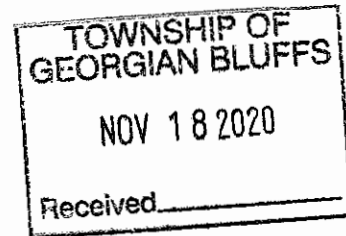




RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.

November 17, 2020

Township of Georgian Bluffs
177964 Grey Road 18
R.R. #3
Owen Sound, ON
N4K 5N5



Attention: Jennifer Burnett

Dear Jennifer:

**Re: Application for Zoning By-law Amendment
Part Lot 25, Concession 16,
Geographic Township of Keppel, Township of Georgian Bluffs
Owner: Diana Vargas and Wessel Van Loenen**

Further to our recent discussions regarding a proposed dog kennel on the above-noted property, enclosed please find a Zoning By-law Amendment application. Also enclosed are:

- Township application fees;
- Grey Sauble Conservation Authority review fee;
- Karst Assessment;
- Owner's Business Plan.

To assist your office with its evaluation of these applications, I offer the following:

Purpose of the Application:

Diana Vargas and Wessel Van Loenen own a 32.17 hectare parcel of land located along the west side of County Road 17, in the former Township of Keppel, Township of Georgian Bluffs. Situated on the property is their family residence. The balance of the property is predominantly forested.

The owners are proposing a dog kennel on the subject property that would involve the breeding of dogs and selling of their puppies. The current 'RU' (Rural) zoning of the site does not permit a commercial kennel and therefore an application to amend the Zoning By-law has been filed. The requested zoning would permit a maximum of 25 adult dogs plus puppies to the age of 12 weeks.

A new building designed solely for this kennel is proposed. This structure would measure approximately 9.14 metres x 15.24 metres (30' x 50') and would have fenced dog runs along the sides of the building with a roof overhang. In total, this building and the covered runs would occupy an area measuring about 18.3 metres x 18.3 metres (60' x 60'). The exact size and shape of the kennel will be determined at the Site Plan Control application stage but will not exceed those figures listed above.

The site chosen for the new building is located approximately 37 metres southwest of the existing house, within the area of the site that is generally cleared. A few trees may have to be removed. The building would be set back from the boundaries of the subject property as follows:

- 205 metres from the front (east) lot line;
- 181 metres from the rear (west) lot line;
- 633 metres from the side (north) lot line; and,
- 223 metres from the side (south) lot line.

Given the above setbacks and the forested character of the site, the kennel will be visually screened from the road and all abutting properties.

A septic system might also be installed to service the new building, and would be situated north of the new building.

The owners have prepared a Business Plan, which has been included in the Zoning By-law Amendment application package for the purposes of providing a clear understanding of their intentions.

Adjacent Lands:

This particular area of the former Keppel Township is significantly forested. Very little agricultural activity is occurring in close proximity of the site. Most of the nearby properties can be described as large, forested, residential lots.

Despite there being a large number of residences in the area, the new dog kennel would not be situated in close proximity to any of the adjacent homes. The closest dwelling is located 283 metres to the southeast, with the next closest dwellings being 334 metres to the south,

396 meters to the southwest, 421 metres to the northeast and 414 metres to the north.

Official Plan:

The County of Grey Official Plan designates the subject property as 'Rural'. According to the 'Rural' polices, the predominant land use within this designation shall be agriculture, aggregate extraction, recreation and forestry. Other appropriate rural land uses may also be permitted so long as they do not impact agriculture, forestry, agriculture or the natural environment. Such uses include "on-farm diversified uses" which according to Table 7 of the Official Plan may involve dog kennels.

On-farm diversified uses are limited in size, in terms of building floor area and the overall area of the property devoted to such an activity. In this particular case where the subject property comprises 32.17 hectares, the dog kennel operation could involve up to 0.64 hectares of land and the building itself could comprise a maximum of 1287 square metres of floor area. The proposed building will only comprise approximately 335 square metres of building floor area and the overall land area devoted to the dog kennel won't be much greater. Other than possibly a septic system and a parking space, no land outside of the dog kennel building will be used as part of the operation. In this regard, it is evident that the intended kennel is a permitted use on this property under the 'Rural' policies.

As well, Appendix A of the Official Plan designates the entire subject parcel and most other properties within this general area as exhibiting 'Karst Topography". The policies of the Official require test holes to be dug and an expert in this particular field to determine if, in fact, karst topographic features do exist on the site and whether it will cause problems for the proposed development. In this regard, GM BluePlan Engineering conducted a Karst Assessment for the site and determined that there was no evidence of significant karst features or hydraulically active karst in the area proposed for development. Additionally, the Engineer observed no evidence of karst features on the ground surface and no karst features were encountered in any of the testholes that were dug. A copy of the Assessment is included with the application package submitted to the Township.

Furthermore, Appendix B of the Grey County Official Plan identifies most of the property as 'Significant Woodland'. The existing house as well as the specific site chosen for the kennel are located outside of this constraint area, although the kennel appears to be only a few metres from the 'Significant Woodland' boundary. In this regard, the policies of the Official Plan state that no development or site alteration shall be permitted in a 'Significant Woodland' or within 120 metres unless it can be demonstrated that such development or site alteration would not negatively impact this natural heritage feature or its function. To address this issue, the Grey Sauble Conservation Authority (GSCA) was asked to visit the site prior to the Zoning By-law Amendment application being filed with the Township, and the GSCA determined after viewing the property that the erection of a dog kennel building in the chosen location would

have no negative impact on the woodland feature. This building area will likely be identified on the schedule of the Zoning By-law Amendment.

In view of the foregoing, it is evident that the proposed Zoning By-law Amendment conforms to the County of Grey Official Plan.

Provincial Policy Statement:

The Provincial Policy Statement (PPS) recognizes the subject property as 'Rural Lands'. A dog kennel would be a permitted use in this area.

The PPS requires new uses on 'Rural Lands' to comply with the Minimum Distance Separation (MDS) formulae. In this regard, there are no livestock facilities located in close proximity to the subject property.

Furthermore, the PPS generally directs development to areas outside of hazardous sites such as lands exhibiting karst features. As noted above, the Engineer has determined that the site chosen for the new building and septic system does not contain karst features despite the lands being identified on Appendix A has having potential karst topography.

Moreover, the PPS protects natural heritage features including significant woodlands. Although the proposed development envelope appears to encroach slightly into the boundary of the 'Significant Woodland' constraint identified on Appendix B, the GSCA is satisfied that development within the identified building envelope will not negatively impact the woodland feature.

Based on the foregoing, the proposed Zoning By-law Amendment is deemed to be consistent with the PPS.

Discussion:

The proposed Zoning By-law Amendment intended to allow for a dog kennel on the subject property conforms to the County Official Plan and is consistent with the Provincial Policy Statement.

Also of particular importance in this evaluation is the location of the neighbours' houses. A kennel, when not operated properly, has the ability to become a nuisance to neighbours with regard to noise (i.e. barking), which explains why a kennel is not permitted as of right in the 'RU' zone. By requiring a site-specific rezoning, Township staff and Council are able to evaluate each dog kennel proposals on a site-by-site basis. As explained above, the closest house is 283 metres from the kennel, which provides for a significant large separation

distance. Also, the kennel will also be located within the middle of a forested area, which means the dogs won't be able to see any people along the road or on the neighbouring properties, and therefore the dog barking will be substantially reduced. Furthermore, the dogs residing on the premises will not have outdoor access between 10:00 pm and 7:00 am, which means that nighttime barking will not be heard outside of the building. All of these measures will ensure that the neighbours are not impacted by barking dogs. There should be no impact on the neighbours.

Based on the foregoing, the application has merit and should be approved.

The owner is aware that a Site Plan Agreement with the Township will be required. The Agreement will deal with such matters as exact building size and location, outside hours for the dogs, timing of tree clearing, etc.

Closing Remarks:

I trust this information is satisfactory. Should you have any questions, please do not hesitate to contact the undersigned.

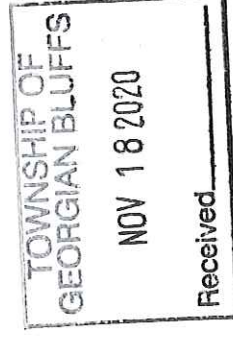
On a final note, it would be sincerely appreciated if your office could advise me of the possible Public Meeting date before actually scheduling the meeting in order to ensure my availability.

Sincerely,

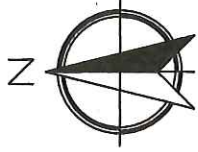
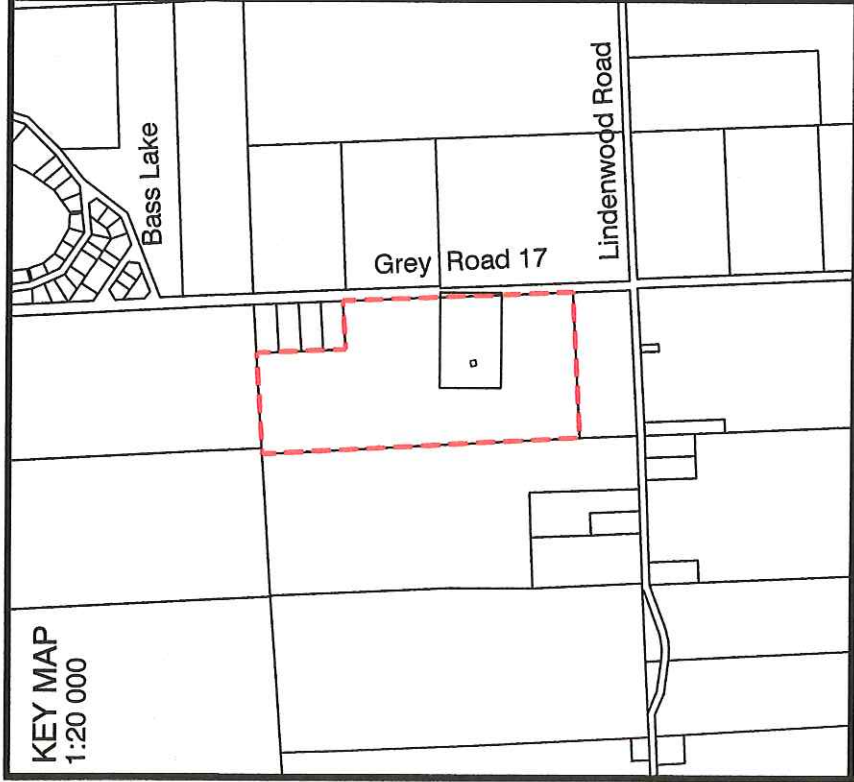


Ron Davidson, BES, RPP, MCIP

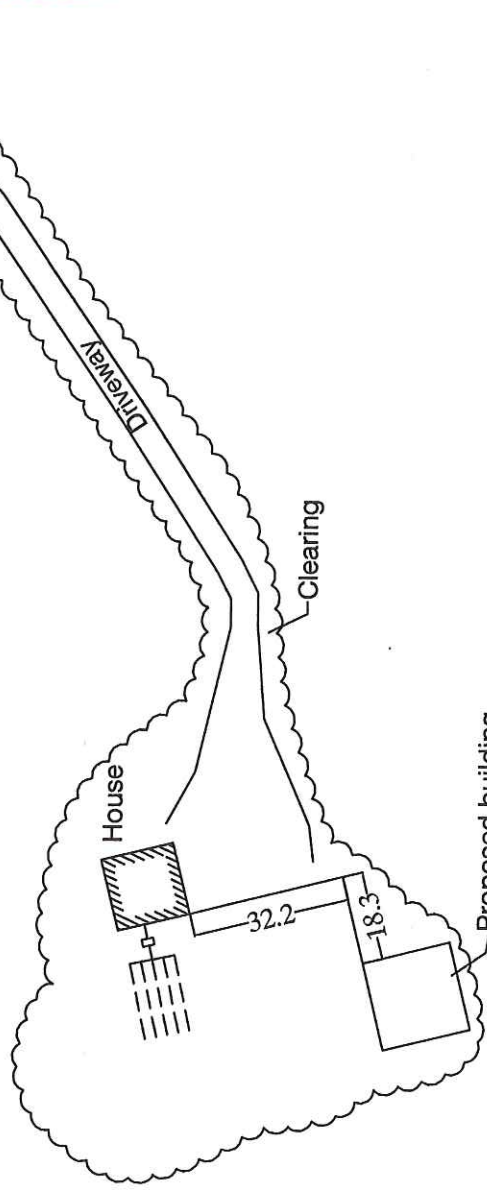
c.c. Diana Vargas and Wessel Van Loenen



KEY MAP
1:20 000



Grey Road 17



Proposed building envelope for dog kennel (approximately 18.3 X 18.3 m)

Proposed Dog Kennel
179482 Grey Road 17
Georgian Bluffs, ON

TOWNSHIP OF
GEORGIAN BLUFFS
NOV 18 2020
Received _____



RON DAVIDSON
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:1500