

Environmental Noise Study

Dog Breeding Kennel

Usman Aziz

6706 Gore Road
Puslinch ON, N0B 2J0

Prepared by:

SLR Consulting (Canada) Ltd.

100 Stone Road West, Suite 201
Guelph ON N1G 5L3

SLR Project No:

241.030733.00001

December 6, 2022



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1.0 Introduction

SLR Consulting (Canada) Ltd. (SLR) was retained by the property owner Usman Aziz to conduct a noise study for the conversion of a former equestrian facility to a dog breeding kennel, located at 6706 Gore Road, Ontario.

This study was completed to satisfy the requests of the Township of Puslinch and Wellington County as part of the zoning by-law amendment application to allow for a kennel on the lands.

1.1 Kennel Description

The 6706 Gore Road property was formerly an equestrian facility. Conversion to a dog breeding kennel includes the renovation of the existing buildings to be thermally insulated and climate controlled. The interior box areas are designed with drains and hose facilities for easy clean up. Two (2) outdoor run areas are included with the kennel layout.

Small dog breeds are currently planned for the kennel, which includes Pembroke Welsh Corgis, Bichon Frisé and Miniature Poodles.

As the interior box areas are designed with drains and hose facilities for easy clean up, dogs are not let out for potty-breaks during the evening or night-time periods and can be kept indoors. Access to the outdoor dog runs are limited to the hours of 7 am to 7 pm.

A site plan showing the dog kennel is shown in **Figure 1**.

1.2 Surrounding Lands

The 6706 Gore Road property is bounded by the CP Galt Rail line to the north and Gore Road to the south. The surrounding lands are zoned agricultural in all directions.

Lands north of Gore Road are part of the Township of Puslinch. South of Gore Road, the lands are part of the Township of North Dumfries.

Single family residential homes are located on the north and south sides of Gore Road, with no residential homes within 600 m north of the 6706 Gore Road property.

The surrounding topography is variable, where the surrounding residential homes are generally located at higher elevations from the 6706 Gore Road property.

An area plan is shown in **Figure 2**.

2.0 Review of Applicable Guideline Limits

A review of the following was completed to determine the applicable guidelines for dog barking:

- The Corporation of the Township of Puslinch By-law No. 5001-05, "Being a by-law to provide for the regulation and prohibition of unusual noises or noises likely to disturb the public and/or the prevention of public nuisances. ";
- The Corporation of the Township of North Dumfries By-law No. 2609-14-05, "Being a By-law to prohibit and regulate noise within the Township of North Dumfries and to repeal By-law No. 2249-07"; and
- Ontario Ministry of the Environment, Conservation and Parks (MECP) NPC-300 Environmental Noise Guideline.

2.1 The Corporation of the Township of Puslinch Noise By-Law

The 6706 Gore Road property is located in the Township of Puslinch. The applicable noise by-law for this location is The Corporation of the Township of Puslinch By-Law No. 5001-05. The applicable sections of the by-law are as follows:

Section 3 of By-law No. 5001-05 stipulates ‘General Prohibitions’ based on the nature of noise-generating activities as follows:

General Prohibitions

No Person shall emit or cause or permit the emission of sound resulting from any act listed in Schedule 1 – General Prohibitions and which sound is clearly audible at a point of reception at anywhere within within the municipality, at any time.

Section 4 of By-law No. 5001-05 stipulates ‘Prohibitions by Time and Place’ based on the nature of noise-generating activities as follows:

Prohibitions by Time and Place

No Person shall emit or cause or permit the emission of sound resulting from any act listed in Schedule 2 – Prohibitions by Time and Place if clearly audible at a point of reception located in an area of the municipality within a prohibited time shown for such an area.

The Township of Puslinch By-law 5001-05 does not include any references to dog barking. Therefore, this by-law has not been included in any further discussions regarding the kennel noise impacts.

2.2 The Corporation of the Township of North Dumfries Noise By-Law

The lands south of Gore road are located in the Township of North Dumfries. The applicable noise by-law for this location is The Corporation of the Township of North Dumfries By-Law No. 2609-14. The applicable section of the by-law is the following:

Section 3 of By-law No. 2609-14 stipulates ‘General Prohibitions’ based on the nature of noise-generating activities as follows:

General Prohibitions

No Person shall make, cause or permit Noise or Vibration, at any time, which is likely to disturb an inhabitant of the Township, which may include disturbing the quiet, peace, rest, enjoyment, comfort or convenience of the in habitant.

As the Township of North Dumfries By-law 2609-14 does not include any references to dog barking, this by-law has not been included in any further discussions regarding the kennel noise impacts.

2.3 Ministry of Environment, Conservation and Parks Publication NPC-300

The Ministry of Environment, Conservation and Parks (MECP) Publication NPC-300 guidelines were developed based on extensive research conducted by the MECP itself and the U.S. Environmental Protection Agency in the 1970s and 1980s. The research evaluated a number of different types of noise sources, ambient noise conditions, and community responses to the sources/conditions. The guidelines provide a robust approach and framework for evaluation noise impacts. Experience has shown that complaint are generally unlikely for noise sources meeting the guideline limits in NPC-300.

2.3.1 Applicable Sound Level Limits

Under NPC-300, Part A, Section A5 – Definitions, dog barking not considered to be a stationary source and normally addressed in a qualitative manner in the municipal by-laws. Therefore, the NPC-300 Guidelines are not directly applicable to the assessment of dog barking noise impacts. However, the NPC-300 guideline limits have been reviewed as part of this study.

Dog barking is considered an impulsive noise source and would be evaluated by comparing the logarithmic mean impulsive sound level (L_{LM} , dBAI) of several distinct impulses against limits defined by the actual number of impulses per hour.

The Publication NPC-300 sound level limits are provided in the **Table 1** and **Table 2** for impulsive noise at the plane-of-the-window and within the outdoor living areas (yards).

On November 23, 2022, a site visit was completed to determine the applicable area classification for the surrounding receptors. As the ambient environment is dominated by the sounds of nature during the daytime period with infrequent vehicle pass-by observed, all surrounding receptors are considered to be located in a Class 3 Rural area.

Table 1: NPC-300 Impulsive Noise Guideline Limits – Plane-of-the-Window

No. of Impulses per Hour	Time Period	Class 1 & 2 Areas ^{[1][2][3]} (dBAI)	Class 3 Area ^{[1][2][3]} (dBAI)
9 or more	0700h to 2300h	50	45
	2300h to 0700h	45	40
7 or 8	0700h to 2300h	55	50
	2300h to 0700h	50	45
5 or 6	0700h to 2300h	60	55
	2300h to 0700h	55	50
4	0700h to 2300h	65	60
	2300h to 0700h	60	55
3	0700h to 2300h	70	65
	2300h to 0700h	65	60
2	0700h to 2300h	75	70
	2300h to 0700h	70	65
1	0700h to 2300h	80	75
	2300h to 0700h	75	70

Notes: [1] expressed in terms of the Logarithmic Mean Impulsive Sound Level (LLM)
[2] or minimum hourly Leq of background noise, whichever is higher
[3] applied at the plane-of-the-window

Table 2: NPC-300 Impulsive Noise Guideline Limits – Outdoor Living Area

No. of Impulses per Hour	Time Period	Class 1 & 2 Areas ^{[1][2]} (dBAI)	Class 3 Area ^{[1][2]} (dBAI)
9 or more	0700h to 2300h	50	45
7 or 8		55	50
5 or 6		60	55
4		65	60
3		70	65
2		75	70
1		80	75
Notes: [1] expressed in terms of the Logarithmic Mean Impulsive Sound Level (LLM) [2] or minimum hourly Leq of background noise, whichever is higher			

2.4 Guidelines Adopted in Assessment

As the surrounding Township noise bylaws do not include any references to dog barking, these by-laws are not considered applicable for the noise assessment.

Although the NPC-300 guidelines are not directly applicable to dog barking noise, these guidelines are intended to minimize the potential conflict between noise sensitive land uses and sources of noise emissions. As the NPC-300 guidelines can be used as way to assess whether or not a noise is considered to be at an acceptable level, the NPC-300 guidelines have been applied in this assessment. As mentioned above, the surrounding area is considered to be a Class 3 Rural environment, in which the default Class 3 limits were applied in the assessment.

It should be noted the NPC-300 guidelines do not require that sound be inaudible. Sound levels meeting the limits in **Table 1** may still be audible and recognizable. Logarithmic Mean Impulsive Sound Levels “ L_{LLM} ” are used in the guidelines, as opposed to maximum sound levels, as research has shown that the L_{LLM} levels correspond well to potential human annoyance resulting from noise.

3.0 Points of Reception

The points of reception (POR) included in the noise modelling were selected based on the worst-case impacts from the dog kennel and include the closest residences within 500 m radius. The worst-case PORs include the following table:

- POR1 – single storey home to the west
- POR2 – 2-storey home to the east
- POR3 – single storey home to the south on the opposite side of Gore Road.

Table 3: Worst-Case Point of Reception Summary

POR ID	POR Address	Description
POR1	6700 Gore Road	1-Storey Residential House to west – plane of window and yard
POR2	6720 Gore Road	2-Storey Residential House to east – plane of window and yard
POR3	6717 Gore Road	1-Storey Residential House to south – plane of window and yard

The above PORs are shown in **Figure 2**.

No PORs were identified within 500 m to the north of the 6706 Gore Road property.

The existing residential dwelling on the 6706 Gore Road property is not considered a noise-sensitive POR based on definitions outlined in NPC-300, as this dwelling is located within the property boundaries of the stationary noise source.

4.0 Noise Impact Assessment

4.1 Noise Sources

4.1.1 Dog Barking

Based on historical noise measurements by SLR staff, a single dog bark was modelled with a sound power level (PWL) of 110 dBA and a height of 0.5 m above grade. This is considered to be an average PWL, representative of small to large dog breeds. As the kennel is planning to include small breeds at this time, this is considered to be a conservatively high assessment of impacts.

Two (2) outdoor dog runs are located within the 6706 Gore Road property. The main dog run (Dog Run 1) is located north of the property buildings, with second smaller dog run (Dog Run 2) located between the kennel buildings. The dog runs are shown in **Figure 1**.

As the kennel buildings are thermally insulated and climate controlled, the shell structure is sufficient to address dog barking break-out noise. Therefore, an assessment of break-out noise is not considered necessary and was not completed.

4.1.2 Mechanical Equipment

Heating and cooling for the buildings includes three (3) residential home furnace and AC units.

The residential furnaces are considered to be insignificant for noise. As the closest residential home is located approximately 90 m from the kennel buildings, the residential AC unit noise is not a concern and was not assessed in detail.

4.2 Sound Level Modelling

Dog barking noise impact modelling was performed using Cadna/A, a computerized implementation of the ISO 9613 noise propagation algorithms. The model took into consideration the surrounding terrain, the existing buildings, and the absorptive ground characteristics surrounding the proposed dog kennel.

As the surrounding lands are primarily grass/vegetation covered, absorptive ground was applied in the noise modelling.

Two (2) orders of reflections were applied in the noise modelling to account for the effect of the existing 6706 Gore Road property buildings.

Ground elevation contours for the 6706 Gore Road property and surrounding areas were taken from the Ontario GeoHub and included as 1 m increments.

Dog barking was modelled as area sources within the two (2) outdoor dog runs to account for a distribution of barking over the open area. This is considered representative of sound levels experienced as the Logarithmic Mean Impulsive Sound Level (L_{LM}) for dogs barking.

4.3 Predicted Sound Levels

Dog barking noise levels were assessed for the daytime use of the dog runs. The range of predicted noise levels are summarized in **Figure 3a** and **Figure 3b** for the worst-case plane-of-window (height of 4.5 m) and yards (height of 1.5 m), respectively. A sample modelling output file for POR1 is included in **Appendix A**.

4.3.1 Façade Sound Levels

As the outdoor runs are used between the hours of 7am and 7 pm, an assessment against the evening (7 pm to 11 pm) and night-time (11 pm to 7 am) guideline limits was not completed. The predicted dog barking sound levels as shown in **Figure 3a** and compared to the guideline limits in the table below.

Table 4: Predicted Sound Levels from Dog Barking at Worst-Case PORs

Point of Reception ID	Assessment Location	Predicted Sound Level (L_{LM} dBAI)	Applicable Sound Level Limits ^[1]			Meets Applicable Limits (Y/N)?
			Daytime (L_{LM} dBAI)	Evening (L_{LM} dBAI)	Nighttime (L_{LM} dBAI)	
POR1	1st Floor Window – East Façade	42	45	-	-	Y
POR2	2nd Floor Window – West Façade	39	45	-	-	Y
POR3	1st Floor Window – North Façade	38	45	-	-	Y

Notes: [1] Dog barking impacts were assessed against the “frequent” impulsive noise Class 3 sound level limits.

Based on the above results, sound levels due to dog barking are predicted to be below applicable sound level limits at the worst-case POR façade locations. No additional noise controls are required to address façade sound levels from dog barking.

4.3.2 Yard Sound Levels

Based on the noise contours at a height of 1.5 m, as shown in **Figure 3b**, the 45 dBA sound level limits are predicted to be met within all yards of the surrounding residential homes. No additional noise control measures are required for dog barking within residential home yards.

5.0 Conclusions and Recommendations

The potential for noise impacts from a dog breeding kennel on the 6706 Gore Road property have been considered. Noise concerns from the kennel are primarily related to barking noise. Based on the results of our study, the following conclusions have been reached.

Noise Bylaws

- As the Corporation of the Township of Puslinch and the Corporation of the Township of North Dumfries noise bylaws do not include any references to dog barking, these by-laws are not considered applicable and were not included in the assessment.

MECP NPC-300

- Dog barking in the outdoor areas is predicted to meet the MECP NPC-300 criteria for frequent impulsive noise. No additional noise controls are required for dog barking to meet the MECP NPC-300 guideline limits.
- Mechanical equipment at the kennel includes residential furnaces and AC units. Based on the large separation distances to the closest residential homes, stationary noise from the mechanical equipment is not a concern and was not assessed in detail.

6.0 Statement of Limitations

This report has been prepared and the work referred to in this report has been undertaken by SLR Consulting (Canada) Ltd. (SLR) for Usman Aziz, hereafter referred to as the “Client.” It is intended for the sole and exclusive use of the Client. The report has been prepared in accordance with the Scope of Work and agreement between SLR and the Client. Other than by the Client, the Township of Puslinch, Township of North Dumfries and Wellington County in their role as land use planning approval authorities, copying or distribution of this report or use of or reliance on the information contained herein, in whole or in part, is not permitted unless payment for the work has been made in full and express written permission has been obtained from SLR.

This report has been prepared in a manner generally accepted by professional consulting principles and practices for the same locality and under similar conditions. No other representations or warranties, expressed or implied, are made.

Opinions and recommendations contained in this report are based on conditions that existed at the time the services were performed and are intended only for the client, purposes, locations, time frames and project parameters as outlined in the Scope of Work and agreement between SLR and the Client. The data reported, findings, observations and conclusions expressed are limited by the Scope of Work. SLR is not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to performance of services. SLR does not warranty the accuracy of information provided by third party sources.

7.0 Closure

Based on the above, SLR concludes that the dog breeding kennel operation on the 6706 Gore Road property will meet the Township Noise By-laws and MECP NPC-300 guideline limits. Therefore, adverse impacts from the proposed dog kennel are not expected on the surroundings, and noise control measures are not required.

Should you have any questions on the above study, feel free to contact the undersigned.

Sincerely,

SLR Consulting

Marcus Li, P.
Principal, Acoustics

Distribution: 1 electronic copy – Usman Aziz

1 electronic copy – SLR Consulting (Canada) Ltd.

8.0 References

International Organization for Standardization, ISO 9613-2: Acoustics – Attenuation of Sound During Propagation Outdoors Part 2: General Method of Calculation, Geneva, Switzerland, 1996.

Ontario Ministry of the Environment, Conservation and Parks, Publication NPC-300: Environmental Noise Guideline: Stationary and Transportation Sources – Approval and Planning, 2013.

The Corporation of the Township of North Dumfries, By-Law No. 2609-14.

The Corporation of the Township of Puslinch, By-Law No. 5001-05.

Figures

Environmental Noise Study

6706 Gore Road, Puslinch

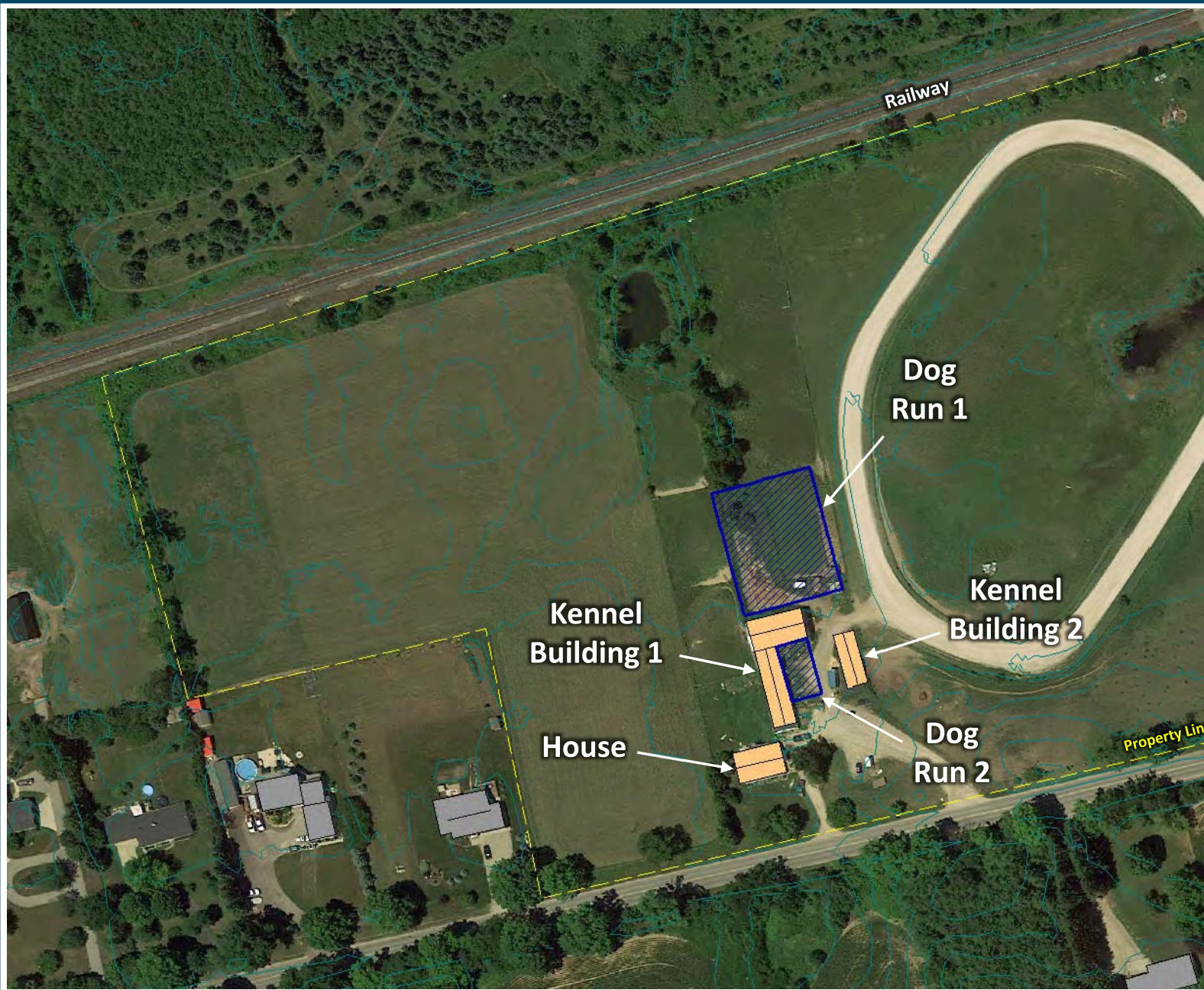
DOG BREEDING KENNEL

SLR Project No. 241.030733.00001

December 6, 2022



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DOG BREEDING KENNEL

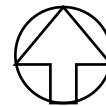
6706 GORE ROAD, PUSLINCH

SITE PLAN

True North

Scale:

1:2,000



Date: Dec 6, 2022

Rev 0.0

Project No. 241.030733.00001

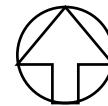


DOG BREEDING KENNEL

6706 GORE ROAD, PUSLINCH

CONTEXT PLAN

True North



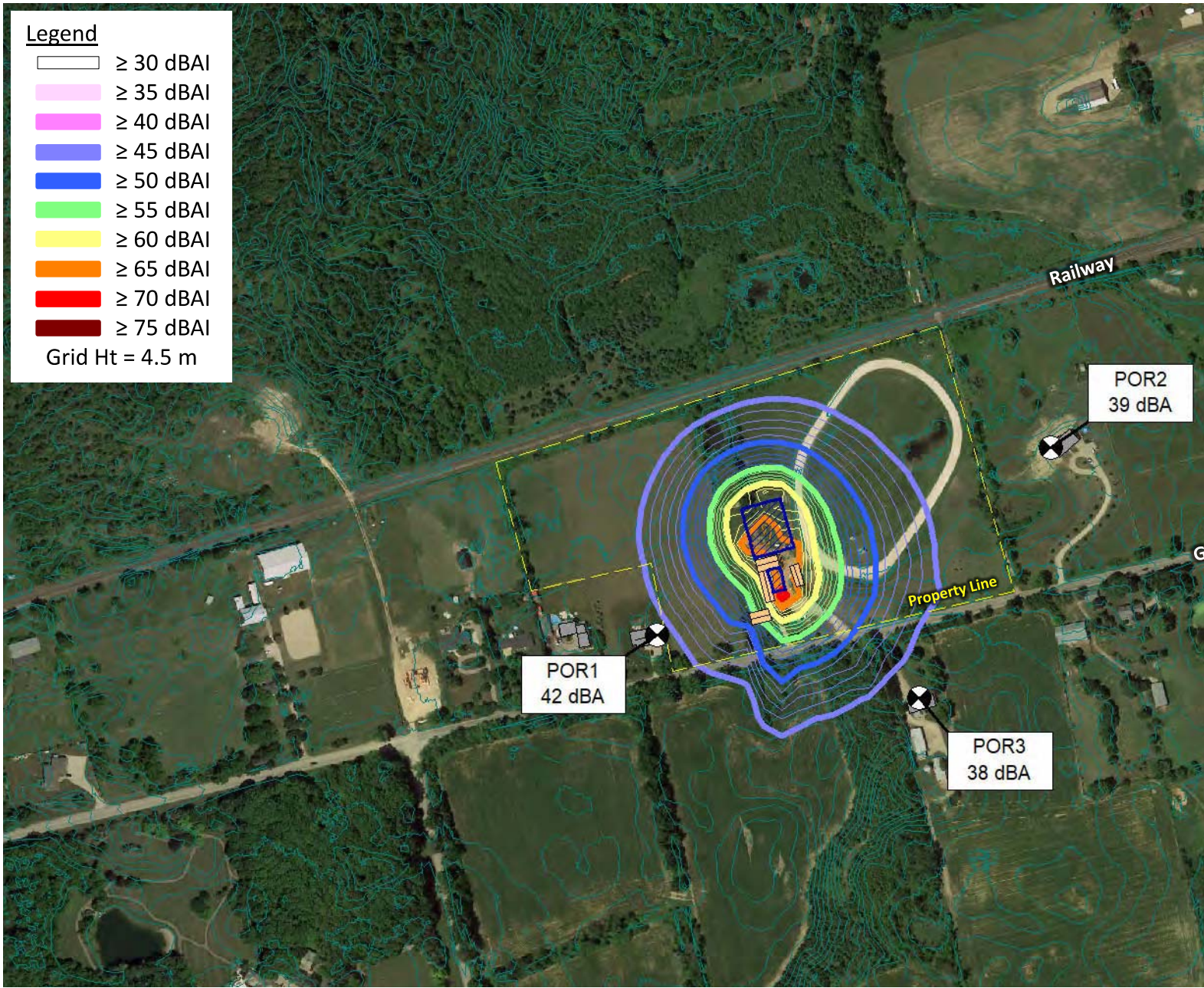
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Legend

- ≥ 30 dBAI
 - ≥ 35 dBAI
 - ≥ 40 dBAI
 - ≥ 45 dBAI
 - ≥ 50 dBAI
 - ≥ 55 dBAI
 - ≥ 60 dBAI
 - ≥ 65 dBAI
 - ≥ 70 dBAI
 - ≥ 75 dBAI
- Grid Ht = 4.5 m

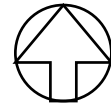


DOG BREEDING KENNEL

6706 GORE ROAD, PUSLINCH

MODELLED DOG BARKING SOUND LEVEL CONTOURS
FAÇADE

True North



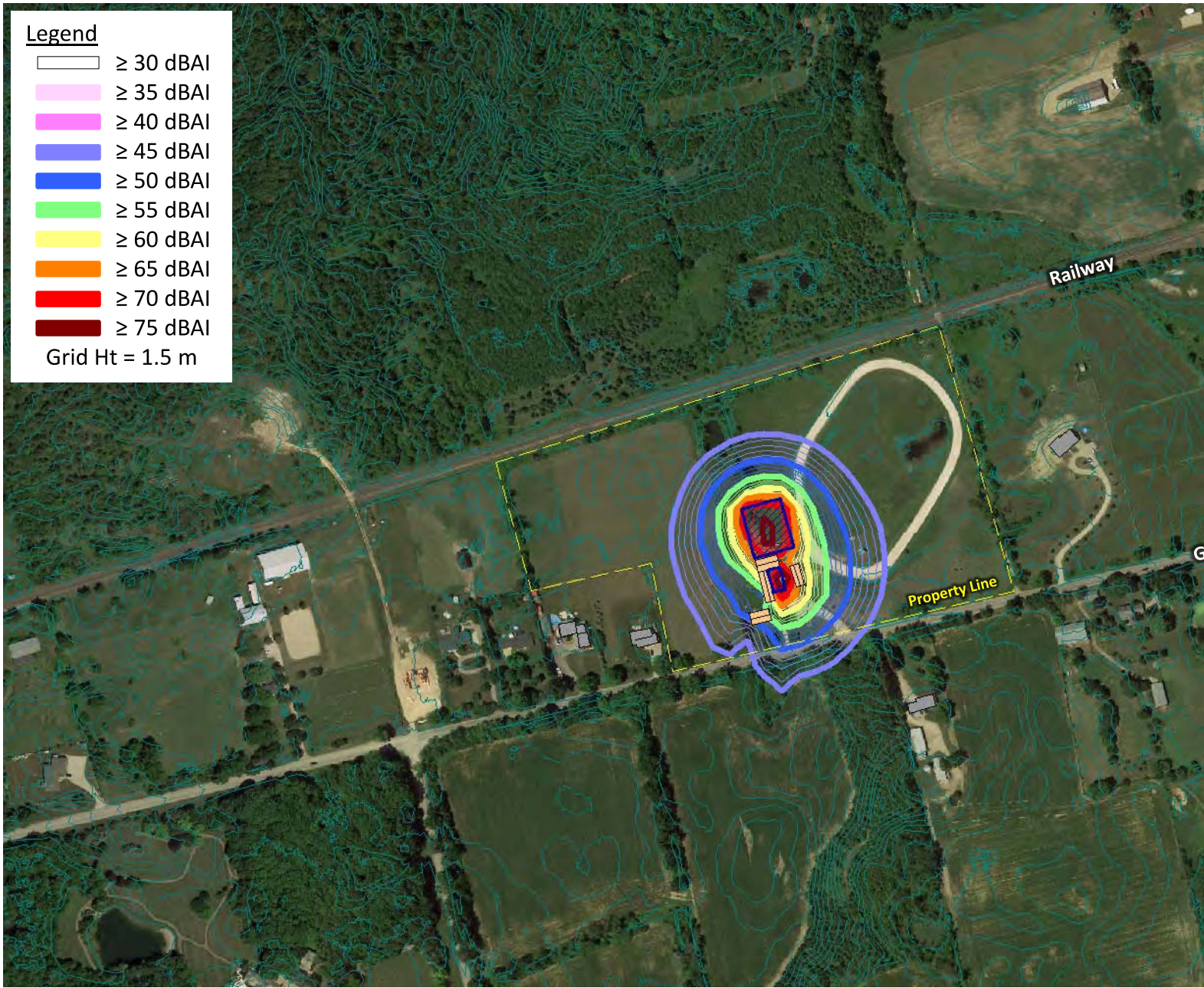
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Project No. 241.030733.00001

Legend

- ≥ 30 dBAI
 - ≥ 35 dBAI
 - ≥ 40 dBAI
 - ≥ 45 dBAI
 - ≥ 50 dBAI
 - ≥ 55 dBAI
 - ≥ 60 dBAI
 - ≥ 65 dBAI
 - ≥ 70 dBAI
 - ≥ 75 dBAI
- Grid Ht = 1.5 m

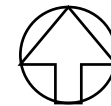


DOG BREEDING KENNEL

6706 GORE ROAD, PUSLINCH

MODELLED DOG BARKING SOUND LEVEL CONTOURS
YARD

True North



Scale: 1:5,000

Date: Dec 6, 2022 Rev 0.0

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Appendix A Sample Modelling Output File

Environmental Noise Study

6706 Gore Road, Puslinch

DOG BREEDING KENNEL

SLR Project No. 241.030733.00001

December 6, 2022



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Area Source, ISO 9613, Name: "Dog Run (main)", ID: "DogRun1_area"																				
Nr.	X	Y	Z	Refl.	DEN	Freq.	Lw	l/a	Optime	K0	Di	Adiv	Aatm	Agr	Afol	Ahous	Abar	Cmet	RL	Lr
	(m)	(m)	(m)			(Hz)	dB(A)	dB	dB	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)	(dB)	dB(A)
307	562578.25	4804931.35	301.50	0	DEN	500	75.1	-9.2	0.0	0.0	0.0	53.6	0.3	13.6	0.0	0.0	5.7	0.0	0.0	-7.1
309	562564.55	4804926.71	301.50	0	DEN	500	75.1	-0.8	0.0	0.0	0.0	52.6	0.2	10.3	0.0	0.0	6.5	0.0	0.0	4.7
310	562555.77	4804923.74	301.50	0	DEN	500	75.1	-7.6	0.0	0.0	0.0	52.0	0.2	15.6	0.0	0.0	0.0	0.0	0.0	-0.3
311	562554.17	4804923.21	301.50	0	DEN	500	75.1	-13.2	0.0	0.0	0.0	51.8	0.2	15.5	0.0	0.0	0.0	0.0	0.0	-5.6
314	562550.00	4804930.35	301.50	0	DEN	500	75.1	0.2	0.0	0.0	0.0	51.9	0.2	15.6	0.0	0.0	0.0	0.0	0.0	7.6
318	562578.21	4804931.32	301.50	0	DEN	500	75.1	-9.8	0.0	0.0	0.0	53.6	0.3	13.5	0.0	0.0	5.7	0.0	0.0	-7.7
319	562564.43	4804926.62	301.50	0	DEN	500	75.1	-1.4	0.0	0.0	0.0	52.6	0.2	10.3	0.0	0.0	6.5	0.0	0.0	4.0
320	562556.15	4804923.80	301.50	0	DEN	500	75.1	-10.8	0.0	0.0	0.0	52.0	0.2	15.6	0.0	0.0	0.0	0.0	0.0	-3.5
323	562555.14	4804923.47	301.50	0	DEN	500	75.1	-14.8	0.0	0.0	0.0	51.9	0.2	15.6	0.0	0.0	0.0	0.0	0.0	-7.4
325	562579.06	4804930.62	301.50	0	DEN	500	75.1	0.4	0.0	0.0	0.0	53.6	0.3	11.5	0.0	0.0	8.1	0.0	0.0	2.1
328	562550.14	4804929.81	301.50	0	DEN	500	75.1	-2.3	0.0	0.0	0.0	51.9	0.2	15.6	0.0	0.0	0.0	0.0	0.0	5.1
331	562551.15	4804926.10	301.50	0	DEN	500	75.1	-2.7	0.0	0.0	0.0	51.8	0.2	15.5	0.0	0.0	0.0	0.0	0.0	4.9
350	562551.48	4804924.87	301.50	0	DEN	500	75.1	-5.2	0.0	0.0	0.0	51.8	0.2	15.5	0.0	0.0	0.0	0.0	0.0	2.5
354	562583.83	4804931.22	301.54	0	DEN	500	75.1	-12.2	0.0	0.0	0.0	53.9	0.3	15.9	0.0	0.0	2.9	0.0	0.0	-10.0
357	562542.95	4804953.82	301.49	0	DEN	500	75.1	-18.5	0.0	0.0	0.0	52.9	0.2	16.0	0.0	0.0	0.0	0.0	0.0	-12.5
360	562542.95	4804953.82	301.49	1	DEN	500	75.1	-18.5	0.0	0.0	0.0	53.2	0.2	15.6	0.0	0.0	2.7	0.0	2.0	-17.2

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SHAPING GREAT COMMUNITIES

December 8, 2022

File No. 22340

County of Wellington
Planning Department, 3rd Floor
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Joanna Salsberg
Planner

Dear Ms. Salsberg:

Re: Application for Zoning By-law Amendment
Property: 6706 Gore Road, Puslinch
Owner: Usman Aziz

On behalf of our client, Usman Aziz, please accept the enclosed application for Zoning By-law Amendment for the above-noted development.

As discussed at the January 18, 2022 Pre-Submission Discussion Meeting with the County of Wellington, Usman Aziz intends to develop the subject property as a future dog breeding operation and kennel. The proposed development of the property will include the use of the existing single detached dwelling as a residence for Usman Aziz and his family and the use of the existing accessory structures on site to accommodate dog breeding and kennel services. With an approximate overall floor area of 5,700 square feet (530 square metres), the existing accessory structures will include areas dedicated for new puppies, whelping areas for female dogs and their puppies, separate areas for male and female dogs, and a grooming and washing area as well as a small area devoted to office and administrative uses.

Please note that contrary to preliminary discussions with the County of Wellington regarding the proposed kennel and breeding operation, the proposed development will not include future veterinary services.

The property is designated as Secondary Agricultural Area in the County of Wellington Official Plan, which permits a range of farming and agricultural uses, small scale commercial, industrial and institutional uses and public services facilities. In addition, the Official Plan permits kennels on existing lots of record, through the establishment of specific permissions within the local zoning by-law (Policy 6.4.12).

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria St. S., Suite 201, Kitchener, ON, N2G 4Y9
162 Locke St. S., Suite 200, Hamilton, ON, L8P 4A9
gspgroup.ca

The property is zoned Agricultural (A) in the Township of Puslinch Zoning By-law, which permits a range of farm, farm-related and agricultural uses, but does not currently permit a dog kennel. A small portion of the property is also zoned Natural Environment (NE) in the Township of Puslinch Zoning By-law.

The intent of the proposed application for Zoning By-law Amendment is to maintain the existing Agricultural (A) and Natural Environment (NE) on the property, while establishing a site specific zoning provision to permit a dog breeding operation and kennel on the portion of the property zoned Agricultural (A).

This submission is being made in response to Zoning Notice No. 2022-001 (File No. 0194) and Order Number 2022-002 (File No. 0194) with respect to the operation of the kennel and dog breeding operation on the subject site.

Please find enclosed the completed Zoning By-law Amendment application form. The required County of Wellington Zoning By-law Amendment application fee in the amount of \$ 15,396 and the Grand River Conservation Authority minor review fee in the amount of \$445 will be delivered directly to your attention in the near future.

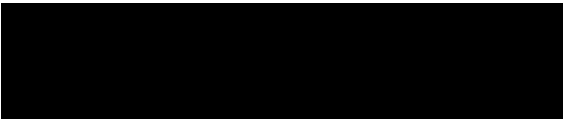
As part of the Pre-Submission Meeting with the County of Wellington in January 2022, a number of technical reports were noted as a requirement for application for Zoning By-law Amendment. Please note that the following has been authorized and are currently being prepared:

- Property Survey, being prepared by JD Barnes
- Noise Feasibility Report, being prepared by SLR Consultants
- Site Servicing and Grading Study, being prepared by Walter Fedy

The above-noted reports will be submitted directly to your attention immediately upon their completion.

We hope that this submission addresses the outstanding issues associated with Zoning Notice No. 2022-001 (File No. 0194) and Order Number 2022-002 (File No. 0194). Please do not hesitate to contact me if you have any questions or require anything further at this time.

Sincerely,
GSP Group Inc.



Kristen Barisdale, MCIP, RPP
Vice President, Planning

cc. Jacob Normore, Township of Puslinch

December 21, 2022

Usman Aziz
6706 Gore Road
1 Carden Street
Puslinch, Ontario

NOR-210

22-14-851-00

Re: **Project Report**
6706 Gore Road, Puslinch

Dear Usman:

This report outlines the nature of our involvement with the above noted project and the results of our field survey.

The Project

We received confirmation in the form of the signed and dated Confirmation of Work order dated November 22nd, 2022 and further confirmed by partial payment received on November 23, 2022. The scope was for a legal plan, Surveyor's Real Property Report, illustrating all existing buildings and fencing.

Research/Data Sources

Our research included obtaining current registry office records and field notes/plans from other surveying firms involved on or adjacent to the subject property. Registry office records indicate the property is registered as PIN 71206-94(LT) and the current registered owner is the Aziz and Amber Usman. The survey has been integrated and referenced to the North American Datum 1983 (Original or CSRS) using GPS receivers.

Data Acquisition

The equipment deployed for the field survey included Stonex S900 (GPS receiver) and the software used to import/process the field data and prepare the drawing file included Visions + V32 and Microstation power draft 8i.

We were able to undertake the field survey in accordance with the original project scope.

Observations

During the course of our field survey, we observed the following:

Evidence Found: Found survey evidence shown as black squares as shown on face of plan. All property corners found.

Occupational Limits (Fences, Hedges, etc): Fencing tied in where existing and illustrated on face of plan.

Encroachments: Existing line of fence post and shed on subject property appearing to be placed by property identified as PIN 71206-0093(LT), existing without the benefit of registered easement.

Easements/Rights-of-Way: Property subject to an easement being Inst. No. LT20295 over Part 3, Plan 61R-7925 as shown on face of plan.

Other: Hydro Pole line within property along southerly limit without the benefit of a Registered Easement but may have acquired prescriptive rights.

Project Milestones

The following is the timeline of the Project Milestones:

Project Award: November 22, 2022

Research: November 25, 2022

Field Survey: Completed on December 20, 2022

Plan Preparation: December 20, 2022

OLS Plan Examination/Signature: December 19 and 20, 2022

Deliverables: December 21, 2022

Other: None

Data Ownership

J.D. Barnes Limited retains ownership of all of the materials provided, software developed, and any data collected during the course of this project. Any reproduction or distribution of the materials provided without the written consent of J.D. Barnes Limited is prohibited.

Note to Reader

On the basis of the information that you have provided, we undertook this project and have prepared the above noted materials for the purpose of a Surveyor's Real Property Report illustrating the entire property with existing building.

Declaration of Compliance

You will note that the Plan contains a Surveyors Certificate, being a Declaration of Compliance with the Surveys Act, the Surveyors Act and the regulations made under them.

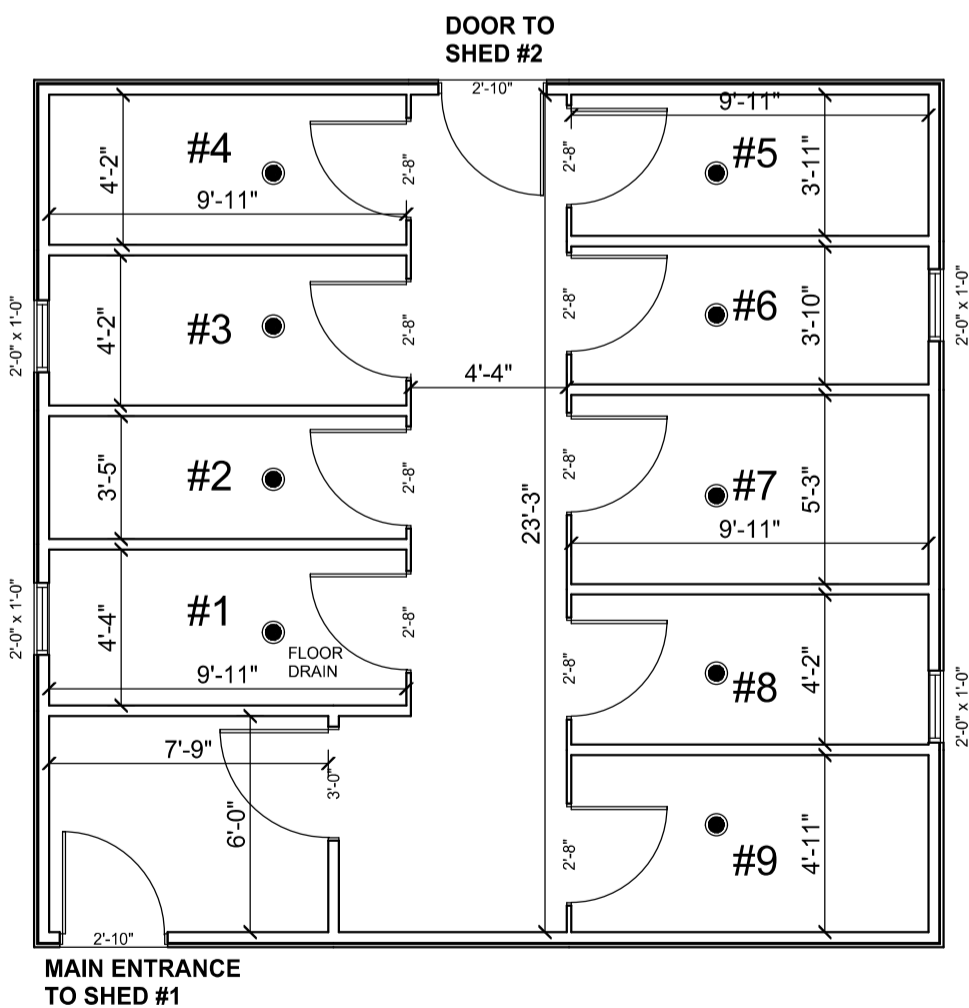
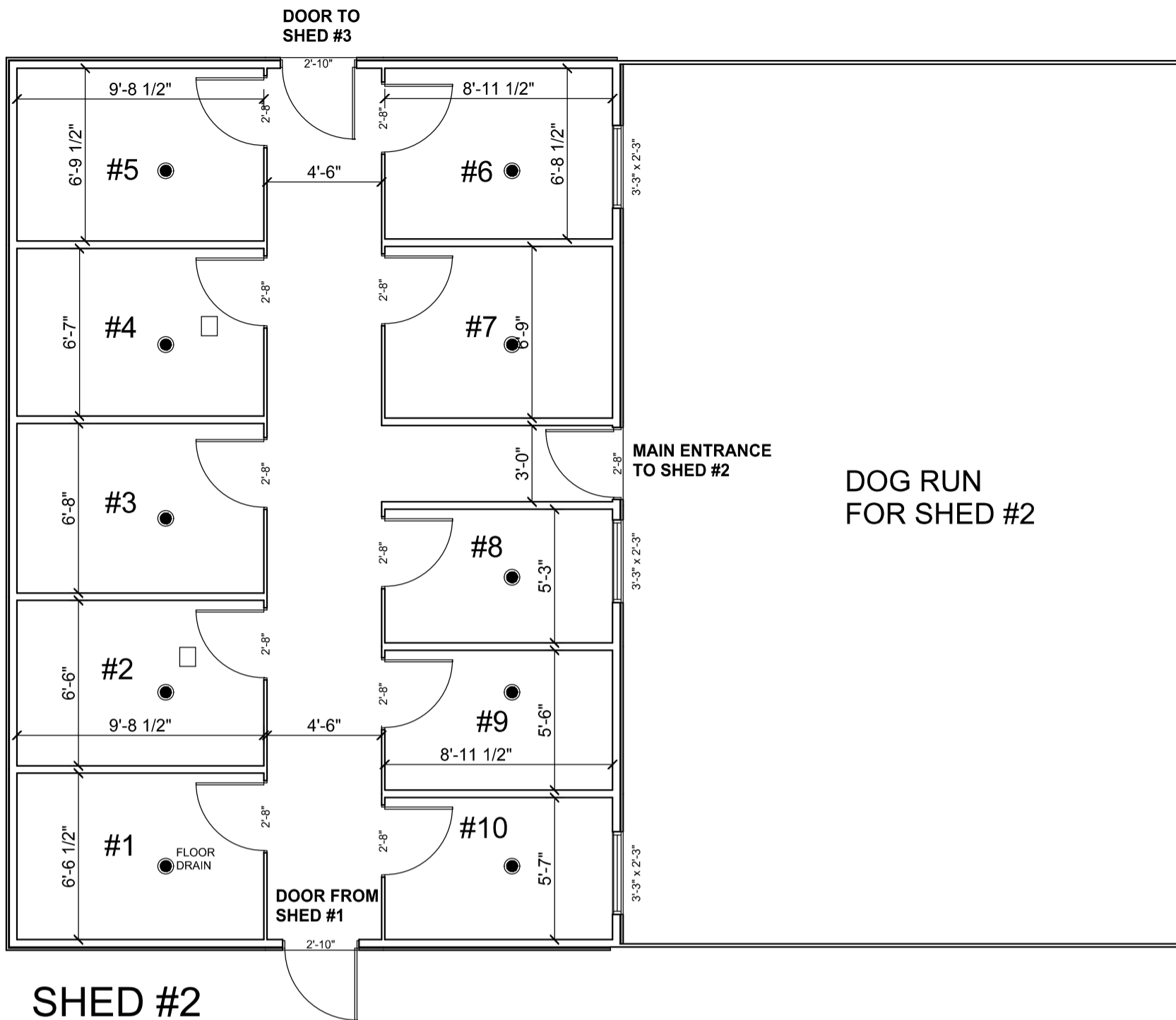
We appreciate the opportunity of continuing to be of service to your company.

Yours Truly,

J.D. BARNES LIMITED

A large black rectangular redaction box covers the signature area. A handwritten signature is visible at the top right corner of the redaction.

Ontario Land Surveyor

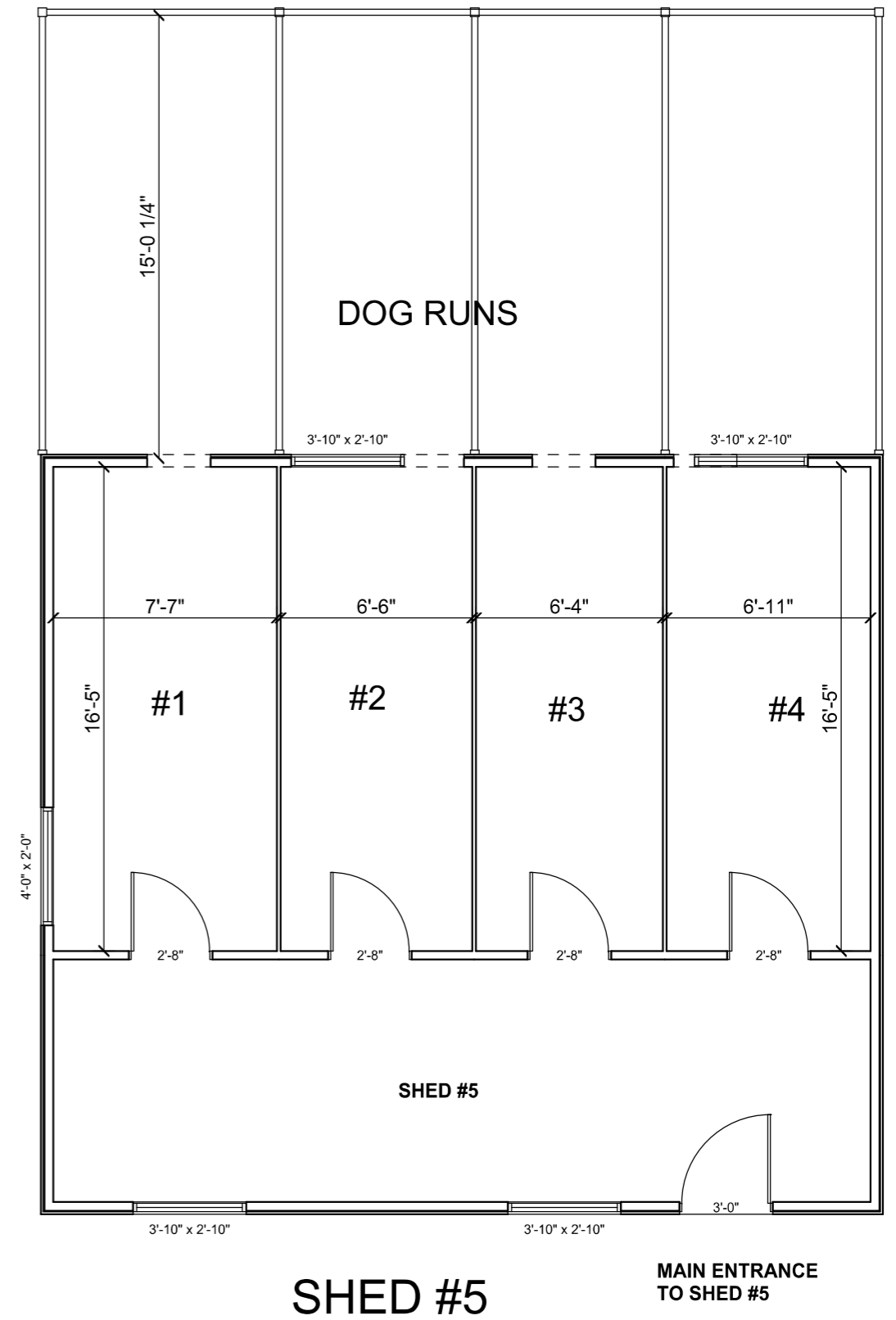
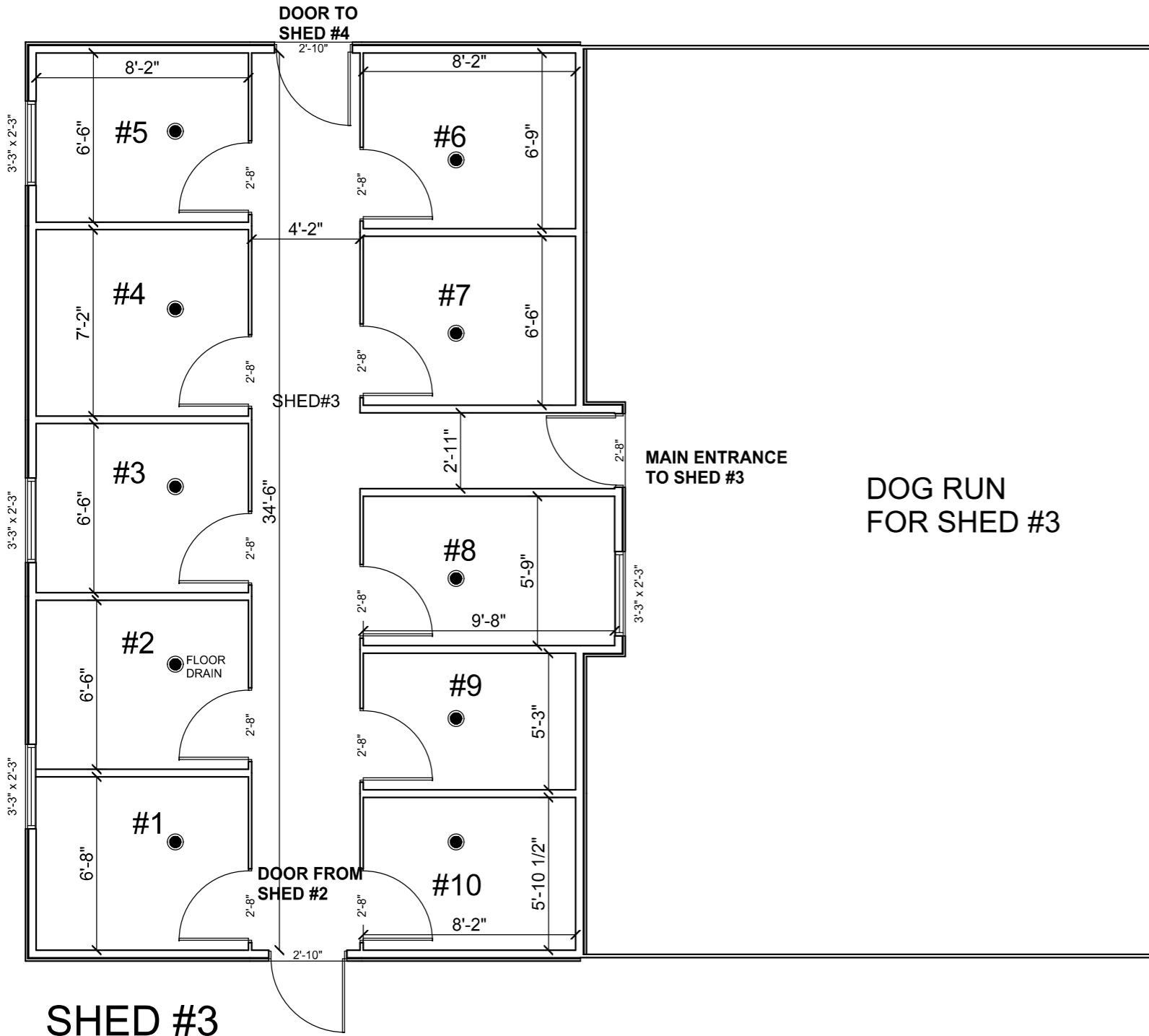


6706 Gore Rd, Puslinch, ON N0B 2J0

SCALE 3/16"=1'

DATE: MARCH, 2023

A1

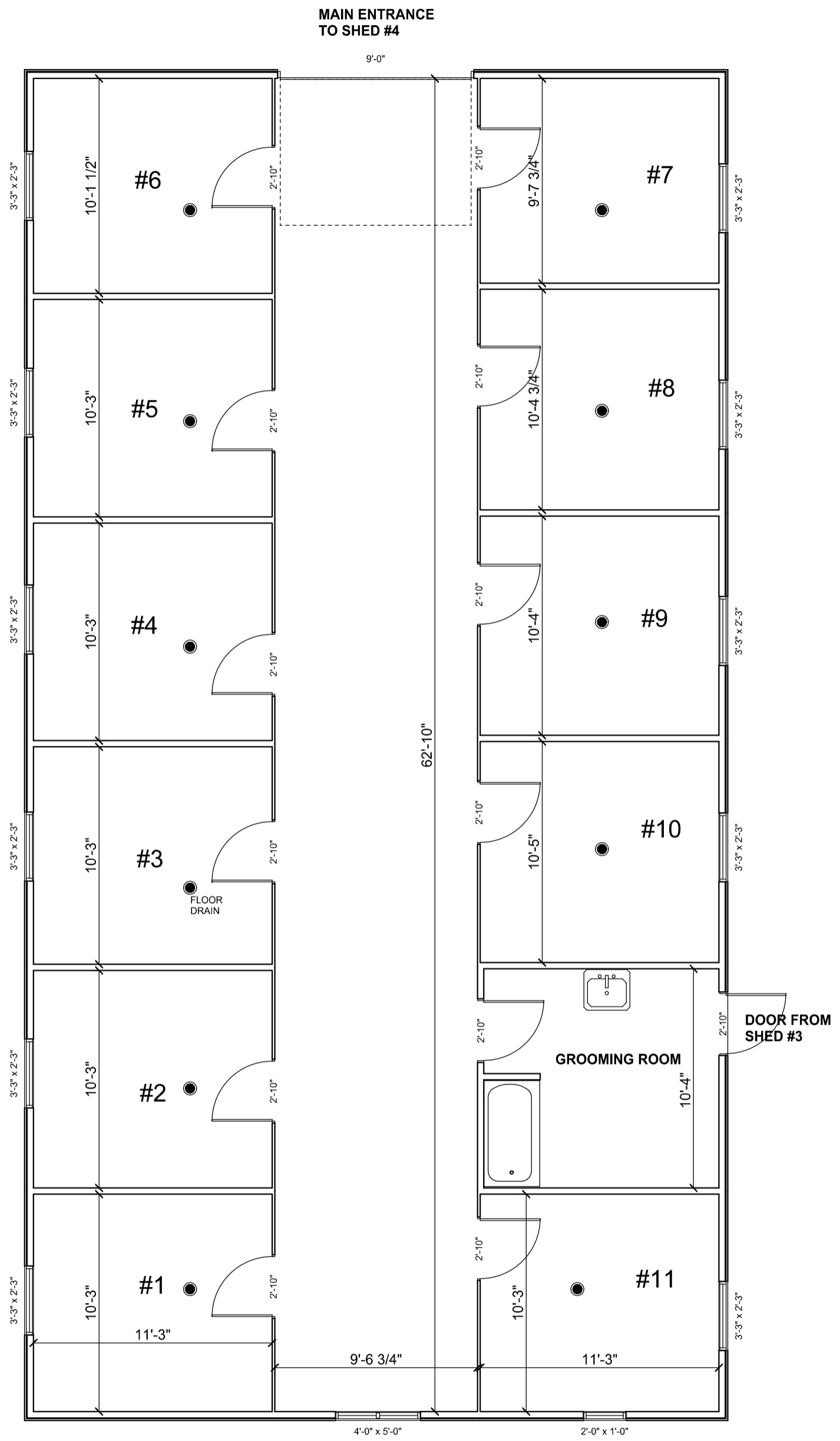


6706 Gore Rd, Puslinch, ON N0B 2J0

SCALE 3/16"=1'

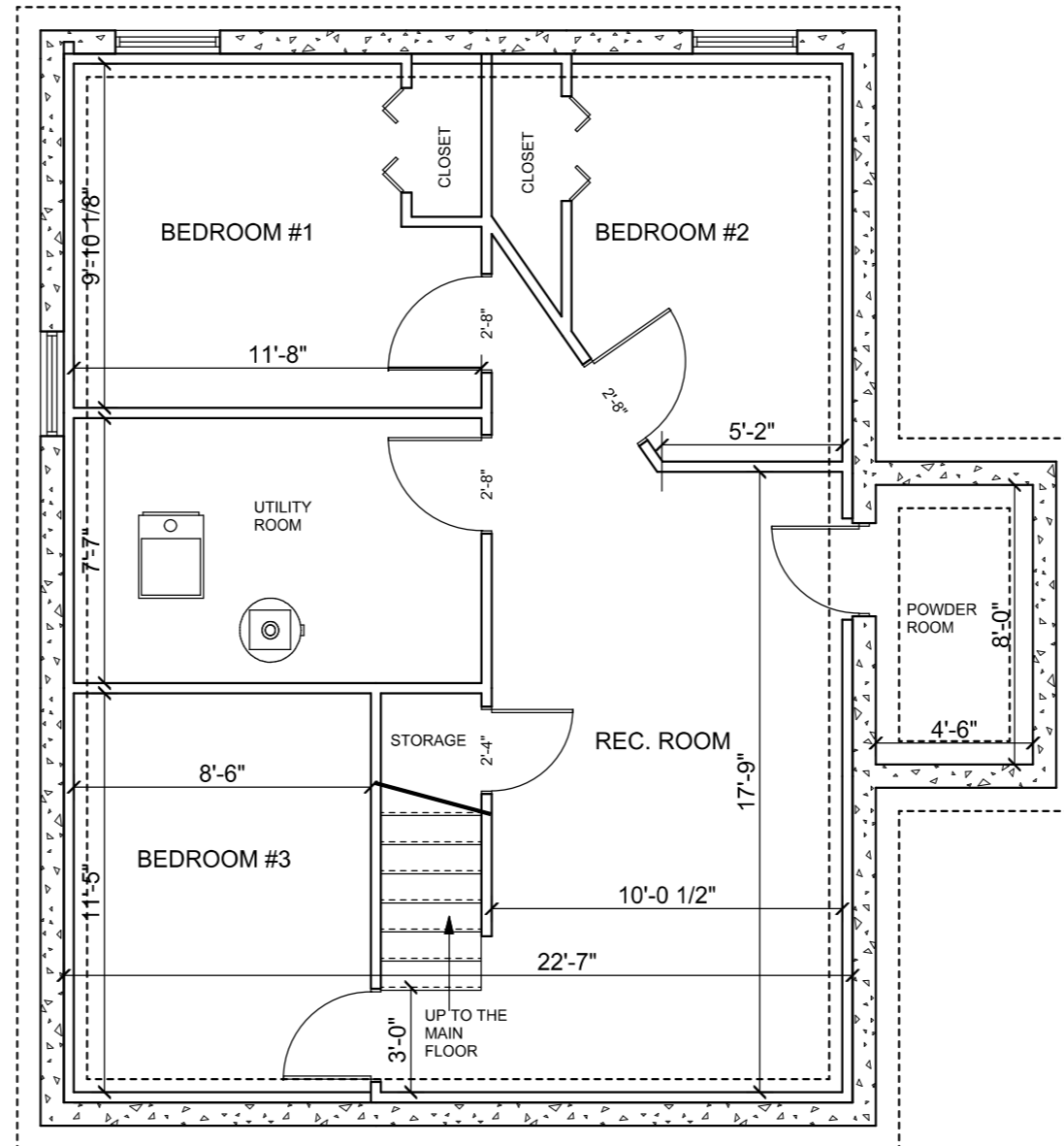
DATE: MARCH, 2023

A2



SHED #4

6706 Gore Rd, Puslinch, ON N0B 2J0		
SCALE 3/16"=1'	DATE: MARCH, 2023	A3



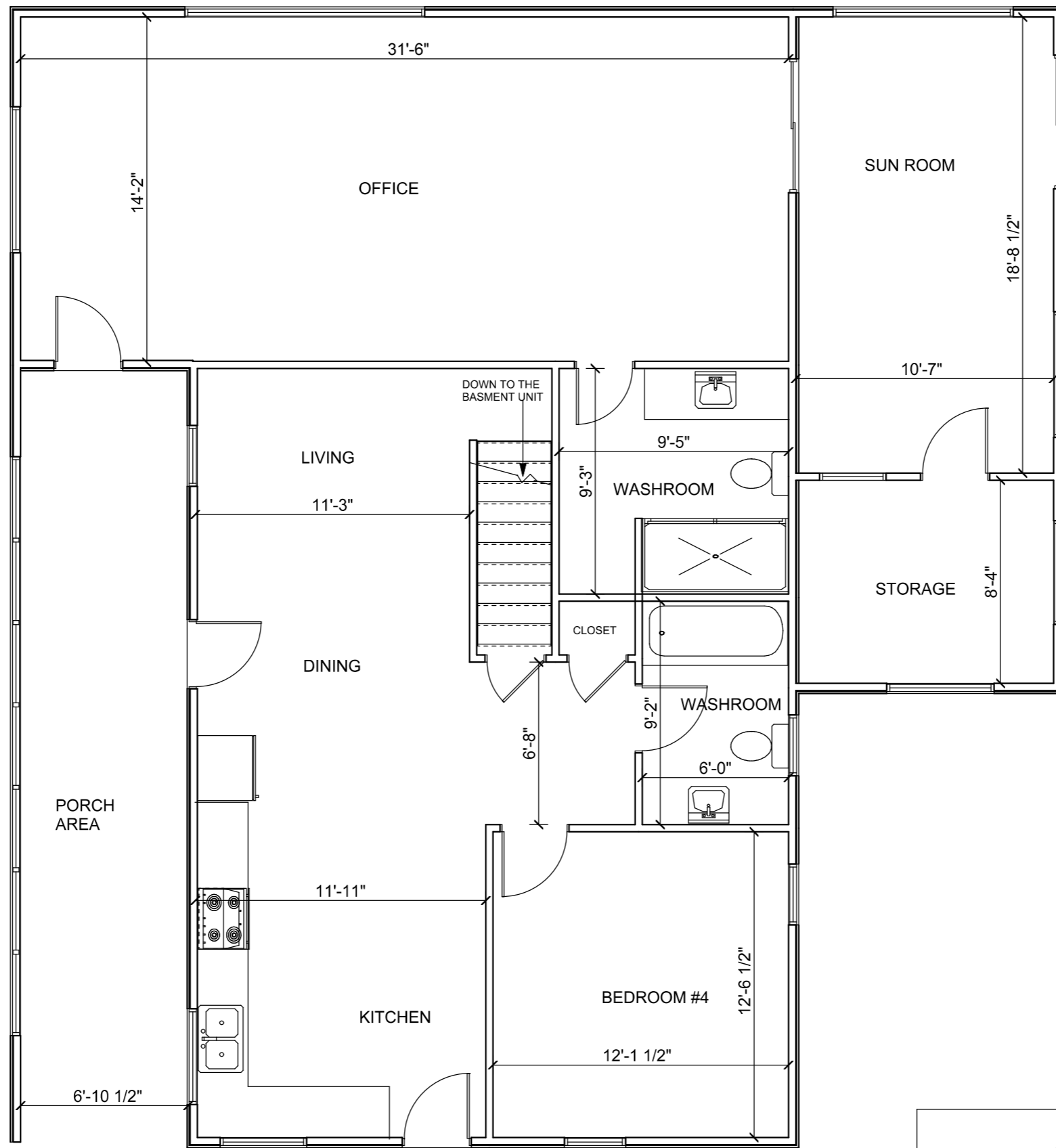
BASEMENT PLAN

6706 Gore Rd, Puslinch, ON N0B 2J0

SCALE 3/16"=1'

DATE: MARCH, 2023

H1



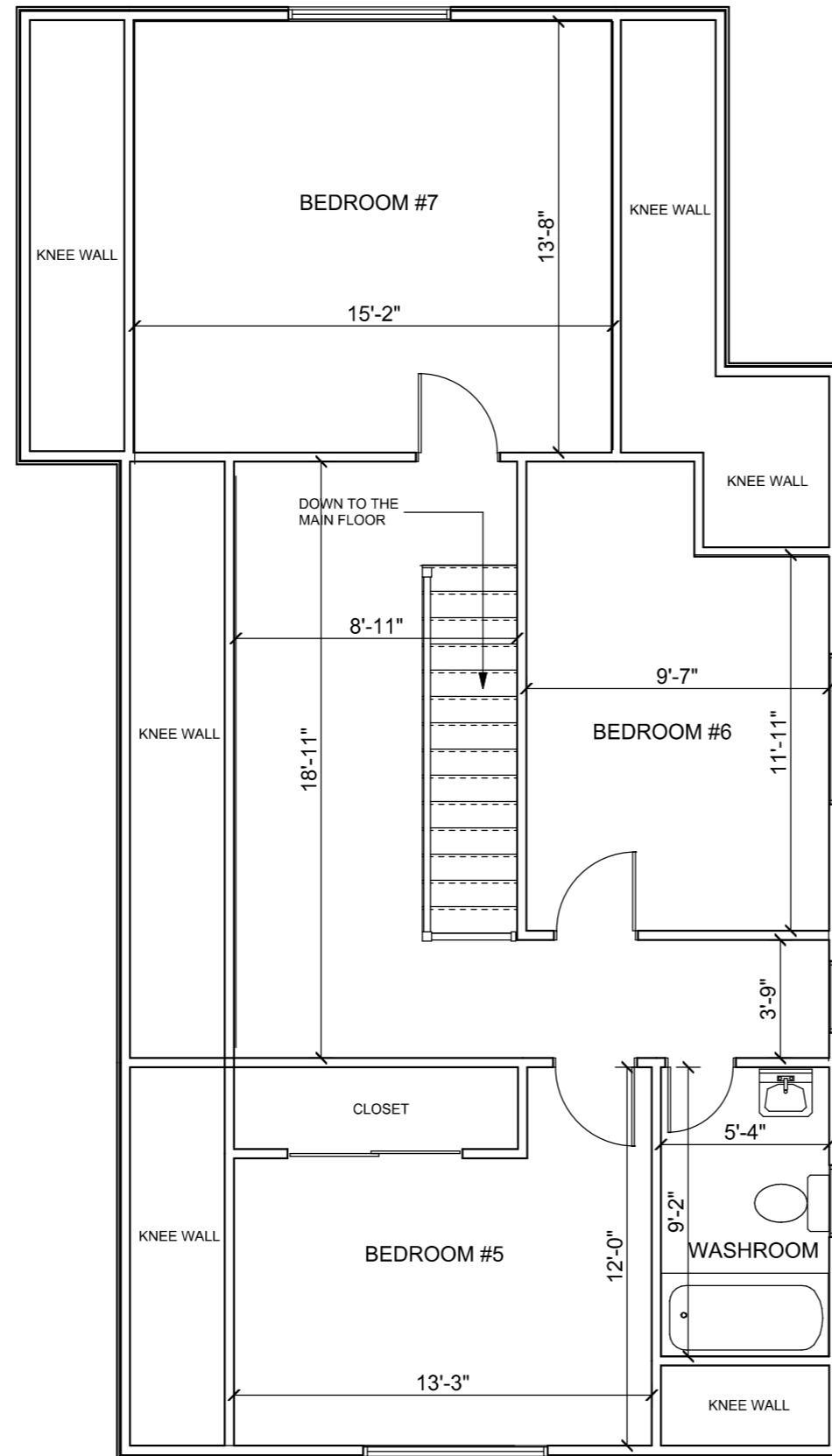
MAIN FLOOR PLAN

6706 Gore Rd, Puslinch, ON N0B 2J0

SCALE 3/16"=1'

DATE: MARCH, 2023

H2



SECOND FLOOR PLAN

6706 Gore Rd, Puslinch, ON N0B 2J0		
SCALE 3/16"=1'	DATE: MARCH, 2023	H3

Planning Justification Report

6706 Gore Road

Township of Puslinch, County of Wellington

Applicant: GSP Group

Owner: Usman Aziz & Amber Usman

Zoning By-law Amendment

March 2023



Planning Justification Report

6706 Gore Road

Zoning By-law Amendment

Township of Puslinch, County of Wellington

March 2023

Prepared for:

Usman Aziz & Amber Usman
6706 Gore Road
Puslinch, Ontario
N0B 2J0

Prepared by:

GSP Group Inc.
72 Victoria Street South, Suite 201
Kitchener, Ontario
N2G 4Y9



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5.	Proposed Zoning By-law Amendment.....	8
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1. Introduction

1.1 Overview

GSP Group has been retained by Usman Aziz and Amber Usman to provide planning justification in support of an application for Zoning By-law Amendment required to permit the proposed development on the property municipally known as 6706 Gore Road and legally described as Part of Lot 9, Gore Concession, Township of Puslinch (“Site”).

The Site is located on the north side of Gore Road, west of Sideroad 10 South. The property is irregular in shape, with approximately 307.78 metres of frontage on Gore Road and approximately 7.95 hectares in size. The Site is currently occupied by one single detached residential dwelling, along with outbuildings and sheds.

The proposed redevelopment of the Site includes the establishment of a dog kennel facility and dog breeding operation (“Proposed Development”).

1.2 Proposed Application

The Site is designated as Secondary Agricultural Area in the County of Wellington Official Plan, which permits a range of farming and agricultural uses. The Official plan also permits kennels on existing lots of record through the establishment of site specific permissions within the local zoning by-law.

The Site is zoned Agriculture (A) in the Township of Puslinch Zoning By-law, which permits a range farm, farm-related and agricultural uses. An application for Zoning By-law Amendment is required to permit the proposed dog kennel and dog breeding operation.

1.3 Scope of Report

This report has been prepared to provide planning justification in support of an application for Zoning By-law Amendments. The objectives of this report are as follows:

- Provide an overview of the Site;
- Provide an overview of the Proposed Development;
- Provide a summary of applicable Provincial, County of Wellington (“County”), and Township of Puslinch (“Township”) policy and regulatory considerations along with planning commentary in support of the Proposed Development; and
- Provide a summary of the proposed Zoning By-law Amendment.

Formal Pre-Submission Consultation was held with the City on January 18, 2022.

2. Site Location & Context

The Site is located at the south end of the Township of Puslinch, just north of the municipal boundary with the Township of North Dumfries (refer to Figure 1). The Site is municipally known as 6706 Gore Road and legally described as Part of Lot 9, Gore Concession, Township of Puslinch, County of Wellington. The Site is irregular in shape with approximately 307.78 metres of frontage along Gore Road, and a depth of 229.5 metres.

The Site contains a single detached dwelling, which is currently occupied by Usman Aziz and Amber Ursmand. The Site is also occupied by the following (refer to Figure 2):

- A large, rectangular metal-clad building located immediately adjacent to the existing single detached dwelling (four previous buildings that have been combined)
- Two larger sheds located to the east of the larger outbuilding along with a small shed
- One small shed located to the west of the existing single detached dwelling, which is visible from Gore Road

The western portion of the Site is used for agricultural purposes.

The entire Site is bound by an existing post and wire fence. In addition, there is an existing fence that also surrounds the existing outbuildings and sheds located northwest of the existing single detached dwelling.

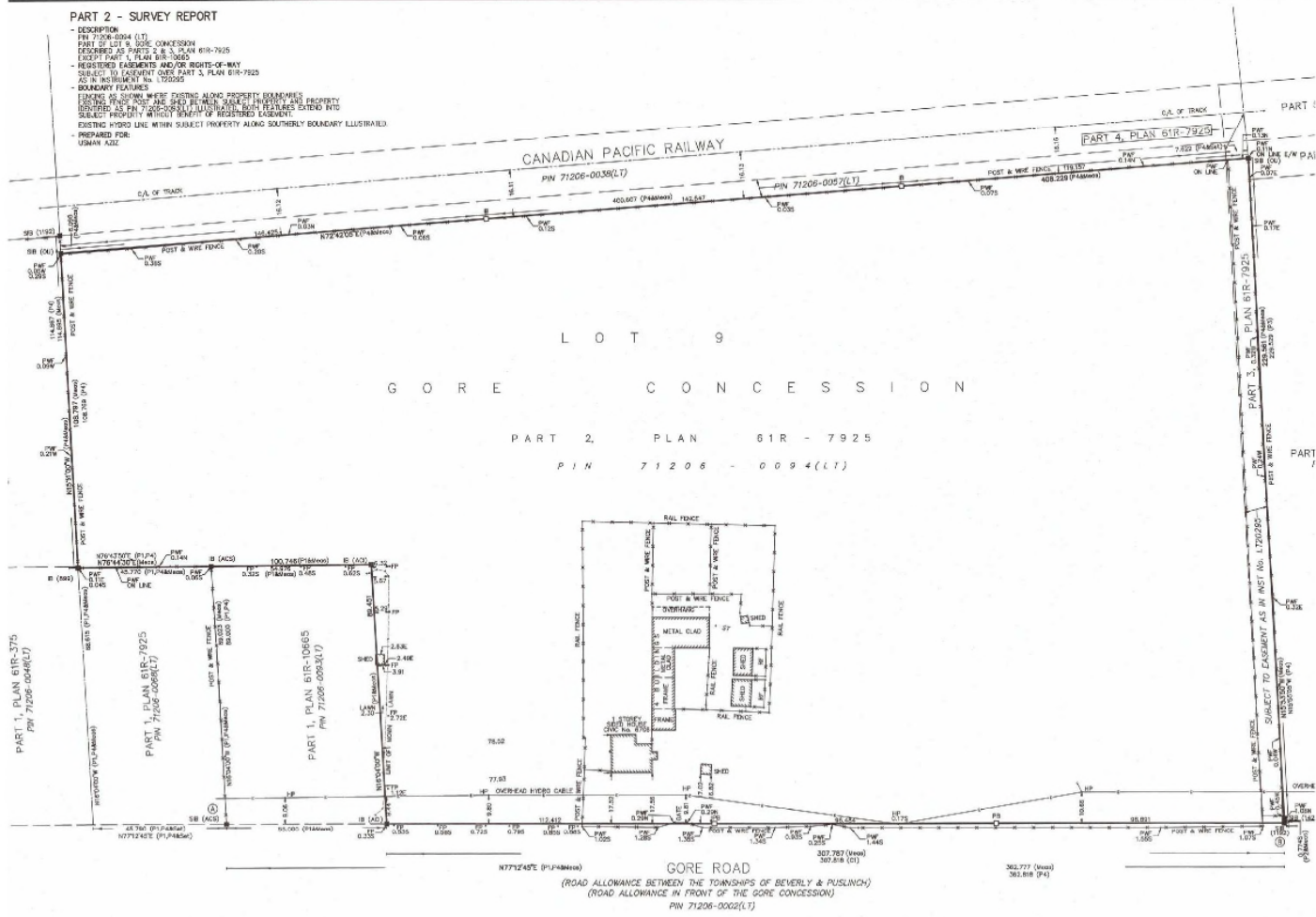
There are existing mature trees located around the perimeter of the property, along with landscaping and trees associated with the single detached dwelling.

The Site is immediately adjacent to an existing rail line along the north property boundary.



PART 2 - SURVEY REPORT

- DESCRIPTION
- PIN 71206-0004 (LT)
- PART 2 OF GORE CONCESSION
- DESCRIBED AS PARTS 2 & 3, PLAN 61R-7925
- CREATED BY PLAN 61R-7925
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
- SCHEDULE IN ADJACENT GORE PART 3, PLAN 61R-7925
- AS IN INSTRUMENT No. 170204
- BOUNDARY FEATURES
- EXISTING AS SHOWN WHERE EXISTING ALONG PROPERTY BOUNDARIES
- EXISTING AS SHOWN WHERE SHOWN SUBJECT TO HYDRO AND PROPERTY IDENTIFIED AS AN 1:25000 SCALE ILLUSTRATION. BOTH FEATURES EXTEND INTO SUBJECT PROPERTY IN FULL SCOPE OF REGISTERED EASEMENT.
- EXISTING HYDRO LINE WITHIN SUBJECT PROPERTY ALONG SOUTHERLY BOUNDARY ILLUSTRATED
- PREPARED FOR:
- USMAN ACE



Existing Site Development
Source: J.D Barnes (2022)

Figure
2

3. Proposed Development

The Proposed Development includes the establishment of a private dog kennel and dog breeding operation on the Site (refer to Figure 2).

The existing single detached, one-storey house will be occupied by the owners. The proposed dog kennel and dog breeding operations will be accommodated within the existing metal clad building located at the rear of the single detached house as well as the associated sheds located on this portion of the property.

The dog kennel and breeding operation includes the following:

- 25 adult dogs that are housed in accordance with their breeding status (21 females bred once a year and 4 males)

Dogs	Location to be Housed*
Puppies (aged 0-16 weeks)	Barn 1
Whelping Mothers	Barn 2
Adult Males and Females (Females Not Pregnant)	Barn 3
Whelping Mother Aftercare	Barn 4
Larger Breed Whelping Mother	Shed 2
Quarantine Area for Sick Animal Care	Barn 4 (Segregated)

- Five (5) full time employees and three (3) part-time employees
- Guests permitted on-site during the hours of 10:00am and 6:00pm

Detailed site drawings, including the identification of existing barns and structures, existing servicing and access driveways, have been included as Appendix A.

4. Planning Overview & Commentary

4.1 Provincial Policy Statement

The Provincial Policy Statement (“PPS”) provides policy direction on matters of provincial interest, and guides growth and development in Ontario, including that located in rural and agricultural areas. The PPS supports land use planning that contributes to effective and efficient growth and development while protecting resources, long-term economic prosperity and the well-being of residents.

The PPS is issued under Section 3 of the Planning Act and came into effect on May 1, 2020. The following provides a summary of the key PPS policy consideration for the Site as well as planning commentary for the Proposed Development in terms of these policies.

Section 1.1.4 of the PPS contains policies regarding Rural Areas. Policy 1.1.4.1 states that rural areas should be supported by building on rural character and leveraging rural amenities (a), encouraging the conservation and redevelopment of rural housing sock on rural lands (d), and promoting the diversification of economic base and employment opportunities (f).

Rural Areas are defined as a system of land within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resources areas.

Response: The Site is located within a Rural Area. The proposed kennel and dog breeding operation are best suited in the rural setting, and the Proposed Development includes the retention of the existing rural singe detached dwelling. Finally, the Proposed Development provides for a different economic and employment opportunity that is compatible with surrounding rural and agricultural uses.

Section 1.1.5 contains policies regarding Rural Lands. In accordance with Policy 1.1.5.2, permitted uses on rural lands include home occupations and home industries and other rural land uses. Policy 1.1.5.4 requires the development should be compatible with the rural landscape and can be sustained by rural service lands. Finally, Policy 1.1.5.7 states that opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses.

Rural Lands are defined as land located outside of settlement areas and which are outside of prime agricultural areas.

Response: The Site is considered Rural Lands as it is outside of a settlement area and not identified as Prime Agriculture (refer to County of Wellington Official Plan summary in Section 4.3). Dog kennels are common in rural areas across Ontario and are well-suited to the rural landscape given their space and operational requirements. The Proposed Development would be considered a home occupation as the dog kennel and dog breeding operation are located on the same lot as a single detached dwelling that is occupied by the owner. The proposed kennel and dog breeding operation will be accommodated on an existing rural property with existing buildings and structures, providing for the balance of the property to continue to be used for and retained for agricultural purposes.

In summary, the Proposed Development has regard for the PPS as it is consistent with the types of use permitted within the Rural Area on Rural Land. The Proposed Development provides for a home occupation on an existing rural lot that will be occupied within existing structures and buildings. The Proposed Development will have no impact on surrounding rural uses and will provide for a portion of the site to continue to be used for agricultural purposes.

4.2 Places to Grow: Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) provide policy direction on land use planning considerations, including promoting urban redevelopment and intensification, the encouraging the efficient use of community infrastructure and the protection of natural features and resources.

The Growth Plan derives its authority from the *Places to Grow Act* and guides municipal decisions regarding growth and development. The following provides a summary of the key Growth Plan policy considerations for the Site as well as planning commentary in support of the Proposed Development.

Policy 2.2.9.3(c) of the Growth Plan permits development outside of a settlement area on rural lands, provided it is compatible with the rural landscape (i), will be sustained by rural service levels (ii), and will not adversely affect the protection of agricultural uses.

Response: The Proposed Development will maintain compatibility with the surrounding rural landscape, will continue to be sustained by existing services available to the Site, and will not adversely impact the agricultural uses that exist on a portion of the property as well as the surrounding community.

Policy 4.2.6.3 states where agricultural uses and non-agricultural uses interface outside of a settlement area, land compatibility will be achieved by avoiding, minimizing and mitigating impacts on the agricultural system.

Response: The Proposed Development will be accommodated within existing buildings and structures on the property and will be located on the already-disturbed portion of the property; there is no additional development and/or significant disturbances proposed on the Site.

In summary, the Proposed Development conforms to the Growth Plan as it will be compatible with the surrounding agricultural landscape and will be accommodated within existing buildings and structures on the developed portion of the Site.

4.3 County of Wellington Official Plan

The County of Wellington Official Plan (“Official Plan”) was adopted by Wellington County Council on September 24, 1998, approved by the Ministry of Municipal Affairs on April 13, 1999 and came into effect on May 6, 1999. The last Official Plan Consolidation was published on June 1, 2022. The Official Plan provides policy direction on planning matters throughout the County for the next 20 years. All land use and servicing decisions must conform with the policies of this plan.

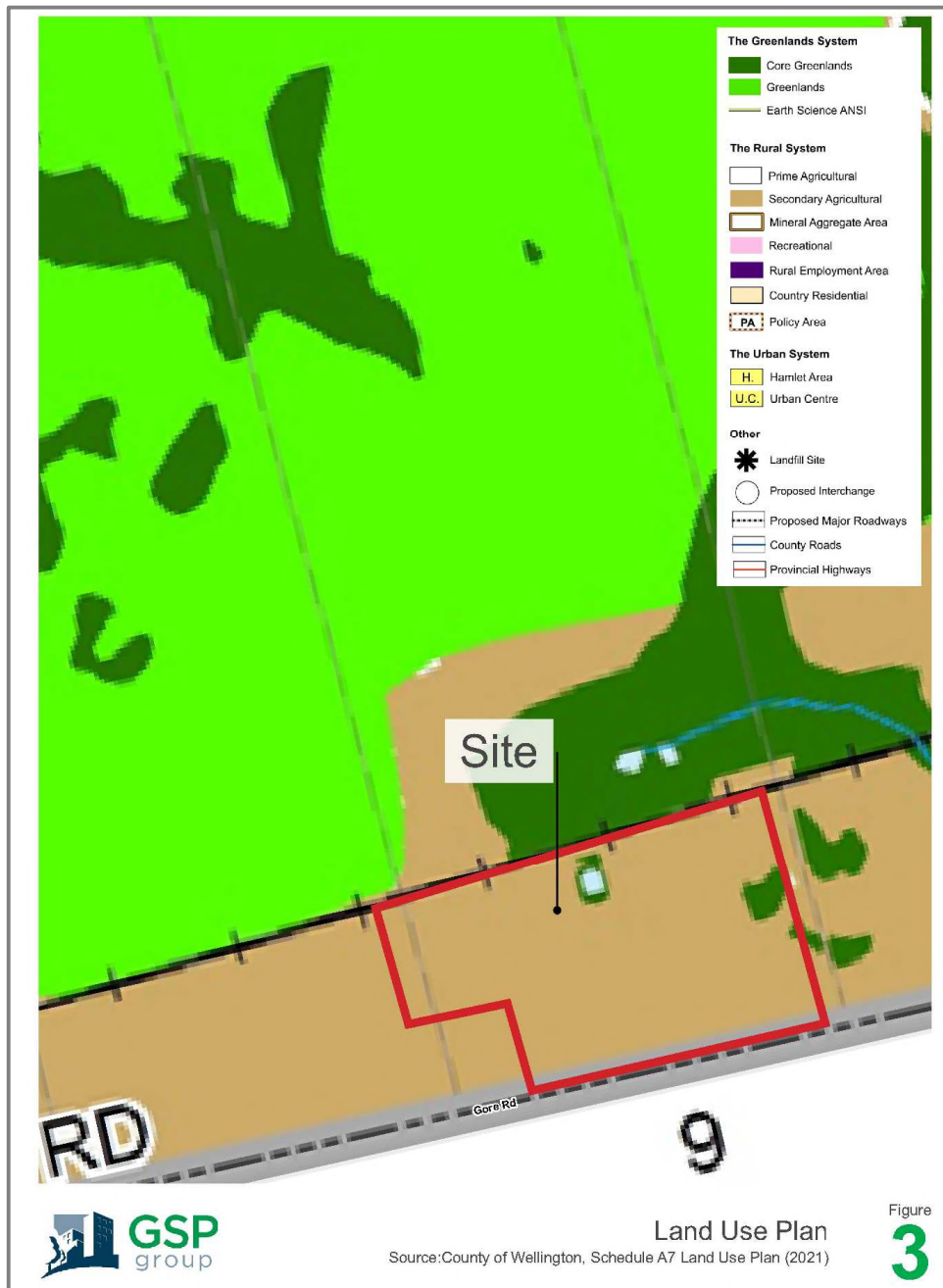
The following provides a summary of the key Official Plan policy consideration for the Site as well as planning commentary for the Proposed Development in terms of these policies.

The Site is designated as Secondary Agricultural Area in the Official Plan (Figure 3), which permits all uses allowed in the Prime Agricultural Area, small-scale commercial, industrial and institutional uses, and public services uses. In accordance with Section 6.4.3 (n), kennels on existing lots of record are permitted within Prime Agricultural Areas. All uses permitted within a Prime Agricultural Area must be compatible with and not hinder surrounding agricultural uses.

Policy 6.4.12 further states that kennels may be allowed on lots of record and local zoning by-laws may establish criteria for these uses.

Response: The Proposed Development includes a dog kennel and dog breeding operation, which is specifically permitted by the Official Plan; the proposed Zoning By-law Amendment will establish the specific permissions for the subject property. The Proposed Development will be accommodated within the existing buildings and structures and will maintain compatibility with surrounding agricultural uses.

In summary, the Proposed Development conforms with the Official Plan as it is consistent with the type of agricultural use permitted within the Secondary Agricultural Area and will continue to maintain compatibility with surrounding agricultural uses.



4.4 Township of Puslinch Comprehensive Zoning By-law No. 023-18

The Township of Puslinch Comprehensive Zoning By-law No. 023-18 (“Zoning By-law”) was adopted by Township Council in April 2018, and approved by a Local Planning Appeal Tribunal on January 23, 2020.

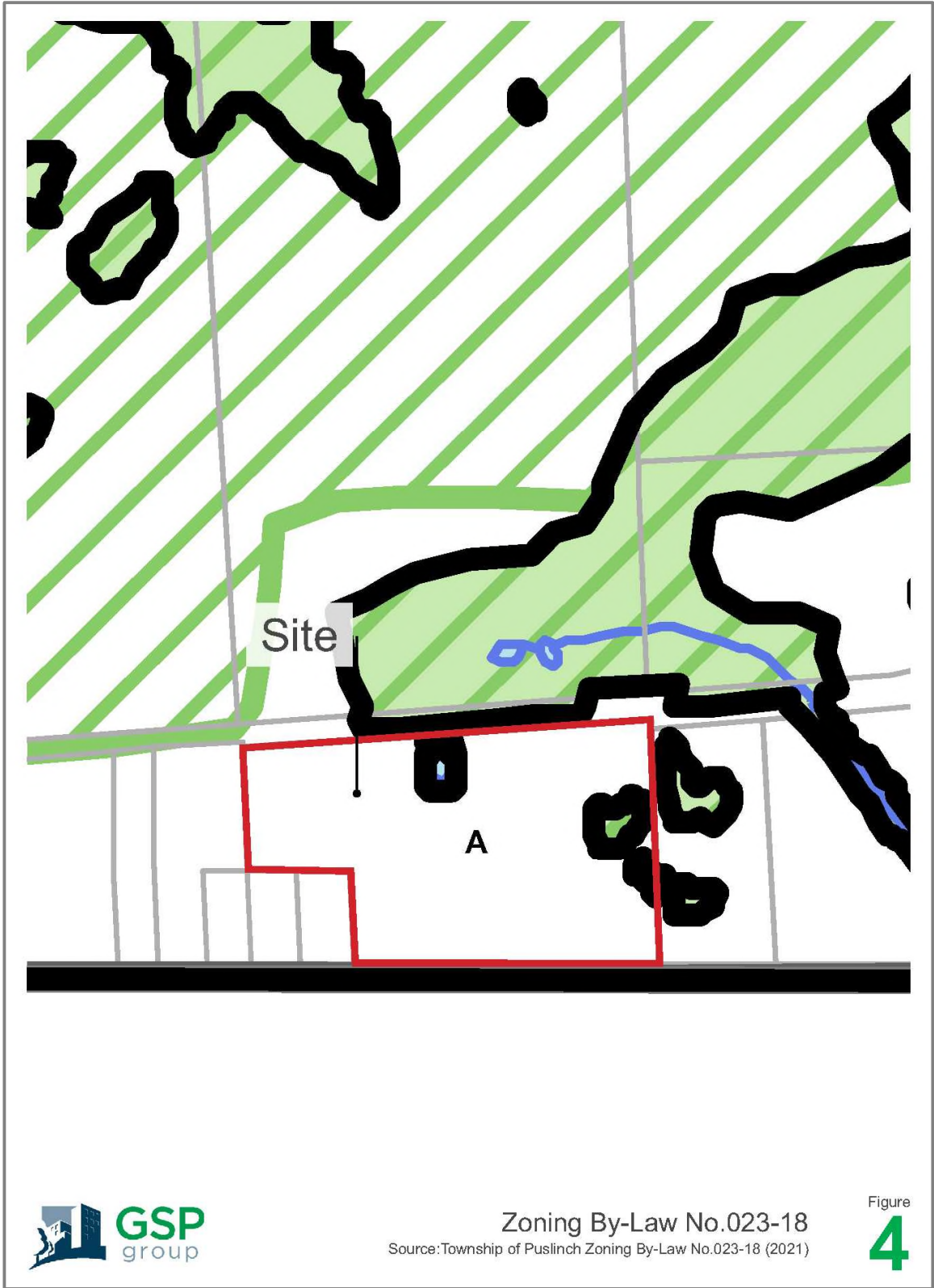
The Site is zoned Agricultural (A) in the Zoning By-law, which permits a range of farming, agriculture and agriculture-related uses (Figure 4). The following regulations apply to the Agricultural (A) Zone:

Standard	Agricultural (A) Zone
Minimum required lot area	4.0 ha
Minimum required lot frontage	120 metres
Minimum required front yard	10 metres
Minimum required interior side yard	3 metres
Minimum required exterior side yard	6 metres
Minimum required rear yard	7.5 metres
Maximum permitted lot coverage	30%

The Agricultural (A) Zone does not currently permit dog kennels and dog breeders.

By-law No. 023-18 defines a dog kennel as “any building, structure, dog run or facility or part thereof where more than three (3) dogs are housed, groomed, bred, boarded, trained or sold, and includes a boarding kennel, breeding kennel, and retiring kennel, but does not include a veterinarian clinic.

Response: As provided for in the Official Plan, the proposed application for Zoning By-law Amendment will provide for a kennel and dog breeding operation on the subject Site.



5. Proposed Zoning By-law Amendment

The Site is zoned Agricultural (A) in the Township of Puslinch Zoning By-law, which permits a range farm, farm-related and agricultural uses. The Agricultural (A) does not currently permit a dog kennel and breeding operation.

The purpose of the proposed Zoning By-law Amendment is to maintain the existing Agricultural (A) Zone with a Site Specific Special Provision to permit a dog kennel and dog breeding operations on the subject Site.

Please note that in addition to the proposed Application for Zoning By-law Amendment, Usman Aziz & Amber Usman will be submitting corresponding applications for a Kennel and Dog License in accordance with By-law No. 024-2021.

The proposed Zoning By-law Amendment has been included as Appendix B.

6. Conclusion

GSP Group was retained to provide planning justification in support of an application for Zoning By-law Amendment required to permit the proposed development on the property municipally known as 6706 Gore Road.

The Site is located on the north side of Gore Road, west of Sideroad 10 South. The Site is currently occupied by one single detached residential dwelling, along with outbuildings and sheds. The proposed redevelopment of the Site includes the establishment of a dog kennel facility and dog breeding operation.

The purpose of the proposed Zoning By-law Amendment is to maintain the existing Agriculture (A) Zone while establishing a Site Specific Special Provision to permit a dog kennel and dog breeding operation.

The Proposed Development has regard for the PPS as it is consistent with the types of use permitted on rural land, will have no impact on surrounding rural uses and will provide for a portion of the site to continue to be used for agricultural purposes.

The Proposed Development conforms to the Growth Plan as it is compatible with the surrounding agricultural landscape and will be accommodated within existing buildings and structures on the Site.

Finally, the Proposed Development conforms with the Official Plan as it is consistent with the type of agricultural use permitted within the Secondary Agricultural Area and will continue to maintain compatibility with surrounding agricultural uses.

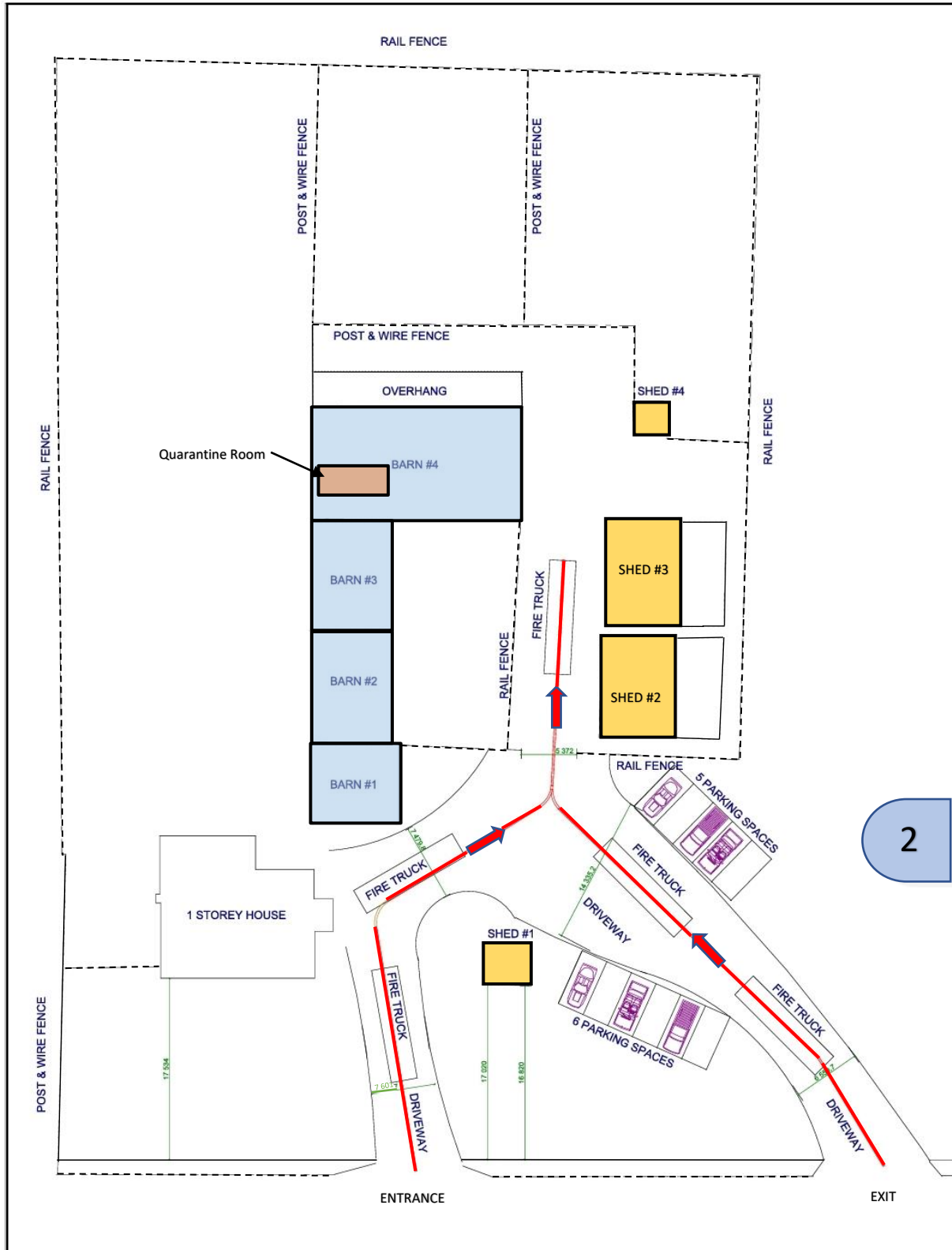
The Proposed Development and associated application for Zoning By-law Amendment represents good planning and is appropriate for the subject Site.

Submitted by:



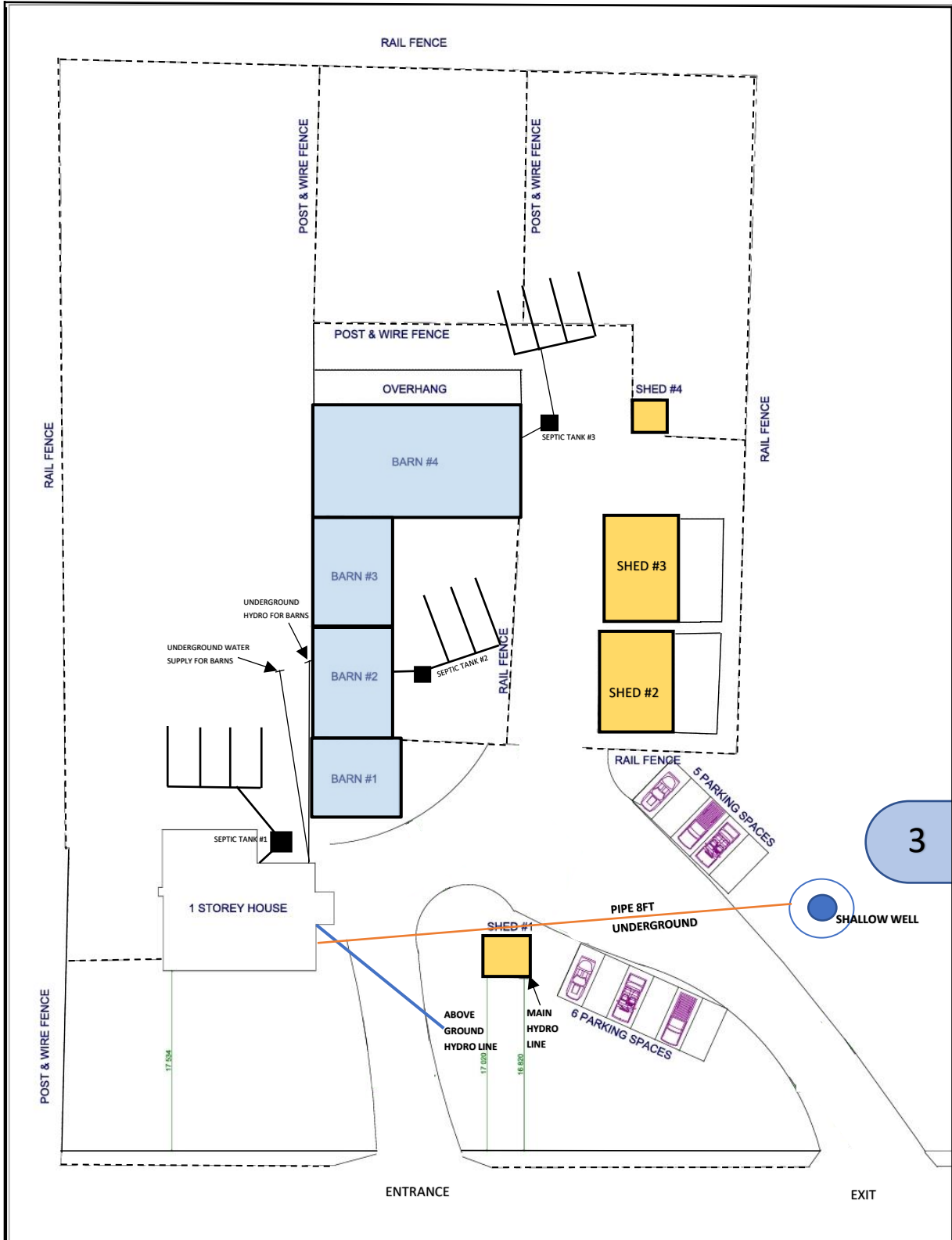
Kristen Barisdale, MCIP, RPP
Vice President, Planning

APPENDIX A:
Site Development Details



Fire Route Plan

6706 Gore Rd, Puslinch, ON N0B 2J0		
SCALE 1:320	DATE: MARCH, 2023	S2



Water Management and Hydro plan

6706 Gore Rd, Puslinch, ON N0B 2J0

SCALE 1:320	DATE: MARCH, 2023	S3
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SITE PLAN

6706 Gore Rd, Puslinch, ON N0B 2J0		
SCALE 1:320	DATE: MARCH, 2023	S1

APPENDIX B:
Proposed Zoning By-law Amendment

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2023-___

A BY-LAW TO AMEND BY-LAW NUMBER 023/18, AS AMENDED BEING THE ZONING BY-LAW OF THE TOWNSHIP OF PUSLINCH

WHEREAS the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-law Number 023/18 pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended:

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

1. THAT Schedule "A" of the By-law Number 023/18 is hereby amended by rezoning a portion of Part of Lot 9, Gore Concession, within the Township of Puslinch from Agriculture (A) Zone to Agriculture (A) Zone with the following site specific provision:
 - a. Permitted uses to include a Dog Kennel and Breeding Operation
2. For the lands zoned Natural Environment (NE) Zone, the provisions of Section 12.4 of By-law Number 023-18 shall apply.
3. In all other respects, the provisions of By-law Number 023/18, as amended shall apply.

BY-LAW READ A FIRST AND SECOND TIME THIS _____ OF _____ 2023

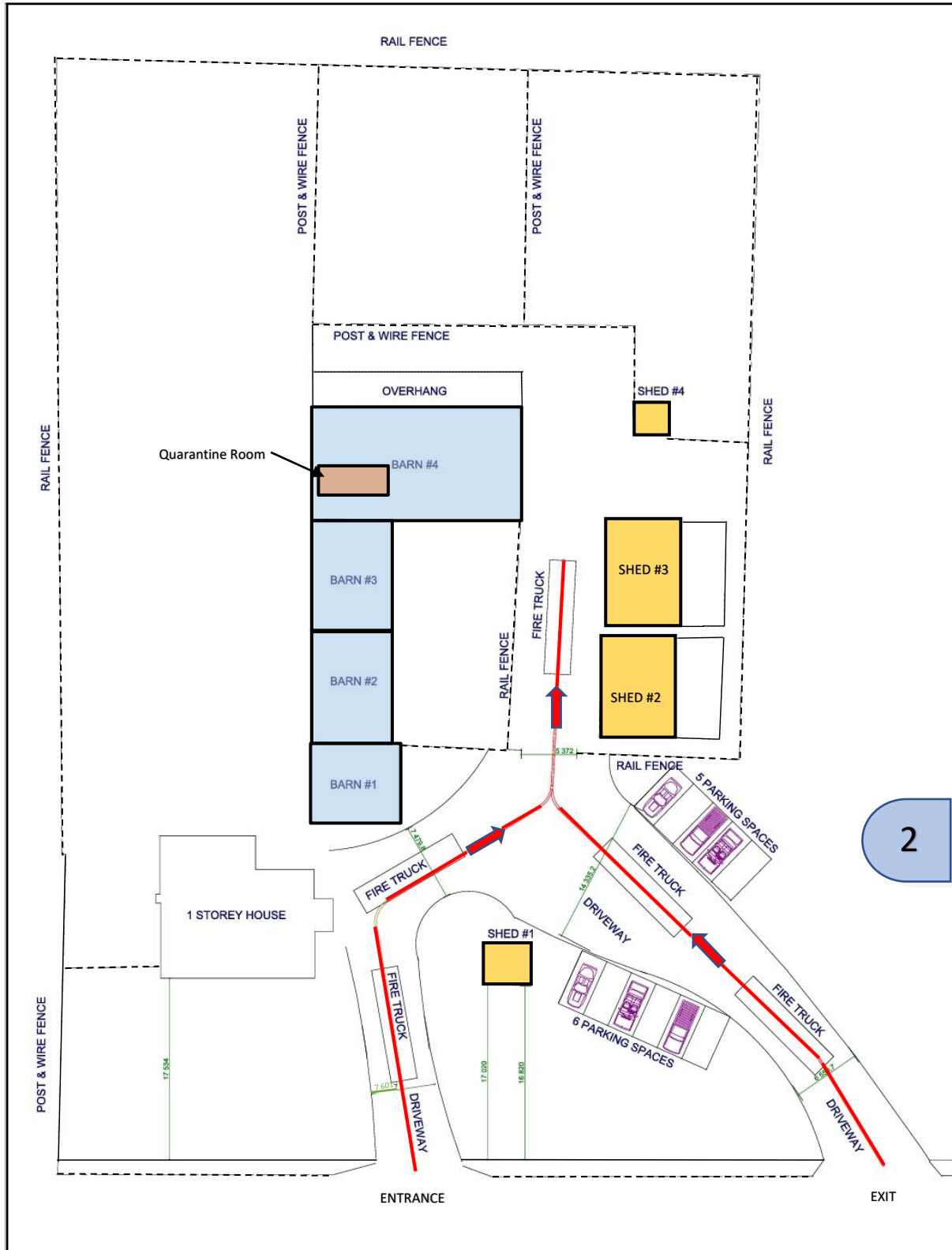
MAYOR

CLERK

BY-LAW READ A THIRD TIME THIS _____ OF _____ 2023

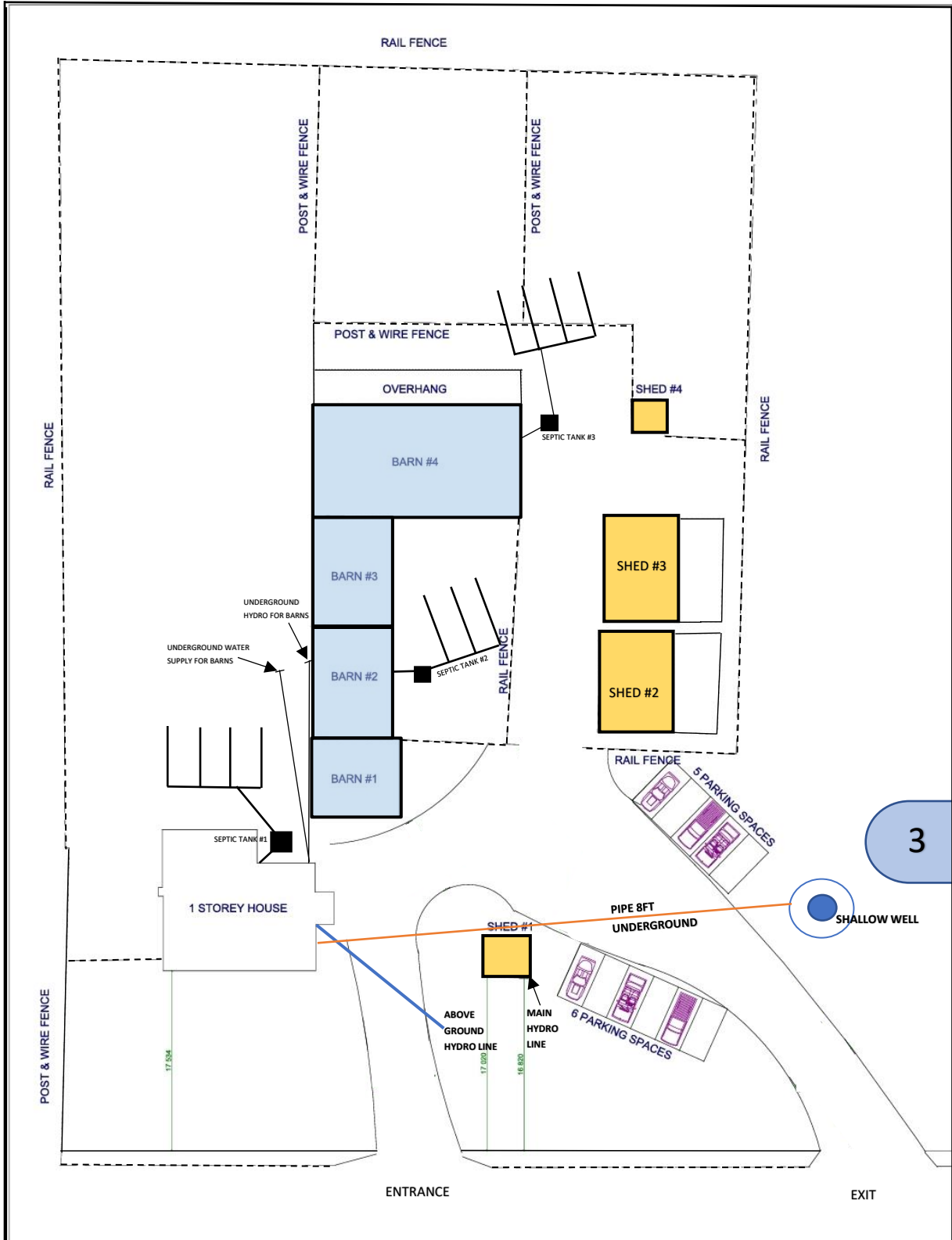
MAYOR

CLERK



Fire Route Plan

6706 Gore Rd, Puslinch, ON N0B 2J0		
SCALE 1:320	DATE: MARCH, 2023	S2



3

Water Management and Hydro plan

6706 Gore Rd, Puslinch, ON N0B 2J0

SCALE 1:320

DATE: MARCH, 2023

S3



1

SITE PLAN

6706 Gore Rd, Puslinch, ON N0B 2J0		
SCALE 1:320	DATE: MARCH, 2023	S1

6706 Gore Road, Puslinch, ON

Waste Management Plan

TYPE OF WASTE PRODUCED	PROCESS	REMOVAL SCHEDULE
Dog food Bags and other recyclable material (boxes, packaging, containers etc)	Recycle to external recycle bin for removal by contracted Waste Management Company	Weekly as per contract
Dog Faecal matter	Internal bins into composting bags, then removed and put in external composting bin provided by contracted Waste removal company	Weekly as per contract
General waste	Internal bins into garbage bags, then removed and put in garbage bins provided by contracted Waste removal company	Weekly as per contract
Waste used to clean internal areas	Water drained from kennels in each internal space will drain into underground septic system as seem in "site plan"	Drained daily during cleaning processes

Procedures:

Each Space will include internal waste bins which will be emptied by staff or cleaners into combined waste bins

Each bin will clearly be labelled on internal and external bins to ensure that waste is placed in the correct bins.

A central waste bin provided by contracted waste removal company will be situated on site outside of barns and sheds indicated on the "Site Plan".

There will be 3 bins set out in this external area for the following:

1. Composting
2. Recycle
3. General Waste

Contracted Waste Removal Company will provide schedule for removal.

Management will be responsible for the maintenance of all bins and security of the waste storage area.

An arrangement will be made with the contracting company to have bins cleaned.



Comment Summary – Zoning By-law Amendment Application – 6706 Gore Rd.

Consultant	Comments
GM BluePlan - Engineers	Please see letter attached
County of Wellington Planning	Please see letter attached
Ecologist	Please see letter attached
Stan Denhoed-Township Hydrogeologist	No concerns
Township of Puslinch Fire Department – Brent Smith	The Fire Department has no concerns.
Township of Puslinch Building Department – Andrew Hartholt	<ul style="list-style-type: none"> • Building permits will be required for any: <ul style="list-style-type: none"> ○ New or modified buildings <ul style="list-style-type: none"> ▪ The Township does not appear to have any records of building permits for the kennels and septic systems shown. ○ Additional or modified plumbing ○ New or modified septics • Shed #5 doesn't appear to be showing on the site plan provided. Where is the shed located? • Provide distances from septic system to existing buildings • Provide details, assessment, and estimated flows for all existing septic systems on-site.



	Further comments will be made once the site plan application is received and more information is available.
Township of Puslinch Public Works – Mike Fowler	No comments or concerns
Township of Puslinch By-law – Jacob Normore	By-law has no comments or concerns at this time.
GRCA	See letter attached
Source Water	Since this property is not located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), the application can be screened out and it does not require a Section 59 notice under the <i>Clean Water Act</i> .
Noise Consultant	See letter attached



March 27, 2023
Our File: 121006-042

Township of Puslinch
7404 Wellington Road 34
Guelph, ON N0B 2J0

Attention: Ms. Lynne Banks

Re: Zoning By-law Amendment
Proposed Dog Kennel and Related Operation
6706 Gore Road, Township of Puslinch

Dear Ms. Banks,

Following our review of Zoning By-law submission documents received on March 22, 2023, we are providing comments for a proposal to convert an existing equestrian facility to a dog kennel facility, on the subject lands at 6706 Gore Road in the Township of Puslinch.

The following documents and drawings were received and reviewed:

- Zoning By-law Amendment Application, prepared by GSP Group, dated December 8, 2022.
- Pre-consultation Comment Summary, prepared by the Township of Puslinch, n.d.
- Letter for the Application for Zoning By-law Amendment, prepared by GSP Group, dated December 8, 2022.
- Final Site Plan, Fire Route Plan, and Water Management and Hydro Plan, unknown author, dated March 2023.
- Project Report, prepared by J.D. Barnes Ltd., dated December 21, 2022.
- Plan of Survey for Part of Lot 9 Gore Concession in the Township of Puslinch, prepared by J.D. Barnes Ltd., dated December 20, 2022.
- Waste Management Plan Report, unknown author, n.d.

We defer the following documents and drawings to the Township Planning department.

- Planning Justification Report, prepared by GSP Group, dated March 2023.

We defer the review of the following documents and drawings to the Township Building Department.

- House Plan, including H1-H3, unknown author, dated March 2023.
- Plan of Sheds, including A1-A3, unknown author, dated March 2023.

Based on our review of the site and provided documents, it appears that existing buildings, driveways, and parking areas are to be used for proposed dog kennel activities. It is assumed that existing water and wastewater servicing will be used, and that there will not be significant changes to site grading, drainage or the percent imperviousness of the property.

Therefore, as stated in GMBP's pre-consultation letter dated January 6, 2022, we will review the Site Plan for completeness as it pertains to the proposed activity.

As such, we provide the following comments based on our review of the Site Plan:

Deficiencies/Outstanding Matters

Item No.	Matter / Requirement	Drawing / Document Reference	Date Issue Identified	Comment
1.	Site Plan Qualified Professional	Site Plan	March 22, 2023.	Please confirm the Site Plan author/drafter. As per Township of Puslinch Site Plan and Drawing Requirements, the Site Plan must show the author and it must be prepared by a qualified professional.
2.	Site Plan	Site Plan	March 22, 2023.	<p>Please see the complete Site Plan and Drawing Requirements for a list of items required for a Site Plan: Site Plan and Drawing Requirements (puslinch.ca) https://puslinch.ca/wp-content/uploads/2020/09/Site-Plan-and-Drawing_Guidelines.pdf</p> <p>Please confirm the general information such as the owner, consultant, legal description, property lines referenced to a current plan of survey, north arrow, revision dates (if applicable) on the Site Plan.</p> <p>Please also confirm garbage disposal areas, lighting information, accessibility routes, and signage for the fire access route on the Site Plan.</p>

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

Yours truly,

GM BLUEPLAN ENGINEERING

Per:



Srdjan Malicevic, E.I.T.
Project Designer



Steve Conway, C.E.T., rcsi, PMP
Branch Manager, Partner



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
ALDO SALIS, B.S., M.Sc. MCIP, RPP, DIRECTOR OF PLANNING AND DEVELOPMENT
TEL: (519) 837-2600 EXT. 2064
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

April 11th, 2023

Glenn Schwindinger
CAO
Township of Puslinch
7404 Wellington County Rd 34
Puslinch, On
N0B 2J0

Dear Glenn:

**Re: ZONING BY-LAW AMMENDMENT – Initial Comments
Usman Aziz
6706 Gore Rd
Township of Puslinch**

Please find the Planning comments below in reference to the above noted Zoning By-law Amendment based on our preliminary review of the documents below. These comments are provided based on a review of the following:

Reports Submitted:

- Zoning By-law Amendment Application Form
- Application for Zoning By-law Amendment Letter (December 8, 2022)
- Planning Justification Report prepared by GSP Group (March 2023)
- Waste Management Plan (n.d.)
- Surveyor's Real Property Report, prepared by J.D. Barnes Ltd. (December 20, 2022)
- Surveyor Project Report prepared by J.D. Barnes Limited (December 21, 2022)
- Fire Route Plan (March 2023)
- Water Management and Hydro Plan (March 2023)
- Site Plan (March 2023)
- Proposed Shed Drawings (March 2023)
- House Floor Plans (March 2023)
- Environmental Noise Study – Dog Breeding Kennel prepared by SLR (December 6, 2023)

Proposed Use

1. It is acknowledged that the application is proposing to establish a dog kennel facility and dog breeding operation. The applicant has confirmed that the proposed development will not include future veterinary services. The application proposes a site specific amendment to the zoning by-law for a portion of the property for the kennel use.

Planning Comments:

2. The applicant is to clarify the portion of the business related to the boarding of dogs. What services are provided for the boarding of dogs? Is the applicant proposing to have additional dogs boarded from the public above the 25 dogs on-site noted within the Planning Justification Report? Do the 25 dogs identified in the Planning Justification Report live on the property permanently? The maximum number of dogs permitted within the Kennel By-law on a property at any given time is 25 dogs.
3. Can the applicant please provide greater detail on the boarding services related to the boarding kennel (i.e. pick up and drop off times, other times of services, services provided etc.)
4. The applicant has identified that the property contains an existing single detached dwelling, a large rectangular metal-clad building, and two larger sheds. However, from the submitted site plan and shed drawings, it appears there are other sheds associated with the use (sheds 1-5). Shed 5 is not identified within the submitted site plan. Please confirm all of the buildings proposed to be associated with the use and show them on an updated site plan drawing. It appears the following buildings are used as part of the proposal:
 - a. Barns: 1-4
 - b. Sheds: 1-5
5. Five full time employees and three part-time employees are proposed associated with the use and guests are proposed to be permitted on the site during the hours of 10:00 am to 6:00 pm. Please provide an explanation as to the reasons guests are accessing the property (i.e. pick up and drop off times of dogs boarded on-site, other services etc.).
6. The subject property is designated as Secondary Agricultural, Core Greenlands and Greenlands within the County of Wellington Official Plan. The subject lands are also located within the Paris Galt Moraine Policy Area. The Secondary Agricultural Designation permits all uses allowed in the Prime Agricultural Area. Kennels may be permitted on an existing lot of record within the Prime Agricultural Area and the Official Plan provides that local zoning by-laws may establish criteria for these uses.
7. The subject property is zoned Agricultural (A) and is within the Natural Environment (NE) Zone and contains the Environmental Protection Zone Overlay. The proposed boarding and breeding kennel use appears to be fully within the Agricultural Zone, however an additional key map of the site showing the overall full property layout and the portion of the property within the proposed site specific zone is required to get a full understanding of the function of the site.
8. The applicant is to confirm the septic and water servicing requirements for the proposed use. The site plan shows three septic systems and one well. Please confirm which are existing and proposed. The application form indicates there are existing and proposed wells and septic systems. The pre-consultation included a question for the applicant to confirm the servicing requirements for the use.
9. Section 4.13 of the Township Zoning By-law requires that a kennel shall be no closer than 125 m from any existing residential dwelling, commercial or institutional building on any other lot. Planning staff are concerned that the dog runs appear to not be located outside of the 125 m from existing residential dwellings and how this may impact compatibility of the proposed use. The 125

m setback is measured from all components of the kennel use, not just where dogs are primarily housed. The submitted noise study appears to have not reviewed the 125 m setback as part of the evaluation, and it appears there are additional dog runs not reviewed by noise consultant. The noise study identified two (2) outdoor run areas (area to the rear of the barns and to the east of the barn), however the site plan and the submitted shed drawings show additional dog runs (shed 3 and shed 2, shed 5). All aspects of the kennel must be reviewed for noise impacts.

10. Planning Justification Report

- a. The Provincial Policy Statement in section 1.1.5.4 requires that development is compatible with the rural landscape and can be sustained by rural service levels should be promoted. The applicant is to provide clarifications of servicing requirements on the property. The total floor area of all combined buildings (identified as 530 square metres) as well as the size of all associated outdoor runs will be reviewed for compatibility. Please provide the areas of all the outdoor runs.
- b. The Growth Plan (2020) contains requirements for Lands Adjacent to Key Hydrologic Features and Key Natural Heritage Features. Please provide a key plan that shows the 30 m vegetation protection zone from all wetland features can be met.
- c. The subject lands are located within the Paris Galt Moraine Policy Area. The planning justification report should consider Section 4.9.7 of the Official Plan. Please confirm if any new buildings are proposed for the use (i.e. Shed #5).
- d. The subject lands contain Greenlands Systems including wetlands and Provincially Significant Wetlands. The planning justification report should consider section 5 of the Official Plan.
- e. The submitted Planning Justification Report did not evaluate the general provision section regarding kennels within section 4.13 of the By-law. This section includes a minimum setback from kennels to existing residential dwellings.

The dwelling located at 6700 Gore Road appears to be within the required 125 m setback. It is also noted Shed #1 appears to be included within the kennel use which may be within 125 m from the two-storey home to the south on the opposite side of Gore Rd. Shed #5 is not detailed on the site plan. This section also includes fencing requirements for outdoor runs, as well as restrictions for dog activity in outdoor runs. The Planning Justification Report should be updated to consider these provisions and confirm no additional relief is required.

Planning staff will consider the size of the proposed kennel and outdoor run area for compatibility and may need to consider the applicability of section 4.4 regarding the buildings on-site.

- f. Section 3 of the Planning Justification Report includes information on dogs and the locations they are housed. This description leaves out a number of sheds including sheds #1, #3, #5, and #4. Please update to include all buildings associated with the kennel and their use associated with the kennel. It would be helpful for a summary of the area of each building as well. Please also include a summary of the proposed dog runs including the area

associated with each run.

- g. Planning staff have concerns regarding setback of the kennel to the surrounding residential uses. It is recognized that the intent is to utilize existing structures and space, however this property is of a sufficient size to potentially accommodate a kennel elsewhere that meet the By-law Provisions. Please include a review of alternative locations in the Planning Justification Report.

11. Overall Site Map

- a. In addition to the documents submitted, please include a site map that shows the entirety site and proposed specific portion of the site that would be subject to the proposed site specific zoning amendment.
 - i. The site plan map should also clearly indicate fencing proposed surrounding outdoor runs, outdoor run size, and label all outdoor runs.
 - ii. The site plan map should clearly identify the distance of the kennel operation to the properties located at 6700 Gore Rd and the two-storey home to the south on the opposite side of Gore Rd identified as POR3 within the Environmental Noise Study.
- b. Show locations of waste bins as described within the Waste Management Plan on the site plan.

12. Shed Drawings

- a. The submitted drawing details the total number of enclosures for dogs within shed buildings. A number of the sheds are not shown on the submitted site plan. Please clarify if the sheds within the submitted drawings are sheds or barns and clearly differentiate between sheds and the metal clad building on the site plan for clarity. The capacity with the sheds appears to include 44 enclosures. Please provide further clarification regarding the number of enclosures when the maximum permitted number of dogs within the kennel by-law is 25 dogs.
- b. In addition to the sheds, please include floor plans of all existing buildings. It is noted floor plans were received for the existing dwelling.

13. Environmental Noise Study

- a. The noise study included an evaluation based on two outdoor runs, however, there appear to be additional outdoor runs on the site plan and attached to the shed buildings that must be considered. The submitted shed drawings include outdoor runs attached to Shed #2, Shed #5, and Shed #3.

It is understood that this study is being reviewed by a qualified professional, planning staff recommend that Township staff share these comments with the Township's noise consultant:

- (i) the noise study should consider all sources of noise (indoor and out);
- (ii) clarification on the number if dogs used to calculate noise requirements should be identified, and
- (iii) if it is appropriate to consider the noise of puppies as well;

- (iv) that confirmation that the applicable local Noise By-law is met.
 - (v) Review of the zoning by-law special provisions in relation to setback
 - (vi) consideration of the County of Wellington Noise By-law: [5001-05-Noise-By-law.pdf \(wellington.ca\)](https://www.wellington.ca/5001-05-Noise-By-law.pdf)
- b. The noise study indicated that noise was only reviewed as outdoor noise between the hours of 7 am – 7pm. The Township Zoning By-law restricts outdoor run or outdoor common play area hours between the hours of 8 pm – 7 am. Please confirm if the kennel will be operating outdoor runs after 7 pm.

These comments are intended to provide initial feedback to the applicant and Township on the initial zoning By-law submission. As more information is provided and detailed review of the application is completed more comments may arise. Further, these comments have been prepared without the understanding of preliminary comments from other consultants and agencies. I trust these initial comments will be of assistance.

It is noted that all of the requested studies have been submitted by the applicant; however, planning staff have identified a number of updates/clarifications required that may delay the detailed review process and ultimately meeting the Planning Act's requirements for a decision to be made in 90 days. The Township may wish to consider requiring the following items to be addressed prior to deeming this application complete:

- An addendum to the Environmental Noise Study to reflect the comments provided above
- An addendum to the submitted Planning Justification Report to reflect the above comments
- An updated key map that shows the entirety of the site including the portion related to the site specific amendment, all buildings associated with the use clearly labeled, area of dog runs provided; distances of buildings and dog runs to surrounding sensitive land uses clearly identified, fencing and fence materials identified in compliance with the Township Zoning By-law and Kennel By-law.
- Floor plans for barns 1 – 4

Regards,



Joanna Salsberg, RPP
Planner



3-5 Edinburgh Road South
Guelph . Ontario
N1H 5N8

519.822.6839

info@aboutdng.com

www.aboutdng.com

URBAN FORESTRY

ARBORIST REPORTS
MANAGEMENT PLANS
TREE PRESERVATION PLANS
TREE RISK ASSESSMENT
GIS TREE INVENTORIES
TREE APPRAISALS
MONITORING

ECOLOGICAL RESTORATION

NATURAL SYSTEMS DESIGN
HABITAT RESTORATION
EDGE MANAGEMENT PLANS
RAVINE STEWARDSHIP PLANS
NATURALIZATION PLANS
INTERPRETIVE DESIGN
MONITORING
CONTRACT ADMINISTRATION

ENVIRONMENTAL STUDIES

SUBWATERSHED STUDIES
ENVIRONMENTAL IMPACT
STATEMENTS
ECOLOGICAL LAND
CLASSIFICATION
WETLAND EVALUATION
VEGETATION ASSESSMENT
BOTANICAL INVENTORIES
WILDLIFE SURVEYS
MONITORING

LANDSCAPE ARCHITECTURE

MASTER PLANNING
RESIDENTIAL COMMUNITIES
COMMERCIAL/INDUSTRIAL
HEALTHCARE AND EDUCATION
STREETSCAPES
PARKS AND OPEN SPACES
TRAIL SYSTEMS
GREEN ROOFS
CONTRACT ADMINISTRATION

EXPERT OPINION

LPAT TESTIMONY
LEGAL PROCEEDINGS
PEER REVIEW
RESEARCH
EDUCATION

April 4, 2023

Our Project #: AA21-049A-005B
Sent by email: jbrotherston@puslinch.ca

Justine Brotherston, Deputy Clerk
Township of Puslinch
7404 Wellington Rd. 34
Puslinch, ON N0B 2J0

**Re: 6706 Gore Road, Township of Puslinch
Ecological Review, Zoning By-law Amendment application
Proposed Dog breeding Kennel**

Dear Ms. Brotherston:

About & Associates Inc. has been retained by the Township of Puslinch to review additional materials as part of the zoning by-law amendment application, to determine if there are any new ecological constraints per the submitted materials, as they relate to a proposed Dog Breeding Kennel. Per the Township Zoning By-law, kennels are only permitted as a site-specific zoning amendment. We have reviewed the following documents as part of our assessment:

- Figure A1, A2 and A3, shed layouts, March 2023
- Site Plans, figure S1, S2 and S3, March 2023
- Project, Report, 6706 Gore Road, Puslinch, J.D. Barned Limited, December 21, 2022
- Waste Management Plan, 6706 Gore Road, Puslinch, ON, undated.
- Comment Summary – 6706 Gore Road, pre-consultation
- Plan of Survey of Part of Lot 9, Gore concession, Township of Puslinch, County of Wellington, J.D. Barnes, December 20, 2022.
- Zoning By-law Amendment application, 6706 Gore Road, December 8, 2022.
- House plans, Figure H1, H2 and H3, March 2023
- Environmental Noise Study, Dog Breeding Kennel, SLR Consulting (Canada) Ltd., December 6, 2022.
- Planning Justification Report, 6706 Gore road, Township of Puslinch, county of Wellington, GSP Group, March 2023.
- Letter to County, Re: Application for Zoning By-Law Amendment, 6706 Gore Road, Puslinch, GSP Group, December 8, 2022.

- Aerial photography of the subject site, including Google Street View, March 2021
- Wellington County Draft Natural Heritage System Mapping
- GRCA mapping of natural heritage features (e.g., regulation limit, GRCA and OMNR wetlands, ANSI's, and MNR Woodlands), and
- Natural Heritage Information Center, Make-a-map, accessed March 30, 2023

Our review has identified and confirmed the following continue to apply regarding the presence of ecological constraints or concerns, as they relate to the proposed Dog breeding Kennel.

- All proposed facilities are existing on the property, and only the addition of board on board fencing for a proposed dog run/play area is proposed as new build.
- Review of Google aerial and street view photography images has not identified any additional/unmapped natural heritage features are present in the vicinity of the proposal.
- GRCA regulated habitat (a small area of Wetland identified to the north of the proposed development) is present within the property limits, but the proposed use is approximately 60m from the regulation limit.
- The MNRF Natural Heritage System mapping and the Wellington County Draft Natural Heritage System mapping does not identify any further natural heritage features within the property limits.
- The provincial Natural Heritage System limits are present on the property and include the area of a 30m buffer around the northern wetland feature. It appears that the proposed board on board fencing is outside of the NHS.
- Our Species at Risk review of the NHIC, Ontario Reptile & Amphibian Atlas, Breeding Bird Atlas and Mammal Atlas, has determined that habitat for any Species at Risk is unlikely to be impacted, based on the limits of the development, and that the structures are existing and will remain.
- The proposed development is within the boundaries of the Growth Plan for the Greater Golden Horseshoe but does not appear to include the lands within the Natural Heritage System.

In conclusion, our review of the zoning application documents, and background information corroborates our previous review of the pre-submission application, that no natural heritage features requiring additional study exist within the proposal area. The waste management plan has identified that any waste retained on site will be stored in appropriate receptacles that do not allow any leaching into the environment.

Please contact the undersigned should you require additional information of the above.

Yours truly,

ABOUD & ASSOCIATES INC.



Cheryl-Anne Ross, B. Sc.
Ecology Lead & Wildlife Ecologist

S:\A+A Projects\2021\Approved\21-049A Puslinch Peer Review\AA File\21-049A-005B 6706 Gore Rd\Report\AA Ecological review 21-049A-005B final.docx



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

March 23, 2023
via email

GRCA File: ZBA – 6706 Gore Road

Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Road 34
Puslinch, ON, N0B 2J0

Dear Ms. Banks,

Re: Zoning By-law Amendment Application
6706 Gore Road, Township of Puslinch
Usman Aziz – Owner
GSP Group c/o Kristen Barisdale – Agent

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted Zoning By-law Amendment (ZBA) Application to permit the establishment of a dog kennel facility and dog breeding operation at 6706 Gore Road in the Township of Puslinch.

Recommendation

The GRCA has no objection to the proposed Zoning By-law Amendment.

GRCA Comments

GRCA has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 150/06. GRCA has also provided comments as a public body under the Planning Act as per our CA Board approved policies.

Information currently available at this office indicates that the subject property includes unevaluated wetlands and the regulated allowance to these features. Due to the presence these features, a portion of the property is regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Future development or other alteration within GRCA regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

From our review, we believe that the proposed zoning amendment would not impact on the natural hazards and would not provide opportunity for additional built development in or adjacent to the hazards. As such, we have no objection to the proposal.

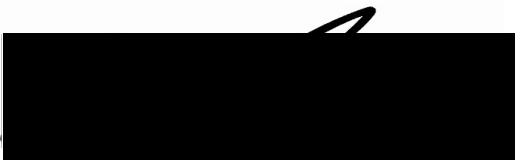
Consistent with GRCA's 2023 approved fee schedule, this application is considered a minor Zoning By-law Amendment and the applicant will be invoiced in the amount of \$465.00 for the GRCA's review of this application.

For municipal consideration

Please be advised that on January 1, 2023, a new Minister's regulation (Ontario Regulation 596/22: Prescribed Acts – Subsections 21.1.1 (1.1) and 21.1.2 (1.1) of the Conservation Authorities Act) came into effect. As a result, non-mandatory technical review services that the GRCA formerly provided under agreement with some municipalities (e.g., technical reviews related to natural heritage and select aspects of stormwater management) will no longer be provided.

Should you have any questions, please contact me at 519-621-2763 ext. 2236 or clorenz@grandriver.ca.

Sincerely,

A black rectangular redaction box covers the signature area. A handwritten signature in black ink is visible above the redaction.

Chris Lorenz, M.Sc.
Resource Planner
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Usman Aziz (via email)
GSP Group c/o Kristen Barisdale (via email)
County of Wellington (via email)



Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Steep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>



April 26, 2023

Township of Puslinch
7404 Wellington Road 34
Puslinch, Ontario
N0B 2J0

Attention: Lynne Banks
lbanks@puslinch.ca

VIA E-MAIL

**Re: Peer Review of Environmental Noise Study
Proposed Dog Breeding Kennel
6706 Gore Road
Puslinch, Ontario
VCL File: 123-0140**

Dear Ms. Banks:

We have completed our review of the “Environmental Noise Study, Dog Breeding Kennel, 6706 Gore Road, Puslinch, Ontario”, dated December 6, 2022, prepared by SLR Consulting (Canada) Ltd. (SLR).

Our comments are outlined herein.

1.0 COMMENTS

- a) The noise assessment indicates that the noise by-laws of Puslinch and North Dumfries do not apply to the proposed breeding kennel. It is agreed that the Puslinch By-Law 5001-05 does not appear to apply. However, the North Dumfries By-Law 2609-14 does have a general prohibition on noise. Part 3.1 states “*no person shall make, cause or permit Noise or vibration, at any time, which is likely to disturb any inhabitant of the Township, which may include disturbing the quiet, peace, rest, enjoyment, comfort or convenience of the inhabitant*”. This would apply to the noise from barking dogs. However, no sound level limits are provided in the by-law.
- b) The noise assessment has applied the Ministry of Environment, Conservation and Parks (MECP) noise guideline requirements of NPC-300 for a frequent impulsive noise source to complete the assessment. The Class 3 exclusion limits have been applied. This is considered appropriate. Section 2.3.1 of the SLR report indicates the outdoor sound level limits apply at the outdoor living area (yards). The sound level limits are applicable at any point within 30 m of a residential dwelling provided it is on the same property as the dwelling itself.

- c) The noise study has identified the closest existing residences to complete assessment. NPC-300 also requires the assessment include vacant lots that have the zoning to permit a noise sensitive land use to also be included in the assessment. In this area, the lands likely have agricultural zoning where a residential dwelling is permitted. Thus, a discussion (and assessment if applicable) on vacant lots should be included as part of the assessment.
- d) The NPC-300 noise guideline requires a predictable worst-case noise impact assessment. Our understanding of the assessment is that barking dogs are modelled in both outdoor run areas simultaneously. It may be possible that the dogs will be in one outdoor run or the other and not always in both. Thus, the predictable worst-case assessment should consider this scenario.
- e) The assessment has excluded the noise impact from the outdoor air conditioning equipment. It is agreed that it will likely not be significant. However, maximum (AHR1) sound ratings for the equipment should be provided in the assessment to assist with its future selection when the facility is being designed and constructed.
- f) Since the noise study does not consider the impact of barking dogs indoors and the indoor spaces will be climate controlled, a recommendation of the noise study should be that all exterior windows and doors remain closed.
- g) The noise study concludes that the proposed facility complies with the requirements of the Puslinch and North Dumfries noise by-laws. It is not clear how this conclusion can be drawn since SLR's position is that the by-laws are silent on dog barking noise and they have not been considered further. However, as per item a) above, at least the general prohibition in the North Dumfries noise by-law is applicable.

2.0 CONCLUSIONS

Our review of the environmental noise study prepared in support of the dog breeding kennel indicates there are a few items, as outlined above, that require further clarification and assessment before we can concur with its findings and conclusions

If there are any questions, please do not hesitate to call.

Yours truly,

VALCOUSTICS CANADA LTD.

Per:



John Emeljanow, P.Eng.