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# HALDIMAND COUNTY

## Report PDD-45-2022 Temporary Use By-law Extension Application for an Animal Kennel – The Canine Bond



For Consideration by Council in Committee on December 6, 2022

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### OBJECTIVE:

To consider a Temporary Use By-law extension application for a dog kennel (dog training business) located in the prime agricultural area of the County.

### RECOMMENDATIONS:

1. THAT Report PDD-45-2022 Temporary Use By-law Extension Application for an Animal Kennel – The Canine Bond be received;
2. AND THAT application PLRU-2022-127 to pass a Temporary Use By-law for a period of three (3) years) to December 31, 2025 to permit an animal kennel (dog training business) to temporarily operate on the subject lands be approved for reasons outlined in Report PDD-45-2022;
3. AND THAT any kennel licence issued for The Canine Bond for the years 2023, 2024 and 2025 include the conditions outlined in Report PDD-45-2022;
4. AND THAT the proposal is deemed to be consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and Haldimand County Official Plan;
5. AND THAT the Temporary Use By-law attached to Report PDD-45-2022 be presented for enactment.

**Prepared by:** Ashley Crosbie, MCIP, RPP, M.PI, Senior Planner

**Reviewed by:** Shannon VanDalen, MCIP, RPP, CMMI, Manager of Planning & Development

**Respectfully submitted:** Mike Evers, MCIP, RPP, BES, General Manager of Community & Development Services

**Approved:** Craig Manley, MCIP, RPP, Chief Administrative Officer

### EXECUTIVE SUMMARY:

Council approved Temporary Use By-law Amendment application PLZ-HA-2020-186 on March 30, 2021 and passed Temporary Use By-law 1222-HC/21 on April 6, 2021 to permit a dog kennel (dog training business) that did not meet all setback requirements of the Haldimand County Zoning By-law HC 1-2020 to continue to operate at 4149 River Road with conditions until December 31, 2022. The owner of The Canine Bond is requesting an extension of the Temporary Use By-law (application PLRU-2022-127) and passage of the attached Temporary Use By-law to allow the use to continue for the next three (3) years to December 31, 2025 with the same exemptions to the required setbacks.

Approval of this Temporary Use By-law extension application is required to permit the owner to obtain an annual dog kennel licence from the County and continue to legally operate to the end of 2025. The Temporary Use By-law contains an expiry date and the dog kennel licence will contain conditions of

operation (hours of operation, maximum number of dogs, maximum number of employees, and no overnight boarding). If the owner desires to operate her business past December 31, 2025, prior to expiry of the Temporary Use By-law, the owner must apply for an extension and receive Council approval before obtaining an annual dog kennel licence for 2026, or cease operations. The dog kennel licence must be applied for annually through the Corporate & Social Services Department. It is Planning staff's opinion that the proposal is consistent and conforms to Provincial and County policy frameworks. Planning staff recommends approval of this application and passage of the attached Temporary Use By-law to December 31, 2025.

## **BACKGROUND:**

### **Location and Description:**

The subject lands are known municipally as 4149 River Road, front onto the west side of River Road, and are located in the former Geographic Township of Oneida (Attachment 1). The subject lands contain a single-family dwelling, detached garage, and fenced dog training area with an accessory building for dog training (Attachment 1). The dog training area is located behind the existing dwelling and is approximately 0.16 hectares (0.39 acres) in size. The subject lands are a rural residential lot and are clustered among four (4) other rural residential lots within the prime agricultural area of the County. Surrounding land uses include agricultural and rural residential uses in all directions. The abutting properties to the north and south are rural residential properties and have in-ground pools in their backyards.

### **Previous Application – PLZ-HA-2020-186:**

The property owner contacted Planning staff in late 2018 to discuss starting-up a dog training business on the subject lands. Planning staff and the owner discussed the dog training business would be considered to be a dog kennel under the Zoning By-law and would not be permitted on the subject lands due to zoning non-compliance relating to proximity of the dog training business to neighbouring dwellings and property lines, and discussed options. Planning staff became aware that the owner had started The Canine Bond, a dog training business, on the subject lands without land use approvals in place via by-law complaint in late summer of 2019. The by-law complaint regarding use of the subject lands for the dog training business was not filed by neighbours and no formal by-law complaints from neighbours regarding noise or dog issues relating to the dog training business had been filed.

In late 2020, the owner submitted a Zoning By-law Amendment application (PLZ-HA-2020-186) to request relief from the provisions of the Zoning By-law to permit the dog training business on the subject lands in perpetuity. If approved, the Zoning By-law Amendment application would have permanently permitted a dog training business on the subject lands and the land use permissions would have remained with the land following subsequent ownership changes. Through the public circulation process, Planning staff received a number of inquiries for general information, a letter of objection from the property owners at 4155 River Road (who shares the north-south property line with the subject lands), and an email of support. Some of the concerns raised by neighbours related to:

1. Loss in property value resulting from an approved animal kennel operating next to their rural residential properties if the Zoning By-law Application was approved in perpetuity; and
2. Transferability of land use permissions for an animal kennel from the applicant to future owners of the subject lands.

Given the level of public participation and concerns raised through public notice circulation, Planning staff hosted and facilitated a virtual neighbourhood meeting on February 24, 2021. Through the neighbourhood meeting, the neighbours (including the original objector at 4155 River Road) voiced support for the applicant's specific dog training business for a limited time period with conditions and

check-ins but objected to a future property owner retaining the rights to operate a 24/7 kennel on the subject lands on a permanent basis.

To address the neighbours' concerns, the owner amended the application from a Zoning By-law Amendment application to a Temporary Use By-law application. Through the neighbourhood meeting, the owner and neighbours (including the original objector) agreed that the owner should be permitted to continue to operate her dog training business for a time frame of twenty (20) months to December 31, 2022 before cessation of the business on the subject lands or request an extension (which includes a public process where neighbours would be notified and could participate in the planning process and Council approval).

At the March 30, 2021 Council in Committee meeting, the original objector residing at 4155 River Road addressed Council. He spoke about his original concerns relating to property value, permitting a 24/7 animal kennel in perpetuity on the subject lands, and transfer of land use permissions to a future owner. He assured Council that ultimately, he was in support of the compromise to permit the owner to operate a dog training business on the subject lands subject to conditions (hours of operations) and expiry through a Temporary Use By-law Amendment application.

To that end, Council approved application PLZ-HA-2020-186 on March 30, 2021 and passed Temporary Use By-law 1222-HC/21 on April 6, 2021 to permit a dog training business to operate on the subject lands until December 31, 2022.

#### **Current Application – PLRU-2022-127:**

The owner is requesting that Council pass a Temporary Use By-law extension to allow her to obtain a dog kennel licence from the County on an annual basis over the next three (3) years and to continue to operate her dog training business on the subject lands on a temporary basis until December 31, 2025. The owner applied for a Temporary Use By-law extension rather than a Zoning By-law Amendment to recognize that her neighbours previously objected to permanent permissions for a dog training business on the subject lands. The Temporary Use By-law would allow her to continue operating on a temporary basis while recognizing that it would expire and the kennel license would contain the following conditions, which are the exact same conditions previously supported by the neighbours and Council:

1. The dog training business shall operate between the hours on 10 a.m. to 1 p.m. from Monday to Friday on the subject lands;
2. Notwithstanding, puppy classes may operate between 10 a.m. to 1 p.m. on Saturdays on the subject lands;
3. A maximum of twenty (20) dogs shall be permitted to be trained on the subject lands during the permitted hours;
4. A maximum of four (4) employees shall be permitted to train dogs during the permitted hours on the subject lands; and
5. No overnight boarding is permitted.

While the Zoning By-law permits animal kennels (including dog training) within the 'Agricultural (A)' Zone, they are not permitted to be located within 125 metres (410 feet) of any residential use located on a separate lot or 30 metres (100 feet) from any lot line. The owner's dog training business is located within 20 metres (66 feet) of adjacent houses and 0 metres (0 feet) from both interior property lines and the rear property line. Passage of the attached Temporary Use By-law is required to permit the applicant to obtain a dog kennel licence from the County (as dog kennel licenses must comply with the Zoning By-law) and to continue to operate her dog training business on the subject lands for a temporary period of time over the next three (3) years. Without approval, the owner would not be able to obtain a dog kennel licence and would need to cease operations.

With respect to the current extension request, a Notice of Complete Application was circulated to all neighbouring property owners within 120 metres (400 feet) of the subject lands on September 7, 2022 in accordance with *Planning Act* requirements. The original objector to the previous application residing at 4155 River Road emailed Planning staff on September 23, 2022 stating support for the owner's extension request for three (3) years provided all other conditions remain in place. No changes (growth) to the application type (Temporary Use By-law), and dog training business or permissions are proposed. Planning staff and the owner of 4155 River Road had a phone call, and the Senior Planner explained that the Temporary Use By-law would contain the expiry date of December 31, 2025 and the annual dog kennel licence would include all other restrictions (hours of operation, number of dogs, number of employees, and no overnight boarding), to which the owner did not object. At the time of writing the subject report, Planning staff had not received any further correspondence (including objections) from neighbouring property owners. Also, the Manager of Building & Municipal Enforcement Services and SPCA confirmed that they have not received any By-law complaints following approval of the original Temporary Use By-law application. Given that the extension application proposes the same conditions (expiry and conditions of operation) as the previous application, which were agreed to by the owner and neighbours, and that no additional concerns have been raised through the By-law complaint process or through the public circulation process for the Temporary Use By-law extension application, Planning staff did not host another neighbourhood meeting. Had concerns been raised through any of these means, Planning staff would have hosted a neighbourhood meeting.

## **ANALYSIS:**

Through the review of this proposal, Planning staff have identified the following key planning matters:

### **Planning Act:**

The *Planning Act* is the provincial legislation that sets out the ground rules for land use planning in Ontario. It sets out Provincial interests, policy statements, planning applications, and planning processes and timelines that must be followed.

The *Planning Act* authorizes Council to pass a by-law to authorize the temporary use of land, buildings, or structures for any purpose that is otherwise prohibited by the Zoning By-law. The *Planning Act* requires the Temporary Use By-law to define the area to which it applies and to specify the period of time for which the authorization shall be in effect, which cannot exceed three (3) years from the day of passing of the Temporary Use By-law. Prior to expiry of the Temporary Use by-law, the *Planning Act* authorizes Council to grant extensions for not more than three (3) years per extension. Extension requests are to be circulated to neighbours for input and feedback, and require Council's approval. Upon expiry of the Temporary Use By-law, the use is no longer permitted and must cease. In this particular case, Council is authorized (should they choose) to grant an extension to December 31, 2025 via approval of application PLRU-2022-127 and passage of the attached Temporary Use By-law.

Further, through previous public consultation for the original Temporary Use By-law application the owner's neighbours requested that the permissions to operate the dog training business be temporary and that the approval to operate the business be approved only for the current owner and not extend to any potential future owners. The *Planning Act* permits Council to approve temporary zoning via Temporary Use By-laws. However, the *Planning Act* does not permit Council to zone for people or their personal circumstances. Instead, the *Planning Act* permits Council to zone for land use. Passage of the Temporary Use By-law would reduce the likelihood of transferability of land use rights for the dog training business should the owner sell the subject lands by virtue of its expiry. More specifically, if the owner sells the subject lands, the temporary zoning permissions will expire shortly thereafter without an extension request.

If Council approves the owner's request and passes the Temporary Use By-law, the By-law reference would be included in the zoning maps for the subject lands for the timeframe when it applies to the subject lands. This would indicate to current and future property owners in the area (should they review area zoning) that a Temporary Use By-law is in place for a dog training business on the subject lands.

### **Provincial Policy:**

The Provincial Policy Statement (PPS) (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) are high level planning documents that provide direction on matters of provincial interest related to land use planning, development, and growth. These policy frameworks require the long-term protection of prime agricultural lands. The subject lands are located in the prime agricultural area; no concerns have been raised by neighbouring farmers relating to adverse impacts on surrounding farms and the application is considered to be compatible with the prime agricultural area.

These policy frameworks are general, as they apply province wide; they do not drill down into all local circumstances, issues, and policies, including dog kennels. This is the function of the Haldimand County Official Plan (OP), Haldimand County Zoning By-law HC 1-2020, and Animal Control By-law 1396-13. As such, the proposal is consistent with the PPS and conforms to A Place to Grow.

### **County Policy:**

#### ***Haldimand County Official Plan:***

The current Official Plan (OP) creates the long-term framework for guiding land use changes in the County by protecting and managing the natural environment, directing and influencing growth patterns, and facilitating the vision of the County as expressed through its residents. Decisions on Temporary Use By-law applications must conform to the OP.

The subject lands are designated 'Agriculture' and are located in the prime agricultural area of the County. The OP states that the predominate use of lands within the 'Agriculture' designation shall be for agriculture and agriculturally related uses. A single-family dwelling and land use compatible with agriculture, including animal kennels, are also permitted in the 'Agriculture' designation. The OP states that separation distances for animal kennels and other uses which are a potential nuisance with respect to the creation of noise, odour and/or dust are set out in the Zoning By-law.

The OP elaborates on the *Planning Act* legislation and states that Council may enact Temporary Use By-laws to allow the temporary use of land for the purpose that is otherwise prohibited by the Zoning By-law under the following circumstances:

- a) For unfamiliar or uncommon uses on a trial basis that do not necessarily conform to the policies of the OP; and/or
- b) For a use where it is known that the use will only be established for a brief period of time.

Planning staff recommend that the land use permissions for the dog training business be granted via a Temporary Use By-law extension rather than a Zoning By-law Amendment. This will address the neighbours' concerns, allow for regular 'check-ins' with the owner and neighbours to ensure the business is compatible with the surrounding rural residential uses, and will ensure eventual discontinuation of the business on the subject lands.

Further, the OP states that prior to passage of the Temporary Use By-law, Council shall be satisfied that:

- a) The temporary use permitted is compatible with adjacent uses or alternatively, that appropriate measures to mitigate any adverse impacts are implemented;

**Planning Comment:** This continues to be the crux of the situation – compatibility between the dog training business and the surrounding rural residential properties, which are in close proximity to one another. Planning staff previously consulted with the Manager of Building and

Municipal Enforcement Services who holds a certificate from the Ministry of Environment, Conservation and Parks (MECP) in Environmental Sound (EPA). It is the Manager's opinion that based on the location of the dog training area on the subject lands and the in-ground pools on the neighbouring properties there would be a definite noise impact and possible loss of enjoyment.

Further, the dog training business is considered to be an animal kennel as dog training services are offered. However, the existing dog training business does not provide daytime or overnight boarding services and operates midday. To ensure that the owner's dog training business is compatible to the greatest extent possible with the neighbouring rural residential properties, the owner continues to run her business based on the following conditions:

1. The dog training business operates between the hours of 10 a.m. and 1 p.m. from Monday to Friday on the subject lands;
2. Notwithstanding, puppy classes operate between 10 a.m. and 1 p.m. on Saturdays on the subject lands;
3. A maximum of twenty (20) dogs are trained on the subject lands during the permitted hours;
4. A maximum of four (4) employees train dogs during the permitted hours on the subject lands; and
5. No overnight boarding is permitted.

No changes or growth to the dog training business are proposed. Based on the foregoing and the neighbours' previous agreement to temporary land use permission subject to the conditions above with no further objections raised through circulation of the extension request, the proposal is considered appropriate.

- b) On-site parking is adequate for the use and no adverse impacts on traffic or transportation facilities will result; and

**Planning Comment:** The employees park to the west of the detached garage. The owner and her employees typically pick-up and drop-off dogs as part of the dog training program. However, dog owners can also drop-off and pick-up their dogs; in this case, the owner and her employees assist dog owners with completing a three-point turn in her driveway. The dog training business is not considered to be a significant traffic generator and has not (nor is expected to) caused adverse impacts on traffic.

- c) There is a reasonable probability that the temporary use will cease on or before the expiry of the by-law.

**Planning Comment:** To address the neighbours' concerns related to loss of property value, transferability of land use rights to future property owners of the subject lands, and to ensure that regular 'check-ins' are in place, the Temporary Use By-law and extension application(s) are the best planning tool to permit the owner to continue her dog training business on the subject lands while mitigating the neighbours' concerns. Also, the business is very specific (i.e. limited hours of operation, etc.) and relates to land (i.e. new buildings and infrastructure are not used or requested); it is reasonable to expect that the business will discontinue at some point in the future.

### ***Haldimand County Zoning By-law HC 1-2020:***

The OP sets out the County's general policies for future land use. The Haldimand County Zoning By-law HC 1-2020 puts the OP into effect and legally controls the use of land in the County by stating how land may be used and provides required setbacks, etc. If a proposal does not comply with the Zoning By-law, it is not permitted and County licenses, such as a dog kennel licence, cannot be granted.

The subject lands are zoned 'Agricultural (A)' Zone in the Zoning By-law. The 'A' Zone permits a number of uses including a single detached dwelling, related accessory structures subject to provisions, and an animal kennel subject to conditions. The Zoning By-law broadly defines an animal kennel as a place where domestic pets are kept, raised, boarded or trained and is permitted no closer than:

- a) 600 metres (1,968 feet) from an urban zone that permits a residential use;
- b) 300 metres (984 feet) from a 'Hamlet Residential (RH)' or 'Lakeshore Residential (RL)' Zone;
- c) 125 metres (410 feet) from a 'Community Institutional (IC)', 'Neighbourhood Institutional (IN)', 'Rural Institutional (IR)', or 'Open Space (OS)' Zone or any residential use located on a separate lot, however, this shall not apply to an abandoned cemetery; or
- d) 30 metres (98 feet) from any lot line.

The purpose of these zone provisions is to ensure that an animal kennel (including dog training) is compatible with the surrounding area and minimize potential noise concerns. If an animal kennel satisfies these zone provisions it is permitted to start-up and operate from a land use perspective without a *Planning Act* application (such as a Temporary Use By-law application) or public consultation; however, an annual County kennel licence is still required.

The existing dog training business complies with items a) and b), but does not comply with items c) and d). As such, the existing dog training business is not permitted and a dog kennel license cannot be granted by the County without extension to the existing Temporary Use By-law permissions.

It is Planning staff's opinion that it is reasonable to approve the owner's extension request to permit her to obtain a dog kennel licence from the County and operate her dog training business for a period of three (3) years to December 31, 2025 subject to conditions (midday operation, maximum number of dogs and employees, etc.) for the following reasons:

- 1. The subject lands are located in the prime agricultural area rather than the urban area where land uses are compact.
- 2. The original By-law complaint from 2019 was not filed by one of the owner's neighbours and no formal noise or dog related complaints have been filed through the Building and Municipal Enforcement Services or SPCA to date.
- 3. The applicant worked with her neighbours to come to a compromise (Temporary Use By-law for a limited timeframe rather than a Zoning By-law Amendment for permanent permissions) that the owner and neighbours agreed to via the original Temporary Use By-law application process. The owner has submitted an extension request for a temporary period of time to permit her to continue to operate her business while recognizing the neighbours' original concerns and desires. The neighbours were circulated as part of the current application process and Planning staff have received no objections. The owner continues to check-in with her neighbours.
- 4. The zoning permissions will expire should:
  - a) The owner not submit an application for extension, or
  - b) Council does not approve subsequent extensions based on feedback from the neighbours.
- 5. The Temporary Use By-law extension application has allowed for a 'check-in' (no objections raised) and will continue to allow for check-ins with the owner and neighbours to determine if extension is desirable from a land use compatibility (enjoyment of property) perspective.
- 6. The Temporary Use By-law will reduce the likelihood of transferability of land use rights to future owners.

A Temporary Use By-law has been prepared and included with this report as Attachment 2 for Council to pass. The Temporary Use By-law will expire on December 31, 2025.

### ***Dog Kennel Licence:***

Further, all dog kennels within the County are required to be licenced annually by the County. Dog kennels must comply with the Animal Control By-law 1396-13 and other applicable By-laws of the

County, including the Haldimand County Zoning By-law HC-2020 (re: setbacks). Dog kennel licences expire on December 31<sup>st</sup> each year, which lines up perfectly with the expiry date in the Temporary Use By-law.

In this case, the owner had the extra step of applying and receiving approval for the Temporary Use By-law and associated extension to temporarily permit the use on the subject lands due to zoning non-compliances relating to setbacks before she could obtain the required dog kennel license. Since approval of the previous Temporary Use By-law application, Planning staff have determined that the dog kennel licence is the appropriate and legal tool to list conditions relating to hours of operation for the dog training business rather than the Temporary Use By-law tool. If Council passes the Temporary Use By-law, the owner will need to apply annually over the next three (3) years for a dog kennel licence under Haldimand County By-law 1396-13. The dog kennel licence will include the following conditions, which have been discussed with the Supervisor of Customer Experience & Communications, who oversees the Dog Kennel Licence process:

1. The dog training business shall operate between the hours on 10 a.m. to 1 p.m. from Monday to Friday on the subject lands;
2. Notwithstanding, puppy classes may operate between 10 a.m. to 1 p.m. on Saturdays on the subject lands;
3. A maximum of twenty (20) dogs shall be permitted to be trained on the subject lands during the permitted hours;
4. A maximum of four (4) employees shall be permitted to train dogs during the permitted hours on the subject lands; and
5. No overnight boarding is permitted.

These conditions will not be contained in the enacting section of the Temporary Use By-law but will be contained in the purpose and effect section with reference to the required dog kennel licence. While the tool to condition the dog training business is changing (with the exception of the expiry) from the previous application and Temporary Use By-law, the proposal itself and the operation of the dog training business is not changing. As such, Planning staff have no concerns.

### **Planning Opinion:**

It is Planning staff's opinion that Council is authorized by the *Planning Act* to pass a Temporary Use By-law to extend land use permissions for the existing dog training business. It is Planning staff's opinion that the proposal generally conforms to the Haldimand County Official Plan policies relating to Temporary Use By-law applications. As such, Planning staff recommend approval of this application and passing of the attached Temporary Use By-law (Attachment 2). Following, the owner will need to apply for and receive a dog kennel license. The Supervisor of Customer Experience & Communications has confirmed that the conditions can be included in the dog kennel licence.

### **Public Consultation:**

As part of the application process, Planning staff circulated a Notice of Complete application on September 7, 2022 to neighbours within 120 metres (400 feet) of the subject lands. The purpose of the Notice was to notify neighbours that an application was submitted to Council. The Notice provided application details, the location map (Attachment 1), and public consultation process. Following distribution of the Notice, Planning staff received one (1) email of support (copied below) and followed-up via telephone to explain the animal kennel license requirements and conditions. A public notice sign was posted on the subject lands and a Notice of Public meeting was circulated at least fourteen (14) days prior to the Public meeting.

### **Email of Support from Greg Crawford of 4155 River Road:**

Good morning Ashley, I'm hoping this email address still works.



I'm just writing you as we have been emailing back and forth with Carrie regarding her new application PLRU-2022-127, in which she is looking for approval over a 3 year term. We told Carrie that as long as all other terms from the original application remain the same, we will support her for the three year term.

I may not be able to attend the Public Meeting. As such, I thought I'd email you our support in hopes that this makes the application process and meeting go smoother.

Please let me know if you need anything else from Sue or I.

## **FINANCIAL/LEGAL IMPLICATIONS:**

Not applicable.

## **STAKEHOLDER IMPACTS:**

**Building & Municipal Enforcement Services** – No concerns/objections as long as the conditions of 1222-HC/21 continue to be met.

**Planning & Development Division, Development Technologist** – Development Engineering has reviewed the application for PLRU-2022-127 and have no objections or concerns.

**Project Manager of Forestry Operations** – Forestry is not concerned with the proposed temporary use extension for the kennels as the proposal will have no impact on any County-owned trees or Woodlands regulated under the County's Forest Conservation By-law 2204/20.

**Economic Development & Tourism, Senior Economic Development Officer** – Haldimand County's Economic Development and Tourism Division have no concerns with this proposal.

**Supervisor of Customer Experience & Communications** – The applicant will need to obtain a kennel licence annually for the duration of the temporary use extension. The kennel permit/licence can be issued with special conditions/the criteria listed in the previous Temporary Use By-law. The kennel licence application form which the applicant will be required to complete can be found online on our Licences page. The 2022 fee is \$126.00.

**Trans-Northern Pipeline Inc.** – Thank you for contacting TTNPI. We can confirm that TNPI has NO infrastructure in the mentioned area.

**Hydro One (High Voltage Facilities and Corridor Lands)** – We are in receipt of your Application PLRU-2022-124 dated September 9, 2022. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time.

**Hydro One (Local)** – Hydro One has no objections with this application.

No comments were received from: Mississaugas of the Credit First Nation, Six Nations Council, Emergency Services, Property Coordinator, Finance, Haldimand-Norfolk Health Unit, Bell Canada, Metro Loop, Rogers, Canada Post, CP and CN Railways, Union Gas, or MPAC.

## **REPORT IMPACTS:**

Agreement: No

By-law: Yes

Budget Amendment: No

Policy: Yes

## **REFERENCES:**

1. [Report PDD-21-2021 Temporary Use By-law Amendment Application for an Animal Kennel – Canine Bond](#)
1. [Haldimand County Kennel Licence webpage](#)

## **ATTACHMENTS:**

1. Location Map.
2. Draft Temporary Use By-law.