

**Committee of the Whole (Planning)  
Municipality of West Grey  
Minutes of August 8<sup>th</sup>, 2016, at 1:45 p.m.**

The Committee of the Whole (Planning) met at the Council Chambers with the following members in attendance.

Council Mayor Kevin Eccles, Deputy Mayor John A. Bell, Councillor Bev Cutting, Councillor Doug Hutchinson, Councillor Carol Lawrence, Councillor Don B. Marshall, Councillor Rob Thompson  
Staff: Mark Turner, Clerk  
Also Present: Ron Davidson, Municipal Planner

1. Disclosure of Pecuniary Interest - None
2. Approval of Minutes – June 6, 2016

**Marshall-Hutchinson, Resolved that, the minutes of the June 6, 2016 West Grey Planning Advisory Committee, be approved, as printed.  
... #21-16 Carried.**

3. Public Meetings
  - 1) Zoning Bylaw Amendment Application ZA-08-16 – Part Lot 6, Concession 10, former Township of Bentinck (Martin Kuepfer)

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the purpose of the proposed Zoning By-law Amendment is to rezone the subject property from the Rural (A2) Zone and Natural Environment (NE) Zone to the Rural Exception (A2-358) Zone and Natural Environment (NE) Zone to allow for a commercial kennel, with a maximum of fifty (50) adult dogs being able to be boarded at any one time, and to permit a part of the kennel building to be within eighty-five feet (85') from the property line of the residence to the south of the subject property.

Written comments were received from the Grey County Planning & Development Department, the Municipal Planner, Saugeen Valley Conservation Authority, the Historic Saugeen Metis, Beverly Dack, and Lorraine Beaudin.

The Grey County Planning & Development Department indicated in a letter dated July 28, 2016 that in regards to general planning matters, in other areas of the County where similar bylaws have been passed restrictions on

the number of dogs have been outlined in the by-law as well as hours in which the dogs are permitted to be outside. The Municipality may wish to apply Site Plan Control in this regard. The number of proposed boarded dogs at one time is fairly large, as well as the location is close to the surrounding neighbours, it may be ideal to reduce the number of proposed boarded dogs at a time, as well as consider some buffering between neighbouring properties or relocating the subject kennel on the property.

The Historic Saugeen Metis indicated in an email dated July 15, 2016 that they have no objection or opposition to the proposed rezoning.

The Municipal Planner noted in his Planning Report dated August 8, 2016 that the most appropriate location for a dog kennel is the countryside, away from the higher concentration of residences associated with urban centres. Even in some rural locations, however, a dog kennel may create some noise issues for the neighbours, if there are dwellings situated in close proximity to the site. In this particular instance, there is one detached dwelling that is of particular concern to this proposal. As noted above, the property to the south of the subject lands contains a detached dwelling that is only approximately 41 metres from the proposed dog kennel. The potential impact on the residence of that dwelling could be significant, especially given the significantly large size of the dog kennel. (Most the kennels that have been considered in West Grey and surrounding areas involve 10 to 15 dogs.) For this reason, the potential impact on the neighbours is a concern. Therefore, this Planning Report does not include a formal recommendation to the Committee. A verbal recommendation will likely be provided following the discussions at the Public Meeting.

The Saugeen Valley Conservation Authority indicated in a letter dated August 4, 2016 that it has come to the attention of SVCA staff that habitat of Threatened or Endangered species may be located in the area of the proposed development. Section 2.1.7 of the Provincial Policy Statement (PPS 2014) indicates that development and site alteration shall not be permitted in habitat of endangered species or threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the threatened and endangered species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Natural Resources and Forestry (MNRF) for information on how to address this policy. All of the plan review functions listed in the Agreement have been assessed with respect to this proposal. SVCA staff recommends that the Natural Environment (NE) Zone be revised in conjunction with this proposed Zoning By-law Amendment to better reflect site conditions. SVCA staff are of the opinion that the Hazard Lands designation and the NE Zone do not

appear to coincide with the hazardous lands mapping originally plotted by SVCA staff. SVCA staff recommends that the NE Zone boundary be revised to better reflect site conditions. SVCA staff's recommended NE Zone and Hazard Lands boundaries are shown on the enclosed map. Provided the applicable Natural Heritage policy mentioned above is appropriately addressed, then this proposed Zoning By-law Amendment will be acceptable to SVCA staff.

Beverly Dack sent an email dated July 29, 2016 expressing concerns with the proposed kennel, including the number of adult dogs (50) proposed for a breeding kennel, only one individual to be looking after 50 adult dogs, the breed of dog(s) not being identified, the individual never running a kennel before, and the potential impact of the kennel on the neighbourhood due to potential noise from that many dogs barking, and the well-being of the dogs.

Lorraine Beaudin, owner of property at Part Lot 6, Concession 11, noted her opposition to the proposed zoning by-law amendment due to noise concerns, animals being confined, and questioning how one individual can look after 50 dogs.

The Municipal Planner noted his concerns with the number dogs being proposed, and opined that even 15 adult dogs being permitted in such close proximity to the existing dwelling to the south of the subject property would create noise issues.

**Bell-Lawrence, Resolved that, the West Grey Committee of the Whole (Planning) hereby recommends Council deny the proposed zoning by-law amendment. ... #22-16 Carried.**

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- 1) Temporary Use Zoning Bylaw Amendment Application ZA-07-16 – Part Lot 63, Concession 2, former Township of Normanby (Robert & Brenda Harris)

The Secretary-Treasurer read the statutory requirements for the Public Meeting, and noted the proposed Zoning By-law Amendment would rezone Part Lot 63, Concession 2, Municipality of West Grey (former Township of Normanby). The purpose of this By-law Amendment is to allow the placement of a Garden Suite for farm help purposes on the subject property for a temporary period not to exceed three (3) years from the date of passing of the by-law. However, Council may grant extensions to this time period, but such extensions cannot exceed three years at any one time.

Written comments were received from the Grey County Planning &

Development Department, Saugeen Valley Conservation Authority, the Municipal Planner, and the Historic Saugeen Metis.

The Grey County Planning & Development Department indicated in a letter dated July 28, 2016 that the subject application conforms to the Grey County Official Plan as the temporary use is for three years. Recent legislation updates have extended the temporary use of Garden Suites from 10 years to 20 years; therefore this proposed temporary use could be implemented for a longer period of time. Due to the temporary nature of the proposed use, the garden suite should be within the existing building cluster and should tie into the existing well/septic. County planning staff recommend that it is ensured that both the existing dwelling and proposed Garden Suite can be adequately serviced. Provided the subject property can be adequately serviced and MDS can be met, County planning staff have no further concerns with the above noted application

The Historic Saugeen Metis indicated in an email dated July 18, 2016 that they have no objection or opposition to the proposed rezoning.

The Saugeen Valley Conservation Authority indicated in a letter dated August 2, 2016 that in the opinion of SVCA staff, the significant natural heritage feature affecting the subject property include the fish habitat associated with Fairbanks Creek and the potential habitat of threatened or endangered species. Fairbanks Creek, which flows through portions of the property, is considered fish habitat by SVCA staff. Section 2.1.8 of the Provincial Policy Statement (PPS 2014) indicates that, among other things, development and site alteration shall not be permitted on the adjacent lands of fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on fish habitat or on their ecological functions. Based on the location of the proposed garden suite shown on the sketch included as part of the application, SVCA staff are of the opinion that the negative impacts to fish habitat as a result of this proposal will be negligible.

According to Appendix B Constraint Mapping of the Grey County Official Plan, Other Identified Wetlands exist near the eastern property boundary. As this wetland is more than 30 metres from the location of the proposed garden suite, SVCA staff are of the opinion that this wetland will not be negatively impacted by this proposal.

All of the plan review functions listed in the Memorandum of Agreement between the Authority and the Municipality of West Grey relating to Plan Review have been assessed by SVCA staff with respect to this proposal.

Provided the threatened and endangered species natural heritage policy referenced above is appropriately addressed by the applicant, this proposed zoning by-law amendment will be acceptable to SVCA staff.

The Municipal Planner recommended in his Planning Report dated August 8, 2016 that allowing for a garden suite (temporary second dwelling on a farm property for the use of farm help has merit and should be given favourable consideration.

The Clerk noted that the Chief Building Official conducted a site visit, and indicated by email that the proposed garden suite will be using a separate septic system, and the Chief Building Official has no concerns with utilizing a separate septic system.

The Committee suggested amending the proposed zoning by-law amendment to permit the farm help for a five year period.

**Hutchinson-Thompson, Resolved that, the West Grey Committee of the Whole (Planning) hereby recommends West Grey Council approve the zoning bylaw amendment, as amended to provide for a five year approval period for the garden suite. ... #23-16 Carried.**

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- 4) Other - None
- 5) Next Meeting – not determined to date
- 6) Adjournment

On motion of John A. Bell, the Committee adjourned at 2:25 p.m.

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(Signed)  
Kevin Eccles, Mayor

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(Signed)  
Mark Turner, Clerk