

2984 County Rd. 20
Zoning By-Law Amendment

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February 07th, 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 80m² to in-home boarding allocating approximately 4m²/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.

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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.

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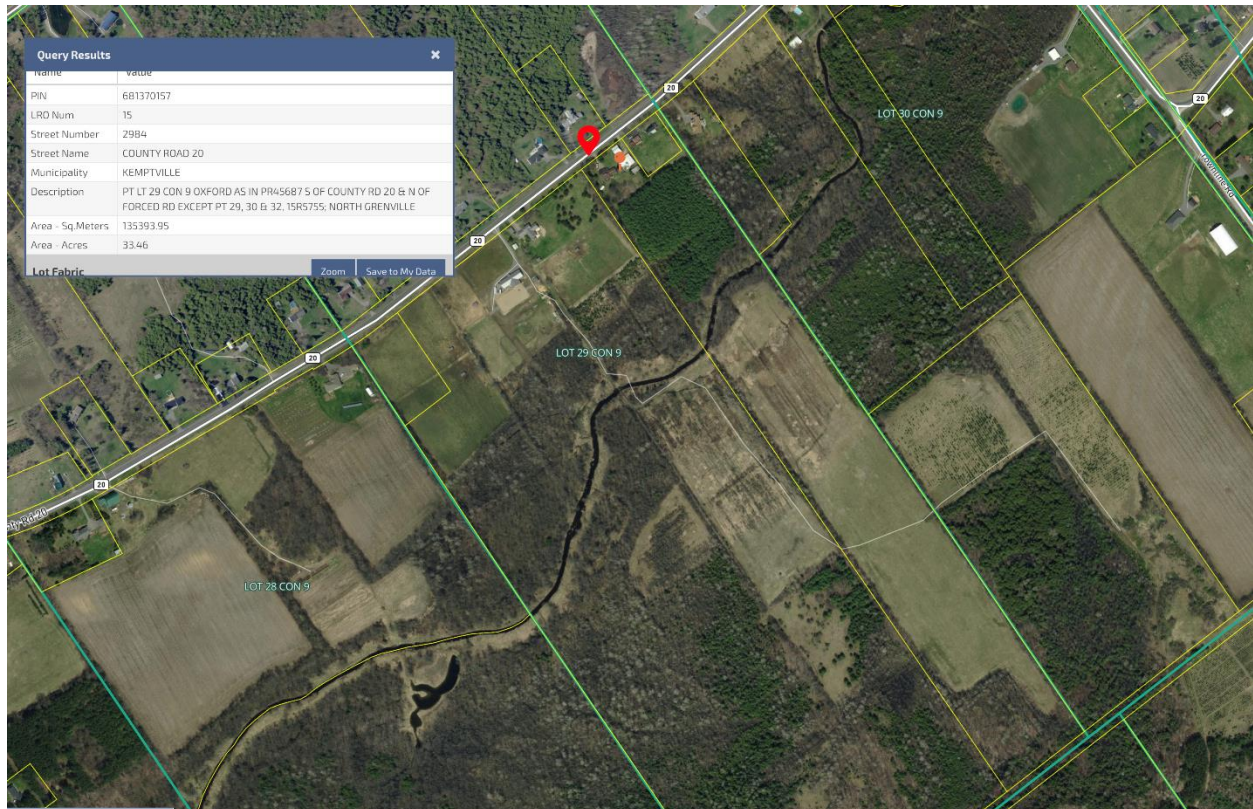


Figure 1. Aerial Image of 2984 County Rd 20 to show location.

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.

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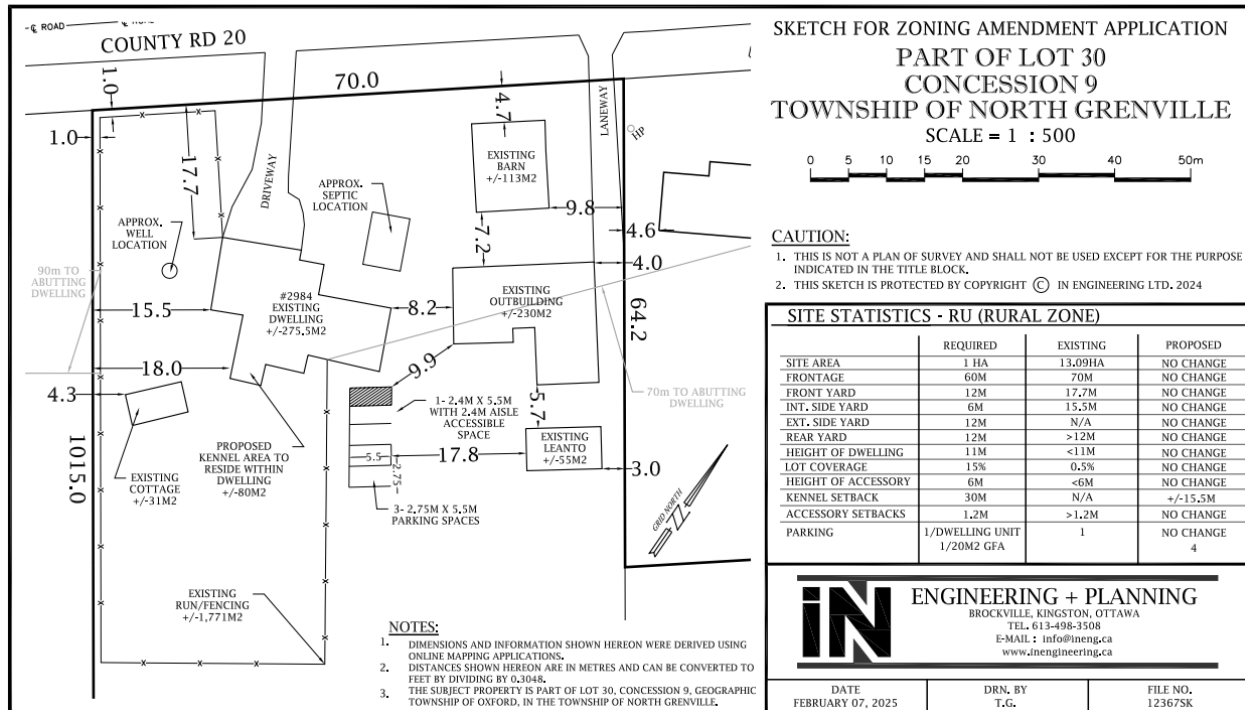


Figure 2. Site Plan – Existing Buildings and Proposed Uses

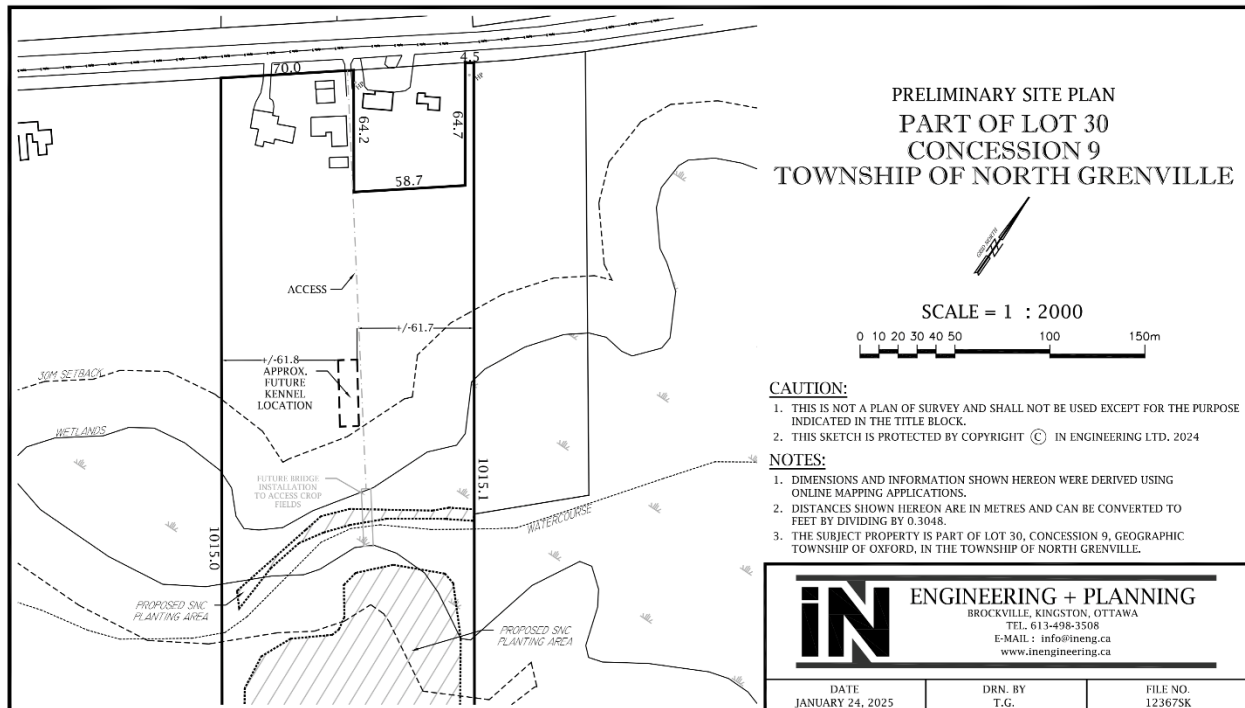


Figure 3. Site Plan - Proposed Kennel Location

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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.

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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.

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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.

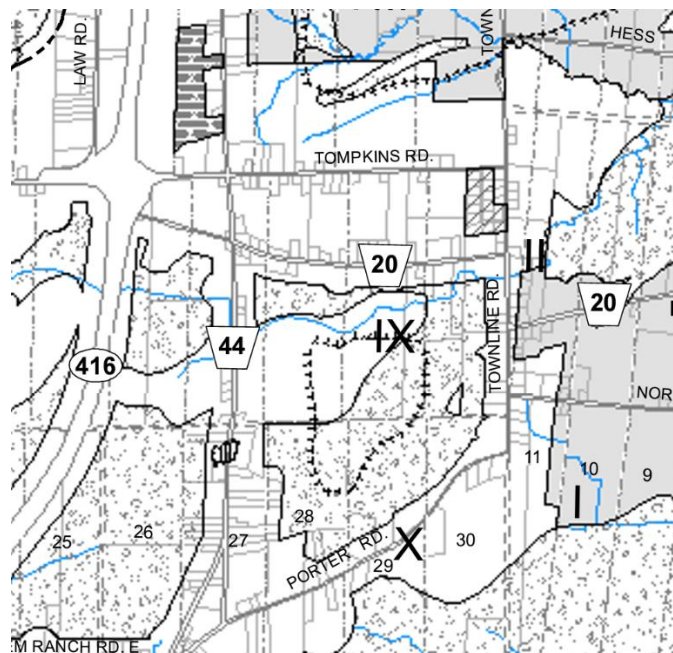
The proposal is designed to ensure that future development remains compatible with the rural landscape and character, harmonizing with the surrounding environment. Sustainable servicing is a cornerstone of the development, with all uses supported by individual on-site sewage and well systems in accordance 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.

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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.



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

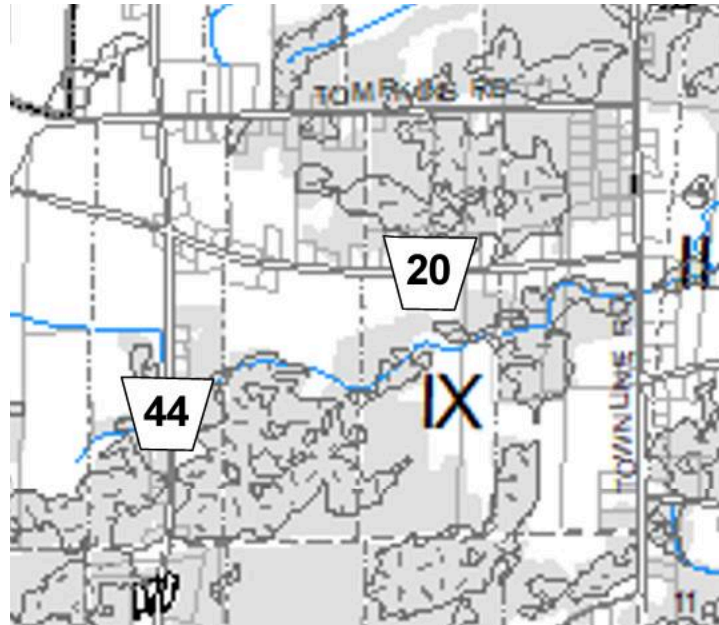


Figure 5. Official Plan Schedule A1 Rural Natural Heritage and Constraints – 2984 County Rd. 20

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.

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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

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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.

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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

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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).

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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

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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

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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 Greenville Zoning By-Law Schedule “A3” (Figure 9).

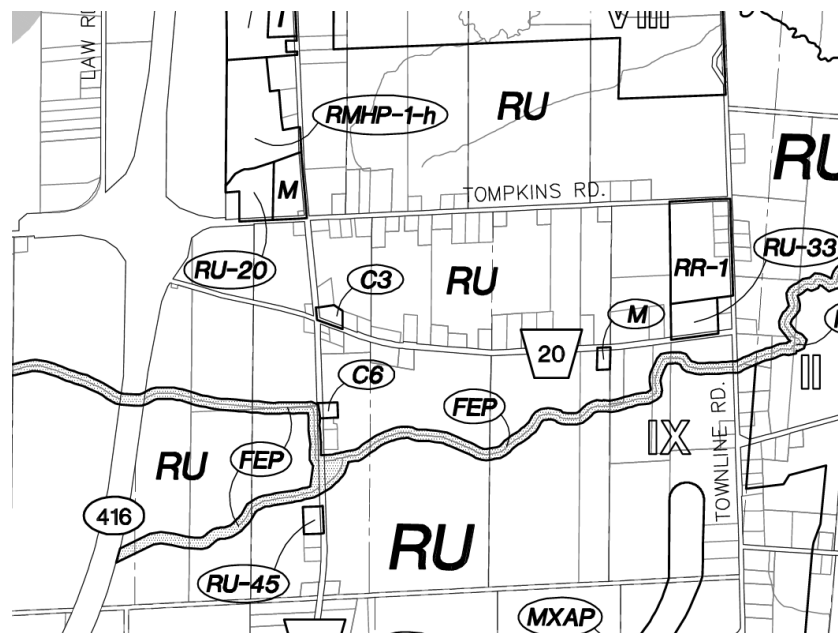


Figure 9. Rural Zone – 2984 County Rd. 20

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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 429m², 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 80m² of their existing dwelling, which has an approximate footprint of 275.5m², 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.

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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 20m² of space used.

For the in-home boarding use, approximately 80m² of the dwelling will be utilized. The calculation for parking requirements is as follows:

1 space per 20m² 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

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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.

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

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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

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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

