



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: February 15, 2018
TO: Karen Landry, CAO/Clerk
Township of Puslinch
FROM: Michelle Innocente, Senior Planner
County of Wellington
SUBJECT: **PUBLIC MEETING REPORT - Hazhaar Othman and Kristen Freure**
Zoning By-law Amendment #D14/FRE
7272 Gore Road (Part Lot 30, Concession Gore), Puslinch

SUMMARY

The purpose of the Zoning By-law amendment application is to allow for a dog kennel on the subject lands. The purpose of this report is to provide the Township with information regarding the application, which is scheduled for a public meeting on February 15, 2018. No actions are required at this time.

It is recommended that this Public Meeting Report regarding the proposed Zoning By-law Amendment D14/FRE be received for information.

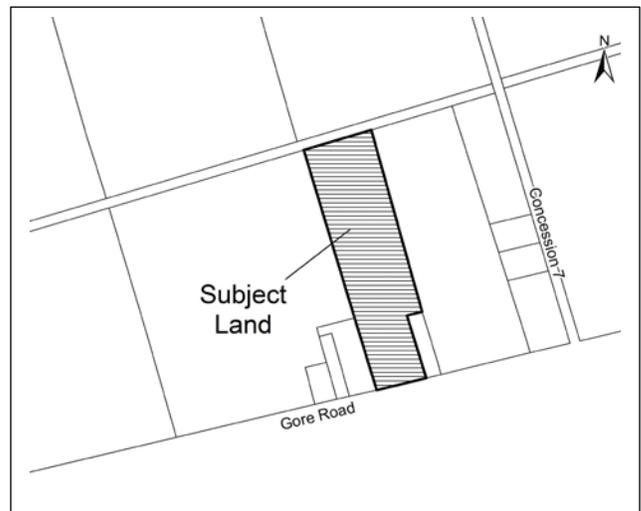
In response to the notice of public meeting for this proposed rezoning application, we provide Council with the following comments.

LOCATION

The land subject to the proposed zoning by-law amendment (Application D14/FRE) is legally described as Part Lot 30, Concession Gore with a civic address of 7272 Gore Road, Township of Puslinch. The approximately 6.5 hectare (16 acre) property is located on the north side of Gore Road to the west of Concession 7.

There is an existing dwelling and associated accessory buildings. To the north of the subject property there is a woodlot; to the east a hydro corridor beyond which is agricultural and wooded area; to the south is Gore Road, beyond which is agricultural and the Maple Grove Trailer Park; to the west is a rural residential dwelling and Emerald Lake Trailer Resort and Waterpark.

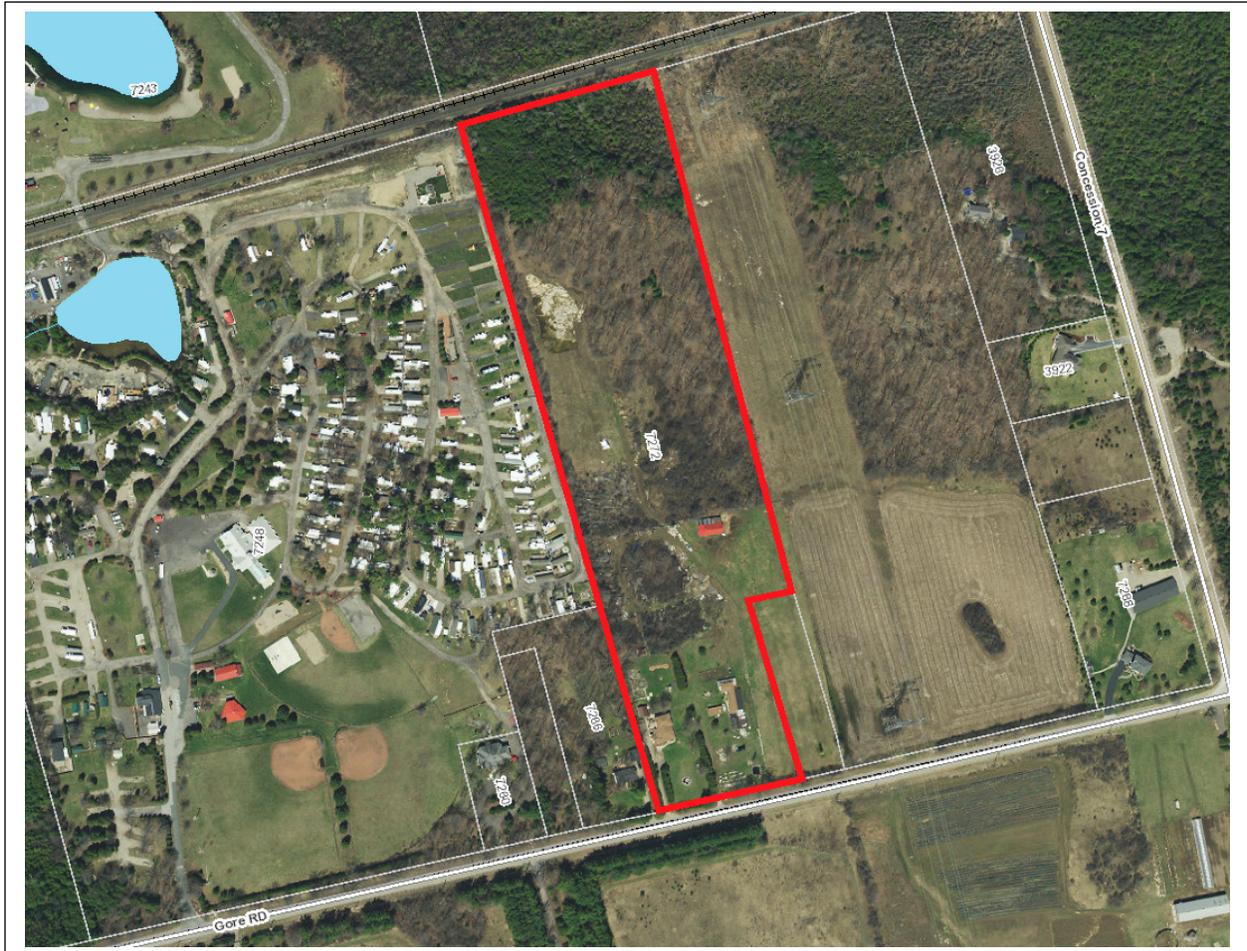
FIGURE 1 Key Map



PROPOSAL

The purpose of the Zoning By-law amendment application is to rezone from Agricultural (A) to Agricultural (A) site specific to allow for a dog kennel on the subject lands. In support of the application, the proponent has filed a Planning Justification Report.

Figure 2 Aerial View



POLICY CONTEXT

PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (2014) provides for limited residential development in rural areas of municipalities. Section 1.1.4.1 states that:

Healthy, integrated and viable rural areas should be supported by:

- f) Promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management of resources.

And Section 1.1.5.4 states that:

Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

GREENBELT PLAN

All planning decisions are required to conform to the applicable policies and provisions of the Greenbelt Plan. This property is within both the Protected Countryside and Natural Heritage System of the Greenbelt Plan.

PROVINCIAL GROWTH PLAN

The Growth Plan for the Greater Golden Horseshoe, 2017 was prepared and approved under the Places to Grow Act, 2005 and came into effect on July 1, 2017. The Natural Heritage System mapping is currently in draft format and not final. All planning decisions are required to conform to the applicable policies of the Growth Plan for the Greater Golden Horseshoe (GGH). The Growth Plan provides growth management policy direction for the GGH, which includes Wellington County. Section 2.2.9.3 of that Growth Plan states that:

Subject to the policies in Section 4, development outside of settlement areas may be permitted on rural lands for:

- a) The management or use of resources;
- b) Resource-based recreational uses; and
- c) Other rural land uses that are not appropriate in settlement areas provided they:
 - i. Are compatible with the rural landscape and surrounding local land uses;
 - ii. Will be sustained by rural service levels; and
 - iii. Will not adversely affect the protection of agricultural uses and other resource-based uses such as mineral aggregate operations

COUNTY OFFICIAL PLAN

According to Schedule A7 (Puslinch) of the Official Plan, the property is designated SECONDARY AGRICULTURAL, CORE GREENLANDS and GREENLANDS. The Greenlands System designations protect Environmentally Significant Areas, Hazard Lands and Life Science ANSIs located at the rear of the property. These features are well-removed from the area of the proposed kennel.

TOWN ZONING BY-LAW

According to Schedule 'A' of the Zoning By-law 19/85, the subject property is zoned Agricultural (A) and Natural Environment (NE). A zoning by-law amendment is necessary to establish a kennel. According to Section 2 – Definitions of the Zoning By-law, a Kennel is defined as, "an establishment where dogs and/or cats are housed, groomed, bred, boarded, trained or sold and which is licensed by the Corporation under The Municipal Act". Part V of the Township of Puslinch Dog License By-law (By-law 8/99, Amended by By-law 50/14 passed under the provisions of the Municipal Act) establishes criteria for Dog Kennels. Our comparison of the criteria and the proposal is found in the table below.

Dog License By-law: Part V Kennels		Proposal
1	No person and/or persons shall locate a kennel <ol style="list-style-type: none">a) Within 300 feet of any residence or habitation, except that of their own.b) That is not in distinct separation from their own residence or habitation.c) On an area less than 3 acres	<ul style="list-style-type: none">• Meets criterion as the closest residence is approximately 92 metres (302 feet) from the proposed kennel operation; the proposed kennel is in distinct separation from the primary dwelling; the subject property is approximately 6.5 ha (16 ac) which exceeds 3 acres.

2	Owners, operators, and/or such persons charged with the duties of a kennel operation shall take due caution and other necessary means to prevent disturbances or noises likely to disturb the inhabitants	<ul style="list-style-type: none"> This criterion is addressed as part of the Kennel License.
3	No person and/or persons shall be issued a Kennel Licence unless they qualify with the above	<ul style="list-style-type: none"> This criterion is addressed as part of the Kennel License.

The applicant has requested a site-specific amendment to the Agricultural (A) zone to add kennel to the list of permitted uses as part of the rezoning application.

AGENCY COMMENTS

This application was circulated to statutory agencies and Township departments on December 8, 2017 with a comment deadline of January 19, 2018. There were no comments from neighbouring property owners and we are in receipt of comments indicating no concerns from:

- Fire Department
- GM Blueplan Engineering
- GWS Ecological and Forestry Services
- Harden Environmental Services Limited
- Hamilton Conservation Authority

The property is not within an area regulated by Hamilton Conservation Authority

NEXT STEPS

The first public meeting for this application is scheduled for February 15, 2018 to present the proposal to the community and obtain public input. Following the public meeting there may be additional comments or concerns from the community, Town Council, Town staff and consultants, public agencies and other stakeholders. The proponent will need to address and respond to those comments.

We will be in attendance at the public meeting to hear the applicant’s presentation and any public comments. Our planning recommendations will be provided following the public meeting and resolution of any outstanding issues.

RECOMMENDATION

That this Public Meeting Report regarding proposed Zoning By-law Amendment (D14/FRE) be received for information.

Respectfully submitted
County of Wellington Planning and Development Department



Michelle Innocente, RPP
Senior Planner



January 5, 2018
Our File: 117006-16

Township of Puslinch
RR 3, 7404 Wellington Road 34
Guelph, ON N1H 6H9

Attention: Ms. Kelly Patzer

Re: Rezoning Application D14/FRE
Dog Kennel - 7272 Gore Road
Township of Puslinch

Dear Ms. Patzer:

An application for rezoning amendment has been received for 7272 Gore Road in the Township of Puslinch, to permit a dog kennel.

In support of the application, the following documents were received and reviewed:

- Application Form signed by Trevor Hawkins Inc., dated November 15, 2017.
- Planning Justification Report prepared by MHBC Limited dated November 2017.

Based on our review, we provide the following comments.

Deficiencies/Outstanding Matters:

Item No.	Matter / Requirement	Drawing / Document Reference	Date Issue Identified	Comment

Additional Commentary (where required):

Item No.	Additional Commentary
1.	The kennel is to be operated out of existing outbuilding(s) on the property. Interior improvements are proposed to support business operation, however no expansion to the building envelope or new structures are proposed. Further, no additional parking areas are proposed. Based on the above, no impact to site drainage is anticipated. We have no concerns related to this file.



Completed/Approved:

Item No.	Matter / Requirement	Drawing / Document Reference	Date Issue Identified	Date Issue Cleared	Comment

If you have any questions or require additional information, please do not hesitate to contact us.

Yours truly,

GM BLUEPLAN ENGINEERING

Per:

Amanda Pepping, P. Eng.

Kelly Patzer

From: Michael Roess
Sent: December-12-17 9:34 AM
To: Kelly Patzer
Subject: RE: Rezoning Application D14/FRE - Dog Kennel - 7272 Gore Road

Fire has no objections or comments pertaining to this application.

Michael Roess
Chief Fire Prevention Officer
Puslinch Fire and Rescue Services
Township of Puslinch
7404 Wellington Rd. 34
Puslinch, On NOB 2J0
(519) 821-3010 office
(519) 400-2821 mobile
mroess@puslinch.ca



From: Kelly Patzer
Sent: Friday, December 08, 2017 11:11 AM
To: Sarah Wilhelm; Michelle Innocente; Darren.Kenny [REDACTED]; Amanda Pepping - GM BluePlan; Greg Scheifele; Stan Denhoed; Michael Roess; Adam French
Cc: Mignano, Martha
Subject: Rezoning Application D14/FRE - Dog Kennel - 7272 Gore Road
Importance: High

Good Afternoon,

I have attached a new rezoning application to permit a dog kennel. I have circulated by email only. If you wish a hard copy of the justification report please let me know and I will mail it to you .Attached is the Application, Planning Justification report and the notice of Complete application & Public Meeting.

The Public Meeting is scheduled for February 15th at 7:15 p.m. I would appreciate any comments by Friday January 19th so County Planning is able to write a Planning Information report to go on the February 7th Council agenda, prior to the public meeting.

Please feel free to contact me with any questions or concerns,
Kelly

Kelly Patzer
Development Coordinator

Kelly Patzer

From: Kenny, Darren <Darren.Kenny@conservationhamilton.ca>
Sent: December-08-17 2:21 PM
To: Kelly Patzer
Subject: RE: Rezoning Application D14/FRE - Dog Kennel - 7272 Gore Road

Kelly,

The existing development on the property is located well outside of lands regulated by the HCA under *Ontario Regulation 161/06 (HCA's Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses)* made under the *Conservation Authorities Act, R.S.O. 1990*. As the proposed rezoning is strictly to add a kennel operation to the list of permitted uses and does not involve any new construction, our office has no concerns with the proposal and no objection to approval of the application.

Please advise if electronic circulation is now going to be the norm for applications from the Township of Puslinch. If so, please send these directly to our administrative assistant, Valerie Pazzi at [REDACTED]

Thank you

**Darren Kenny, B.Sc. (Hons.), CAN-CISEC
Watershed Officer, Badge # 113**
Hamilton Conservation Authority
P.O. Box 81067, 838 Mineral Springs Road
Ancaster, Ontario L9G 4X1

[REDACTED]
Fax - 905-648-4622

[REDACTED]
Website - www.conservationhamilton.ca

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Thank you.

From: Kelly Patzer [REDACTED]
Sent: Friday, December 08, 2017 11:11 AM
To: Sarah Wilhelm [REDACTED]; Michelle Innocente [REDACTED]; Kenny, Darren [REDACTED]; Amanda Pepping - GM BluePlan <[REDACTED]>; Greg [REDACTED]

Kelly Patzer

From: Stan Denhoed [REDACTED]
Sent: January-16-18 4:13 PM
To: Kelly Patzer
Subject: Re: Rezoning Application D14/FRE - Dog Kennel - 7272 Gore Road

Kelly

We have reviewed the documents regarding D14-FRE and do not have any comment on the proposed rezoning.

On Fri, Dec 8, 2017 at 11:10 AM, Kelly Patzer <[kp\[REDACTED\]](mailto:kp[REDACTED])> wrote:

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Kelly

Kelly Patzer

Development Coordinator

Township of Puslinch

[\(519\) 763-1226](tel:(519)763-1226)

www.puslinch.ca

Kelly Patzer

From: Greg Scheifele [REDACTED]
Sent: January-29-18 8:42 AM
To: Kelly Patzer; Sarah Wilhelm; 'Michelle Innocente'; Darren.Kenny [REDACTED] 'Amanda Pepping - GM BluePlan'; Stan Denhoed; Michael Roess; Adam French
Cc: 'Mignano, Martha'
Subject: RE: Rezoning Application D14/FRE - Dog Kennel - 7272 Gore Road

Kelly,

I have reviewed the rezoning application D14/FRE for a proposed dog kennel at 7272 Gore Road and confirm that I have no concerns with this application from a natural environment perspective.

Regards,

Greg.

From: Kelly Patzer [mailto:kpatzer@puslinch.ca]
Sent: December-08-17 11:11 AM
To: Sarah Wilhelm; Michelle Innocente; Darren.Kenny [REDACTED] Amanda Pepping - GM BluePlan; Greg Scheifele; Stan Denhoed; Michael Roess; Adam French
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Kelly Patzer
Development Coordinator
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