

4/7/2025

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

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



This email may be confidential and/or privileged. If you have received this email in error, please notify me and permanently delete it without copying, distributing, or disclosing it. Please consider the environment before printing.

From: Debbie Wood <dwood@northgrenville.on.ca>
Sent: Friday, February 28, 2025 8:53 AM
To: David McGurrian <dmcgurrian@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



This email may be confidential and/or privileged. If you have received this email in error, please notify me and permanently delete it without copying, distributing, or disclosing it. Please consider the environment before printing.

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:

- 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.
- 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.
- 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.

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
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



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Amy Martin

From: Laura Crites <lcrites@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 <lcrites@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



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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 & Fified 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>
Sent: March 17, 2025 9:27 AM
To: Laura Crites <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>
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>
Sent: February 28, 2025 3:17 PM
To: Planning <planning@nation.on.ca>
Cc: Amy Martin <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



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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 | [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

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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

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

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,

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

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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