2984 County Rd. 20  
**Zoning By-Law Amendment**

on the final dimensions and specifications. These additional spaces will be determined at a later stage while ensuring full compliance with the parking provisions of the zoning by-law.

Section 9 speaks to the rural zone and outlines the following permitted uses.

a) Residential Uses: single detached dwelling accessory to an agricultural use, a single detached dwelling, Additional Residential Unit, a Type A group home

b) Non-Residential Uses: agricultural uses, bed and breakfast, conservation uses including reforestation and other activities connected with the conservation of soil or wildlife, equestrian centre, forestry, home occupation – domestic and household arts, home occupation – farm vacation, home occupation – professional use, home occupation – rural business, hunt or fishing camp, sugar bush, buildings, structures and uses accessory to a permitted use

Section 9.4.1 speaks to the special rural kennel zone with the following requirements.

	<b>Required</b>	<b>Proposed In-Home</b>	<b>Run / Fence Area</b>	<b>Additional Kennel Structure</b>
<b>Lot Area</b>	2 ha	13.09ha	13.09	13.09ha
<b>Lot Frontage</b>	120m	74.5m (as existing)	74.5m	74.5m (as existing)
<b>Front Yard</b>	30m	17.7m (as existing)	1m	>30m
<b>Rear Yard</b>	30m	>30m	>30m	>30m
<b>Interior Side Yard</b>	30m	15.5m (as existing)	1m	>30m
<b>Exterior Side Yard</b>	30m	n/a	n/a	n/a
<b>Building Height</b>	30m	1 storey (as existing)	n/a	<6m

As the proposed uses of the lot are outside the realm of just a kennel, a special exception Rural zone (RU-x) is requested. The following summarizes the requests and shall read as follows:

Notwithstanding any other provisions of this By-Law to the contrary, on those lands delineated as being an RU-x special exception zone the following provisions shall apply

2984 County Rd. 20  
**Zoning By-Law Amendment**

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- An in-home animal boarding facility with the following provisions shall be a permitted additional use:
  - 15m interior side yard setback
  - 17m front yard setback
  - 1m setback to front and interior side yard in relation to the fenced in run areas
  - frontage of 74.5m.
  - with a maximum occupancy of 20 animals.
- A kennel shall be a permitted use to adhere to zone provisions in section 9.4.1 with a frontage of 74.5m as an additional use.

**SUMMARY**

The property owner is requesting a Zoning By-Law Amendment for the property located at 2984 County Rd. 20. The property currently consists of a single detached dwelling on private services and several outbuildings. The proposed use aligns with rural diversification policies and aim to introduce new services and business opportunities as a secondary use to the rural area of North Grenville. To facilitate these objectives and ensure compliance with the policies and provisions of the North Grenville Zoning By-Law, the following site-specific requests are proposed:

A site-specific Rural (RU-x) Zoning By-Law Amendment is requested to amend the following provisions:

- To permit the use of an in-home animal boarding facility within the existing dwelling with the following provisions:
  - 15m interior side yard setback
  - 17m front yard setback
  - 1m setback to front and interior side yard in relation to the fenced in run areas
  - frontage of 74.5m.
  - with a maximum occupancy of 20 animals.
- To permit the use of a kennel structure to adhere to the zone provisions outlined in section 9.4.1 with a frontage of 74.5m

The proposed Zoning By-Law Amendment aligns with the 2024 Provincial Planning Statement and the United Counties of Leeds and Grenville Official Plan. Furthermore, it adheres to the general

2984 County Rd. 20  
**Zoning By-Law Amendment**

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intent and purpose of the North Grenville Official Plan and Zoning By-Law, ensuring consistency with broader planning policies and local regulations.

Should you need more information, please contact the undersigned.

All respectfully submitted by:

Tomlyn Graovac, CPT







## Municipality of North Grenville

To: **Council**

Meeting Date: April 16, 2025

Subject: ZBA-03-25 110 Elvira Street Supplemental Report

Report No: PD-2025-021

Prepared by: Amy Martin, Director of Planning and Development

### Recommendation(s)

THAT Council approve and enact By-law 27-25 to adopt site-specific Official Plan Amendment No. 13 and approve and enact By-law 28-25 to approve a Zoning By-law Amendment for the property municipally known as 110 Elvira Street.

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### Executive Summary

#### Purpose

- To provide additional information to Council related to the proposed Official Plan Amendment and Zoning By-law Amendment for 110 Elvira Street.

#### Key Findings

- Council deferred their decision related to 110 Elvira Street after the close of the public meeting on March 25<sup>th</sup>, 2025.
- A request was made to reconsider the number of units as affordable and the number of units to be provided as accessible.
- Clarification was also requested on what defines accessibility as it relates to the Ontario Building Code.

#### Financial Implications

- Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.



## Background/Analysis

Council held a public meeting for file ZBA-03-25 for 110 Elvira Street. The public meeting was held in relation to an Official Plan Amendment and Zoning By-law Amendment that would increase the permitted density on the subject property to permit 48 multi-residential units. The applicant is seeking to decrease the percentage of affordability to 10% and reduce the accessibility requirement to 10%.

The original Zoning By-law Amendment approved on August 19, 2020 required a minimum of 25% of units to be made affordable and 25% of units to be made accessible. These units were not exclusive of each other and could be combined.

Over the past 5 years there has been significant changes to the housing market, including rising cost of construction and home prices.

### *Affordability*

The Municipality establishes a target of 25% of all new development to be affordable. This goal is aspirational as some developments do provide more affordability while others may provide less to even out to the 25% goal.

The developer is proposing to provide 10% or 5 units as affordable. At this time no additional reductions in development fees have been requested. Council has provided development charge relief through the form of waivers (properties within the downtown exemption) or a partial reduction, such as with 100 Pinehill Road and 5870 County Road 19. This further subsidizes the cost to provide more units at affordable rates.

Recent decisions of Council related to affordable housing includes:

- 200 Sanders Intensification - Committing 10% of 42 units as affordable - within Downtown Kemptville Development Charge Exemption Area – Council approved.
- 5870 County Road 19 - Kevlar - 40% of 122 units affordable based on an established affordable rate in line with CMHC (around \$1500 for a bachelor), 50% development charge reduction - Council approved
- 120 Reuben Crescent - 35% of 109 units affordable within Downtown Kemptville Development Charge Exemption Area (Not For Profit Housing Developer)
- 215 Reuben Crescent - 10% of 169 units affordable - within Downtown Kemptville Development Charge Exemption Area
- Kemptville Lifestyles Phase 1 - 17% affordable of 60 units with an additional reduction of \$136,661.35 in development charges and a credit of \$44,912 in development charges for the oversizing of the wastewater pipe. - Council Approved
- OVI Phase 2, 10% of units proposed as affordable of the 494 purpose built rental. 20% of SFD will be predesigned with an ARU (265 total units) - Council Approved

## Accessibility

The original Zoning Amendment in 2020 required that 25% of the units be offered as accessible. The applicant has identified that 33% of the units, or 8 per building, will be offered as accessible.

Under the Ontario Building Code this means:

- A barrier free path of travel from the suite entrance door into the following rooms and spaces that shall be located at the same level as the path of travel:
  - At least one bedroom
  - At least one bathroom
  - A kitchen or kitchen space
  - A living room or space
- The bathrooms are required to:
  - Contain a lavatory
  - Contain a water closet
  - Contain a bathtub or shower
  - Have wall reinforcement installed
  - Be designed to permit a wheelchair to turn in an open space not less than 1500 mm in diameter.

Additionally, a barrier free path of travel is to be provided between a barrier-free entrance to a designated barrier free park area, where provided, an exterior passenger loading zone, where provided, and a public thoroughfare.

Passenger-elevating devices (e.g. an elevator) located in a barrier free path of travel shall conform to CSA B355 “Platform lifts and stair lifts for barrier-free access”, have a clear floor space not less than 1500 mm long by 1000 mm wide and have entry doors or gates.

## Relevance to Strategic Priorities

<b>Strategic Pillar</b>	Pillar #2 - A Strong, Connected, and Vibrant Community
<b>Goal</b>	Goal #2.3 - Build and Grow in a Connected Way
<b>Key Action</b>	Action #2.3.3 - Promote development policies that incorporate connectivity and coordination with the surrounding area

## Options and Discussion

1. Approve the recommendation – **RECOMMENDED**
2. Do not approve the recommendation

## Financial Impact

This item has been identified in the current budget:                      Yes     No     **N/A**

This item is within the budgeted amount:

Yes  No  **N/A**

Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

### **Internal/External Consultation**

The application was circulated in accordance with the provisions of the Planning Act. No comments have been received to date from members of the public at the time of the report being submitted.

The application was circulated to internal departments.

The draft Official Plan Amendment was provided for advance review to the Manager of Planning Services, who made some minor recommendations to the draft Official Plan Amendment by-law.

### **Communications**

Communication of Council's decision will be carried out in accordance with the Planning Act. Staff will circulate the Official Plan Amendment package to the United Counties of Leeds and Grenville should the draft Official Plan Amendment by-law be adopted by Council.

### **Attachments**

- Draft Official Plan Amendment
- Draft Zoning By-law Amendment

**THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE**

**BY-LAW NO. 28-25**

*A By-Law to Amend By-Law 50-12, as amended  
Being a By-Law to Regulate the Use of Land and Use of Buildings and Structures  
Within the Municipality of North Grenville*

**WHEREAS** By-Law 50-12, as amended, regulates the use of land and the use and erection of buildings and structures within the Municipality of North Grenville;

**AND WHEREAS** the Council of the Municipality of North Grenville deems it advisable to amend its current Zoning By-Law provisions on the lands at 110 Elvira Street, Municipality of North Grenville;

**AND WHEREAS** the Council of the Corporation of the Municipality of North Grenville has determined that the current zoning provisions should be amended with a by-law;

**NOW THEREFORE** the Council of the Corporation of the Municipality of North Grenville enacts as follows:

1. That the area affected by this by-law is 110 Elvira Street as indicated on Schedule "A" attached hereto and forming part of this by-law.
2. That Schedule "C" of By-Law 50-12, as amended, is hereby further amended by rezoning the lands shown on Schedule "A" attached hereto to Residential Fourth Density - Special Exception – Holding (R4-12-h).
3. That Section 15 of By-law 50-12, as amended is hereby further amended by deleting the provisions of subsection 15.4.1 (u) and adding the following new clauses to Subsection 15.4.1(u) (R4 Special Exception Zones), as follows:

**(u) R4-12-h (110 Elvira Street)**

Minimum Lot Frontage 15 metres

Maximum Density per Residential Unit 127 square metres per dwelling unit

i. Special Provisions

(a) Increased Density

10% of the total unit count are to be provided as affordable units and 33% of the total unit count are accessible units on this site. The affordable and accessible unit standards will be implemented through the site plan control process. The definition of affordable is defined in the site-specific Official Plan Amendment.

- ii. Notwithstanding the provisions of Section 16.2 hereof to the contrary, on the lands zoned R4-12-h, only those uses existing at the date of passage of this by-law shall be permitted. The holding symbol –h is hereby implemented and shall only be removed in accordance with the applicable sections of the *Planning Act*, provided that the following items are addressed:

- Execution of a site plan control agreement satisfactory to the Municipality.
- Provision of wastewater capacity.

4. That this by-law shall take effect on the date of passing subject to the provisions of the *Planning Act* R.S.O., 1990, as amended.

5. The Clerk of the Municipality of North Grenville is hereby authorized to make any minor modifications or corrections of an administrative, numeric, grammatical, semantic or descriptive nature or kind to the by-law and schedule(s) as may be deemed necessary after the passage of this by-law, where such modifications or corrections do not alter the intent of the by-law.
6. Schedule "A" constitutes part of this by-law.

PASSED AND ENACTED  
THIS 16 DAY OF APRIL , 2025

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NANCY PECKFORD  
Mayor

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MARY REMMIG  
Deputy Clerk

**THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE**  
**Schedule "A" to By-Law 28-25**

This map forms part of By-Law 28-25



**Subject Lands:**

 110 Elvira Street – Property

**CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE**

**BY-LAW NO. 27-25**

*Being a By-Law to Adopt Amendment No. 13 to the Official Plan of the Municipality of North Grenville*

The Council of the Corporation of the Municipality of North Grenville, in accordance with the provisions of the *Planning Act*, as amended, hereby enacts as follows:

1. Amendment No. 13 to the Official Plan of the Municipality of North Grenville, consisting of the attached text and Schedule 'A', is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the United Counties of Leeds and Grenville for approval of the aforementioned Amendment No. 13 to the Official Plan of the Municipality of North Grenville.
3. That this by-law shall come into force and effect on the day of passing.

PASSED AND ENACTED THIS 16<sup>th</sup>  
DAY OF APRIL, 2025

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NANCY PECKFORD  
Mayor

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MARY REMMIG  
Deputy Clerk

**Official Plan Amendment No. 13**  
**To**  
**The Official Plan of the Municipality of North Grenville**

110 Elvira Street

Part 1 on Reference Plan 15R-10068

PIN 68124-0227

Part Lot 26, Concession 3 Geographic Town of Kemptville  
now The Municipality of North Grenville

March, 2025



## **THE STATEMENT OF COMPONENTS**

### **PART A – THE PREAMBLE**

Introduces and provides context for the Amendment but does not constitute part of the Amendment to the Municipality of North Grenville Official Plan.

### **PART B – THE AMENDMENT**

Consists of text and a map, which constitutes the Amendment to the Municipality of North Grenville Official Plan.

DRAFT

### **PART A – THE PREAMBLE**

1.0 Purpose

The purpose of this Amendment is to:

- Amend Sub-section 10.2.5, Special Residential Designations of the Official Plan to permit higher density through a site-specific zoning by-law amendment for the subject lands at a density not to exceed 79 units per gross hectare.

2.0 Location

This Amendment affects lands located at 110 Elvira Street, Part 1 on 15R-10068, PIN 68124-0227 being Part Lot 26, Concession 3 in the Geographic Town of Kemptville, now the Municipality of North Grenville. The subject property is approximately 0.614 hectares and is situated within the Municipality’s Urban Service Area 2. The surrounding land uses consist of commercial and residential uses.

Schedule ‘A’ attached hereto, and forming part of this Amendment, shows the location of the lands affected by the Amendment.

3.0 Basis

3.1 Provincial Planning Statement

The most recent Provincial Planning Statement (PPS 2024) came into effect on October 20<sup>th</sup>, 2024. The PPS provides overarching policies for growth and development in Ontario.

Section 2.2 of the PPS provides housing related policies. This includes that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area. This is achieved by:

- a) Establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing;
- b) Permitting and facilitating:
  - 1. All housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
  - 2. All types of residential intensification including the development and introduction of new housing options within previously developed areas, and redevelopment which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active

transportation.

The PPS requires that Settlement Areas are to be the focus of growth and development. This includes focusing growth in strategic growth areas (Section 2.3.1.1). Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) Efficiently use land and resources;
- b) Optimize existing and planned infrastructure and public service facilities;
- c) Support active transportation;
- d) Are transit-supportive, as appropriate; and
- e) Are freight supportive.

Planning Authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities (Section 2.3.1.3).

Planning authorities shall establish and implement targets for intensification and redevelopment within built up areas, based on local conditions (Section 2.3.1.4).

Section 3.1 of the PPS provides general policies for infrastructure and public service facilities. Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.

Section 3.6 provides policies related to sewage, water and stormwater. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.

Planning for stormwater management shall:

- a) Be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;
- b) Minimize, or where possible, prevent or reduce increases in stormwater volumes and contaminant loads;
- c) Minimize erosion and changes in water balance including through the use of green infrastructure;
- d) Mitigate risks to human health, safety, property and the environment;
- e) Maximize the extent and function of vegetative and pervious surfaces;
- f) Promote best practices, including stormwater management attenuation and re-use, water conservation and efficiency, and low impact development; and
- g) Align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater for development on a watershed scale.

In the opinion of Municipal planning staff, the development proposal is consistent with the PPS because:

- It promotes an efficient development and accommodates an appropriate mix of affordable and market-based mix of residential types while developing an available and appropriate site.
- It is in a location that efficiently utilizes land and resources and, in an area, where infrastructure is available.
- It avoids the need for unjustified expansion of infrastructure or serviced areas.
- It is a form of residential intensification which efficiently uses land, resources and infrastructure.
- It facilitates compact form and will maintain appropriate levels of public health and safety.
- Has been planned in a coordinated, integrative and comprehensive manner with other levels of government.
- North Grenville has established standards for intensification within its Official Plan. Those are discussed more in the Official Plan section, but the proposal is consistent with them.

### 3.1 United Counties of Leeds and Grenville Official Plan

The subject property is designated “settlement area” and “urban settlement area” in the Counties’ Official Plan.

It is a policy of the Counties’ Plan to ensure that “settlement areas are the focus of growth” and this “growth is encouraged in built-up areas to maximize public and private infrastructure and to preserve agricultural, rural and natural heritage areas” (2.3.1[a]). Settlement areas, which Kemptville is listed as, are to provide “...development patterns that efficiently use land, resources, infrastructure and public service facilities” (2.3.1[b]).

Settlement area growth is based upon growth management objectives of the Official Plan. These include:

- “foster[ing] the creation of complete, healthy and vibrant communities and enhance the quality of life for all residents by focusing growth and development to settlement areas” (Section 2.1[a]).
- “Promot[ing] development patterns in settlement areas that efficiently use land, resources, infrastructure, and public service facilities, through compact urban forms, a mix of land uses and appropriate densities” (Section 2.1[d]).
- “Encourag[ing] the provisions of a broad range of housing types and affordability to meet the needs of the existing and future residents of the Counties” (Section 2.1[g])

The Counties' Plan ultimately directs that "[l]ocal Official Plans will detail where...various types of land uses will be located" and also encourages "[h]ealthy and complete communities" which include "a diverse mix of land uses...and housing types" (Section 2.3.1[e]).

"Local municipalities are encouraged to establish land use patterns based on densities and a mix of land uses which support the local context and...efficiently use land, resources, infrastructure and public service facilities which are planned or available...minimize negative impacts to air quality and climate change...support active transportation, are transit supportive...are appropriate to the type of sewage and water services which are planned or available" (Section 2.3.1[f]).

Similar to the PPS, the Counties' Plan encourages "...long term economic prosperity of settlement areas that...promote development that is...compact, mixed use...including higher density, apartment-style housing types... [to] optimize the use of land...[and] maintain the well-being of downtowns and main streets" (Section 2.3.1[g]).

"Local municipalities will identify and promote intensification, infill and redevelopment of vacant or underutilized sites, in the urban settlement areas, taking into account the existing building stock and availability of suitable existing or planned infrastructure in accordance with...intensification policies." (Section 2.3.2[e])

"Cost-effective development patterns which minimize land consumption and reduce servicing costs are encouraged" (Section 2.3.2[h]).

Residential intensification is identified in the Counties' Plan as "...efficient, cost-effective and reduc[ing] the need to develop land within the Counties' greenfield areas." It further recognizes that intensification "...reduces the need for settlement expansions encroaching into the Counties agricultural area." Intensification is supported by the Counties "...to increase [settlement area] vitality, offer a range of housing choices [and] efficiently use land...." (Section 2.4.1).

The Counties' Plan acknowledges that "[t]here are limited opportunities for intensification", and therefore this activity is encouraged "within the existing built-up areas wherever feasible and appropriate...." (Section 2.4.1[a]).

The proposed development helps the Counties' in achieving its goal of 20% of dwelling growth occurring through intensification and redevelopment (Section 2.4.1[b]). The Counties "...encourage intensification...that is of an appropriate scale and character...including availability of servicing, and demonstration of compatibility with existing neighbourhoods" (Section 2.4.1[c]).

Municipal planning staff are of the opinion that the proposed development is consistent with the settlement and urban settlement policies of the Counties' Official Plan and the Plan in general because:

- It occurs within a settlement area which is the focus of growth.
- It proposes a development pattern that efficiently uses land, resources, infrastructure and public service facilities.
- It efficiently uses and optimizes land, promotes higher density through intensification and assists the Counties' in achieving its intensification goals.
- It provides alternative housing types: affordable and apartment-style dwellings, to assist North Grenville in achieving a diverse mix of housing types.
- Approval of the Amendment can help the Counties' delay urban expansion within the North Grenville area.

### 3.2 Municipality of North Grenville's Official Plan

The lands affected by the Amendment are presently designated on Schedule 'B' of the Municipality of North Grenville's Official Plan as "Urban Service Area 2", and "Residential". Section 10 of the Official Plan provides policies and direction for lands designated "Urban Service Area" and "Residential" Designations. In addition, relevant policies which address this kind of application are found within the following sections:

- Section 2.2 "Interpretation of the Vision Statement"
- Section 2.2.10 "Linkages"
- Section 2.4.5 "Land Requirements"
- Section 2.5 "Growth Management Policies "
- Section 10.2 "Residential"
- Section 10.9 "Special Study Area – County Roads 43 and 44 Corridor"
- Section 11 "Housing Policies"

The general intent of these polices is as follows:

Section 2.2.4 of the Plan interprets the vision statement regarding settlement patterns and states that "...[t]he Town of Kemptville will provide a mix of housing opportunities, including affordable housing, and will continue to be the primary centre for residential, commerce and services for North Grenville."

Section 2.2.9 interprets the vision statement regarding social needs, noting that "[t]he mental and physical health of the Municipality's residents will depend upon the effective delivery of...(b) affordable housing (rental and ownership) for people of all ages and levels of independence (single detached homes, multiple residential...)."

Section 2.2.10 acknowledges that "the transportation, servicing and communication networks constitute the linkages within which the Municipality's residents and visitors will live, work and play. In an effort to reduce our carbon footprint, it will be an ongoing goal to minimize time, distance, economic and energy costs of movement for persons, goods and information. Development along major roadways in North Grenville, particularly along entrance routes to the Municipality, will consider its surroundings and improve the quality of the built environment. It will also be a goal of this plan to support a built environment

that promotes safe, active transportation as a priority travel option within settlement areas.” Additional linkages include “walking and cycling trails that connect shoreline areas, existing parks or other important physical or man-made features will be developed wherever possible.” In addition, “the integrity of the existing Provincial, County and Municipal road networks shall be maintained and upgraded, and integrated with cycling and walking routes as much as possible.”

Section 2.4.5 discusses how the growth forecast of North Grenville will be addressed through land requirements and states that “[t]he forecasted growth in population, housing and employment will be accommodated in the following ways...intensification of land use in existing settlement areas...through the development of vacant, designated Residential ...lands within the...limits of the existing urban areas.”

Section 2.5.2 discusses how growth management will occur within the Municipality and “...[is] based on the following principles: ...measures necessary to accommodate growth through land use intensification...will be supported[,]...that growth will be prioritized in existing serviced areas and settlement areas, where infill and intensification is appropriate[,]...that growth will be directed to areas that are suitable for the provision of full municipal services in keeping with...long term servicing and financial plans[,]...encourag[ing] the majority of new development to be planned to provide a mix of housing types and tenures as a means of diversifying the housing stock and encouraging the supply of affordable housing....”

Section 10.2 contains policies for how residential areas will be developed. The goal of the residential area is “[t]o promote the development of a mix of housing types that will satisfy the Municipality’s projected housing needs.” Objectives that achieve this goal include:

- a) Provide for a supply of residential land that is sufficient to accommodate the anticipated demand for a broad range of new dwelling types over the planning period.
- b) Support the provision of a choice of dwelling types according to location, size, affordability, tenure, design, and accessibility so that a broad range of housing requirements is satisfied.
- c) Support the distribution of a choice of dwelling types by zoning lands for a range of densities and structural types throughout the Urban Serviced Area.
- f) Encourage infill residential development and intensification in residential areas where existing land uses are not adversely affected and where development can efficiently utilize existing municipal services and facilities.
- g) Minimize the potential for land use compatibility problems which may result from an inappropriate mix of: low, medium and high density housing; higher intensity residential uses with other residential housing; or residential and non-residential uses.

h) Support the provision of services and amenities that enhance the quality of the residential environment.

j) Promote residential development that makes efficient use of land and services.”

The Application is seeking an increase in the maximum permitted density on the property. Section 10.2.4 provides that “in order to encourage the development of a pleasant residential environment that is generally consistent with the existing physical character of the Urban Service Area, various policies which will influence the density, type and location of residential development are included as follows:

“a) The maximum permitted overall density within any development proposal on lands designated Residential shall be 45 units per gross hectare. Notwithstanding the maximum density of 45 units per gross hectare, development proposals for up to a maximum of 60 units per gross hectare may be considered under the bonusing provisions of Section 14.2 of this Plan. Requests for densities greater than 61 units per gross hectare would be subject to an Official Plan Amendment.”

The Application is being sought to permit an increase in the maximum gross density from 45 units per gross hectare to 79 units per gross hectare. This will permit the subject property to be developed for two residential apartment dwellings.

Section 10.2.6.4 notes that residential intensification proposals “...will be subject to a concurrent site plan process.” This helps to ensure that all matters can be addressed. Relevant to this section, the applicant will be required to enter into a site plan control agreement with the municipality before building permits can be issued.

The Housing Policies within the Official Plan have several key objectives (Section 11.2) which support the proposed request for increased density. Namely, they:

“a) Support the provision of a choice of dwelling types so that a broad range of housing requirements is satisfied.

b) ... provide opportunities for an adequate supply of affordable housing to meet the economic, social, health and well-being requirements of all people.

f) The Municipality shall encourage and support private, public and local partnerships in the provision of affordable and supportive housing.

i) In addition to opportunities for the development of affordable housing in new developments, residential intensification...also contribute to the supply of affordable housing and may assist the Municipality in meeting its target for the provision of affordable housing.”



Where requests for increased height and density are submitted to the Municipality, Section 14.2 of the Plan outlines how these requests should be considered. Owners of properties making these requests shall address one or more of the following requirements to the satisfaction of the Municipality to be eligible for increases beyond those permitted:

- i. the provision of affordable housing, assisted housing or housing for those with special needs;
- ii. the provision of community facilities, such as parks, with a special emphasis on waterfront lands, day nurseries or community centres;
- iii. the preservation of architectural, historic, archaeological and scenic features;
- iv. the dedication or provision of open space, recreation facilities, waterfront lands or open space trails;
- v. the provision of energy conservation and environmental performance measures.

Section 14.2[g] goes on to state that before passing zoning by-laws to allow an increase in height or density of a development project, the Municipality will have regard to:

- i. the type or types of development to which increased height or density provisions may apply;
- ii. area or areas of the Municipality where these provisions may apply;
- iii. the facilities, services or matters which may be provided in exchange for increased height or density;
- iv. the extent of the increases in height and density which may be granted.

As a condition of an application for height and density, the owner will be required to enter into an agreement with the Municipality to deal with the facilities, services, or matters that are to be provided, the timing of their provision, and the increase in height or density to be given (Section 14.2[j]).

The facilities, services and matters which are to be provided shall be commensurate with the increased height or density which may be granted for each development project (Section 14.2[i]).

It is the opinion of Municipal planning staff that this Amendment conforms to the general intent of the Municipal Official Plan because:

- It helps further the Vision of North Grenville by bringing a shift to the municipal housing stock by providing more high-density units, including affordable units.
- It can assist in further addressing social needs, affordable housing, and housing for people of all age levels.

- It manages the growth forecast of North Grenville by intensifying land use of a partially developed site, in an appropriate location and where municipal services will be made available.
- It meets the objectives of the residential designation, specifically:
  - o supporting provision of a choice of dwelling type, including affordable housing,
  - o proposing development within areas which are part of the Municipality's master servicing plans,
  - o intensifying development in areas where existing land uses are not adversely affected,
- It satisfies several objectives of North Grenville's housing policies. Specifically:
  - o Supports the provision of a choice of dwelling types to satisfy a broad range of housing requirements,
  - o Provides opportunities for a supply of affordable housing to meet economic, social, health and well-being requirements of all people,
  - o Contributes to the supply of affordable housing to help North Grenville achieve its target for the provision of affordable housing
- It addresses the bonusing policies of the Official Plan by proposing 10% of units as affordable and by proposing some units which could be provided as barrier free units for those with special needs.

Based on the foregoing, in the opinion of municipal staff, this amendment is consistent with the Provincial Planning Statement and Counties' Official Plan, conforms to the intent of the Municipal Official Plan and is appropriate for the orderly and efficient development of land and represents good land use planning.

## **PART B – THE AMENDMENT**

### **1.0 Introductory Statement**

All of this document entitled The Amendment, consisting of the following text and

attached Schedule 'A' constitutes the Amendment to the Municipality of North Grenville Official Plan.

## 2.0 Details of the Amendment

That Section 10.2.5, Special Residential Designations of the Municipality of North Grenville Official Plan be amended to include the following provision on the lands shown on Schedule 'A' to the amendment:

10.2.5.8 110 Elvira Street, Part 1 on 15R-10068, PIN 68124-0227, being Part Lot 26, Concession 3 in the Geographic Town of Kemptville, now the Municipality of North Grenville

Notwithstanding the Increased Height and Density Provisions of Section 14.2(c) of the Official Plan on the lands in the Special Residential Designation under Section 10.2.5.8 are subject to the following:

- a) The total overall density of this development shall not exceed 79 units per gross hectare as established through a site-specific zoning by-law amendment.
- b) The overall concept plan for this development includes two (2) apartment dwellings.
- c) All development shall take place on the basis of connection to the municipal sewage treatment system and the municipal water supply system.
- d) The form and location of buildings shall be set out in an implementing Zoning By-law.
- e) An agreement to establish the facilities, services or matters to be provided is required in accordance with Sections 10.2, 10.8.1 and 14.2 of the Plan, to the satisfaction of the Municipality.
- f) The definition of "affordable" may utilize alternative interpretations, such as those outlined by the Canadian Mortgage and Housing Corporation (CMHC) or other comparable definitions, subject to the satisfaction of the Municipality.

**CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE**  
**Schedule 'A' to Amendment No. 13, By-law 27-25**



Lands to be subject to the policies of Special Residential Designation 10.2.5.8



110 Elvira Street

Part 1 on 15R-10068

PIN 68124-0227 being Part Lot 26, Concession 3

Geographic Town of Kemptville, now the Municipality of North Grenville.



## Municipality of North Grenville

To: **Council** Meeting Date: April 16, 2025  
Subject: Yard Maintenance By-Law Report No: PD-2025-017  
Prepared by: Jeff Baribeau, Manager of By-Law Services

### Recommendation(s)

THAT Council enact By-Law No. 105-24, a by-law to require the owner or occupant of land to clean or clear the land, or to clear refuse from the land.

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### Executive Summary

#### Purpose

- To modernize yard maintenance regulations by updating property owner responsibilities and enforcement mechanisms.

#### Key Findings

- The current Yards By-Law, enacted in 2007, is outdated and does not adequately address modern yard maintenance concerns.
- The existing by-law lacks provisions necessary for inclusion in the Administrative Monetary Penalty System (AMPS), which would streamline enforcement.

#### Financial Implications

- There are no direct financial implications with the enactment of this by-law.

### Background/Analysis

On November 18, 2024, staff presented several new by-laws to Council as part of a broader modernization initiative, including the introduction of an AMPS by-law to transition enforcement away from the Provincial Offences Court. While Council approved most of the proposed by-laws at that time, the Yard Maintenance By-Law was deferred due to

concerns regarding the lack of a clear definition for the term "nuisance." Staff were directed to collaborate with the Environmental Action Advisory Committee (EAAC) to establish an appropriate definition.

Following this directive, staff attended an EAAC meeting on January 27, 2025, to present potential definitions. The EAAC supported the definition now included in the proposed by-law. Additionally, a committee co-chair provided recommendations regarding the list of prohibited plants in Schedule A of the by-law. Based on this feedback, staff reviewed and refined the list to ensure its practicality and effectiveness.

### **Prohibited Plants & Considerations**

- The first 25 plants listed in Schedule A are classified as Noxious Weeds under the Weed Control Act and are already prohibited by the province.
- The remaining 9 species are designated Invasive Plants by the Ontario Invasive Plant Council, an organization supported by the Ministry of Natural Resources and Forestry and Environment and Climate Change Canada.
- While additional invasive species could have been included, enforcement practicality and financial impact on residents were considered. Given the prevalence of certain invasive species in North Grenville, a more extensive list could pose significant challenges for enforcement and high costs for property owners.

### **Ongoing Monitoring & Future Adjustments**

Staff will monitor the implementation of the by-law and continuously assess the list of prohibited plants. Future amendments may be recommended to ensure the by-law remains effective and aligns with the municipality’s evolving needs.

### **Conclusion**

The proposed Yard Maintenance By-Law updates outdated provisions, ensures alignment with modern enforcement practices, and balances environmental concerns with practical enforcement considerations. Staff recommend that Council enact By-Law No. 105-24 to support cleaner and well-maintained properties across North Grenville.

### **Relevance to Strategic Priorities**

<b>Strategic Pillar</b>	4	Efficient Governance and Service Delivery
<b>Goal</b>	4.4	Commit to Continuous Improvement
<b>Key Action</b>	4.4.2	Implement a continuous review program for existing processes and policies at both the departmental and corporate level.

## Options and Discussion

1. Approve the recommendation and enact By-Law No. 105-24
2. Do not approve the recommendation and provide further direction to staff. Delaying enactment will impact the municipality's ability to enforce yard maintenance effectively coming this spring and summer.

## Financial Impact

This item has been identified in the current budget:                      Yes     No     **N/A**

This item is within the budgeted amount:                                      Yes     No     **N/A**

Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

## Internal/External Consultation

During the review and drafting of the proposed Yard Maintenance By-Law, staff conducted a thorough analysis of similar by-laws from other municipalities to ensure best practices were incorporated.

To develop appropriate provisions for inclusion in the Administrative Monetary Penalty System (AMPS), staff collaborated closely with a consultant and the Municipal Solicitor to ensure the by-law was legally sound and enforceable.

As previously mentioned, staff also engaged with the Environmental Action Advisory Committee (EAAC), attending a committee meeting to present the by-law and gather feedback. The EAAC provided input on the definition of "nuisance" and offered recommendations regarding the list of prohibited plants in Schedule A, some of which were incorporated into the final draft.

## Communications

Once enacted, the new Yard Maintenance By-Law will be published on the municipal website, replacing the existing Yards By-Law.

## Attachments

- Attachment 1 – By-Law No. 105-24

# Yard Maintenance By-Law

April 16<sup>th</sup>, 2025



# Recommendations

**That Council enact By-Law No. 105-24.**

**The Yard Maintenance By-Law requires property owners or occupants to maintain their land by keeping it clean and clear of refuse.**

# Purpose

- ▶ **To modernize yard maintenance regulations by updating property owner responsibilities and enforcement mechanisms.**
  - ▶ **It is a completely new Yard Maintenance By-Law**
  - ▶ **It includes the necessary provisions to be included in AMPS**

# Background

- ▶ **On November 18, 2024, staff presented the proposed Yard Maintenance By-Law to Council as part of a broader modernization initiative.**
- ▶ **At that time, the Yard Maintenance By-Law was deferred, and direction was given to staff to work with the Environmental Action Advisory Committee (EAAC) to define the word nuisance in the by-law.**
- ▶ **Following this directive, staff met with the EAAC and a definition for Nuisance was agreed upon and it has been included in the proposed by-law.**
- ▶ **Additionally, feedback was received regarding the list of prohibited plants in Schedule A of the by-law. Based on this feedback, staff reviewed and refined the list to ensure its practicality and effectiveness.**

# Questions?



Department: Planning and Development

## THE CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE

### BY-LAW NO. 105-24

*A By-Law to require the owner or occupant of land to clean or clear the land, or to clear refuse from the land.*

**WHEREAS** Section 10 of the *Municipal Act, 2001, S.O. 2001, c.25*, as amended (the "Act"), provides that a municipality may pass by-laws respecting matters including: 5. Health, safety and well-being of persons; 8. Protection of persons and property; 10. Structures, including fences and signs;

**AND WHEREAS** Section 127 of the Act, provides that a municipality may require the owner or occupant of land to clean and clear the land, not including buildings, or to clear refuse or debris from the land, not including buildings; may regulate when and how matters required under the by-law may be done; may prohibit the depositing of refuse or debris on land without the consent of the owner or occupant of the land; may define "refuse" for the purpose of the by-law;

**AND WHEREAS** Section 128 of the Act, provides that a municipality may prohibit and regulate with respect to public nuisances, including matters that, in the opinion of Council, are or could become or cause public nuisances.

**AND WHEREAS** Section 129 of the Act, provides that a municipality may prohibit and regulate with respect to odour and dust;

**AND WHEREAS** Section 391 of the Act, provides that a municipality may impose fees or charges on persons for services or activities provided or done by or on behalf of it;

**AND WHEREAS** section 429 of the Act, provides that a municipality may establish a system of fines for offences under a by-law of the municipality passed under that Act;

**AND WHEREAS** section 434.1(1) of the Act, provides that a municipality may require a person, subject to such conditions as the municipality considers appropriate, to pay an administrative penalty if the municipality is satisfied that the person has failed to comply with a by-law of the municipality passed under this Act;

**AND WHEREAS** section 435 of the Act, sets out general conditions for the Powers of Entry, including that the person exercising the power may be accompanied by a person under their direction;

**AND WHEREAS** Subsection 446(1) of the Act, provides that a municipality may direct that in default of clearing the land of refuse by the person directed or required to do it, the cleaning and clearing of land shall be done at the person's expense;

**AND WHEREAS** Subsection 446(2) of the Act, provides that a municipality may enter upon land at any reasonable time for the purpose of cleaning and clearing the land of refuse;

**AND WHEREAS** Section 446(3) of the Act, provides that a municipality may recover the costs of clearing the land from the person directed or required to do it and the municipality may recover the costs by action or by adding the costs to the tax roll and collecting them in the same manner as property taxes;

**NOW THEREFORE** the council of the Corporation of the Municipality of North Grenville enacts as follows:

## **DEFINITIONS**

1. In this by-law:

“Administrative Penalty By-law” means the Administrative Penalty By-law of the Municipality, as amended from time to time, or any successor thereof.

“Art Mural” means a work of art depicting a scene or theme created in a specified location on a surface that has been approved by the property owner and deliberately implemented for the purposes of beautifying the specific location.

“Municipality” means the corporation of the Municipality of North Grenville.

“Compost Container” means an outdoor receptacle designed for the purpose of storing nonliving plant material as it decomposes into for use as a soil amendment. This does not include a municipal Green Bin.

“Corner Visibility Triangle” means a triangular area formed within a corner lot by the intersecting lot lines abutting two streets, or the projections thereof, and a straight line connecting them 10 metres from their point of intersection.

“Designated provision” means any section of this By-law designated in accordance with section 38.

“Director” means the Director of Planning and Development or their authorized representative.

“Driveway Visibility Triangle” means a triangular area formed by the intersection of the lateral limit of the travelled portion of a driveway and the street line or sidewalk (if existing) or the projections thereof, and a straight line connecting them 3 metres from their point of intersection.

“Graffiti” means one or more letters, symbols, figures, etchings, scratches, inscriptions, stains, or other markings that disfigure or deface, howsoever made or otherwise affixed or applied to a building, structure, surface, or thing, but does not include an Art Mural, nor a sign authorized under the municipality’s Sign By-law.

“Inoperative Vehicle” shall mean a licensed or unlicensed vehicle having damaged, deteriorated, removed, or missing parts or equipment necessary for its safe operation.

“Land” includes yards, vacant lots, or any part of a lot which is not beneath a building; and for the purpose of this by-law includes unenclosed decks, unenclosed porches, unenclosed carports, and unenclosed garages accessory to a residential use.

“Last Known Address” means the address which appears on the last revised assessment roll of the Municipality.

“Lawn” means perennial turfgrass grown for ground cover, of a type that forms a dense, uniform turf when mown, including but not limited to Kentucky bluegrass, perennial ryegrass, or fine fescue.

“Nuisance” means any condition on a property that causes or is likely to cause unreasonable inconvenience, discomfort, harm, or interference to others, taking into account the nature, character, and reasonable expectations of the surrounding area. A nuisance is determined based on whether the condition exceeds what a reasonable person in similar circumstances would tolerate, as assessed by an Officer.

“Officer” means a police officer or a municipal law enforcement officer of the Municipality of North Grenville.

“Owner” includes a lessee or occupant of the land eighteen (18) years of age or older.

“Prohibited Plant” means any plant species designated by the Director as shown on *Schedule A – Prohibited Plants*.

“Receptacle” means a container used to hold refuse and includes green bins, recyclable material collection receptacles, waste collection receptacles and yard material collection receptacles.

“Refuse” means garbage, waste, or rubbish of any kind, including but not limited to;

- (a) rubble, debris, earth, rocks, and stones;
- (b) tree cuttings, limbs, and brush;
- (c) Inoperative Vehicles, and/or vehicle parts;
- (d) mechanical, electrical, and any kind of equipment or parts;
- (e) any type of tank including a fuel tank, oil tank, or water tank;
- (f) any and all domestic goods, furniture, or appliances;
- (g) recyclable material such as paper, cardboard, containers, or cartons;
- (h) material from construction or demolition projects;
- (i) liquids or effluents;

- (j) bones, feathers, animal hides or carcasses;
  - (k) commercial shopping carts, and;
- even where such material has commercial value.

“Vegetative Growth” means a plant garden and includes, without limiting the generality of the foregoing, an annual or perennial flower garden, food garden, rain garden, hedge, shrub, plant, vine, and groundcover, but does not include trees or Lawn.

## **GENERAL PROVISIONS**

### **Removal of Refuse, Prohibited Plants, and Graffiti**

2. An Owner shall remove any Refuse from their Land so that it is left in a clean and clear condition.
3. An Owner shall ensure their Land is kept clean, clear, and free from objects or conditions, that may create a public health or safety hazard, or a nuisance.
4. An Owner of land which is physically located within lands identified on Schedules “B-1” (Hamlets – West Half of Municipality), “B-2” (Hamlets – East Half of Municipality), “C” (Kemptville Urban Service Area), or any lands which are zoned Rural Residential on any schedule within the Comprehensive Zoning By-law, shall ensure their land is kept free and clear of any Prohibited Plants.
5. Section 4 shall not apply to a property where the parent zone category is I, A, RU, WM, or M.
6. An Owner shall keep their Land, including any buildings, structures, fences, and surfaces free and clear of Graffiti.

### **Vegetative Growth & Lawn**

7. An Owner shall ensure Lawn on their Land does not exceed 20cm (8 inches) in height or length.
8. An Owner shall ensure Vegetative Growth on their Land does not exceed 0.9m (3 feet) in height within any Corner Visibility Triangle or Driveway Visibility Triangle.
9. An Owner shall ensure that Vegetative Growth or Lawn on their Land do not create a public health or safety hazard, or a nuisance.



## **Containment and Storage of Refuse**

10. Every Owner shall ensure that Refuse is stored in Receptacles that:
  - (a) are made of rigid, watertight construction;
  - (b) have a tight-fitting cover, which may be removed only when the container is empty or when actively loaded or cleaned;
  - (c) are maintained in good condition without holes or spillage;
  - (d) are kept clean to prevent the escape of waste, prevent litter or offensive odours.
11. Every Owner shall ensure Refuse is placed for collection in accordance with By-Law No. 7-21, or its successor.
12. Every Owner shall ensure Refuse is not stored or kept for longer than 14 days.
13. Where an exterior bin or bulk storage container storage system is used to store Refuse the Owner shall ensure that all exterior bin or bulk storage containers are:
  - (a) equipped with lids, covers, or similar devices which are readily operable but not left open except when actively being loaded;
  - (b) large enough to contain all waste generated between collections by the occupants the system is designed to serve;
  - (c) not loaded beyond the top of the container, and;
  - (d) kept neat, tidy, litter, and vermin free.

## **Outdoor Furniture**

14. Every Owner shall ensure that any furniture that is located on their Land is kept in a clean, neat, and tidy condition and maintained in good repair.

## **Swimming Pool Water**

15. Every Owner shall ensure water within a swimming pool on their Land is kept in a condition which is not:
  - (a) a health or safety hazard;
  - (b) malodorous, or;
  - (c) a breeding place or habitat for animals, including insects.

## **PROHIBITIONS**

### **Refuse Deposited on Land - prohibited**

16. No person shall throw, place, or deposit Refuse on any Land without lawful authority

### **Refuse not cleared from Land – prohibited**

17. No Owner shall fail to clear their Land of refuse.

### **Vegetative Growth and Lawn – fail to maintain - prohibited**

18. No Owner shall fail to maintain Vegetative Growth or Lawn on their Land in accordance with the provisions of this by-law.

### **Prohibited Plants – removal**

19. No Owner shall fail to remove Prohibited Plants identified as part of this by-law from their Land.

### **Refuse Containment - prohibited**

20. No Owner shall fail to contain Refuse within Receptacles maintained in accordance with the provisions of this by-law.

### **Excavation – failure to enclose – prohibited**

21. No Owner shall fail to enclose any excavation on their Land with a temporary barrier at least 122 centimetres (48 inches) in height.

### **Water – 30 cm deep – failure to drain – prohibited**

22. No Owner shall fail to drain an accumulation of water on their Land that exceeds 30 centimetres (12 inches) in depth

### **Outdoor Furniture – fail to maintain – prohibited**

23. No Owner shall fail to maintain outdoor furniture on their Land in accordance with the provisions of this by-law.

### **Swimming Pool Water – fail to maintain - prohibited**

24. No Owner shall fail to keep or maintain the water in a swimming pool on their Land in accordance with the provisions of this by-law.

### **Graffiti - removal**

25. No Owner shall fail to remove Graffiti from buildings, structures, erections, or objects on their Land in accordance with this by-law.

### **Obstruction of Officer - prohibited**

26. No person shall obstruct or hinder, or attempt to obstruct or hinder, an Officer in the enforcement of the provisions of this by-law.

### **Contravention of Order - prohibited**

27. No Owner shall contravene a Work Order or an Order to Discontinue Activity.

### **Failure to comply with Administrative Regulations - prohibited**

28. No Owner shall fail to comply with any administrative regulations made as part of this by-law.

## **EXEMPTIONS**

### **Active Construction – exemption**

29. Sections 10, 11, 12 and 13 of this by-law do not apply to Land on which construction is proceeding under a valid building permit except where materials have been removed from an existing building or are awaiting disposal.

### **Site Plan – exemption**

30. Sections 10, 11, 12 and 13 of this by-law do not apply to Land where approval under a Site Plan has been obtained that includes regulations pertaining to the containment and location of garbage.

### **Outdoor storage – lawful – exemption**

31. Sections 10, 11, 12 and 13 of this by-law do not apply to Land which is lawfully used for outdoor storage of materials in compliance with the Comprehensive Zoning By-law so long as the materials are not deemed by the Municipality to be Refuse.

### **Municipal Lands and Parks - exempted**

32. This By-law does not apply to Land, including parks and road allowances, owned or operated by the Municipality of North Grenville, except with regard to section 16.

### **Natural bodies of water – exemption**

33. Sections 15 and 24 of this by-law do not apply to natural bodies of water.

### **Normal Farm Practices – exempted**

34. This By-law does not apply to normal farm practices carried on as part of an agricultural operation, as per the *Farming and Food Production and Protection Act, 1998*.

## **Weed Control Act**

35. The provisions of the *Weed Control Act* with respect to the destruction of noxious weeds take precedence over this By-law where noxious weeds or weed seeds are close enough to any land used for agricultural or horticultural purposes such that they interfere with that use, as per section 22 of the *Weed Control Act*.

## **Compost in a Compost Container – not Refuse**

36. Compost kept in a Compost Container shall not be considered Refuse.

## **ENFORCEMENT & INTERPRETATION**

### **Offence – fine for contravention**

37. Any person who contravenes any provision of this by-law is, upon conviction, guilty of an offence and is liable to any penalty as provided in the Provincial Offences Act.
38. Sections 2 through to 28 inclusive, of this By-law are hereby designated as parts of this By-law to which the Administrative Penalty By-law applies.
39. Any person shall, upon issuance of a penalty notice for a contravention of this By-law, in accordance with the Administrative Penalty By-law, be liable to pay an administrative penalty and any administrative fees, in accordance with the Administrative Penalty By-law.
40. All the provisions of this by-law continue to apply in the Provincial Offences Act in addition to the designated provisions of this by-law.
41. Where a person has not paid the administrative penalty within thirty (30) days in accordance with the Administrative Penalty By-law, the Municipality may add the administrative penalty to the tax roll for any property for which the owner or owners are responsible for paying the administrative penalty under Section 39.

### **Continuation – repetition – prohibited – by Order**

42. The court in which a conviction has been entered and any court of competent jurisdiction thereafter may make an order prohibiting the continuation or repetition of the offence by the person convicted.

### **Default – not remedied – fee**

43. Where anything required or directed to be done in accordance with this by-law is not done, the Director of Planning and Development may upon such notice as they deem suitable, do such thing at the expense of the Owner, and in so doing may charge an administrative fee as provided in the Municipality of North Grenville Fees and Charges By-law. Any expenses and fees incurred by the Municipality that are not paid by the Owner may be recovered by action or by adding the costs to the municipal tax roll and collecting them in the same manner as property taxes.

#### **Removal - immediate disposal**

44. Where any of the matters or things are removed in accordance with section 43 of this by-law, the matters or things may be immediately disposed of by the Director.

#### **Officer – entry to inspect**

45. An Officer designated to perform inspections pursuant to this by-law may, at all reasonable times, enter onto Land for the purposes of inspection of the Land.

#### **Municipality – bring property to compliance**

46. Where the Municipality proceeds pursuant to section 43 of this by-law, an Officer may enter onto Land accompanied by any person under their direction and with the appropriate equipment as required to bring the property into compliance with this by-law.

#### **Order to Discontinue Activity**

47. If an Officer is satisfied that this by-law has been contravened, the officer may make an order, known as an Order to Discontinue Activity, requiring the person who contravened the by-law, or who caused or permitted the contravention, or the Owner of the Land on which the contravention occurred, to discontinue the contravention.

#### **Order to Discontinue Activity - particulars**

48. An Order to Discontinue Activity shall set out:
- (a) the municipal address of the property on which the contravention occurred;
  - (b) the date of the contravention;
  - (c) the reasonable particulars of the contravention of the by-law;
  - (d) the date by which there must be compliance with the order; and
  - (e) the date on which the order expires.

#### **Order to Discontinue Activity - service**

49. The Order to Discontinue Activity may be served personally on the person to whom it is directed, by email, or by regular mail to the Last Known Address of

that person, in which case it shall be deemed to have been given on the third day after it is mailed. Service on a corporation may be effected by registered mail to the corporate mailing address.

### **Work Order – contravention of by-law**

50. If an Officer is satisfied that a contravention of the by-law has occurred, the Officer may make an order, known as a Work Order, requiring the person who contravened the by-law or who caused or permitted the contravention or the Owner of the Land on which the contravention occurred to do the work to correct the contravention.

### **Work Order - contents**

51. A Work Order shall set out:
  - (a) the municipal address or the legal description of the Land;
  - (b) reasonable particulars of the contravention and of the work to be done;
  - (c) a deadline, being a specific date, for compliance with the Work Order; and
  - (d) a notice that if the work is not done in compliance with the Work Order by the deadline, the municipality may have the work done at the expense of the owner and the cost of the work may be recovered by adding the amount to the property's tax roll.

### **Work Order – service**

52. A Work Order may be served personally on the person to whom it is directed, by email, or sent by regular mail to the Last Known Address of that person, in which case it shall be deemed to have been given on the third day after it is mailed. Service on a corporation may be effected by registered mail to the corporate mailing address.

### **Interpretation**

53. In the interpretation of this by-law, words in the singular include the plural and vice-versa, words in one gender include all genders, and "person" includes an individual, body corporate, partnership, trust, and unincorporated organization.

## **POWERS OF THE DIRECTOR**

54. In addition to any other power, duty or function delegated in this By-law, the Director of Planning and Development may make administrative regulations under this By-law including:
  - (a) prescribing the format and content of any forms or other documents required under this By-law, and;

(b) adding or removing plant species to or from the List of Prohibited Plants

**REPEAL – ENACTMENT**

**By-law – previous**

55. By-law 46-07 is hereby repealed.

**Effective date**

56. This by-law shall come into force and effect on April 16<sup>th</sup>, 2025.

**Short Title**

57. The short title of this by-law shall be the “Yard Maintenance By-law”.

PASSED on this 16th day of April, 2025.

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Mayor

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Clerk

## SCHEDULE "A" TO BY-LAW 105-24

### *Prohibited Plants*

<b>Item</b>	<b>Common Name</b>	<b>Scientific Name</b>
1	Barberry, common	Berberis vulgaris L.
2	Bedstraw, smooth	Galium mollugo L.
3	Buckthorn, European	Rhamnus cathartica L.
4	Chervil, wild	Anthriscus sylvestris (L.) Hoffmann
5	Coltsfoot	Tussilago farfara L.
6	Crupina, common	Crupina vulgaris Cass.
7	Cupgrass, woolly	Eriochloa villosa (Thunb.) Kunth
8	Dodder spp.	Cuscuta spp.
9	Dog-strangling vine	Vincetoxicum rossicum (Kleopow) Barbar.
10	Dog-strangling vine, black	Vincetoxicum nigrum (L.) Moench
11	Goatgrass, jointed	Aegilops cylindrica Host
12	Hogweed, giant	Heracleum mantegazzianum Sommier & Levier
13	Knapweed spp.	Centaurea spp.
14	Kudzu	Pueraria montana (Lour.) Merr.
15	Parsnip, wild	Pastinaca sativa L.
16	Poison-hemlock	Conium maculatum L.
17	Poison-ivy	Toxicodendron radicans (L.) Kuntze
18	Ragweed spp.	Ambrosia spp.
19	Ragwort, tansy	Senecio jacobaea L.
20	Sow-thistle spp.	Sonchus spp.
21	Spurge, cypress	Euphorbia cyparissias L.
22	Spurge, leafy	Euphorbia esula L.
23.	Thistle, bull	Cirsium vulgare (Savi) Tenore
24	Thistle, Canada	Cirsium arvense (L.) Scopoli
25	Tussock, serrated	Nassella trichotoma Hackel ex Arech.
26	Autumn Olive	Elaeagnus umbellate
27	Buckthorn	Common Buckthorn
28	Yellow Iris	Iris pseudacorus
29	Erect hedge-parsley	Japanese hedge-parsley/upright hedge-parsley
30	Garlic Mustard	Alliaria petiolate
31	Himalayan Balsam	Impatien glandulifera
32	Deadly Nightshade	Atropa belladonna
33	Tree of Heaven	Ailanthus altissima
34	Phragmites	Phragmites australis



**CORPORATION OF THE MUNICIPALITY OF NORTH GRENVILLE**

**BY-LAW NO. 37-25**

*A By-Law to Confirm the Proceedings of Council  
At its Regular Meeting held on April 16, 2025*

**WHEREAS** the *Municipal Act 2001* states that a municipal power including a municipality's capacity, rights, powers and privileges shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

**AND WHEREAS** it is deemed expedient that the proceedings of the Council of the Corporation of the Municipality of North Grenville at this meeting be confirmed and adopted by by-law;

**NOW THEREFORE** the Corporation of the Municipality of North Grenville hereby enacts as follows that:

1. The action of the Council of the Corporation of the Municipality of North Grenville at its regular meeting held on April 16, 2025, in respect of each recommendation contained in the report of the Committees and each motion and resolution passed and other action taken by Council of the Corporation of the Municipality of North Grenville at its meeting be hereby adopted and confirmed as if all such proceedings were expressly embodied in the by-law.
2. The Mayor and the proper Officers of the Municipality are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required, and except where otherwise provided, the Mayor and Clerk are hereby directed to execute all documents necessary in that behalf, and the said Clerk is hereby authorized and directed to affix the corporate seal of the municipality to all such documents.

PASSED AND ENACTED ON THIS  
16<sup>th</sup> DAY OF APRIL, 2025.

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NANCY PECKFORD  
Mayor

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MARY REMMIG  
Acting Clerk