



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	February 3, 2015
SUBJECT/REPORT NO:	Application for an Amendment to the Town of Flamborough Zoning By-Law 90-145-Z, for the lands located at 548 Millgrove Side Road (PED15010) (Ward 15)
WARD(S) AFFECTED:	Ward 15
PREPARED BY:	Daniel Barnett Planner (905) 546-2424 Ext. 4445 Steve Robichaud Director of Planning and Chief Planner Planning Division
SUBMITTED BY:	Jason Thorne General Manager Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

That approval be given to **Amended Zoning Application ZAR-13-057, by Francois and Nicole Risdon, Owners**, for a modification to the Agricultural “A” Zone, to permit the establishment of a kennel for the boarding of up to 120 cats, on a portion of the lands located at 548 Millgrove Side Road (Flamborough), as shown on Appendix “A” to Report PED15010, on the following basis:

- (a) That the draft By-law, attached as Appendix “B” to Report PED15010, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
- (b) That the proposed modification in zoning is consistent with the Provincial Policy Statement, conforms to the Greenbelt Plan and complies with the Rural Hamilton Official Plan.

EXECUTIVE SUMMARY

The purpose of this application is for a modification to the Agricultural “A” Zone, in order to facilitate the establishment of a 300 sq m kennel to accommodate a maximum of 120 cats on a portion of the subject lands.

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The proposal has merit and can be supported as it is consistent with the Provincial Policy Statement (PPS), conforms to the Greenbelt Plan and complies with the Rural Hamilton Official Plan (RHOP).

Alternatives for Consideration – See Page 14

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: As required by the Planning Act, Council shall hold at least one Public Meeting to consider an application for a Zoning By-law Amendment.

HISTORICAL BACKGROUND

Proposal

The subject property is zoned Agricultural “A” Zone and is located on the east side of Millgrove Side Road, north of Highway No. 5 and south of Concession 4 West (see Appendix “A”). The applicant has applied to rezone the lands in order to permit a kennel on the property for the boarding of a maximum of 120 cats. A new building with a maximum gross floor area of 300 sq m, with an associated outdoor enclosure area, is proposed to accommodate the cats, as indicated on Appendix “C”.

Chronology

December 24, 2013: Rezoning application to establish a kennel for a maximum of 120 cats was received.

January 23, 2014: The application for rezoning was deemed complete.

March 14, 2014: The Public Notice Sign was posted on the subject property.

March 17, 2014: Notice of Complete Application and Pre-circulation was mailed to all residents within 120 m of the subject property.

January 7, 2015: Public Notice Sign was updated to note the date and time of the Public Meeting.

January 16, 2015: Notice of Public Meeting was mailed out to all residents within 120 m of the subject property.

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Details of Submitted Application

Location: 548 Millgrove Side Road (Flamborough)

Owner: Francois and Nicole Risdon

Applicant: A.J. Clarke and Associates Ltd.

Property Description: Frontage: 236.08 m

Lot Depth: 401.48 m

Area: 9.48 ha

Existing Land Use and Zoning

	<u>Existing Land Use</u>	<u>Existing Zoning</u>
<u>Subject Lands:</u>	Agriculture	Agricultural “A” Zone
<u>Surrounding Lands:</u>		
North	Agriculture	Agricultural “A” Zone
South	Agriculture	Agricultural “A” Zone
East	Agriculture	Agricultural “A” Zone
West	Agriculture and Agri-Tourism	Agricultural “A” Zone and Agricultural “A-90 (H)” Holding Zone

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement (2014)

The application has been reviewed with respect to the policies of the Provincial Policy Statement (PPS). The following policies, amongst others were considered:

“2.3.1 Prime agricultural areas shall be protected for long-term use for agriculture.

Prime agricultural areas are areas where prime agricultural lands predominate. Specialty crop areas shall be given the highest priority for

protection, followed by Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area, in this order of priority.

- 2.3.3.1 In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses.

Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.”

The proposed kennel will be an on-farm use located on an existing agricultural property which is utilized for the growing of cash crops. The kennel will be clustered with other existing buildings located on the same lot including a single detached dwelling, a metal shed and two greenhouses. The kennel will not create minimum distance separation restrictions for adjacent lands or result in minimum distance separation concerns from any existing livestock facilities. Therefore the proposed kennel is compatible with, and will not hinder, surrounding agricultural operations.

- “2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.”

The subject property does contain a Core Area (stream). Staff are of the opinion that as the proposed development is located on an existing manicured lawn and clustered with existing buildings, the proposed development will not negatively impact the environmental features or ecological function of the Core Area. A more detailed review can be found in the RHOP review section, in particular starting on page 6 of this Report.

- “2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

- 2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.”

The subject property has been determined to have archaeological potential. A Stage 1 and 2 Archeological Report was undertaken as part of this application which recommended that no further archaeological work is required. The report has yet to be received by the Ministry for compliance with licensing requirements, however, Planning

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staff concur with the recommendations made in the report and that the municipal interest in archaeology has been met.

Based on all of the above, the proposed use is consistent with the policies of the PPS.

Greenbelt Plan

The application has been reviewed with respect to the policies of the Greenbelt Plan. The following policies, amongst others, were considered:

- “3.1.3 For lands falling within the prime agricultural area of the Protected Countryside the following policies shall apply:
- 1) Within prime agricultural areas, as identified in municipal official plans, normal farm practices and a full range of agricultural, agriculture-related and secondary uses are supported and permitted.
 - 4) New land uses and the creation of lots, permitted by policies of this plan, and new or expanding livestock facilities shall comply with the minimum distance separation formulate.”

The proposed additional use of the lands as a kennel would be considered a secondary use as the kennel will be located on an existing agricultural property with 4 ha (10 ac) of land being rented to another farmer for the growing of cash crops and another 2.8 ha (7 ac) of fallow land. The amending By-law (Appendix “B”) contains provisions restricting the size of the kennel, thereby ensuring it remains secondary to the primary agricultural use. A kennel is not considered a livestock facility and therefore does not create minimum distance separation restrictions for any neighbouring resident, nor does a kennel create restrictions for any existing or proposed livestock facility on any neighbouring property. Therefore, the proposed use conforms to the policies of the Greenbelt Plan.

Rural Hamilton Official Plan

The subject property is designated “Agriculture” on Schedule “D” – Rural Land Use Designations in the Rural Hamilton Official Plan (RHOP). The following policies, amongst others, are applicable to the subject application:

- “D.2.1 Uses permitted in the Agriculture designation are limited to agricultural uses, agricultural-related commercial and agricultural-related industrial uses and on-farm secondary uses as set out in the following policies.
- D.2.1.3 To encourage on-farm economic diversification as a means of reinforcing the agricultural economy, limited secondary uses are permitted. On-farm

secondary uses are secondary to the primary agricultural use and are limited to agri-tourism uses, farm vacation homes, home industries, kennels, and small scale retailing of agricultural products. On-farm secondary uses shall be permitted provided the following conditions are met in all cases:

- a) The use shall be clearly secondary to the primary agricultural use maintained on the lot;
- b) Any buildings or structures associated with an on-farm secondary use shall allow for ease of conversion to a future agricultural use and be located to form an integral part of the primary farm cluster;
- c) Appropriate development standards shall be established in the Zoning By-law regarding the maximum floor area for such uses, access, parking, outside storage, and any other requirements; and,
- d) Site Plan approval may be required.

D.2.1.3.1 In addition to the above policies, on-farm secondary uses shall be subject to the following conditions:

- e) A kennel may be permitted. To ensure that the use is clearly accessory to the main agricultural use and will not impact adjacent land uses, limitations on the area of the site and/or building floor area used for a kennel, required setbacks from adjacent sensitive land uses and minimum separation distances between kennels, as well as other aspects of the use shall be established in the Zoning By-law.”

The proposed kennel is considered an on-farm secondary use and will be established on an existing agricultural property and will be restricted to a maximum floor area of 300 sq m and a maximum of 120 cats. In addition, the amending by-law will only permit a kennel accessory to an agricultural operation. This will ensure that the use remains secondary to the primary agricultural use existing on the property, being cash crops. The amending by-law will restrict the kennel use to a small portion of the subject lands adjacent to Millgrove Side Road and will include a minimum and maximum front yard setback restriction. These restrictions will ensure that the proposed kennel is clustered with the other buildings on-site and located away from the Core Area. In addition, the Agriculture “A” zoning would permit the kennel building to be used for agricultural purposes for ease of conversion to a future agricultural use. Therefore the proposed kennel meets the on-farm secondary use conditions in Policy D.2.1.3.

“B.3.4.4 The City shall require the protection, conservation, or mitigation of sites of archaeological value and *areas of archaeological potential* as provided for

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under the Planning Act, the Environmental Assessment Act, the Ontario Heritage Act, the Municipal Act, the Cemeteries Act, or any other applicable legislation.”

The subject property has been determined to have archaeological potential. A Stage 1 and 2 Archeological Report was undertaken as part of this application which recommended that no further archaeological work is required. The report has yet to be received by the Ministry for compliance with licensing requirements, however, Planning staff concur with the recommendations made in the report and that the municipal interest in archaeology has been met. Furthermore, the proposed kennel will be subject to site plan control, and no development will be permitted until the Ministry has advised that they have no concerns with the submitted archaeological reports.

The subject property is designated “Greenbelt Protected Countryside” on Schedule “B” – Natural Heritage System in the RHOP. The following policies, amongst others, are applicable to the subject application:

- “C.2.3.3 Any development or site alteration within or adjacent to Core Areas shall not negatively impact their environmental features or ecological functions.
- C.2.4.8 Beyond the Greenbelt Natural Heritage System within the Protected Countryside new development and site alteration shall not be permitted within or adjacent to key natural heritage features in the Greenbelt Protected Countryside unless it has been evaluated through an Environmental Impact Statement and has been demonstrated that there shall be no negative impacts on the natural features or their ecological functions.
- C.2.4.11 Where vegetation protection zones have not been specified by watershed and sub-watershed plans, Secondary or Rural Settlement Area Plan policies, Environmental Assessments and other studies, the following minimum vegetation protection zone width objectives shall be evaluated and addressed by Environmental Impact Statements:
 - a) Permanent and intermittent streams: 30-metre vegetation protection zone on each side of the watercourse, measured from beyond the stable top of bank.”

The subject property contains a Core Area (stream). Staff are recommending that the site specific “A-94” Zone be applied to a small portion of the subject lands adjacent to Millgrove Side Road (see Appendix “B”), ensuring that the kennel will be located within the existing manicured lawn area and within the existing cluster of buildings near the road and the driveway (see Appendix “C”). The kennel building will be located a minimum of 15 m from the top of bank identified by the Hamilton Conservation

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Authority. While a setback of 15 m is a reduced setback from the required 30 m setback (Vegetation Protection Zone) identified in the RHOP, staff and the Hamilton Conservation Authority are satisfied that the 15 m setback from the top of slope is sufficient to protect the intermittent stream and ensure that the kennel does not negatively impact the Core Area.

Based on all of the above, the proposed kennel complies with the policies of the RHOP.

Town of Flamborough Zoning By-law

The subject property is zoned Agricultural “A” Zone in the Town of Flamborough Zoning By-law. A kennel is not a permitted use in the Agricultural “A” Zone, and as such, the Agricultural “A” Zone does not contain any regulations for a kennel. The kennel will be restricted to a small portion of the lands. In addition, the Amending By-law attached as Appendix “B”, if adopted by Council, would restrict the location of the kennel building on the property.

The Town of Flamborough Zoning By-law does not have specific parking requirements for kennels, therefore the parking requirements would be based on Section 5.21.1 (ee) which establishes parking at a ratio of one space for every 30 sq m of floor area for all non-residential uses not otherwise defined. In addition, as the applicant is proposing accessory retail of not more than 5% of the gross floor area, the parking requirements for retail would be calculated at a ratio of one space for every 19 sq m for the retail component of the kennel. Based on the maximum size of 300 sq m, the required parking spaces for the kennel use and accessory retail under the Flamborough Zoning By-law would be 11 spaces. However, staff are of the opinion that the requirement for 11 parking spaces exceeds what is actually required for the kennel use. The kennel will be a secondary use to the primary agricultural use of the property, and will be operated by the owners of the property. As such, the employee parking requirement is minimal. Staff are of the opinion that the four parking spaces that are being identified on the proposed site plan (Appendix “C”) are sufficient for the kennel operation. Reducing the parking requirement will further reinforce the secondary nature of this operation, and reduce the physical and visual impact on the rural landscape.

RELEVANT CONSULTATION

Hamilton Municipal Parking System

Hamilton Municipal Parking System staff reviewed the plan submitted by the applicant which proposed parking within an easement, and expressed concern with parking spaces being located within an easement. Hamilton Municipal Parking System staff did note that there appears to be sufficient land on-site in which to relocate the parking, or to provide additional parking on-site, should it be needed. Planning staff advise that the

location of parking will be addressed at the Site Plan Control stage, however, all parking will need to be provided on private property.

Forestry and Horticulture, Public Works

Forestry and Horticulture staff noted that there are no Municipal Tree Assets located on the road allowance, and therefore Tree Management (with respect to municipal trees) will not be required.

Hamilton Conservation Authority

A portion of the subject property is affected by Ontario Regulation 161/06 (HCA's Regulation of Development Interference with Wetlands and Alterations to Shoreline and Watercourses) made under the Conservation Authorities Act, R.S.O. 1990. The regulated area pertains to the tributaries of Borer's Creek and associated hazard lands. Written permission is required from the Hamilton Conservation Authority (HCA) for development within the regulated area.

The erosion hazard limit for the two tributaries on the property was evaluated by Terraprobe Inc. in a Slope Stability and Erosion Assessment dated November 21, 2013 submitted with this application and identified on the submitted property sketch based on the survey provided by A.J. Clarke and Associates Ltd. (see Appendix "C"). The building is proposed to be located beyond the long term stable top of bank plus 6 m erosion access allowance. Therefore, the building would be outside the erosion hazard and permission can be provided pursuant to Ontario Regulation 161/06 in the form of a Letter of Permission at the time of building permit application.

Planning staff advise that the amending By-law will only establish the site specific "A-94" Zone on a portion of the property. Any building or structure associated with the use of the kennel would only be permitted to be established within the portion of the lands zoned "A-94". As the "A-94" Zone will be located 15 m from the top of bank, the proposed amending By-law will ensure the kennel will be located outside of the erosion hazard.

Operations and Waste Management Division

Operations and Waste Management staff note that "This property is eligible for weekly collection of garbage, organic recyclable material, and leaf and yard waste through the City of Hamilton subject to compliance with specifications indicated by the Waste Management Division and subject to compliance with the City's Solid Waste Management By-law 09-067."

Source Protection Planning, Public Works

Source Protection Planning staff provided the following comments based on the review of supporting documentation provided by the applicant:

- i) That the water usage for the proposed cattery is not considered a significant increase and therefore will not dramatically affect the existing water/wastewater system.
- ii) The cleaning chemicals stored on-site do not pose a significant threat to the environment.
- iii) It is recommended that the solid waste stored on-site be kept out of the elements, therefore mitigating any potential for the refuse to leach into the groundwater resource.

Implementation of the solid waste storage facilities will be addressed through the Site Plan Approval process.

Public Health Services

Public Health staff provided the following comments:

“That the owner/operator of the proposed cattery must ensure that any and all cats over three months of age held at the cattery are immunized against rabies as per Ontario Rabies Immunization R.R.O. 1990, Regulation 567.

All vaccination certificate copies on rabies immunization status of cats held on-site must be kept on-site and available for viewing for up to three years from the date of issue as dictated by the Ontario Rabies Immunization R.R.O. 1990, Regulation 567.

Public Health Services recommends that a plan be developed to ensure the animals are handled safely to reduce the risk of a cat bite or scratch. Reporting of all animal bites or scratches to Public Health services must be incorporated into the plan and reporting is required under the Communicable Disease-General, R.R.O. 1990, Regulation 557, Rabies Section 2.”

Animal Services

Comments from Animal Services expressed “concerns with respect to the potential breeding of cats and which breed of cat might be bred, as certain breeds are not permitted in Hamilton. Animal Services would prefer that the amending By-law only permit a kennel that permits the boarding of cats and not to permit the breeding of cats. Additionally, cats that are not spayed or neutered would need to be kept separate from other cats that are being boarded at the kennel.”

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The breeding or keeping of prohibited breeds of cats is already enforced by existing municipal rules and regulations. Based on this, in the opinion of Planning staff, it is not necessary to restrict the breeding of cats in the amending By-law.

Public Consultation

In accordance with Council's Public Participation Policy, this application was pre-circulated to 24 property owners within 120 m of the subject lands on March 17, 2014. A Public Notice Sign was also posted on the subject lands at that time. Notice of Public Meeting was mailed on January 16, 2015. At the time of preparation of this Report, staff had received no correspondence with respect to the proposed rezoning application.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

1. The proposal has merit and can be supported for the following reasons:
 - i) It is consistent with the Provincial Policy Statement, conforms to the Greenbelt Plan and complies with the Rural Hamilton Official Plan.
 - ii) The proposed kennel allows for on-farm diversification of the existing agricultural operation in a manner that will not negatively impact on agricultural lands as the use will remain secondary to the principal agricultural use of the lands.
 - iii) It is compatible with the type and form of development in the surrounding area.
2. The subject property is located on the east side of Millgrove Side Road, north of Highway 5 West and south of Concession 4 West. The property is zoned Agricultural "A" Zone in the Town of Flamborough Zoning By-law, which permits agricultural uses but does not permit a kennel. Therefore, modifications to the Zoning By-law are required in order to permit a kennel on a portion of the subject lands, expand the definition of kennel to include cats but exclude dogs and to include grooming, as well as modifications related to the size and location of the kennel.

Use of a Kennel

The proposed use of a kennel complies with the RHOP policies that permit on-farm secondary uses. The intent of allowing on-farm secondary uses is to promote and encourage economic diversification and viability of agricultural operations. The proposed kennel use will therefore be restricted to a maximum size of 300 sq m with a maximum capacity of 120 cats and only be permitted

accessory to an agricultural operation, ensuring that the proposed kennel will remain an on-farm secondary use and will not be permitted as a principal use for the property.

The proposed kennel is located on a 9.48 ha agricultural property and will be setback more than 100 m from the nearest neighbouring dwelling unit. The original application for Amendment to the Zoning By-law sought to establish the site specific zoning to permit a kennel on the entire property. To ensure that the use remains an on-farm secondary use, and to protect neighbouring properties and the Core Area, staff are recommending restricting the site specific zoning to a small portion of the site (see Appendix “B”). Through the Site Plan Control process, the proposed kennel will be required to locate and screen any outdoor areas so as to further protect neighbouring dwellings. Therefore, it is the opinion of staff that the proposed modification to add the use of a kennel to the Agricultural “A” Zone for a portion of the property has merit and can be supported.

Definition of a Kennel

The Town of Flamborough Zoning By-law specifically defines the term kennel to mean “*any lot, building, or structure used at any time for the breeding, raising, keeping, training or boarding of four or more dogs.*” As the definition specifically mentions dogs, this definition would not cover the boarding of cats, as is being proposed for the subject lands. Therefore, a modification to the By-law is required to expand the definition of a kennel to include cats. It is the opinion of staff that the proposed change in definition to permit another type of domesticated animal (in this instance cats) does not change the nature of the use as a kennel and can be supported.

In addition, the applicant has requested that the definition of kennel in the amending By-law also be modified to include “grooming”. This is to clarify that this is an activity that may take place while cats are being boarded on-site. Staff have no concerns with the adding of grooming to the definition of a kennel and support this modification.

It is noted that while the standard definition of kennel in the Town of Flamborough Zoning By-law would permit dogs, this application is for the establishment of a kennel for cats only. The impact of a kennel for dogs was not evaluated as part of this application. It is the opinion of staff that the definition for kennel be modified to exclude dogs and only permit cats as requested by the applicant.

Accessory Retail

The applicant is proposing to include a small retail component to the proposed kennel, which would sell cat food and other merchandise related to cats. The proposed retail use would be accessory to the proposed kennel and be limited in size and scale, occupying no greater than 5% of the gross floor area of the kennel. Based on the maximum size restriction of 300 sq m, the accessory retail use would be restricted to a maximum of 15 sq m. In the opinion of staff, the proposed retail would remain accessory to the proposed kennel. Therefore, it is the opinion of staff that the proposed modification to permit accessory retail for a kennel up to a maximum of 5% has merit and can be supported.

Size of a Kennel

In order to facilitate the proposed kennel and to ensure that the size and scale of the kennel remains secondary to the principal agricultural use of the lands, staff are recommending that the amending By-law restrict the proposed kennel to a maximum of 120 cats and to a maximum size of 300 sq m. It is the opinion of staff that the proposed restrictions for the kennel are appropriate, as they will ensure that the kennel remains small in size and secondary to the principal agricultural use and, therefore, the proposed modifications can be supported.

Setbacks for a Kennel

The applicant has requested 15 m setbacks for the kennel building from all property lines. In order to ensure that the proposed kennel remains clustered with the other buildings on-site, outside of the erosion hazard identified by the Hamilton Conservation Authority, with adequate buffering from adjacent properties to the north and south, and to ensure that any building established can be easily converted to an agricultural building without modification to the By-law, staff are of the opinion that a minimum front yard setback requirement of 15 m, and a maximum front yard setback requirement of 17 m be included in the implementing By-law (see Appendix "C"). Based on the foregoing, the proposed minimum and maximum front yard setbacks can be supported.

Loading

As the proposed building will exceed 280 sq. m. in size, the By-law would require a minimum of one on-site loading space that is 12m long, 3.5m wide with a clearance of 4m in height. The proposed use of the property as a kennel would not, in the opinion of staff, require a designated loading space to facilitate the use. Therefore, the proposed modification to exempt the kennel from providing a loading space for a kennel use is appropriate and can be supported.

3. As previously noted, staff are recommending that a minimum of four parking spaces be provided on-site for the kennel use instead of 11 as required by the Zoning By-law. There is adequate space on-site, within the lands proposed to be zoned "A-94", in which to provide four parking spaces that meet the minimum parking space size requirement of 5.8 m by 2.6 m, as well as maintain the minimum 3 m setback from the front lot line. Staff note that the concept plan attached as Appendix "C" indicates the parking area is to be setback 1.0 m from the property line, however staff have confirmed with the applicant that this plan is conceptual only, and that the parking spaces can be relocated on-site to conform to the Zoning By-law.

In addition, the proposed kennel will involve the construction of a new building and associated outdoor enclosures attached to the new building. The proposed building, outdoor enclosures, and associated parking will be subject to an application for Site Plan Control, where appropriate screening and buffering will be required.

4. The subject property is located outside of the Urban Area and there are no municipal water or sewer services available to serve the subject lands. Water and wastewater facilities will be provided by way of private well and septic systems.

At the Site Plan Control stage, solid waste storage, erosion and sediment control plans, grading plans, and stormwater management plans will be required to control any additional post development runoff due to the increased impervious area.

ALTERNATIVES FOR CONSIDERATION

If the application for rezoning is denied, the applicant would be able to utilize the lands in accordance with the Agricultural "A" Zone provisions.

The application could also be approved on a smaller scale, with a reduced gross floor area and a reduced number of cats being permitted to be boarded at any given time.

ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN

Strategic Priority #1

A Prosperous & Healthy Community

WE enhance our image, economy and well-being by demonstrating that Hamilton is a great place to live, work, play and learn.

Strategic Objective

1.1 Continue to grow the non-residential tax base.

APPENDICES AND SCHEDULES ATTACHED

- Appendix “A”: Location Map
- Appendix “B”: Draft By-law and Schedule A Map
- Appendix “C”: Concept Plan

:DB/th