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# PLANNING JUSTIFICATION **REPORT**

ZONING BY-LAW AMENDMENT APPLICATION

7272 Gore Road  
Township of Puslinch

Date:

**November 2017**

Prepared for:

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Prepared by:

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# 1.0

## INTRODUCTION

### 1.1 Overview

MHBC has been retained by Hazhaar Othman and Kristen Freure to assist with applications to amend the Township of Puslinch Zoning By-law 19/85 to permit a kennel use on the lands addressed as 7272 Gore Road. The subject property measures approximately 6.5 hectares (16 acres) in area and is located on the north side of Gore Road to the west of Concession Road 7. These lands are used for residential purposes on the southern half, and are primarily covered with brush and a woodlot on the northern half.

The owners of the property intend to operate a kennel on the subject lands and as such, are submitting a Zoning By-law Amendment application to allow for the use.

The planning merits of this proposal are evaluated in detail within this Report and are summarized as follows:

1. The Secondary Agricultural designation permits kennels on existing lots of record. The subject lands are an existing lot of record;
2. The Township's Zoning By-law contains an existing (general) special provision (A-2) which permits a kennel use.
3. The proposal is consistent with the Provincial Policy Statement and conforms to the Growth Plan;
4. A kennel use is appropriate for the lands given the surrounding context;
5. The subject property is comparable to other properties where kennels have been permitted by way of amendment to the zoning by-law; and
6. The proposal complies with the Township of Puslinch Dog License By-law which establishes requirements for kennels.

### 1.2 Report Framework

This Planning Justification Report includes a detailed description of the subject lands, the existing policy framework and the rationale for the ZBA application. The Report has been prepared for

submission to the Township of Puslinch and includes the following primary components:

- An introduction and general description of the subject lands, surrounding uses and existing conditions to provide an understanding of the locational context;
- A review of the planning permissions applicable to the subject lands; and
- An assessment of the proposal relative to the existing framework of planning policies and development regulations.

As part of this planning analysis, the following documents were reviewed:

- Provincial Policy Statement;
- The Growth Plan for the Greater Golden Horseshoe;
- County of Wellington Official Plan;
- Township of Puslinch Zoning By-law; and
- Township of Puslinch Dog License By-law

In addition to a detailed review of these documents, an analysis of the subject property and its surrounding context as compared to other properties in the Township where kennels were permitted through amendments to the Zoning By-law.

### 1.3 Planning Applications

Our analysis has confirmed that the following application is required to permit the proposed development:

**Table 1.0 – Required Planning Applications**

Application	Approval Authority
<b>Zone Change Amendment</b> to add a special provision to the regulations of the 'Agricultural (A)' Zone to permit a kennel use	Township of Puslinch

# 2.0

## SITE AND SURROUNDING LAND USES

### 2.1 Site Location and Description

The subject property (site) is situated on the north side of Gore Road, to the west of Concession Road 7. The property is rectangular in shape and is approximately 6.5 hectares (16 acres) in area. The site has approximately 100 metres of frontage along Gore Road, and a depth of approximately 510 metres. **Figure 1** illustrates the location of the subject lands.

The site is currently used for residential purposes and contains a single detached dwelling and associated outbuildings. Access to the lands is provided from Gore Road, and the dwelling and nearest outbuilding are separated by a row of coniferous trees. The northern half of the property is comprised of brush and a woodlot.

### 2.2 Surrounding Land Uses

The following table identifies the land uses surrounding the Site.

**Table 2.0 – Surrounding Land Uses**

Relative Location	Existing Land Uses
<b>TO THE NORTH:</b>	Woodlot
<b>TO THE EAST:</b>	Hydro corridor, woodlot
<b>TO THE SOUTH:</b>	Gore Road corridor, cultivated farmland, Maple Grove Trailer Park
<b>TO THE WEST:</b>	Single detached dwellings, Emerald Lake Trailer Resort and Waterpark

More specifically, there is a woodlot on the northern half of the Site which extends off of the property to the north. Immediately to the east is a hydro corridor and another woodlot. Immediately to the south is the Gore Road corridor, as well as a large cultivated agricultural field.

South of the field is the Maple Grove Trailer Park which has access off of Gore Road. Immediately to the west of the property is the Emerald Lake Trailer Resort and Water Park. The trailer lots at this facility accommodate seasonal usage, and do not contain any year round residences. To the southwest of the property there is a single detached dwelling which is approximately 155 metres from the proposed kennel. The dwelling on the Site is located approximately 127 metres away from the proposed kennel use.





# 3.0

## THE PROPOSAL

### 3.1 Background

The owners purchased the subject property in December, 2016 with the intent of relocating their existing dog training and boarding business to this location. The business involves the boarding and training of dogs. The proposed kennel building on the Site is an existing structure that was used as a kennel by the previous owners of the subject property. The new owners intend to make interior alterations to the building, if the zoning by-law amendment is approved, to operate their business.

### 3.2 Proposed Use

To establish a kennel use on the lands, a special exception is being sought to add "kennel" as a permitted use on the Site. The Zoning By-law amendment application seeks to add a Special Provision to the Agricultural (A) zone under Section 5 (4) Special Provisions of the Township of Puslinch Zoning By-Law 19/85. The 'A' zone permits agricultural uses, which are defined in accordance with Section 2 (6) of the By-law, to include:

the grazing, breeding, raising, boarding or training of livestock of all kinds, including, but not so as to limit the generality of the foregoing, cattle, swine, sheep, goats, rabbits, poultry, fish, horses, ponies, donkeys, mules, fur-bearing animals and household pets but not at an intensive level as defined in Subsection 2(6) (b);

However, a kennel, an abattoir or any premises used for the killing of livestock or the processing of meat are excluded from the definition noted above.

# 4.0 POLICY ANALYSIS

The Zoning By-law amendment application defined in Table 1.0 of this Report must be assessed in terms of applicable policies set out by the Province of Ontario and the County of Wellington. The following section outlines how the proposal addresses relevant policies from the Provincial Policy Statement, The Growth Plan for the Greater Golden Horseshoe and the County of Wellington Official Plan.

## 4.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) sets the policy foundation for regulating the development and use of land in Ontario. The 2014 PPS was issued under the authority of Section 3 of the Planning Act and came into effect on April 30, 2014, without transitional provisions. Accordingly, the 2014 PPS applies to all applications, matters or proceedings commenced on or after the effective date.

Section 3(5) of the Planning Act requires that all decisions affecting planning matters 'shall be consistent with' policy statements issued under the Act. Table 3.0 demonstrates how the proposed Zoning By-law amendment is consistent with the provisions of the 2014 PPS.

MHBC conducted a review of the proposal relative to the policies of the PPS. Based on this analysis, it is our opinion that specific policies in Section 1.0 (Building Strong Healthy Communities) are relevant to this proposal. Commentary on these policies is provided in the following section of this Report.

### 4.1.1 *Building Strong Healthy Communities*

The PPS provides a vision for land use planning in Ontario that focuses growth within settlement areas, and encourages an efficient use of land, resources, and public investment in infrastructure. To support this vision, the PPS defines a number of policies to promote strong, liveable, healthy and resilient communities. These policies are set out in Section 1.0, and address such matters as efficient development and land use patterns, coordination, employment areas, housing, public spaces/open space, infrastructure and public service facilities, long-term economic prosperity, and energy and air quality.

Given the nature and scale of the proposed use, in our opinion, the following policies provided under Section 1.1 (Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns) are relevant to this application:

Section 1.1.4.1 provides 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;

Permitting a kennel use on the subject property is compatible with this policy as it would diversify the economic base of the Township of Puslinch by permitting a desired service in a rural area that would provide opportunities for employment. It is important to note that due to the very nature of a kennel use, it cannot locate in urban areas where populations are denser.

The kennel is proposed on a portion of the Site that is underutilized and not conducive for other types of rural uses (such as agricultural) due to the presence of the dwelling on the property and the size limitations of the lands. Accordingly, permitting a kennel on this property would support the Rural System in the County of Wellington.

Section 1.1.5 of the PPS (Rural Lands in Municipalities) provides direction for rural lands. The subject property is within the County of Wellington's 'Rural System.' The following sections have particular relevance to this application.

Section 1.1.5.4 provides that development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

Kennels are compatible with the rural landscape and are commonly found in rural areas throughout Ontario. Given the land area requirements for pen areas and boarding facilities, as well as the need to provide suitable separation from residential uses, this use is not appropriate in urban areas. In rural areas, where larger lots are available, kennels can locate and provide suitable separation. As a result, potential impacts from kennels on surrounding sensitive uses can be mitigated more easily. Kennels do not require the service levels offered in urban areas to successfully operate their business and can be sustained by rural service levels.

Section 1.1.5.5 states that development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.

A kennel is a low impact use from an infrastructure perspective and would not require the expansion of any infrastructure systems to be able to operate. No additional infrastructure is required to operate a kennel on the subject lands.

Section 1.1.5.6 sets out that opportunities should be retained to locate new or expanding land uses that require separation from other uses.

As noted earlier, due to the nature of kennels, they require appropriate separation from other sensitive (residential) uses which is very challenging in urban areas. The proposed location of the kennel use on the subject property provides suitable separation from nearby residential uses and can include other measures to mitigate any impacts to neighbouring properties. This is discussed in detail under Section 6.0 of this Report.

Section 1.1.5.7 provides that opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.

The County Official Plan identifies the lands as "Secondary Agricultural." The property is not actively used for agricultural purposes and was not identified as a "Prime Agricultural Area." Permitting a kennel use on the subject property would not remove active agricultural lands from production and would not preclude agricultural related activities in the surrounding area.

#### **4.1.2 Conclusion**

In light of these considerations and our broader evaluation of this proposal, it is our opinion that the application to add kennel as a permitted use on the Site is consistent with the PPS.

## **4.2 The Growth Plan for the Greater Golden**

The Growth Plan guides the long term planning and growth within the Greater Golden Horseshoe. The Township of Puslinch is located within the boundaries of the Growth Plan and is subject to its policies.

The subject lands are located in a Rural Area (outside of a settlement area) where municipalities are expected to plan for a variety of cultural and economic opportunities to serve the needs of rural residents and area businesses. 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.

The proposed kennel use, due to the nature of its operation, is not a suitable use within an urban (settlement) area and is more appropriately located in rural areas, such as the subject lands. The use does not require additional infrastructure and can be sustained by rural service levels. Finally, the kennel use will not adversely affect the protection of agricultural uses or other resource based uses.

In our opinion, the proposed kennel use conforms to the Growth Plan.

## 4.3 County of Wellington Official Plan

### 4.3.1 Framework

The portion of the Site where the kennel use is proposed is designated Secondary Agricultural on Schedule A7 – Puslinch, of the County of Wellington Official Plan. Secondary Agricultural areas are part of the County's 'Rural System.' The northern portion of the Site is designated Greenlands and Core Greenlands. The Official Plan designations are illustrated on **Figure 2**.

General policies associated with the Rural System are provided under Section 6 of the Official Plan. With respect to Secondary Agricultural Areas, it is noted under Section 6.3 that:

Secondary agricultural areas of non-prime farmland will be identified. While farming will be the main land use activity in these areas, a broader range of residential, employment and community uses will be allowed than in prime agricultural areas so long as the use does not adversely impact existing agricultural operations and is in keeping with the rural character of the area.

Policies associated with the Secondary Agricultural designation are provided under Section 6.5 of the Official Plan and are defined under Section 6.5.1 accordingly:

Secondary Agricultural Areas include lands within the Rural System which are determined to be non-prime agricultural areas but which can sustain certain agricultural activities.

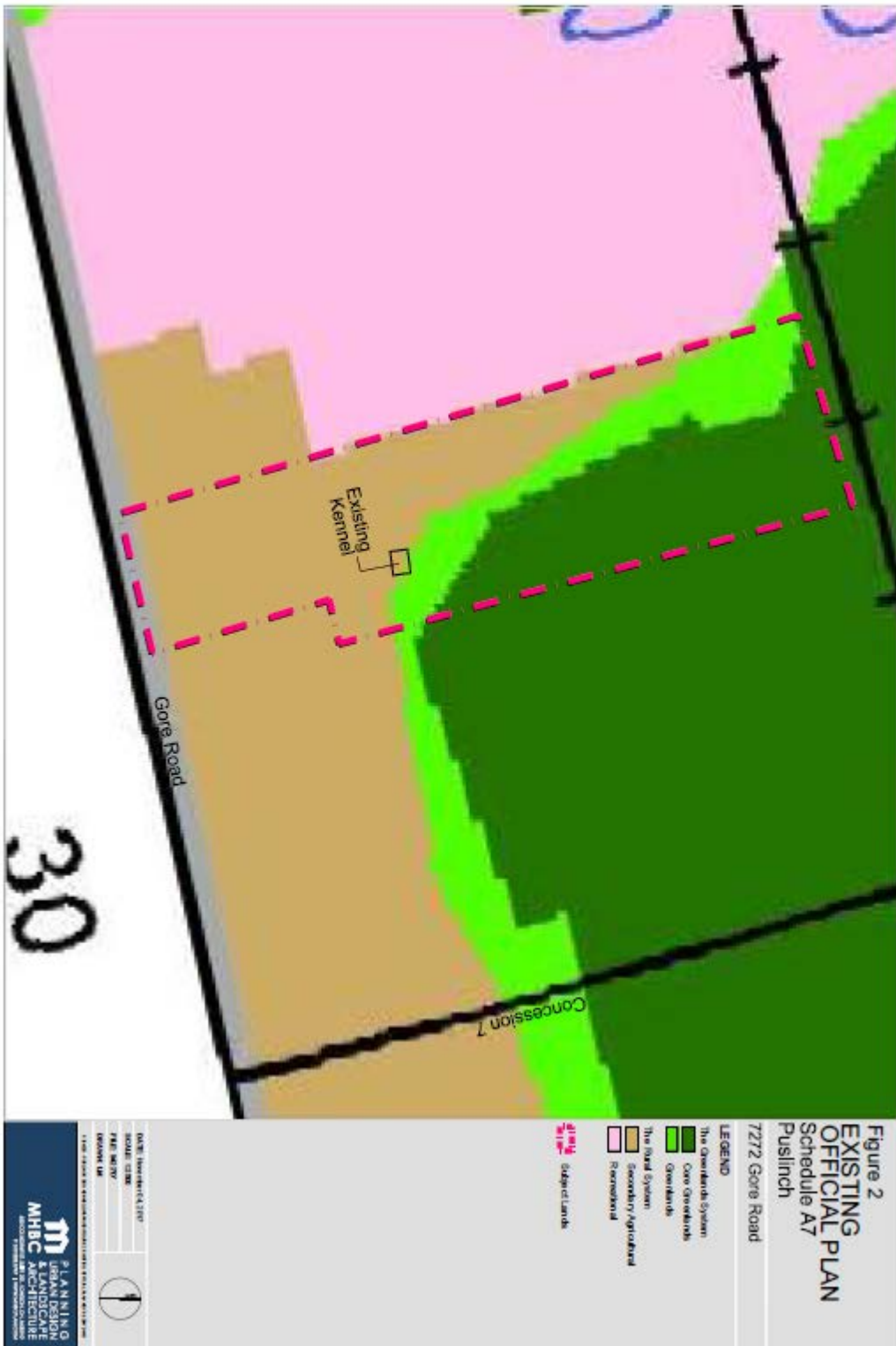
Section 6.5.3 lists the permitted uses under the Secondary Agricultural designation, as follows:

Permitted uses and activities in Secondary Agricultural Areas may include:

- a) all uses allowed in the Prime Agricultural Area;
- b) small scale commercial, industrial and institutional uses;

c) public service facilities.

In Secondary Agricultural Areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.





Permitted uses listed under the Prime Agricultural Area designation include kennels on existing lots of record. Accordingly, kennels are permitted under the Secondary Agricultural Area designation, per Section 6.5.3 a) of the Official Plan.

#### ***4.2.2 Natural Heritage Considerations***

As noted earlier, a portion of the subject lands are designated “Greenlands” and “Core Greenlands” on Schedule A7.

Section 5.6.2 (Development Impacts) provides that where development is proposed in the Greenland system or on adjacent lands, the County or local municipality shall require the developer to: a) identify the nature of the features potentially impacted by the development.

The proposed location of the kennel would be considered adjacent to Greenlands and Core Greenlands but would be outside of these features. A kennel use is a low impact use and would not negatively impact these features. In addition, the structure used for the kennel is an existing building that was used for a kennel by the previous owners of the subject property. Accordingly, facilitating a kennel use on the Site would not require new buildings which could potentially impact the Greenland features.

#### ***4.2.3 Conclusion***

With respect to the policies of the Secondary Agricultural, Greenlands, and Core Greenlands designations noted above, it is our opinion that the proposal to add a kennel use to the subject property conforms to the County of Wellington Official Plan.

# 5.0 ZONING ANALYSIS

## 5.1 Current Zoning

The Site is currently zoned 'Agricultural (A) Zone' pursuant to the Township of Puslinch Zoning By-law (Zoning By-law 19/85, as amended). Section 5 of the Zoning By-law establishes the permitted uses, development regulations and site-specific exemptions applicable to the 'A' Zone. Land use permissions in this Zone are generally limited to agriculture, conservation, extraction, and uses accessory to these activities. The northern portion of the subject property is zoned 'Natural Environment (NE)'. The proposed kennel would be within the 'A' Zone, outside of the 'NE' Zone. The existing zoning is illustrated on **Figure 3**.

### 5.1.1 Agricultural Zone

Agricultural uses are defined in Section 2 (6) of the By-law as:

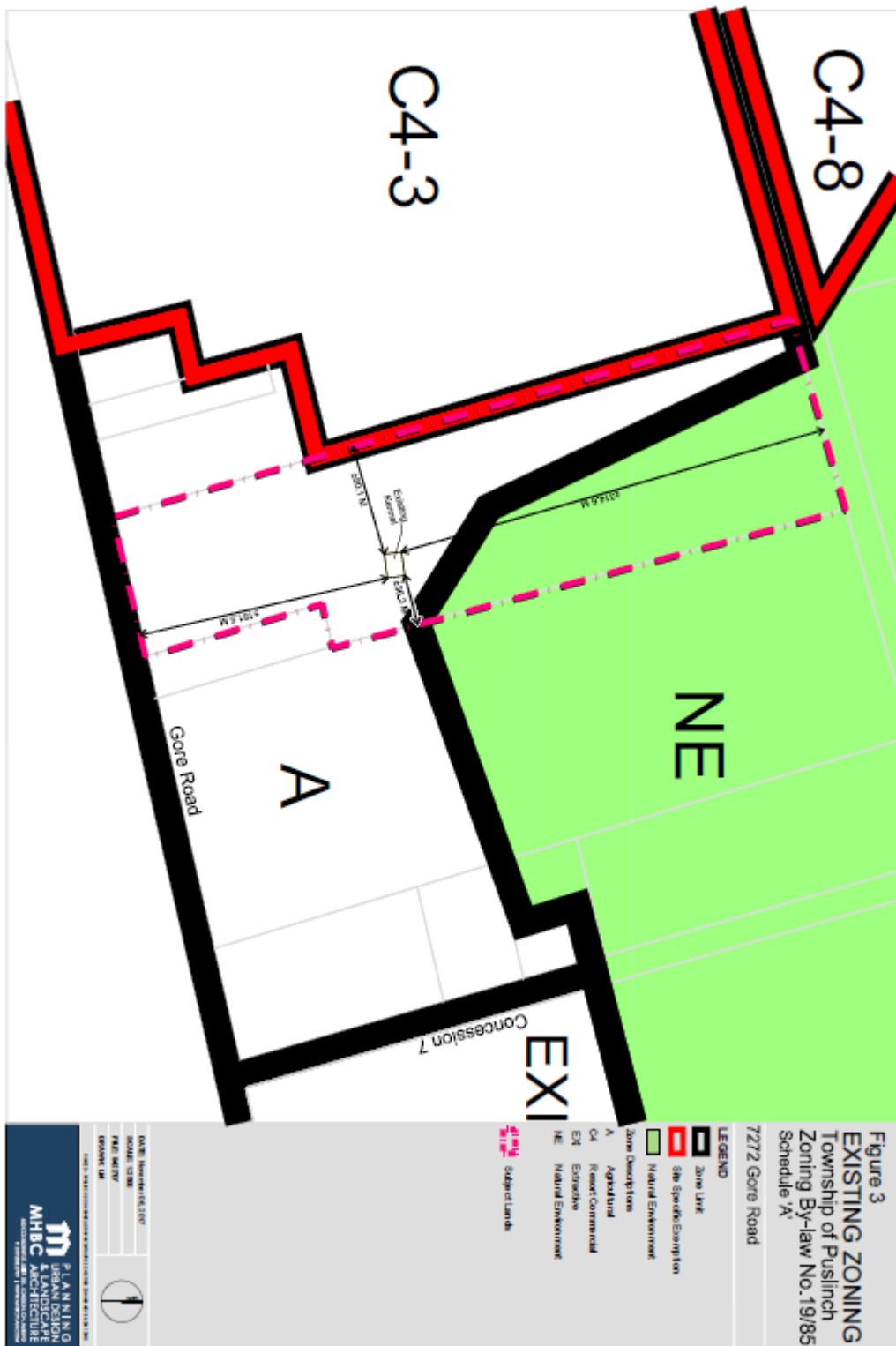
"an area of land, with or without accessory buildings or structures, which is used primarily for:

(iii) the grazing, breeding, raising, boarding or training of livestock of all kinds, including, but not so as to limit the generality of the foregoing, cattle, swine, sheep, goats, rabbits, poultry, fish, horses, ponies, donkeys, mules, fur-bearing animals and household pets but not at an intensive level as defined in Subsection 2(6) (b);

but excluding a kennel, an abattoir or any premises used for the killing of livestock or the processing of meat."

A "kennel" is defined in Section 2 (108) of the By-law 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."



The 'A' zone contains performance standards that apply to the subject lands, including:

"No person shall, within any A Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

(c) SIDE YARD (MINIMUM) EACH SIDE

(i) Residences - 3.0 m

(ii) Other Permitted Uses - Equal to one-half building height but not less than 4.5 m.

(d) REAR YARD (MINIMUM) - 7.6 m

The proposed kennel is in compliance with these regulations as shown on Figure 3. No changes to the performance standards are required.

### **5.1.2 Natural Environment Zone**

A portion in the northern half of the Site is zoned Natural Environment (NE), consistent with the "Greenlands" and "Core Greenlands" designations. Section 3 (25) (General Provisions) of the By-law includes the following regulations with respect to setbacks from the 'NE' Zone:

a) No buildings or structures, including a private sewage treatment system and associated tile weeping bed, shall be constructed closer than 30.0 m (98.4 ft) from the limit of a Natural Environment NE Zone.

b) Notwithstanding the required setback in subsection (a) above or any other provision in this By-law to the contrary: i. Accessory buildings or structures to existing residential dwellings, enlargements of existing buildings or structures, or reconstruction of existing buildings or structures including improvements to manure storage systems associated with an existing livestock facility, are permitted on land adjacent to the NE Zone provided that a minimum setback of 3.0 m (9.8 ft) is maintained from the adjacent NE Zone boundary.

The proposed kennel building is an existing structure. The owners do not intend to move the structure or erect a new structure as part of the kennel operation. All changes to the building will be interior renovations. Accordingly, it is our opinion that the 3 metre setback requirement from the boundary of the 'NE' zone is applicable in this situation. The location of the proposed kennel building complies with that requirement.

## 5.2 Dog Licence By-law (By-law 8/99)

In addition to any requirements contained in the Zoning By-law, the Township regulates kennels through the Dog-License By-law. The Dog License By-law controls, licenses, registers, and regulates dogs within the Township of Puslinch and contains specific regulations with respect to the location of kennels.

Under this By-law, Kennel is defined as:

A place for the housing, or breeding, and/or boarding of dogs

Part IV of the By-law pertains specifically to kennels, and stipulates that:

1. No person and/or persons shall locate a kennel
  - a) Within 300 feet (91.44 metres) 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.
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

The proposed location of the kennel on the Site satisfies the above requirements. The kennel will: (1) be more than 300 feet (91.44 metres) from any surrounding dwelling units, (2) will be in distinct separation from the primary dwelling on the subject property; and (3) will be located on a property that is larger than 3 acres (1.21 ha). It is our opinion that a kennel operation on the subject lands would comply with the Dog License By-law.

## 5.3 Proposed Zoning

### 5.3.1 *Agricultural (A) Zone Special Provision*

In our opinion an 'A' Zone Special Provision is an appropriate mechanism to accommodate a kennel use on the subject property, similar to the manner in which other kennels have been permitted by the Township in the 'A' zone. Two such examples are discussed in Section 6.2 of this Report.

The proposed Special Provision presented below would permit the kennel use, with additional regulations to ensure its successful operation and to mitigate any potential impacts on

surrounding residential uses.

#### (4) Special Provisions

##### A-(\_) (Kennel)

Notwithstanding the uses permitted under Section 5(2) and any provisions in this By-law to the contrary, and in addition to the uses permitted in the 'A' zone, the lands zoned A-(\_) may be used for a kennel and accessory uses subject to the applicable provisions of this By-law and the following special provisions:

- (i) A secure, chain link fence enclosure shall be installed and maintained around any outdoor run or outdoor common play area.
- (ii) Dog activity shall not be permitted within any outdoor run or outdoor common play area between the hours of 8 p.m. and 7 a.m.

## 5.4 Summary

In our opinion, a special provision to the 'A' Zone, as proposed, is an appropriate mechanism to accommodate a kennel use on the Site. As noted, the proposal:

- Complies with the setback regulations of the 'A' and 'NE' zones;
- Complies with the regulations provided in the Township of Puslinch Dog License By-law as the subject property is greater than 3 acres in size, and the kennel will be more than 300 feet (91.44 metres) from any dwellings; and
- Will contain regulations under the Special Provision to mitigate potential impacts similar to other kennels approved by the Township.

# 6.0

## JUSTIFICATION

### 6.1 Official Plan and Zoning Framework

There are other properties in the Township of Puslinch that have received permission for kennels under the Zoning By-law. All of these properties share a similar Official Plan and Zoning structure as the subject property. They are all designated Secondary or Prime Agricultural and are zoned Agricultural. Accordingly, the policy structure required to implement a special provision to permit a kennel is already in place for the subject property.

Further, the physical characteristics of these properties, which make them conducive to a kennel use, are similar to the subject property as discussed below.

### 6.2 Site Appropriateness

Kennels are compatible with the rural landscape. Given the land area requirements for pen areas and associated boarding facilities, as well as potential noise levels that can be generated by a kennel, this use is not appropriate in urban areas. Larger open land areas are available in rural areas, and there is generally greater separation between uses and/or buildings. As a result, potential impacts from kennels on surrounding uses can be mitigated more easily. The subject property is approximately 6.5 hectares (16 acres) and is surrounded by a woodlot to the north and a hydro corridor and more woodlot to the east which provide a significant buffer for any potential impacts from the proposed use (i.e. no residential development is likely to occur within the Core Greenlands or the hydro corridor). To the south and southwest of the kennel, there are dwellings including one that is located on the subject lands. As noted under Section 5.2, the distance between the proposed kennel and the surrounding dwellings complies with the 300 foot (91.44 metres) separation requirement as prescribed by the Township of Puslinch Dog-License By-law.

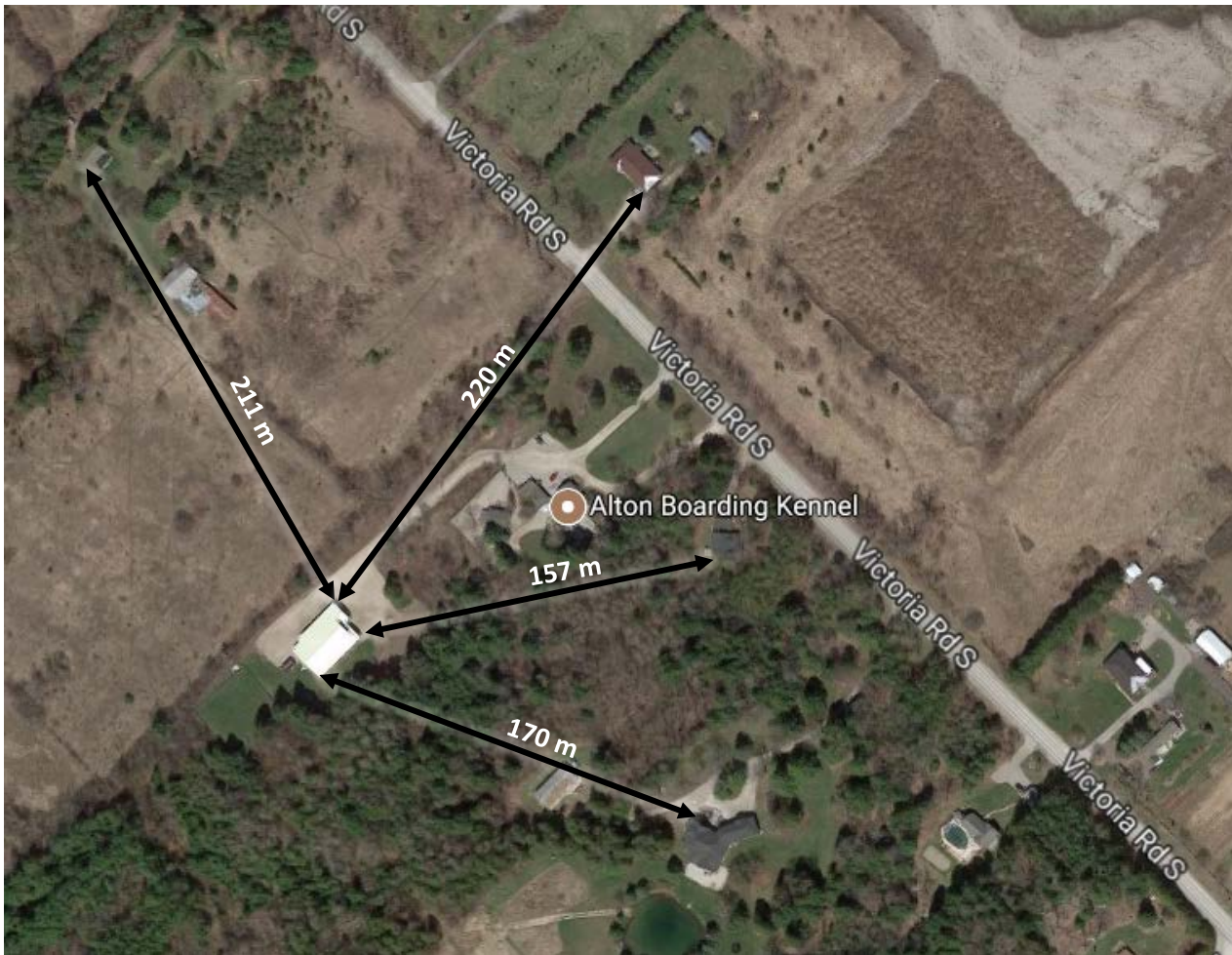
Under the Zoning By-law there is a general A-2 Special Provision which is applied to approximately 14 areas within the Township of Puslinch, which permits a kennel in addition to the other uses permitted under the 'A' Zone. The inclusion of this provision demonstrates that the Township deems a kennel use appropriate for a variety of rural areas throughout the community.

Notwithstanding the general A-2 Special Provision, there are two other examples of Special Provisions, approved by the Township, to permit kennels that are associated with active kennel operations. These sites share similar characteristics to the subject property and are discussed below.

### 6.2.1 4424 Victoria Road South

This property is designated Secondary Agricultural under the County of Wellington Official Plan and is zoned Agricultural Zone (A-37). The 37 Special Provision permits a kennel use on the property and establishes specific regulations for the kennel including the provision that all outdoor play areas and pens shall be enclosed by chain link fencing and dogs shall not be permitted within outdoor play areas or pens between the hours of 8:00 p.m. and 7:00 a.m.

Figure 4: 4424 Victoria Road South (A-37)



Similar to the proposed kennel for the subject property, the kennel on this property is located at the rear of the lot and is surrounded by woodlot on one side. This kennel is located



approximately 170 metres to the neighboring dwelling to the southeast and approximately 157 metres to the neighbouring dwelling to the east which are similar distances to what exists for the subject property.

### 6.2.2 7625 Leslie Road West

This property is designated Prime Agricultural, and Core Greenlands under the County of Wellington Official Plan and is zoned Agricultural Zone (A-35). The 35 Special Provision permits a kennel and accessory uses on the property. The Special Provision also sets out regulations for the kennel use such as pen area dimensions and the requirement that all outdoor play areas shall be enclosed by chain link fencing. In addition, Special Provision 35 stipulates that outdoor pens shall be provided with roofing, walls, and solid wood fencing to provide noise attenuation and dogs shall not be permitted within any outdoor pens or play areas overnight.

The kennel is located approximately 107 metres from a single detached dwelling across the road to the northwest.

Figure 5: 7625 Leslie Road West (A-35)



Similar to the subject property this kennel is adjacent to a Core Greenlands area, and is

separated from neighbouring dwellings by distances of approximately 107 and 154 metres.

These examples demonstrate that there are circumstances where kennels have been deemed appropriate in the community based on locational context and adequate special provisions to mitigate any potential impacts. Given the similarities between these sites and the subject property, and the regulations of the Special Provision that is proposed, we believe that a kennel use is appropriate for the Site.

# 7.0 CONCLUSIONS

In conclusion, the requested Amendment to the Zoning By-law is appropriate for the subject property, as the proposed kennel use is compatible with the surrounding context and conforms to the County Official Plan. This assessment is based, in part, upon the following considerations:

1. The Township's By-law already recognizes kennels as a specific use, appropriate in the Agricultural Zone through Special Provision A-2. Furthermore the County's Official Plan, through both the Primary and Secondary Agricultural designation permits kennels on existing lots of record. The subject lands are an existing lot of record.
2. The proposal is consistent with the Provincial Policy Statement, particularly the policies related to the economic viability of rural areas.
3. The proposed kennel use conforms to the Growth Plan for the Greater Golden Horseshoe.
4. The proposal will add a desired service that will provide employment opportunities on an underutilized site in a manner that will not remove active agricultural lands from production and will not impact the ability of surrounding lands to perform agricultural functions.
5. A kennel use is appropriate for the Site given the surrounding context. The subject property is approximately 6.5 hectares (16 acres) and is surrounded by a woodlot to the north and a hydro corridor and more woodlot to the east which provide a buffer for any potential impacts from the proposed use. Additionally, the separation distances between the kennel use and the dwellings adjacent to the property comply with the Township of Puslinch Dog License By-

law. The subject lands also exceed the minimum lot size required in the Dog License By-law.

6. The subject property is comparable to other properties in the Township where kennels have been deemed appropriate.

Respectfully submitted,



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