



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.

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."

Zone Provision	Required	Provided
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

Strategic Pillar	Pillar #2 - A Strong, Connected, and Vibrant Community
Goal	Goal #2.3 - Build and Grow in a Connected Way
Key Action	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